HOPKINS PLANNING & ZONING COMMISSION
AGENDA
Tuesday, January 23, 2024
6:30 pm

THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE PLANNING & ZONING COMMISSION MEETING

I. **CALL TO ORDER**

II. **ADOPT AGENDA**

III. **COMMUNITY COMMENT**

IV. **CONSENT AGENDA**
1. Minutes of the November 28, 2023 Planning & Zoning Commission Meeting

V. **PUBLIC HEARINGS**
1. 2024-01 - 325 Blake Road – Planned Unit Development Amendment, PUD Site Plan Review, and Preliminary and Final Plat Review

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

VIII. **ANNOUNCEMENTS**

IX. **ADJOURN**

CALL TO ORDER
Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, November 28, 2023 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Chairperson Wright called the meeting to order with Commission Members Nur, Goodlund, Terrill and Fauchald attending. Commissioners Ilstrup and Green were absent. Also present was City Planner Krzos.

ADOPT AGENDA
Motion by Terrill. **Second** by Nur.

> **Motion** Adopt Agenda as presented.
>
> **Ayes: Nur, Goodlund, Terrill, Fauchald, Wright.**
> **Nays: None. Absent: Illstrup, Green. Motion carried.**

COMMUNITY COMMENT
None.

CONSENT AGENDA
Motion by Goodlund. **Second** by Terrill.

> **Motion** Approve the Consent Agenda
> 1. Minutes of the October 24, 2023 Planning & Zoning Commission Meeting
>
> **Ayes: Nur, Goodlund, Terrill, Fauchald, Wright.**
> **Nays: None. Absent: Illstrup, Green. Motion carried.**

PUBLIC HEARING
1. 2023-15 Development Code Text Amendment Related to Signage
City Planner Krzos summarized Planning & Zoning report 2023-15. City staff initiated an ordinance amendment to clarify the definition of sign area and also to add walkway and pedestrian wayfinding signage as an allowable sign type.

Chairperson Wright opened the public hearing. No one from the public came forward to speak on the item.

Motion by Terrill. **Second** by Nur.

> **Motion** Close the Public Hearing.
>
> **Ayes: Nur, Goodlund, Terrill, Fauchald, Wright.**
> **Nays: None. Absent: Illstrup, Green. Motion carried.**

Motion by Goodlund. **Second** by Terrill.

Discussion from the Commission was generally supportive of the ordinance amendment.

Motion Adopt Planning & Zoning Resolution 2023-16, recommending the Hopkins City Council approve an ordinance amending the Hopkins Development Code regarding signage.

Ayes: Nur, Goodlund, Terrill, Fauchald, Wright.
Nays: None. Absent: Illstrup, Green. Motion carried.

The first reading of the proposed ordinance will be considered by the City Council at their December 5 meeting.

OLD BUSINESS
None.

NEW BUSINESS
1. Election of a New Vice-Chairperson
With the election of Vice-Chair Ben Goodlund to the City Council the Planning & Zoning Commission must elect a new Vice-Chairperson.

Chairperson Wright asked the Commission for nominations. Commissioner Goodlund nominated Commissioner Green. Chairperson Wright nominated Commissioner Terrill.

Chairperson Wright asked for a show of hands for Commissioner Green. Commissioner Goodlund raised his hand. Chairperson Wright asked for a show of hands for Commissioner Terrill. Commissioners Terrill, Fauchald, Wright and Nur raised their hands.

Motion by Wright. **Second** by Fauchald.

Motion Elect Commissioner Terrill to the position of Vice-Chairperson.

Motion carried.

2. Educational Topic: Planned Unit Developments
City Planner Krzos presented an overview of Planned Unit Developments (PUDs) for educational purposes.

COMMUNITY COMMENT

Lynn Bialick, resident at 320 5th Avenue North,

ANNOUNCEMENTS
City Planner Krzos updated the Commission on past projects and upcoming agenda items.

ADJOURNMENT
There being no further business to come before the Planning & Zoning Commission and upon a motion by Goodlund, second by Terrill, the meeting was unanimously adjourned at 7:25 p.m.

Respectfully Submitted,

Courtney Pearsall, Administrative Assistant

CITY OF HOPKINS

Planning & Development

P&Z Report 2024-01

To: Planning and Zoning Commission Members

From: Ryan Krzos, City Planner

Date: January 23, 2024

Subject: 325 Blake Road – Planned Unit Development Amendment, PUD Site Plan Review, and Preliminary and Final Plat Review.

RECOMMENDED ACTION

Following a public hearing, separate MOTIONS TO:

1) Approve Planning & Zoning Resolution 2024-01 Recommending the City Council Approve the Planned Unit Development amendment and Rezoning within the 325 Blake Road Redevelopment.
2) Approve Planning & Zoning Resolution 2024-02 Recommending the City Council Approve the PUD Site Plan for Site B.
3) Approve Planning & Zoning Resolution 2024-03 Recommending the City Council Approve the PUD Site Plan for Site C.
4) Approve Planning & Zoning Resolution 2024-04 Recommending the City Council Approve the PUD Site Plan for Site D.
5) Approve Planning & Zoning Resolution 2024-05 Recommending the City Council Approve the PUD Site Plan for the Townhomes site.
6) Approve Planning & Zoning Resolution 2024-06 Recommending the City Council Approve the Preliminary Plat for Mile 14 on Minnehaha Creek Townhomes.
7) Approve Planning & Zoning Resolution 2024-07 Recommending the City Council Approve the Final Plat for Mile 14 on Minnehaha Creek Townhomes

OVERVIEW

The applicant, Alatus, LLC on behalf of the property owner, the Minnehaha Creek Watershed District (MCWD), requests:

1) A Planned Unit Development (PUD) amendment and rezoning.
2) Four PUD site plan approvals – respectively for Sites B, C, D, and the townhomes.
3) Preliminary and final plat approvals for the townhome site.

The zoning requests are necessary to facilitate revisions and modifications of the applicant's plans for the next phases of redevelopment of the subject property. The overall redevelopment contemplates a mixed-use, commercial and residential transit-oriented development across Blake Road from the future Blake Road light rail transit station.

The PUD Amendment request would recognize the revisions to the overall project and rezone Alatus' portion of the development property from MX-TOD Mixed-Use Transit-Oriented District (TOD) Center with a planned unit development, to RX-TOD, Residential-Office Mix Transit-Oriented District (TOD) Center with a planned unit development. The PUD amendment allows departures from the underlying zoning requirements in exchange for a development that is of higher quality, exceeds some minimum standards, and delivers public benefits.

The PUD site plan review requests for buildings B, C, and D would amend and supersede the approvals previously granted. The townhome PUD site plan request and preliminary and final plat requests would allow that component of the project to move forward as well, not having prior approval at this level of detail.

Based on the findings in this report, staff recommends approval of these requests subject to the conditions detailed in the attached resolutions for each respective request.

BACKGROUND

In December of 2021, Alatus received approval for the overall Planned Unit Development, Site Plan Review for Buildings A, B, C, and D, and a subdivision application to facilitate the redevelopment. Meeting materials and minutes, and project plans are on the City's website for the 325 Blake Road project. The City prepared an Environmental Assessment Worksheet (EAW) for the development pursuant to State Statute. The EAW identified areas where the potential for environmental effects exists but concluded that appropriate measures have or will be incorporated into the project plan and/or permits to reasonably mitigate these impacts. Accordingly, the City Council approved a resolution making a negative declaration of need regarding an environmental impact statement for the redevelopment also in December 2021. It should be noted that to date, the EAW contemplated a greater number of residential units than have been considered within the PUD and site plans up for consideration.

In June of 2022, Alatus received approval for an amendment to the PUD for Building A to allow an increase to the number of units to 116, a decrease of the parking to 77 spaces, adjustments to the building setbacks, and modifications to the primary exterior building materials. Construction is now complete on Building A, now known as Chorus Apartments.

Additional project background outlining the events and process that occurred prior to Alatus receiving initial zoning approval is available on the City's website: 325 Blake Road Planning Background. The overall site plan associated with the 2021 PUD approval is included as an attachment for reference. Additionally, the previously approved Site Plans for Building A (Link), Building B (Link), Building C (Link), and Building D (Link) are on the City's website. The current proposal is generally consistent with the previous plans, with the principal differences being:

- Reduced building height and unit count for Building B
- Three additional stories in Building D mostly in structured parking.
- Updated exterior materiality and architectural design.
- Minor modifications to building layouts.

Project Summary
The attached Applicant's Project Narrative provides a detailed summary of the components of the 325 Blake Rd redevelopment project that are subject to this request. Generally, Alatus intends to redevelop approximately 12.75 acres of the nearly 17-acre site with the remaining property to be retained by the MCWD for stormwater management and creek restoration. Alatus proposes on their portion of the property a mixed-use development oriented to the future Blake Road light rail transit station. The project consists of a three-phased redevelopment with 823 housing units targeted to owners, renters (both affordable and market rate) and seniors in both multiple unit buildings and townhome units. The specific development types and phases are outlined in the 325 Blake Road Development Summary table below. Features of the development include an overall design focus to connect both residents and the public with the Minnehaha Creek, a mix of housing types and affordability levels, a mix of residential and commercial uses at densities that support the future Blake Road light rail transit station, an enhanced public realm intended to activate public spaces, enhance social connection, and promote pedestrian and bicycle activity, sustainability components, enhance stormwater management, and shared parking.

325 Blake Road Development Summary

Phase	Site/Building	EAW	2021 PUD Approval	2022 PUD Amendment	Proposed 2024 PUD Amendment
1A	A - Chorus	144 units	112 units	116 units	
	Parking	114 spaces	124 spaces	77 spaces	
1B	B - Artessa	130 units	112 units		**65 units**
	Parking	183 spaces	184 spaces		**96 spaces**
2	C - Crescendo	380 units	389 units		**395 units**
	Commercial	8,000 sf	9,000 sf		**8,960 sf**
	Parking	482 spaces	520 spaces		**608 spaces**
1B	D - Duet	188 units	187 units		**215 units**
	Parking	276 spaces	277 units		**441 spaces**
	Townhomes	33 units	33 units		**32 units**
	Parking	66 spaces	66 spaces		**64 spaces**
3	Commercial pad	9,000 sf	8,900 sf		9,000 sf
	Parking	48 spaces	43 spaces		0 spaces
1B	Spine Road, Public Infrastructure, Stormwater treatment	22 spaces	39 spaces		37 spaces
	Residential Total	*875 units*	*833 units*	*837 units*	*823 units*
	Commercial Total	*17,000 sf*	*17,900 sf*	*17,900 sf*	*17,960 sf*
	Parking Total	*1,191 spaces*	*1,253 spaces*	*1,206 spaces*	*1,323 spaces*

Community Engagement and Comment
The application for any significant development project requires a neighborhood meeting hosted by the applicant. The intent of the neighborhood meeting is to expand and enhance the dissemination of information to the residents of the City and to

encourage involvement by residents in the planning process. The applicant's neighborhood meeting was held on Tuesday, January 16, 2024, at 43 Hoops Academy. A summary of the meeting is included as an attachment.

The land use approval requests also require a public hearing. The City published notice of this public hearing in the official paper and mailed notices directly to 1,151 addresses encompassing all the property owners and residents within 500 feet of the subject property. Signage informing the community of a pending development proposal was also displayed on the site. As of the writing of this report, the City has not received any comments on this item. Staff will provide an update to the Planning and Zoning Commission on all public comments received during the public hearing.

ANALYSIS

Planned Unit Development Amendment and Rezoning

A planned unit development (PUD) allows for flexibility from traditional development standards in return for a higher quality development. The Development Code establishes two types of PUDs: small-scale PUD and large-scale PUD. Small-scale PUDs are optional for projects three acres in area or less, and mandatory for projects above that threshold. Since the affected parcel is greater than three acres in size, the large-scale PUD requirement applies. Large-scale PUDs are meant to promote master-planned development of large parcels with a system of streets, blocks, and open spaces, and a mix of zones to create new, walkable neighborhoods.

This being an amendment to the PUD overlay and individual site plans, the process follows the procedures of a new PUD request. The general PUD review process includes approval of a PUD overlay rezoning, and a PUD site plan approval. The PUD overlay establishes the overall zoning plan for the proposed development. The overlay specifically authorizes the development to deviate from the underlaying zoning regulations. Typically, the City looks for an applicant to exceed zoning standards, building code requirements or meet the goals and vision of the Comprehensive Plan. In this case, the underlying zoning is proposed to be changed (rezoned) from the existing MX-TOD zone designation to the RX-TOD zone which more closely aligns with the building types and uses proposed. The amendment to the existing overlay zone is necessary to reflect the updated and revised elements of the overall project, principally the modification in the number of units in each building.

PUD site plans specifically approve the detailed plans for building and site design for the one or more properties within the development reflective of the flexibility granted by the overlay. Site Plan Approval previously granted for sites B, C, and D would be superseded by the current site plan requests.

In making recommendations and decisions regarding approval of PUDs, the City must consider at least the following factors:

a. Whether the proposed PUD development plan and zoning map amendment is consistent with the comprehensive plan and any other adopted plans for the subject area;
b. Whether the PUD development plan complies with the PUD overlay zone provisions of Section 102-440 of the Development Code;
c. Whether the proposed development will result in public benefits that are greater

than or at least equal to those that would have resulted from development under conventional zoning regulations; and

d. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Legal Authority

Decisions on PUDs are considered a legislative action. When considering a legislative action, the City is assigning zoning classifications or creating development standards to regulate the types of uses and/or structures. Under the law, the City has wide flexibility to create standards that will ensure the type of development it desires; however, these regulations must be reasonable and supported by a rational basis relating to promoting the public health, safety, and welfare.

Criteria Evaluation

Staff has evaluated the PUD amendment request and offers the following findings:

<u>Criterion a</u> - whether the proposed PUD development plan and zoning map amendment is consistent with the comprehensive plan and any other adopted plans for the subject area:

Rezoning the subject properties from MX-TOD with a planned unit development (PUD) to RX-TOD with a PUD is consistent with the Activity Center Future Land Use as guided in the 2040 Comprehensive Plan. Activity Centers surround and support the planned Blake Road and Shady Oak light rail stations along the Southwest Light Rail Transit (LRT) Green Line Extension. These areas are planned to include moderate to high-density mixed-use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit.

The Activity Center areas are expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city's anticipated future growth. Development in the Activity Center areas is expected to be medium to larger scale neighborhood and regional uses with an approximate mix of 75% residential and 25% commercial. Densities in these areas are envisioned to range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. The applicant's plan proposes an overall residential density of 79 units per acre, which is within the Activity Center category standards for areas close to an LRT station; however, it falls short of the commercial space percentage guideline. Staff finds that the departure from the commercial guideline is warranted given the context of the site and proximity to existing commercial nodes.

The applicant's narrative identifies goals from the Comprehensive Plan that support the proposed development. Staff concurs with their assessment, and as such finds that this criterion is met.

<u>Criterion b</u> - whether PUD development plan complies with the PUD overlay zone provisions of Section 102-440 of the Development Code:

An attachment to this report provides an analysis of the proposed development against the PUD section of the Development Code. Generally, this section regulates the design and layout of zones, lots, blocks, streets, and civic spaces. The proposed master site plan remains largely unchanged from that which was approved with the original PUD in 2021. Building A – Chorus Apartments, was constructed per that original site layout. Nonetheless, with few exceptions, the master site plan complies with the applicable development standards that are now prescribed in the zoning code. Accordingly, staff finds that this criterion is met.

Criterion c - whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations:

The requested deviations for this project are outlined in the Development Analysis attachment and described in the applicant's narrative. In exchange for the requested deviations, the applicant pledges the items listed below.

- A mix of housing types and affordability levels.
- An overall design focus to connect both residents and the public with the Minnehaha Creek.
- A mix of residential and commercial uses at transit-supportive densities.
- An enhanced public realm intended to activate public spaces and promote pedestrian and bicycle activity.
- Sustainability components including rooftop solar on Sites A & D, a green roof on Site B, and LEED certification for Site C.
- Enhanced stormwater management.
- Shared parking.
- Privately owned and maintained open space that will be open to the general public.
- Public Art.

Staff finds that these benefits and features create a higher quality development than could not have otherwise occurred adhering to the underlying zoning regulations, and as such finds this criterion to be met.

Criterion d - whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Staff's recommended conditions of approval are reflected in each of the seven resolutions pertaining to the requests. In general, the recommended conditions require revisions to the plans to adhere to Development Code standards. A number of the conditions relate to specific building design details that are typically shown on construction drawings and not necessarily at the level of detail presented. The development analyses attached to this report note the standards that conditions are associated with or those that will be deviated from as part of the PUD.

A traffic study by Kimley-Horn and Associates was conducted in 2021 in conjunction with the preparation of the EAW and the initial PUD approval. The current number of units proposed is less than those associated with the study, and conversely the number of parking stalls proposed has increased. The overall development plan accounts for the recommendations in the study, particularly regarding turning movement lanes at the two entrances into the development. Furthermore, vehicle traffic generated from the proposed use can be supported by the existing roadway network and no vehicular capacity improvements are needed at this time but will be monitored on an ongoing basis. In addition to vehicular traffic, the overall design also prioritizes bicycle and pedestrian linkages and circulation.

Lastly, the proposed stormwater treatment facility and Minnehaha Creek enhancements on the MCWD's portion of the property not only provide natural amenities for residents of the development and surrounding neighborhood, but also serve as a buffer for the adjoining lower density neighborhoods. Staff finds that this criterion is met.

PUD Site Plan Review

PUD site plans are the detailed plans for building and site design for the subject property that carry out the vision of the PUD development plan. Approval of a PUD site plan must occur before any building permits are issued for the PUD. Amendments to approved PUDs must be processed as new planned unit development applications. The applicant is requesting PUD site plan amendments for Buildings B, C, and D, and a new PUD site plan for the townhomes site.

In making recommendations and decisions regarding approval of PUD site plans the City must consider the sole criterion of whether the site plan, as proposed, complies with the regulations of the Development Code and all other applicable regulations.

Legal Authority

Site Plan Review is considered a quasi-judicial action. For this type of application, the City is judging whether the applicable Zoning regulations and approval criteria are or will be followed. Generally, if the application meets these requirements they should be approved. The City may impose conditions as long as said conditions are reasonably related to the impacts of the use or structures in question.

Criteria Evaluation

Staff has evaluated the four PUD site plan requests and offers the following findings:

Criterion - whether the site plan, as proposed, comply with the regulations of the Development Code and all other applicable regulations:

The four respective site plan submittals are in compliance with the Development Code except where otherwise deviating from the standards as allowed through the Planned Unit Development process. A detailed assessment of the four sites against each of the applicable standards is included as an attachment. Provided the conditions of approval are complied with, staff finds this criterion is met.

Preliminary and Final Plat

A subdivision is requested to create the 32 individual lots for the for-sale townhomes. An association would own and maintain the common areas within the townhome parcel. The subdivision process consists of City review of a preliminary plat and a final plat. The preliminary plat is a document that indicates the proposed layout of the subdivision to be submitted that demonstrates compliance with the comprehensive plan and the Development Code and includes required supporting data. The final plat is a document that is submitted for recording with the County recorder to effectuate the subdivision.

In making recommendations and decisions regarding approval of a preliminary plat, the City must consider whether said plat is consistent with the comprehensive plan and complies with all applicable regulations of the Development Code. In reviewing the final plat, the City is to consider whether the final plat is in conformance with the approved preliminary plat and with all applicable Development Code regulations.

Legal Authority
Subdivision Review is considered a quasi-judicial action. For this type of application, the City is judging whether the applicable Development Code regulations and approval criteria are or will be followed. Generally, if the application meets these requirements they should be approved. The City may impose conditions as long as said conditions are reasonably related to the impacts of the subdivision in question.

Criteria Evaluation
Staff has evaluated the preliminary and final plat requests and offers the following findings:

> Preliminary Plat Criterion - whether the proposed preliminary plat is consistent with the comprehensive plan and complies with all applicable regulations of the Development Code:
>
> > The proposed subdivision would be consistent with the proposed overall Planned Unit Development plan and the PUD site plan specific to the townhomes site. Staff's recommendation for approval includes a condition that an existing easement for utilities and drainage be vacated because of conflicts with building layout. New easements for these purposes will be dedicated with this plat, and a separate request for vacation of the existing easement will need to be processed.
>
> Final Plat Criterion - whether the final plat is in conformance with the approved preliminary plat and with all applicable Development Code regulations:
>
> > Provided the PUD amendment and PUD site plans are approved for the townhome site, this criterion is met.

ALTERNATIVES

1. By separate motions, vote to approve the planned unit development amendment and rezoning; site plans; and preliminary and final townhome plat for 325 Blake Road. By voting to recommend approval, the development will be scheduled for a first reading of the rezoning and consideration of the site plan and plat requests at the February 13, 2024 City Council meeting.

2. By separate motions, vote to recommend denial of all or some of the requests for the amended planned unit development, site plans, and preliminary townhome plat for 325 Blake Road. The requests would be scheduled for consideration by the City Council at the February 13, 2024 meeting with a recommendation to deny. Should the Planning and Zoning Commission consider this option, it must also identify specific findings that support this alternative. It should be noted that

the applicant is currently entitled to construct buildings B, C, and D in accordance with the 2021 approvals.

3. Continue for further information. If the City finds that further information is needed, the items should be continued. It should be noted that the application was deemed complete as of January 3, 2024 meaning the initial 60-day deadline for agency action ends March 3, 2024, but may be extended to May 2, 2024 with written notice to the applicant.

SUPPORTING INFORMATION

- P&Z Resolutions 2024-01, 2024-02, 2024-03, 2024-04, 2024-05, 2024-06, 2024-07
- Development Analysis
- Applicant’s Narratives
- Site Plan and Architectural Plans for Sites B, C, D, and Townhomes
- Proposed Preliminary and Final Plat for Mile 14 on Minnehaha Creek Townhomes
- Neighborhood Meeting Summary
- 2021 Overall Master Plan

CITY OF HOPKINS
HENNEPIN COUNTY, MINNNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-01

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A RESOLUTION APPROVING AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN AND APPROVE AN ORDINANCE REZONING PROPERTY WITHIN THE 325 BLAKE ROAD REDEVELOPMENT FROM MX-TOD, MIXED-USE TRANSIT-ORIENTED DEVELOPMENT DISTRICT TO RX-TOD, RESIDENTIAL-OFFICE MIX TRANSIT-ORIENTED DISTRICT (TOD) CENTER WITH A PLANNED UNIT DEVELOPMENT (PUD), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated a Planned Unit Development Amendment application for the 325 Blake Road Redevelopment for properties with PIDs: 19-117-21-14-0015, 19-117-21-14-0014, 19-117-21-14-0013 & 19-117-21-14-0019, and

WHEREAS, this property is legally described as follows:

> Lot 1, Block 2, Lots 2 and 3, Block 2, and Outlot D, Mile 14 on Minnehaha Creek, Hennepin County, Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2024; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council of the City of Hopkins approve a resolution approving an Amended PUD Development Plan and an ordinance rezoning the property with PIDs 19-117-21-14-0015, 19-117-21-14-0014, 19-117-21-14-0013 & 19-117-21-14-0019 from MX-TOD, Mixed-Use Transit-Oriented Development (TOD) Center with a Planned Unit Development (PUD) to RX-TOD, Residential-Office Mix Transit-Oriented Development (TOD) Center with a Planned Unit Development (PUD), subject to the conditions listed below.

1. Execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.

2. Pavement markings at pedestrian crossings shall be provide along 2nd Street within the development.

3. Additional long-term and short-term bicycle parking facilities shall be provided.

4. Accessibility ramps shall be installed at pedestrian crossings along 2nd Street and pedestrian crossings at driveways.

5. The applicant will works with City staff to explore measures around public safety.

6. Conformance with all requirements of the City Engineer.

7. Approval of the development by the Minnehaha Creek Watershed District and conformance with all related conditions.

8. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-02

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR 1221 – 2ND STREET NE, SUBJECT TO CONDITIONS

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated site plan review application for 1221 - 2nd Street NE (325 Blake Road - Site B) with PID 19-117-21-14-0015, and

WHEREAS, this property is legally described as follows:

Lot 1, Block 3, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the site plan application for 1221 – 2nd Street NE, subject to the conditions listed below.

1. Approval of the associated Planned Unit Development Amendment application and execution of a Planned Unit Development (PUD) Agreement in a form acceptable to the City Attorney.
2. Conformance with all applicable standards of the RX-TOD district and approved planned unit development agreement.
3. Additional design details shall be provided around Blake Road entryway which may include canopy and/or sidelight and transom windows.
4. Each block face requires trash receptacle and must be shown on the plans.
5. Addition of lintel details around windows inset on brick surfaces.
6. Short-term bike parking shall be provided in streetscape
7. Alternative paving pattern shall be provided in plaza to complement sites C & D.

8. Additional Street Trees shall be provided to met requirements along 2nd Street.
9. Provision of a landscape security equal to 1.5 times the cost of all plantings and streetscape improvements in a form acceptable to the City Attorney prior to issuance of a building permit. The City shall hold this security until all streetscape improvements have been installed and all plantings have survived at least one full growing season.
10. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.
11. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit.
12. Submittal of building plans that demonstrate compliance with the requirement that 70% of all street facade upper story windows are operable.
13. Submittal of building plans that demonstrate compliance with the requirement that commercial grade quality doors, windows, and hardware are used.
14. Submittal of building plans that demonstrate compliance with the requirement that shadow lines delineate changes in materials with a thickness that is greater than 1.5 inches.
15. Conformance with all requirements of the City Engineer.
16. Approval of all necessary permits from the Building, Engineering and Fire Departments.
17. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.
18. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

BE IT FURTHER RESOLVED approval by the City Council supersedes and replaces the site plan approval granted through Resolution 2021-080.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-03

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR 325 BLAKE ROAD (SITE C), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated site plan review application for 325 Blake Road N (Site C) within PID 19-117-21-14-0014, and

WHEREAS, this property is legally described as follows:

Lot 3, Block 2, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the site plan application for 325 Blake Road N (Site C), subject to the conditions listed below.

1. Approval of the associated Planned Unit Development Amendment application and execution of a Planned Unit Development (PUD) Agreement in a form acceptable to the City Attorney.
2. Conformance with all applicable standards of the RX-TOD zone and approved planned unit development agreement.
3. Plan shall be revised to correct a conflict on exterior mechanicals. The Development Code requires facilities to be in building unless they are not able to function. If located outside, said equipment would need to be screened, with fencing and landscaping per Code.
4. Details on the proposed garage door facing the street shall be provided.
5. Provision of a landscape security equal to 1.5 times the cost of all plantings and streetscape improvements in a form acceptable to the City Attorney prior

to issuance of a building permit. The City shall hold this security until all streetscape improvements have been installed and all plantings have survived at least one full growing season.

6. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.
7. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit.
8. Submittal of building plans that demonstrate compliance with the requirement that 70% of all street facade upper story windows are operable unless otherwise restricted by the building code.
9. Submittal of building plans that demonstrate compliance with the requirement that commercial grade quality doors, windows, and hardware are used.
10. Submittal of building plans that demonstrate compliance with the requirement that shadow lines delineate changes in materials with a thickness that is greater than 1.5 inches.
11. Conformance with all requirements of the City Engineer.
12. Approval of all necessary permits from the Building, Engineering and Fire Departments.
13. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.
14. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

BE IT FURTHER RESOLVED approval by the City Council supersedes and replaces the site plan approval granted through Resolution 2021-081.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-04

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR 1222 2ND STREET NE (325 BLAKE ROAD SITE D), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated site plan review application for 1222 2nd Street NE (325 Blake Road Site D) within PID 19-117-21-14-0013, and

WHEREAS, this property is legally described as follows:

Lot 2, Block 2, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the site plan application for 1222 2nd Street NE (325 Blake Road Site D), subject to the conditions listed below.

1. Approval of the associated Planned Unit Development Amendment application and execution of a Planned Unit Development (PUD) Agreement in a form acceptable to the City Attorney.
2. Conformance with all applicable standards of the RX-TOD district and approved planned unit development agreement.
3. Modifications to the proposed roofline to incorporate parapet cap per parapet design standards or incorporation of a flat roof.
4. The Development Code requires facilities to be in building unless they are not able to function. If shown equipment is located outside, said equipment would need to be screened, with fencing and landscaping per Code.

5. Modification of driveways to increase fire vehicle access around the building.
6. Provision of a landscape security equal to 1.5 times the cost of all plantings and streetscape improvements in a form acceptable to the City Attorney prior to issuance of a building permit. The City shall hold this security until all streetscape improvements have been installed and all plantings have survived at least one full growing season.
7. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.
8. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit.
9. Submittal of building plans that demonstrate compliance with the requirement that 70% of all street facade upper story windows are operable.
10. Submittal of building plans that demonstrate compliance with the requirement that commercial grade quality doors, windows, and hardware are used.
11. Submittal of building plans that demonstrate compliance with the requirement that shadow lines delineate changes in materials with a thickness that is greater than 1.5 inches.
12. Conformance with all requirements of the City Engineer.
13. Approval of all necessary permits from the Building, Engineering and Fire Departments.
14. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.
15. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

BE IT FURTHER RESOLVED approval by the City Council supersedes and replaces the site plan approval granted through Resolution 2021-082.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-05

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR 1225 2ND STREET NE (325 BLAKE ROAD TOWNHOMES SITE), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated site plan review application for 325 Blake Road North Site D within PID 19-117-21-14-0002, and

WHEREAS, this property is legally described as follows:

Outlot D, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the applicant has also requested to subdivide the property legally described above to facilitate development on Outline D, Mile 14 on Minnehaha Creek and that plat proposes to assign Outlot D to Lots 1 through 9, Block 1, Lots 1 through 9, Block 2, Lots 1 through 7 Block 3, Lots 1 through 7 Block 4 and Outlot A, Mile 14 on Minnehaha Creek Townhomes; and

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the site plan application for 1225 2nd Street NE (325 Blake Road Townhomes Site), subject to the conditions listed below.

1. Approval of the associated Planned Unit Developmnet Amendment application and execution of a Planned Unit Development (PUD) Agreement in a form acceptable to the City Attorney.

2. Conformance with all applicable standards of the RX-TOD district and approved planned unit development agreement.
3. Approval of the associated preliminary and final plat applications for Mile 14 on Minnehaha Creek Townhomes and conformance with all conditions of approval.
4. Vacation of the existing easements conflicting with the proposed building locations.
5. Additional windows on side of southern most unit on building D.
6. Additional plantings to screen garage door on northern most unit on building C.
7. Staff is authorized to approve rooftop decks for individual units provided the visual impacts of additional building area is minimized to the greatest extent possible.
8. Submission of the draft Townhome Association documents for review by the City Attorney.
9. Provision of a landscape security equal to 1.5 times the cost of all plantings and streetscape improvements in a form acceptable to the City Attorney prior to issuance of a building permit. The City shall hold this security until all streetscape improvements have been installed and all plantings have survived at least one full growing season.
10. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.
11. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit.
12. Submittal of building plans that demonstrate compliance with the requirement that 70% of all street facade upper story windows are operable.
13. Submittal of building plans that demonstrate compliance with the requirement that shadow lines delineate changes in materials with a thickness that is greater than 1.5 inches.
14. Conformance with all requirements of the City Engineer.
15. Approval of all necessary permits from the Building, Engineering and Fire Departments.
16. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.
17. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-06

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT FOR MILE 14 ON MINNIHAHA CREEK TOWNHOMES

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated preliminary plat application to subdivide the property at 1225 - 2nd Street NE with PID 19-117-21-14-0019, and

WHEREAS, this property is legally described as follows:

Outlot D, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the Mile 14 on Minnehaha Creek Townhomes preliminary plat to subdivide the property at 1225 - 2nd Street NE with PID 9-117-21-14-0019, subject to the conditions listed below.

1. Approval of the associated Planned Unit Development Amendment application and execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.
2. Approval of the associated final plat and conformance with all related conditions.
3. Payment of all applicable development fees including, but not limited to, attorney’s fees and park dedication. All development fees except park dedication shall be paid prior to execution of the planned unit development agreement. Park dedication fees shall be paid prior to issuance of a building permit.
4. The existing utility and drainage easement conflicting with proposed building layouts shall be vacated by separate formal action.
5. Conformance with all requirements of the City Engineer.

6. Conformance with all requirements of Hennepin County.
7. Approval of the development by the Minnehaha Creek Watershed District and conformance with all related conditions.
8. Submission and review of a title commitment by the City Attorney and adherence to conditions.
9. Additional easements shall be recorded as required by the City Attorney.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

PLANNING & ZONING COMMISSION RESOLUTION 2024-07

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE FINAL PLAT FOR MILE 14 ON MINNIHAHA CREEK TOWNHOMES

WHEREAS, the applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), initiated final plat application to subdivide the property at 1225 - 2nd Street NE with PID 19-117-21-14-0019, and

WHEREAS, this property is legally described as follows:

Outlot D, Mile 14 on Minnehaha Creek, Hennepin County Minnesota

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 22, 2023; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 23, 2024 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered;

4. That the Planning & Zoning Commission reviewed the applicant's preliminary plat application on January 23, 2024 and recommended approval to the City Council.

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated January 23, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the Mile 14 on Minnehaha Creek Townhomes final plat to subdivide the property at 1225 - 2nd Street NE with PID 9-117-21-14-0019, subject to the conditions listed below.

1. Approval of the associated preliminary plat and conformance with all related conditions.

2. Execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.

Adopted this 23rd day of January 2024.

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Whitney Terrill, Acting Chair

KEY – M = Met; C = Subject to compliance by a Condition; D = Deviation; TBV = To be verified at building permit or occupancy; NA = Not applicable or not proposed

Article 4 Special Purpose Zones	
102-440 Planned Unit Development Overlay	
102-440 (f) LARGE-SCALE PLANNED UNIT DEVELOPMENTS	
(5) General to All Large-Scale PUDs. The large-scale PUD must locate zones on the site to meet the following requirements. Refer to Figure 4-E through Figure 4-H for illustrations of site layouts fulfilling these regulations.	
a. Lot Lines. All streets, civic open space, and zoning lots require measurable lot lines delineated on the PUD submittal. These boundary lines provide the baseline for measuring the allowed location of buildings and other regulations 1. Lot lines. The location of all new zones proposed for the large-scale PUD must be located within lot lines on the plan 2. Easement, Right-of-Way, or Lot Line. If a component (e.g. street, civic space type, conservation area, stormwater easement) is dedicated or under separate ownership, the easement line, right-of-way, or lot line serves as the boundary line.	M
b. General Layout of Zones. The following general layout requirements apply 1. The same zones must generally face each other across streets, including existing buildings. 2. More intense zones located on blocks with less intense zones should be located on block ends. More intense zones include those allowing taller, bigger buildings or relatively more intensive uses, e.g. commercial uses are more intensive than residential uses, 3. Changes in zones must generally occur at a rear boundary line, at an alley, or at corner parcels.	M
c. Specific Layout of Zones. The following layout requirements are applicable to these specific zones on a site. 1. MX Zones 2. RX Zones	NA
d. Minimum Number of Zones. At least 2 different zones are required on any large-scale PUD, not including P1 zones required for civic spaces.	M
e. Minimum Number of Building Types in NX. At least 2 different building types are required in any NX zones on any large-scale PUD. Refer to Article 3 for permitted building and site types and descriptions and regulations.	NA
(6) TOD Large-Scale PUD. The TOD large-scale PUD is required on applicable parcels per 102-440 (f) (4) and locations with an MX-TOD or RX-TOD zoning designation on the current zoning map.	
a. Required Zones. Zones required on the parcel are listed in Table 4-3. 1. MX-TOD Zone. A minimum of 40,000 square feet of lot area must be zoned MX-TOD when the existing zoning is MX-TOD per 102-440 (f) (4). 2. P1 Zones. All civic spaces required per 102-440 (f) (15) must be zoned P1.	M
b. Allowed Zones. Zones allowed with no limitations are listed in Table 4-3.	M
c. Limited Zones. No more than 20% of the overall development site may be zoned P2.	M
Table 4-3. Types of Large-Scale PUDs	
Large-Scale PUD Type: MX-TOD = Required; RX-TOD = Allowed; P1 = Required; P2 = Limited (20%)	M

(11) Block Size & Layout. An interconnected system of streets and blocks is required for all large-scale PUD sites. Refer to Figure 4-E through Figure 4-H for illustrations of example layouts of these regulations. Note that other configurations that meet the regulations are possible.	
a. Block Size. Block lengths may not exceed 600 feet, with a maximum perimeter of 1,800 feet, but may vary where natural features or site constraints such as rail corridors, waterways, or limited access highways abut the block and limit access.	M
b. Access Points. A minimum of two access points must be provided for the development, with a minimum of one per every 1,500 feet of boundary, except along rail corridors, waterways, or limited access highways. An access point is a new street connecting to an existing street.	M
c. Extend Existing Streets. Streets must connect and continue existing streets from adjoining areas. Future connections must be considered and temporary dead end streets may be supplied for future extension with zoning administrator approval.	M
d. Shape of Blocks. The shape of a block should be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.	M
e. Civic Space Frontage. Refer to (15) for civic space requirements, including street frontage requirements. Open space, existing and new, must be fronted with streets to provide more visibility and access.	M
f. Cul-de-Sacs and Dead End Streets. Cul-de-sac and dead-end streets are not allowed	M
g. Lots. All lots must have frontage along a street per the building type requirements, unless otherwise specified. Refer to Article 2 and Article 3. 1. Lots must front at least 2 street faces of any block, preferably the longest faces, with the exception of blocks containing open space or civic space. 2. Flag lots are prohibited 3. Consider lot and block orientation for maximum energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long mixed-use buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.	M
h. Service Access. The configuration of the lots and blocks must consider alley and service drive inclusion per (13) to accommodate such activities as garage and parking access, trash and recycling pickup, service and loading access, and utilities.	M
i. Existing Lots. Blocks may be established including already existing lots and those lots may retain their existing zone designation.	M
(12) Street Design. Complete streets provide for multiple modes of access throughout the City. All streets, whether publicly dedicated or privately held, must meet the following requirements. Refer to Figure 4-A for illustrations of these regulations.	
a. Base Street Requirements. The base street type is illustrated in Figure 4-A. The zoning administrator may require additional street right-of-way or configuration based on existing context and circulation needs. The base street defines the minimum components of any new street on the interior of the development and includes the components outlined in this section, (12).	NA
b. On-Street Parking. On-street parallel parking must be accommodated on both sides of all new streets. Back-in or head-in, angled parking is acceptable in lieu of parallel parking. On-street parking on one side of the street may be approved by the zoning administrator, though parking on both sides is encouraged.	M
c. Streetscape.	

1. Nonresidential Streetscape Width. The minimum dimension required for streetscapes along non-residential ground stories is 14 feet, with a clear sidewalk width of at least 6 feet and an 8-foot street tree and furnishings zone.	NA
2. Residential Streetscape Width. Along residential ground stories, the minimum is 13 feet with a clear sidewalk of at least 5 feet and a 8-foot landscape zone (parkway).	D
3. Landscape. See 102-870 in landscape for streetscape requirements.	
d. Maximum Pavement Width. The maximum crossing width for all streets internal to the development is 38 feet. Wider pavement widths must include a median in the middle to provide pedestrian refuge and/or bulb-outs to reduce the crossing widths to less than 38 feet.	M
1. Reduced Minimum Pavement. When only one lane of on-street parking is approved, the minimum pavement width for a two-way street is 28 feet and the minimum right-of-way width is 54 feet.	NA
e. Street Crosswalks. Crossings at all street intersections must include a clear pedestrian path across streets (crosswalks) with accessibility ramps at curbs, demarcated by paint, stamped patterns, or pavers. Raised crosswalks are encouraged.	C
f. Curb Radii. Intersections internal to the development must be designed for actual turning radius, accounting for on-street parking, of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, increasing pedestrian safety. See Figure 4-C for illustration. 1. Where on-street parking is provided with no bulb-out, a radius no greater than 5 feet is required, unless the typical design vehicle is a Class 6 or larger truck. 2. Where on-street parking is provided with a bulb-out or where no on-street parking is provided, a radius no greater than 15 feet is required, unless the typical design vehicle is a Class 6 or larger truck.	C
g. Bicycle Accommodations. New streets within the large-scale PUD must accommodate bicycle access per the City's most recent bicycle policy. Bicycle accommodations must be included on through streets and higher activity streets. On noncommercial and lower activity streets, bicycles may share vehicular lanes.	M
(13) Alleys or Service Drives. Alleys, lanes, or service drives (see Figure 4-2) must be provided through all blocks to provide such items as emergency access, garage and parking access, trash and recycling pickup, service and loading access, and utilities. a. Parking Drives. Parking lot drives and parking structure drives may serve as alleys or service drives if the drive is continuous through the block with at least 2 access points and serves all lots on the block.	M
(14) Front Street Designation. The orientation and location of buildings on lots is determined by front street designations per the building type regulations in Article 2 and Article 3.	M
a. Minimum Designation. A minimum of 50% of a combination of the new streets in the large-scale PUD and existing streets fronting the development must be designated as front streets.	M
b. Building Frontage. Front streets must be designated so that all building lots abut at least one front street, except up to 20% of the lots may front a non-front street.	M
c. Civic Space Frontage. Where practicable, streets along civic space must be designated as primary streets to ensure buildings front the civic space.	M
d. Driveways. Driveways to lots must not be located off a front street, except when the parcel is fronted by more than two front streets and/or there is no other alternative access.	M
e. Alleys and Service Drives. Alleys or service drives providing access to more than 2 lots may be located off a front street.	M

f. Major Streets. When the development abuts a street with a right-of-way wider than 120 feet, one of the following layouts must be utilized to create slower, more accessible, and more walkable streets for fronting commercial or mixed-use buildings than the major street would provide: 1. Perpendicular. A new front street located generally perpendicular to the existing major street. 2. Boulevard. A new front street located essentially parallel to the major street with a landscape buffer island or boulevard median of at least 8 feet in width provided separating the major street from the front streets.	NA
(15) Civic Spaces. Where a master plan development is required, the following civic space must be provided:	M
a. Intent. The intent is to provide usable open space within a short walkable distance for all occupants and visitors.	M
b. Overall Minimum. A minimum of 10% of the total master plan development must be provided as one of the civic space types.	M
c. Distance from Principal Entrances. One type of civic space is required within a 500-foot distance, as measured continuously along a sidewalk, from the principal entrance of all residential and live-work units and all other buildings.	M
d. Mix of Civic Space Types. A mix of types is required, with not more than 2 of any one type utilized.	M
e. Types of Civic Space. The following types of civic spaces are allowed.	M
1. Plaza. A plaza is a generally hardscaped area (minimum 60% coverage), minimum 1/8 acre in size, with either street, pedestrian, or river right-of-way or building frontage on all sides and at least one side the equivalent of 25% of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space must be incorporated in another location on the site.	M
2. Square. A square is a combination of hardscape and landscape (approximately 50% and 50% respectively), minimum 1/4 acre in size, and surrounded by street frontage on all sides.	NA
3. Green. A green is a landscaped space (minimum 70%), minimum 1/2 acre with street right-of-way on at least 50% of the perimeter.	NA
4. Greenway. A greenway is a linear landscape space, minimum 2 acres in total with minimum 30 feet wide and minimum average 60 feet wide, and with street right-of-way on at least 30% of the perimeter.	M
5. Park. A park is a larger, generally landscaped space, a minimum of 2 acres in size, with at least 25% of the perimeter on street right-of-way.	NA
(16) Trails. Refer to any City open space and/or trail plans, and any existing trails surrounding the site, to provide connections through and within the site for continuous trails.	M
(17) Vistas. Views down streets must be considered when laying out streets and locating open space, parking, and buildings on sites.	M
a. Rears of Buildings. The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.	M
b. Parking. Parking structures and surface parking lots are not permitted at the termination of a street vista.	M
c. Street Termini. When a street terminates at a parcel, the parcel shall be occupied by one of the following: 1. Open Space. If the parcel is open space, any open space type shall be utilized.	M

2. Building. If the parcel is not utilized as an open space, the facade of a building, whether facing a front street or not, shall terminate the view. See for building design at a vista terminus.	
Article 5 Principal Uses	
102-510 Allowed Uses	
102-510 (a) PRINCIPAL USE TABLE	
Principal uses are allowed in accordance with Table 5-1.	D

KEY – M = Met; C = Subject to compliance by a Condition; D = Deviation; TBV = To be verified at building permit or occupancy; NA = Not applicable or not proposed

Article 3 Mixed Use Zones

120-380 (d) & 120-390(d) Building Location	B	C	D	TH
1 Front Streetwall: GB & RB 80% minimum	M	D	D	M
Façade width per Frontage: RB: 3 units min 8 units max	NA	NA	NA	D
2 Front Street Setback: GB & RB 7.5 ft. min. 15 ft. max.	D	D	D	D
3 Non-Front Street Setback: GB 5 ft. min. 15 ft. max. RB 5 ft min no max.	D	D	NA	NA
4 Side Setback: GB 5 ft. min. RB 12 ft.	M	M	M	M
Space Between Buildings: RB 12 ft.	NA	NA	NA	M
5 Rear Setback GB 20 ft. min. w/o alley. RB 20 ft.	D	M	D	D
6 impervious site coverage: GB 80% max. RB 70% max	D	D	M	D
Additional Semi-Pervious Coverage: +15%	M	TBV	TBV	TBV
120-380 (e) & 120-390 (e) Parking & Accessory Structures	**B**	**C**	**D**	**TH**
7 Parking & Driveway Access Location: Off alley or non-front street; if no alley or non-front street exists or is planned, off front street is allowed	D	M	M	M
Size: GB Max. 22 ft. width at sidewalk without median RB 12 ft width at sidewalk without median	M	C	C	C
Number: Max. 1 access per development per street	M	M	M	D
8 Attached Garage Setback: 20 ft. min. behind front facade in floors above any basement	D	M	M	M
Attached Garage Door Location: Rear, side, non-front street façade	M	M	M	M
9 Surface Parking Location: Rear Yard	NA	D	NA	NA
Street Setback: No closer to lot line than principal building	NA	D	NA	NA
Non-Street Setback: 3 ft min.	NA	M	NA	NA
10 Accessory Structure Location: Rear Yard	NA	NA	NA	NA
Street Setback: No closer to lot line than principal building	NA	NA	NA	NA
Non-Street Setback: 3 ft min.	NA	NA	NA	NA
Major Accessory Structures & Uses: Parking Structure	NA	NA	NA	NA
120-380 (f) Height	**B**	**C**	**D**	**TH**
11 Height: GB 2 Stories min. 10 Stories max; RB 2 stories min 3 stories max	M	D	M	M
13 All Stories Height: 9 ft. min. 14 ft. max	M	D	M	M
120-380 (g) Roofs	**B**	**C**	**D**	**TH**
14 Roof Types: Flat, parapet, pitched	M	M	M	M

Tower feature: allowed	NA	M	NA	NA
120-380 (h) Street Facades	B	C	D	TH
15 Transparency: Front Facades: 20% min.	M	M	M	M
Non-Front Facades: GB 18% min. RB 10%	M	M	M	M
No bays or 15 ft. wide sections of any story may be without transparency.	M	D	D	D
16 Building Entrances Location: One per every 120 ft. on front façade	M	M	D	M
17 Entrance Transition Type: Stoop	M	M	M	M
18 Ground Story Elevation: Between 18 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement , except in floodplain locations.	M	D	D	D
19 Horizontal Divisions with Shadow Lines: One within 3 ft. of the top of any story between the basement and 3rd	M	M	M	M
20 Vertical Divisions with Shadow Lines: One per every 120 ft. of street façade	M	M	M	M
120-380(i) Supplemental General Building Regulations	B	C	D	TH
(1) Front Streetwall Exceptions				
a. Courtyards	M	NA	NA	NA
b. Seating & Dining	NA	NA	NA	NA
(2) Through-Lots	NA	NA	NA	NA
(4) Visible Basements: For basement levels located more than 3 ft. above grade, street facades must meet the transparency regulations.	NA	M	M	NA
120-390(i) Supplemental Row Building Regulations	B	C	D	TH
(1) Multiple Buildings on a Lot. Multiple buildings may be located on a lot with the following regulations: a. The minimum space between buildings is met. b. Each building must fulfill all of the requirements of the building type unless otherwise expressly stated. c. Each building must be located in the setback zone, contributing to the Front Streetwall requirements, except one of every 2 units may front a courtyard. See Figure 390-F. 1. The courtyard counts as Front Streetwall as long as 3 sides are enclosed at the minimum Front Streetwall percentage. 2. Facade requirements apply to courtyard facades. If a unit is located on the corner of the courtyard and the street, the entrance must be located on the street.	NA	NA	NA	D
(2) Garage Door Visibility. Garage doors must be screened from any street by building or by a wing wall. See 102- 750 (m) for design regulations	NA	NA	NA	C
(3) Visible Basements. For basement levels located more than 3 ft. above grade, street facades must meet the transparency regulations.	NA	NA	NA	M
4) Fee Simple. Each vertically oriented unit may be located on a separate lot with the lot line located along the common wall between units, provided the multi-unit building meets the regulations for the Row building.	NA	NA	NA	M

Article 7 Building Design

102-720 Roof Types

102-720 (c) PARAPET ROOF TYPE	B	C	D	TH
(1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.		NA		
a. Minimum height is 1.5 feet with a maximum height of 6 feet. Up to 2 additional feet of height may be approved for screening of mechanical equipment.	TBV	NA	M	M
b. A shadow line must be located within 2 feet of the top of the uppermost story. See 102-16210 for definition of shadow line.	M	NA	C	M
c. A shadow line must be located at the top of the parapet. See 102-16210 for definition of shadow line.	M	NA	C	M
(2) Occupied Building Space. Occupied building space must not be incorporated behind this roof type. See 102- 16170 for definition of occupied building space.	M	NA	M	M
(3) Rooftop Appurtenances. With the exception of solar panels and small wind, any rooftop appurtenances must be located towards the rear or interior of the parapet roof. Rooftop appurtenances should be located such that the parapet blocks their view from the sidewalk across the street or may be located within a tower per 102-720 (f). See 102-760 for additional regulations of mechanical and utility equipment.	TBV	NA	TBV	TBV
102-720 (d) FLAT ROOF TYPE	**B**	**C**	**D**	**TH**
(1) Maximum Slope. The maximum slope is 2:12; however, the roof must not appear to be visibly sloped from the street or other front frontages.	NA	M	NA	NA
(2) Eaves. Eaves are required on all street and other front frontages.	NA	M	NA	NA
a. Eave Depth. Eaves must have a depth of at least 14 inches. Eave depth is measured from the building facade to the outside edge of the eave.	NA	M	NA	NA
b. Eave Thickness. Eaves must be a minimum of 6 inches thick. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave.	NA	M	NA	NA
(3) Interrupting Vertical Walls. Vertical walls may interrupt the flat roof and extend above the top of the eave with no discernible roof type.	NA	M	NA	NA
a. No more than one-third or 30 feet, whichever is less, of any front facade may consist of an interrupting vertical wall.	NA	M	NA	NA
b. Vertical walls shall extend no more than 8 feet above the top of the eave.	NA	D	NA	NA
(4) Occupied Building Space. Occupied building space must not be incorporated behind this roof type, including the flat roof and vertical wall. See 102-16170 for definition of occupied building space.	NA	M	NA	NA
(5) Rooftop Appurtenances. With the exception of solar panels, rooftop appurtenances may not be located on the flat portion of this roof type. Any rooftop appurtenances may be located behind the interrupting vertical wall with no visibility from the sidewalk across the street or may be located within a tower per 102-720 (f).	NA	TBV	NA	NA

102-720 (e) PITCHED ROOF TYPE	NA	NA	NA	NA
102-720 (f) TOWERS	**B**	**C**	**D**	**TH**
(1) Degree of Enclosure. A street facade tower must be fully enclosed. Any interior building tower may be partially or fully enclosed. A fully open structure, such as a rooftop gazebo is not a tower.	NA	M	NA	NA
(2) Quantity. Unless otherwise defined in the building type regulations, the following is allowed:	NA	M	NA	NA
a. Street Facade Towers. A maximum of 2 towers located within 15 feet of any street facade is permitted on any building. Street facade towers enhance the facade design.	NA	M	NA	NA
b. Interior Building Towers. Two additional towers are permitted provided the towers are located a minimum of 30 feet from any street facade. Interior towers are typically functional, providing housing for utilities or access to the roof.	NA	NA	NA	NA
(3) Tower Height	NA	D	NA	NA
a. Maximum height, measured from the top of the uppermost floor of the building to the top of the tower shaft, not including the tower roof, is the equivalent of the height of one upper floor of the building to which the tower is applied.	NA	D	NA	NA
b. A tower allows for up to one additional story of height within the tower footprint to any building type where permitted.	NA	D	NA	NA
(4) Tower Footprint	NA	D	NA	NA
a. A tower footprint may be polygonal (simple, e.g. hexagonal or octagonal), rectalinear, or cylindrical in plan.	NA	M	NA	NA
b. The maximum width in any direction of the footprint of any tower is 1/3 the width of any street or front facade or 30 feet, whichever is less.	NA	D	NA	NA
(5) Tower Spacing. Street facade towers, within 15 feet of any street facade, must be spaced a minimum of 120 feet from other street facade towers. Interior building towers must be located a minimum of 60 feet from any other tower.	NA	M	NA	NA
(6) Transparency. Towers that meet the minimum floor-to-floor to height of the building type and are located within 30 feet of a street facade shall meet the minimum front street facade transparency requirements of an upper story of the building type to which the tower is applied.	NA	M	NA	NA
(7) Horizontal Shadow lines. If the tower extends the building up to a 5th or higher story, a shadow line is required between the 4th and 5th stories on any tower. Shadow lines required by the roof type used on the tower also apply.	NA	D	NA	NA
(8) Occupied Building Space. Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied. See 102-16170 for definition of occupied building space.	NA	M	NA	NA
(9) Rooftop Appurtenances. No rooftop appurtenances are permitted on tower roofs. Roof appurtenances may be housed within a tower.	NA	M	NA	NA
(10) Tower Roof. The tower may be roofed by the parapet, pitched, or flat roof types.	NA	M	NA	NA

102-730 Entrance Types

102-730 (c) STOOP ENTRANCE TYPE	B	C	D	TH
A stoop is a small, open platform that may include a canopy or roof cantilevered off the building and may or may not be elevated above the sidewalk.				
(1) Stoop Size. Stoops must be a minimum of 4 feet wide and 3 feet deep.	M	M	M	M
(2) Ramps. Where feasible, ramps should be incorporated at the principal building entrance and designed as an integrated part of the stoop, with rails matching any provided on steps.	M	M	M	M

102-740 Facade Materials

102-740 (b) MAJOR STREET FACADE MATERIALS	B	C	D	TH
(1) Street and Other Front Facades. Allowed major facade materials, listed in Table 7-1, must be applied to a minimum of 65% of all street or other front facades, not including window and door areas. Other front facades include those facing civic spaces, as defined in 102-350 (e).	D	D	D	D
Table 7-1. Allowed Major Facade Materials - General Building RX-TOD				NA
Brick: full dimensional, economy, unit, face brick Concrete Masonry Units: architectural, minimum 3” depth, “artisan stone” look, varied sizes, (Eschelon Masonry or approved equal), “stone” face, “hewn stone”, rock cut Stone: natural, units Stucco: cement-based, 2-3 layer hard coat	M	D	D	NA
Table 7-1. Allowed Major Facade Materials - Row Building RX-TOD	NA	NA	NA	M
Brick: full dimensional, economy, unit, face brick Fiber Cement Board: panels or lap siding or shingles Stone: natural, units Vinyl & PVC Siding: minimum .040 in. thick Wood or Composite Wood: painted, stained, charred, or treated lap siding, shingles, board & batten, rainscreen	NA	NA	NA	M
(2) Simplicity of Facade Materials. A single major facade material must be used for each building facade segment, 60-foot or larger. See Figure 7-I.	D	D	D	D
(4) Side and Rear Facades. When side yards between two buildings are a total of 5 or more feet in width, major materials must be applied along that side facade from the front of the building a distance equal to the width of the side yard, as measured perpendicularly between the two side facades.	D	D	D	M

102-740 (c) MINOR STREET FACADE MATERIALS	B	C	D	TH
(1) Maximum Minor Materials for Street Facades. A maximum of 35% of each street or other front facade surface, not including window and door areas, may be composed of minor facade materials per Table 7-2. Other front facades include those facing civic spaces, as defined in 102-350 (e).	D	D	D	D
Table 7-2. Allowed Street Facade Minor Materials - General and Row Buildings RX-TOD				
Table 7-1 Materials per building type	M	M	M	M

Concrete Surfaces: finished, stained, painted, treated (15% max on street & other front facades) Concrete Masonry Units: architectural, minimum 3” depth, “artisan stone” look, varied sizes, (Eschelon Masonry or approved equal), “stone” face, “hewn stone”, rock cut Fiber Cement Board: finished panels (Major material is required at grade up to 2 feet and adjacent to entrances) Glass: Curtain wall Metal Architectural: architectural panel, cladding system (steel, titanium, zinc) (Major material is required at grade up to 2 feet and adjacent to entrances) Stucco: synthetic or with elastomeric finishes (Only 3rd or higher stories) Stucco: cement-based, 2-3 layer hard coat Terracotta or Ceramic: tiles or panels Wood: painted, stained, treated, natural, or aged lap siding, shingles, board & batten Wood, Composite: lap siding, shingles, board & batten, rainscreen system				
(2) Accents and Details. Additional materials are allowed for trim, accents, and details per Table 7-4, not included in the maximum surface area.	M	M	M	M
Table 7-4. Allowed Detail & Accent Materials				
Concrete Details: precast stone ornamentation, lintels, sills, banding, columns, beams Fiber Cement Details: trim, soffits Metal Details: trim, ornamentation, lintels, beams, columns Wood and Wood Composite Details: painted/treated trim, soffits, other approved details Vinyl Details: limited to soffits, window trim; minimum .04 inches thick	M	M	M	M
102-740 (d) SIDE & REAR FACADE MATERIALS	B	C	D	TH
(1) Rail and Trail Facades. Interior side and rear (non-street) facades along any rail line and along any trail, such as the Minnesota River Bluffs Trail, must be faced in a major facade material, a minor facade material (unless otherwise noted in Table 7-3), or a material as allowed in Table 7-3.	NA	M	M	NA
(2) All Other Side and Rear Facades. All interior side and rear (non-street) facades not located on a rail or trail line must be faced in a major facade material, a minor facade material (unless otherwise noted in Table 7-3), or a material as allowed in Table 7-3.	M	M	M	M
Table 7-3. Allowed Non-Street Facade Materials				
Any in Table 1 & 2 on 100% of non-street facade Brick: thin, veneer Concrete Surfaces: finished, stained, painted, treated (35% max on rail & trail facades) Concrete Masonry Units: minimum 3” depth, split-faced, burnished/ground face, glazed, or honed (not on Row Building) Glass Block: clear or patterned units without color (35% max on non-street facades, 15% max on rail & trail facades) Metal, Aluminum Composite: aluminum composite materials (ACM) or panels (ACP) (only on 3rd story or higher; not more than 35% on non-street facades) Stucco: synthetic or with elastomeric finishes (only on 3rd story or higher; not more than 35% on non-street facades)	M	M	M	M
102-740 (e) PITCHED ROOF MATERIALS	NA	NA	NA	NA

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, ceramic tile, engineered wood or slate.	NA	NA	NA	NA
Table 7-5. Prohibited Materials				
Fiberglass and Acrylic Panels Plastic Panels: all, including high-density polyethylene and polycarbonate panels Stucco Moldings or Synthetic Stucco Moldings: trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details Wood: Unfinished, untreated plywood siding or panels	M	M	M	M
102-740 (f) APPROPRIATE GRADE OF MATERIALS	B	C	D	TH
All doors, windows, and hardware must be of commercial grade quality with the exception of those on Row and House buildings.	TBV	TBV	TBV	NA
102-740 (g) MATERIALS INSTALLATION				
The following materials installation requirements are intended to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials.				
(1) Changes in Facade Materials. Changes in facade materials, whether major materials or minor materials, should occur mainly at concave corners or changes in facade planes.	M	M	M	M
(2) Materials Hierarchy. A hierarchy of materials must be maintained on the building facade, where "heavier", articulated unit materials (brick, concrete masonry units, stone) are located at the base of the facade and "lighter", constant surface materials with fewer seams (stucco, panels) are located above those on the facade.	M	M	M	M
(3) Shadow Lines on Surfaces. Shadow lines must delineate changes in materials with solid materials of a thickness that is greater than 1.5 inches, such as cast stone, masonry, or stone. For example, cast stone elements or brick may be offset to create a shadow	TBV	TBV	TBV	TBV
102-750 Facade Elements				
102-750 (b) WINDOWS	B	C	D	TH
(2) Recessed. All windows, with the exception of ground story storefront systems and glass curtain wall systems, shall be recessed with the glass a minimum of 2 inches from the facade surface material or adjacent trim.	TBV	TBV	TBV	TBV
(3) Vertically Oriented. A minimum of 70% of street facade windows must be vertically oriented. An abutting series of individually vertically oriented windows creating a horizontally oriented bank of windows is acceptable.	M	M	M	M
(4) Visibility Through Glass. Reflective glass and glass block are prohibited on street and other front facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition (see 102-1620 (m)).	TBV	TBV	TBV	TBV
(5) Operable Windows. A minimum of 70% of all street facade upper story windows on all buildings, except the Workshop-Warehouse, must be operable. Ground story storefront glass and glass curtain wall systems are not required to be operable.	TBV	TBV	TBV	TBV

(6) Expressed Lintels. For masonry construction, the expression of lintels must be included above all windows and doors by a change in brick coursing or by a separate detail or element. See Figure 7-J for illustrations of expressed lintels.	C	C	M	M
102-750 (c) AWNINGS & CANOPIES	B	C	D	TH
(1) Material. All awnings and canopies shall be canvas or metal. Plastic awnings are prohibited.	M	M	M	NA
(2) Lighting. Backlighting is allowed only on metal awnings.				NA
(3) Structures. Frames must be metal and wall mounted. Support poles from the ground are prohibited except where the awning is over 8 feet in depth and utilized for outdoor eating areas or entrances.	M	M	M	NA
(4) Canopies & Light Shelves. Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are allowed and not intended to be regulated by this subsection 102-750 (c).	M	M	M	NA
(5) Clearance. All portions of any awning or canopy shall provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.	M	M	M	NA
(6) Signs. Refer to Article 10 for signs on awnings and canopies.	NA	NA	NA	NA
102-750 (d) BALCONIES	B	C	D	TH
(2) Balconettes. Sometimes referred to as juliet balconies, balconettes are false balconies consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are allowed and do not count towards the maximum permitted amount of balcony on a street facade.	NA	NA	M	NA
(3) Size. Balconies must be a minimum of 4 feet deep and 5 feet wide.	M	M	M	M
(4) Facade Coverage. A maximum of 35 percent of street facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle on the facade elevation around the following: the platform or floor of the balcony; any rails, walls, columns or indentations; and any ceiling, roof, or upper balcony	M	M	M	M
(5) Integrated Design. Balconies are intended to be integrated with the design of the facade, avoiding tacking the balconies onto the facade after the elevation has been designed.	M	M	M	M
a. A minimum of 50 percent of the perimeter of each balcony must abut an exterior wall of the building, partially enclosing the balcony.	M	M	D	D
b. The balcony support structure must be integrated with the building facade; separate columns or posts supporting any balcony from the ground are not allowed.	M	M	M	D
(6) Platform. The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any street or public way shall be finished.	M	M	M	M
(7) Maximum Setback. When the balcony is located within the minimum and maximum setback area, the portion of the facade behind the balcony is exempt from meeting the maximum setback requirement.	M	M	M	M
102-750 (g) PRINCIPAL ENTRYWAY	B	C	D	TH

See Figure 7-M for examples of defined principal entryways. Principal entrances to all buildings or units, except storefronts, must be clearly delineated through one or more of the following design features: (1) Roof or Canopy. The entryway is covered by a roof or canopy differentiating it from the overall building roof type. (2) Porch. The entryway is through a porch. (3) Sidelights and Transom. Sidelights or transom windows are included around the entryway. (4) Extended Articulation. The entryway is included in a separate bay of the building that extends up at least 2 stories.	M	M	M	M
102-750 (j) BUILDING VARIETY	B	C	D	TH
(2) RX, IX, and NX Zones. For buildings 90 feet in length or greater, as measured along any street or front facade, must treat that frontage in segments of 50 feet or less with the building variety standards in 102-750 (j)(3), below. (3) Standards. Each facade segment must vary by at least 2 of the following: a. The type of dominant facade material or by color, scale, or orientation of that material; b. The proportion of recesses and projections within the minimum and maximum setback area; c. The location of the entrance and window placement, unless storefronts are utilized; d. Roof type, plane, or material, unless otherwise stated in the building requirements; e. Building height.	M	D	D	M
102-750 (k) ARTICULATION OF STORIES	B	C	D	TH
(1) Fenestration. Fenestration or window placement on street facades must be organized by stories per the building type facade transparency regulations.	M	M	M	M
(2) Shadow Lines. Horizontal shadow lines and lintels over openings may be used to delineate stories with minimum shadow lines required per building type.	M	M	M	M
102-750 (m) GARAGE DOORS	B	C	D	TH
The following requirements apply to garage doors included on any street facade.				
(1) Location. Allowed locations for garage doors on street and non-street facades are regulated by the building type regulations.	D	M	M	M
(2) Recessed from Facades. Garage doors located on street facades must be recessed a minimum of 5 feet from the dominant facade of the principal building facing the same street.	D	M	M	M
(3) Design. Garage doors facing a street or visible from a street must meet the following:				
a. The doors must be clad with materials consistent with the design of the building.	TBV	TBV	TBV	TBV
b. Upgraded architectural doors or carriage-style doors are required on all Row buildings.	NA	NA	NA	TBV
102-760 Utility Equipment				
102-760 (b) MECHANICAL EQUIPMENT IN BUILDING	B	C	D	TH

Mechanical equipment shall be located within the building, unless the applicant demonstrates that locating the equipment within the building would conflict with the equipment’s function.	M	TBV	TBV	M
102-760 (d) MECHANICAL EQUIPMENT ON STREET FACADES	B	C	D	TH
Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels or wind turbines, shall be located consistent with one of the following methods: (1) Incorporate equipment into the roof design consistent with the applicable standards of roof types in 102-720. (2) Set the equipment back a minimum of 10 feet from any street or public way façade. (3) To the extent practicable, all rooftop mechanical shall be painted to blend with the structural roof and limit its visibility	TBV	TBV	TBV	TBV
102-760 (e) MECHANICAL EQUIPMENT ON OTHER HORIZONTAL SURFACES	B	C	D	TH
(1) Street Facade. The mechanical equipment may be located on a street facade only if the following requirements are met: a. The equipment is located on a surface perpendicular to the adjacent street and not parallel to the adjacent street, unless there is no other option, provided all other requirements of this subsection, 102-760 (d), are met. b. The equipment extends from the facade surface no more than 3 inches; and c. The equipment is screened from the sidewalk by landscape, railings, other facade walls, or other designs	NA	NA	NA	NA
(2) Air Vents or Grills. Air vents and grills may be successfully incorporated into storefront window systems, provided the transparency requirements are met by the actual windows in the system.	NA	NA	NA	NA
(3) Alignment. Multiple pieces of mechanical equipment must be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.	NA	NA	NA	NA
(4) Material Coordination. To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored fiber cement panels than a textured, darker surface such as brick.	NA	NA	NA	NA
102-760 (e) MECHANICAL EQUIPMENT ON OTHER HORIZONTAL SURFACES	B	C	D	TH
(1) No Encroachment	NA	NA	NA	NA
(2) Allowed Yard Location	NA	NA	NA	NA
(3) Screening from streets, open spaces, or civic spaces	NA	NA	NA	NA
(4) Street Frontage or Front Yard Location.	NA	NA	NA	NA
Article 8 LANDSCAPE & SITE DESIGN				
102-810 (b) VISIBILITY AT INTERSECTIONS	B	C	D	TH
At street intersections in all zones except MX-D and MX-N, walls, fences, plants, or trees in excess of 30 inches above the abutting curb line shall not be located within a triangular area bounded by the following 3 lines:	TBV	TBV	TBV	TBV

(1) From the intersection of the projected curb lines of two intersecting streets, extending 30 feet along one curb line; (2) From the intersection of the project curb lines of two intersecting streets, extending 30 feet along the other curb line; (3) Connecting those 2 lines diagonally from the extended endpoints.				
102-840 (c) SIGNIFICANT TREES	B	C	D	TH
Trees of significant size, type, or meaning must be retained on the site, unless otherwise determined by the municipal arborist	M	C	M	M
(2) Removal of Significant Trees. A significant tree may be removed with approval of the municipal arborist under the following conditions: a. The tree is in poor health or diseased with an expected life span less than 2 years. b. The tree poses a danger to human safety, health and welfare. c. If approved by the municipal arborist, the removal is mitigated per code.	M	C	M	M
102-840 (e) TREE PROTECTION DURING CONSTRUCTION	B	C	D	TH
During construction, all available precautions must be undertaken to prevent damage to existing trees, 6” in diameter or larger, to be retained on the site.	TBV	TBV	TBV	TBV
102-850 Ground Vegetation				
102-850 (a) APPLICABILITY	B	C	D	TH
All unpaved areas of any lot in any other zone must be covered by planting bed per 102-850 (b) or grass per 102- 850 (c) or a combination of planting bed and grass.	M	M	M	M
102-860 Site Trees				
102-860 (b) APPLICABILITY	B	C	D	TH
In all zones except any N zone or the MX-D zone, site trees are required on all lots with any street, rear, or side yard area totaling 3,000 square feet or more.	M	M	M	M
102-860 (c) REQUIRED TREES	B	C	D	TH
One medium or large tree is required per 3000 square feet of yard area.	M	M	M	M
102-870 Streetscape Design				
102-870 (h) ACTIVE STREETSCAPE	B	C	D	TH
(3) Design. The full active streetscape area must be designed as a combination of hardscape, tree wells, and/or bed areas.	M	M	M	NA
(4) Landscape Design. Ground plane vegetation per 102- 850 must be designated for any landscape bed areas, planter areas, and open tree wells.	M	M	M	NA
(5) Sidewalk Cafes. Sidewalk cafes may be incorporated into the active streetscape where eating and drinking uses are allowed per Article 5. In the pedestrian realm within the right-of-way, a sidewalk cafe permit is required in accordance with the sidewalk cafe policy in chapter 5 of the Legislative Policy Manual.	NA	TBV	NA	NA
(6) Pavement Design. Paving materials and a pattern is required for each street. Pavement design must include all required minimum sidewalks, other hardscape	C	M	M	NA

defined by the base or storefront streetscape, and connections to on-site sidewalks.				
(7) Street Furnishings. For each block face, a minimum of 2 benches and 1 trash receptacle is required. Benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles must be specified and quantities and locations listed for each street.	C	M	M	NA
(8) Bicycle Parking. Short-term bicycle parking as required per 102-990 must be incorporated into the streetscape design.	C	M	C	NA
102-870 (i) PASSIVE STREETSCAPE	B	C	D	TH
(1) Applicable Building Types. Passive streetscape is required in all locations where active streetscape is not required or used.	NA	NA	NA	M
(2) Streetscape Area. The passive streetscape includes only the pedestrian realm, spanning from the edge of the right-of-way to the back of curb of the street.	NA	NA	NA	M
(3) Design. The passive streetscape area must include the following: a. Minimum required sidewalk per 102-870 (d). b. Street trees must be located in a buffer area between the back of curb or edge of pavement and the sidewalk.	NA	NA	NA	D
102-880 Street Sidewalks				
102-880 (c) SIZE	B	C	D	TH
Sidewalks must be a minimum of 5 feet in width. Multi-use paths must meet the minimum size required by any trail or bicycle plan, unless otherwise defined by the zoning administrator.	M	M	M	M
102-880 (d) LOCATION	B	C	D	TH
Sidewalks must be located a minimum of 4 feet off the back of curb or edge of pavement to accommodate street trees in a buffer area.	M	M	M	D
102-890 Internal Site Sidewalks				
102-890 (d) LOCATIONS	B	C	D	TH
(1) Connection to Public Sidewalks.	M	M	M	M
(2) Connection Through Parking Lots.	NA	NA	NA	NA
102-8100 Street Trees				
102-8100 (d) REQUIREMENTS	B	C	D	TH
(2) Street Tree Spacing. Each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.	C	M	M	M
(3) Location. Street trees must be located between the curb and sidewalk, a minimum of 2 feet and a maximum of 10 feet off the back of curb, measured perpendicular to the curb.	C	M	M	D
102-8110 Frontage Buffer				
102-8110 (b) APPLICABILITY	B	C	D	TH

(1) Vehicular Areas along Street Frontages (2) Vehicular Areas along Open Space (3) Outdoor Storage in Street Yards. (4) Vehicle Sales Lots.	NA	M	NA	NA
102-8110 (c) REQUIREMENTS	B	C	D	TH
(1) Buffer Depth. The required buffer area must be a minimum 7 feet in depth, measured from the street-facing lot line into the lot. When a building is located on the lot adjacent to the vehicular area, the buffer depth must be measured 7 feet from the street facade of the building back.	NA	M	NA	NA
(2) Buffer Location. The required buffer area must extend the width of the vehicular area, but may allow for the perpendicular crossing of driveways and walkways	NA	M	NA	NA
(3) Fence. A continuous fence is required in the frontage buffer for all uses except for vehicle sales uses.	NA	D	NA	NA
a. Fence Location. A continuous fence is required, located 2 feet from the back of curb or edge of the vehicular area into the buffer. One pedestrian opening, maximum 4 feet in width, is permitted for every 30 feet of fence.	NA	D	NA	NA
b. Fence Materials. The fence must be black, gray, or dark green aluminum, steel or colored PVC. Masonry columns (maximum 2.5 feet in width) and base (maximum 18” in height) are allowed, but not required.	NA	D	NA	NA
c. Fence Height. The fence must be a minimum of 3 feet and a maximum of 4 feet in height. For outdoor storage uses in I zones, up to 6 feet in height is allowed.	NA	D	NA	NA
d. Fence Opacity. The fence must be a minimum of 25 percent and a maximum of 60 percent opaque.	NA	D	NA	NA
(4) Buffer Landscape. The following landscape is required within the buffer.	NA	D	NA	NA
a. Shade Trees. Medium or large shade trees are required at a minimum of 40 feet on center, with at least one shade tree required for each segment of buffer. Where feasible, spacing of the buffer trees should alternate with street trees.	NA	M	NA	NA
b. Hedge. A single row hedge is required on the streetside, along a minimum of 80% of the fence. The hedge must consist of shrubs with a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained no more than 42 inches. 1. For outdoor storage uses, the hedge must consist of a double row of shrubs. 2. For vehicle sales uses, a single row of lower shrubs, minimum 12 inches in height, is allowed instead of a hedge	NA	D	NA	NA
c. Existing Vegetation. The zoning administrator is authorized to credit existing vegetation toward meeting buffer requirements.	NA	NA	NA	NA
102-8120 Side and Rear Buffers	NA	NA	NA	NA
102-8130 Interior Parking Lot Landscape	NA	NA	NA	NA
102-8140 Screening of Refuse & Utility Areas				
102-8140 (d) LOADING AND REFUSE AREAS	B	C	D	TH

(1) Concrete Pad. For all loading, refuse and recycling areas, a concrete pad is required.	NA	NA	NA	NA
(2) Opaque Screen. An opaque screen wall is required around 3 sides of the area to be screened of the following materials: a. If visible from the street or public space, the screen wall must be masonry construction matching any masonry from the building's street facade design. b. If fully screened from the street, the screen wall may be constructed of wood fencing.	NA	NA	NA	NA
(3) Screen Height. The height of the screen wall must be tall enough to screen the use inside, and a minimum of 6 feet. The zoning administrator may request additional height as needed for complete screening.	NA	NA	NA	NA
(4) Visible Openings. Openings visible from the public way or adjacent properties must include opaque gates.	NA	NA	NA	NA
(5) Landscape. If the area is located within a larger paved area, such as a parking lot, the following applies:	NA	NA	NA	NA
a. A landscape buffer of at least 5 feet must be located on 3 sides; and	NA	NA	NA	NA
b. One shade tree must be provided within the landscape buffer. This tree may counted towards minimum interior parking lot requirements.	NA	NA	NA	NA
102-8140 (e) UTILITIES	B	C	D	TH
(1) Large Private Mechanical Equipment.	NA	C	C	NA
a. Definition. Large private mechanical equipment includes ground-mounted equipment at least 4 feet in height.	NA	C	C	NA
b. Fence or Wall. An opaque wood fence or brick-faced masonry screen wall is required on all sides facing street right-of-way.	NA	C	C	NA
c. Shade Trees. Medium or large shade trees are required at a minimum of 40 feet on center, with at least one shade tree required for each segment of buffer.	NA	C	C	NA
d. Shrubs. Planting beds consisting of a double row of mixed shrubs with a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained between 30 and 72 inches.	NA	C	C	NA
(2) Small Private Mechanical Equipment. a. Definition. Small private mechanical equipment includes ground-mounted equipment less than 4 feet in height. b. Screening. Landscape screening with shrubs spaced no more than 30" on center must be utilized, and the equipment must be fully screened within 2 years.	NA	C	C	NA

102-8150 Outdoor Lighting

102-8150 (b) GENERAL STANDARDS	B	C	D	TH
(2) Shielding. Light sources must be concealed or shielded with cutoffs so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle of more than 90 degrees above nadir and no more than 10% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle of more than 80 degrees above nadir (see Figure 8-G).	TBV	TBV	TBV	TBV
(3) Spillover Light. Light trespass along the lot line of the subject property may not exceed 0.5 foot-candles when abutting an N or NX zone and may not exceed 2.0 footcandles when abutting any other zone or public right-of-way.	TBV	TBV	TBV	TBV

102-8150 (c) LIGHTING PLANS	B	C	D	TH
(1) General. Where outdoor lighting is proposed, outdoor lighting plans demonstrating compliance with the standards of this section are required with the submittal of a site plan. Applicants have 2 options for the format of the required lighting plan: a. Option 1. Submit a lighting plan that complies with the maximum fixture heights of 102-8150 (d); or b. Option 2. Submit a photometric plan demonstrating that compliance will be achieved using taller fixture heights, in accordance with 102-8150 (e).	C	C	C	C
Article 9 PARKING AND MOBILITY				
102-920 Parking Ratios				
102-920 (a) MINIMUMS	B	C	D	TH
Off-street parking spaces must be provided in accordance with the minimum ratios established in Table 9-1. All uses for which minimum bicycle parking requirements are established must provide at least 2 bike parking spaces.	M	M	M	NA
Table 9-1. Parking Ratios				
MINIMUM MOTOR VEHICLE PARKING SPACES				
Household Living, 5+ units - MX-TOD AND RX-TOD: 1.2 (enclosed) per dwelling unit	M	M	M	NA
Household Living, 1–4 units - MX-TOD AND RX-TOD: 1 (enclosed) per dwelling unit	NA	NA	NA	M
102-920 (b) MAXIMUMS				
Nonresidential uses in the MX-D, RX-D, MX-TOD, and RX-TOD zones may not provide parking in excess of 125% the minimum motor vehicle parking ratios established in Table 9-1 for "all other zones."	NA	D	NA	NA
102-940 Parking Reductions and Credits				
102-940 (b) AFFORDABLE HOUSING	B	C	D	TH
Off-street parking requirements are reduced by 50% for housing units restricted to occupancy by households earning no more than 80% of the area median income, as defined by the U.S. Department of Housing and Community Development.	NA	NA	NA	NA
102-960 Parking Area Layout and Design				
102-960 (b) INGRESS AND EGRESS	B	C	D	TH
All parking areas must be designed to allow vehicles to enter and exit a street and cross public sidewalks in a forward motion, except that this requirement does not apply when motor vehicle access is to a local street.	M	M	M	M
102-960 (c) PARKING STALL SIZE	B	C	D	TH
(1) Standard Spaces. Except as expressly allowed for compact spaces or as expressly required for accessible parking spaces, parking spaces must be designed as “standard” size spaces, in accordance with Table 9-2. Up to 2 feet of	M	M	M	M

the front of a standard parking space, as measured from a line parallel to the direction of the bumper of a vehicle using the space, may be landscaped area instead of paved. Such areas counts toward interior parking lot landscaping requirements.				
(2) Compact Spaces. Up to 25% of the parking spaces in parking lots containing more than 25 parking spaces may be designated, designed, and marked as compact parking spaces. Compact parking spaces must be designed in accordance with Table 9-2.	NA	NA	NA	NA
102-960 (d) PARKING LOT GEOMETRICS	B	C	D	TH
Parking areas must be designed in accordance with Table 9-2, which shows minimum dimensions for various parking layouts (angles). Requirements for layouts or angles not shown in Table 9-2 may be interpolated from the layouts shown, as approved by the zoning administrator	M	M	M	M
102-960 (e) VERTICAL CLEARANCE	B	C	D	TH
All required parking spaces must have overhead vertical clearance of at least 7 feet.	M	M	M	M
102-960 (f) MARKING	B	C	D	TH
In off-street parking areas for more than 6 vehicles, the location of each parking space must be identified by surface markings at least 4 inches in width and be maintained so as to be readily visible at all times.	TBV	TBV	TBV	NA
102-960 (g) SURFACING	B	C	D	TH
(1) All off-street parking areas and access drives for more than 6 vehicles must be surfaced and maintained with an asphaltic or Portland concrete pavement. All other parking areas must provide an improved surface consisting of bituminous, concrete or other hard-surface material approved by the City to control dust and drainage. The improved surface must be below the entire vehicle.	M	M	M	M
(2) Pavement areas are limited to only necessary drives, walkways and parking spaces; all other areas must be landscaped	M	M	M	M
102-960 (k) TANDEM AND STACKED PARKING	B	C	D	TH
(1) Tandem parking spaces that involve the placement of one parking space behind another may be used to satisfy parking requirements for household living uses when the parking spaces are assigned to the same dwelling unit.	NA	TBV	NA	NA
102-960 (l) CURBS AND BARRIERS	B	C	D	TH
Curbs or similar barriers approved by the zoning administrator must be provided to prevent motor vehicles from encroaching into required setbacks and landscape areas, as follows: (1) All open off-street parking areas must provide a 6-inch curb or approved wheel barrier when abutting required setbacks, landscape areas and adjoining property lines. (2) Wheel barriers must be located at least 2 feet from the edge of pavement or the area to be protected from encroachment.	M	M	M	M
102-970 Electric Vehicle Supply Equipment				
102-970 (b) CHARGING STATIONS REQUIRED	B	C	D	TH

(1) Off-street parking Areas with 14 or Fewer Parking Spaces. Electric vehicle charging stations (EVCS) are not required in any off-street parking area containing 14 or fewer parking spaces.	NA	M	M	M
(2) Off-street parking Areas with 15 to 49 Parking Spaces. All new or reconstructed off-street parking areas with at least 15 but no more than 49 spaces, or expanded off-street parking areas that result in a parking area with 15 to 49 parking spaces, must provide electric vehicle charging stations as follows: a. Residential. Residential land uses must provide Level 1 or Level 2 electric vehicle charging stations for at least 5% of provided parking spaces. At least one of the electric vehicle charging stations provided must be accessible to a vehicle parked in an accessible parking space.	NA	NA	NA	NA
(3) Off-street parking Areas with 50 or More Parking Spaces. All new or reconstructed off-street parking areas with 50 or more parking spaces, or expanded offstreet parking areas that result in a parking area with 50 or more parking spaces, must provide electric vehicle charging stations as follows: a. Residential. Residential land uses must provide at least one Level 2 electric vehicle charging station plus at least one Level 1 or Level 2 electric vehicle charging station for a minimum of 10% of provided parking spaces. At least one of the electric vehicle charging stations provided must be accessible to a vehicle parked in an accessible parking space.	NA	NA	NA	NA
102-970 (c) EV-READY SPACES REQUIRED	B	C	D	TH
EV-ready parking spaces are required to accommodate anticipated future growth in market demand for electric vehicle supply equipment, as follows: (1) In addition to the number of electric vehicle charging stations required, at least of 10% of parking spaces in off-street parking areas with 15 or more parking spaces must be EV-ready (2) Required EV-ready parking spaces must be provided with electrical panel capacity and space to support a minimum 40-ampere, 208/240-volt branch circuit, and the installation of underground and surface-mounted raceways to support the future installation of an electric vehicle charging station to serve the parking space.	NA	NA	NA	NA
102-990 Bicycle Parking				
102-990 (b) SPACES REQUIRED	B	C	D	TH
Short-term and long-term bicycle parking spaces must be provided in accordance with the minimum bicycle parking ratios of Table 9-1.	D	D	D	NA
Table 9-1. Parking Ratios				
MINIMUM BIKE PARKING				
Household Living, 5+ units - MX-TOD AND RX-TOD: 1.1 per unit	C	C	C	NA
102-990 (c) LOCATION AND DESIGN				NA
(1) General. All required bicycle parking spaces must:				NA
a. Consist of bike racks or lockers that are anchored so that they cannot be easily removed;	M	M	M	NA
b. Be of solid construction, resistant to rust, corrosion, hammers, and saws;	TBV	TBV	TBV	NA

c. Allow both the bicycle frame and at least one wheel to be locked with the bicycle in an upright position using a standard U-lock;	TBV	TBV	TBV	NA
d. Be designed and installed so as not to cause damage to the frame, wheels, or components;	TBV	TBV	TBV	NA
e. Be accessible without interference from or moving adjacent bicycles and not result in a parked bicycle obstructing a required walkway; and	M	M	M	NA
f. Have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.	M	M	M	NA
(2) Short-Term Bicycle Parking Spaces. Short-term bicycle parking spaces must be at least as conveniently located as the most convenient non-disabled motor vehicle parking provided for the subject use. If no motor vehicle parking is provided, short-term bicycle parking spaces must be located within 50 feet of a building entrance. Short-term bicycle parking must be located on the subject lot, unless the City approves a proposal to allow private bicycle parking facilities to be located in the right-of-way. Public bicycle parking spaces may be credited toward meeting short-term bicycle parking requirements if such bicycle parking spaces comply with the location requirements of this paragraph	NA	M	M	NA
(3) Long-Term Bicycle Parking and Storage Spaces. Long-term bicycle parking spaces must:				NA
a. Be located with direct access by the bicycle rider, with no more than 50% of the required spaces requiring the use of stairs or elevators;	M	D	M	NA
b. May not be located in dwelling units or on dwelling unit balconies;	M	M	M	NA
c. Must protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain and snow.	M	M	M	NA
d. Must be designed to allow bicycles to be securely locked to a bicycle rack in: 1. A bike storage room that is accessible only to authorized users and has at least 2 electrical outlets; 2. A bicycle locker with a separate access door for each bike; or 3. An attended bike storage room.	TBV	D	TBV	NA

Attn: Mr. Ryan Krzos
City Planner
City of Hopkins
1010 1st Street S, Hopkins, MN 55343

Applicant: Alatus LLC
Sub-Applicants: Artessa/Lifestyle Communities, Ron Clark Construction & Design
Application: 325 Blake Road N Amendment to PUD / Re-Zoning / Planned-Community Re-Introduction

PROJECT OVERVIEW

The 325 Blake Road N project (the "Project") is the redevelopment of 16.84 acres if infill suburban land located at the intersection of the Cedar Creek Regional Trail, as maintained by Three Rivers District, and Blake Road N, a recently enhanced major north-south arterial roadway in Hopkins, MN. Alatus LLC and its assigns ("Alatus") are proposing a three-phased development proposal consisting of 823 housing units of different designations, 17,960 sqft of retail and commercial use pads, and public and private realm infrastructure tied into the Minnehaha Creek Watershed District ("MCWD") revitalization of the Minnehaha Creek, just to the northeast of what will be the parcels ultimately owned by Alatus. The project will serve as a tremendous complement to the Trilogy Real Estate Group project located at the intersection of Blake Road N and Excelsior Boulevard and will also seek to enhance the existing and pending infrastructure improvements already made by the City of Hopkins, Three Rivers District, and the Met Council as well as the pending infrastructure improvements that MCWD has committed to making in the regional stormwater facilities. Furthermore, the project has been designed in close compliance with numerous planning efforts made to date including: *East Hopkins Land Use & Market Study* (2003), *Blake Road Corridor Small Area Plan* (2009), *Blake Road Corridor Study* (2015) and the *Blake Road LRT Station Area Development Guidelines* (2015).

STREETSCAPE AND PUBLIC REALM

The development team has approached this site as a unique opportunity to create a water-centric development that capitalizes on the site's adjacency to Minnehaha Creek, the Blake Road LRT station, and the Cedar Lake Regional Trail. The proposed 325 Blake Road N development project will transform the former cold storage site with a rich variety of green open spaces and streetscape design improvements. Proposed open spaces and streetscapes are designed to not only provide safe and convenient connections to the creek, regional trail, and LRT station, but to create a rich outdoor environment for future residents, visitors, and community members.

Gateway Plaza and Cascade

Central to the open space network are a series of plazas, water features, stormwater treatment features, and landscaped gathering areas, reaching from the project entry at Blake Road N to the Central Plaza located next to future restaurants and the Minnehaha Creek Greenway. The primary vehicular and pedestrian entry at Blake Road N features gateway plazas on either side of the entry road. These will include water features, special paving, lighting, and seating areas. The central water cascade feature, located adjacent to the entry road/parkway, provides a water channel designed to manage stormwater. Stormwater will be pumped from the future MCWD stormwater pond to the west-end of the water cascade feature, providing the ability to create a water feature that not only provides an amenity for the development, but also filters and delivers cleaner stormwater back into the pond. It is designed to provide places for people to gather and stroll along the waterway. Native plant materials, special paving and lighting, site furnishings, and native stone elements will be incorporated to create an environment that will reconnect people to local and regional landscape experiences.

Central Plaza and Greenway Commons

The plazas and restaurant deck spaces, located at the east-end of the water cascade, will provide outdoor gathering spaces and connect people to the future stormwater pond adjacent to Minnehaha Creek. The Central Plaza, located to the west of the future restaurants, will feature a large area for people to gather, outdoor seating, plantings, and a pergola. It is designed to provide places for people to interact with the restaurants and the water cascade. The pocket plaza between the future restaurants and deck spaces outside the restaurants will provide opportunities for outdoor dining, and the ability to engage with and view the pond and creek. The Central Plaza and Greenway Commons will feature special paving, native plantings, native stone elements, and site lighting to create an inviting outdoor environment.

Blake Road Plaza

The plaza area located to the west of Crescendo Apartments provides ideal opportunities to connect the proposed development to the Cedar Lake Regional Trail and the future Blake Road LRT station while also providing an outdoor gathering area and dining spaces adjacent to the ground-level restaurant in the building. The plaza design incorporates a significant public art opportunity at the corner of Blake Road N and the Cedar Lake Trail, a designated plaza space for bike parking adjacent to the regional trail, special paving, native plantings, seat walls, site lighting, and site furnishings. Building loading and utility areas are screened from the plaza with decorative fencing.

Woonerf

The drive located between Crescendo Apartments and Duet Apartments is designed to be a pedestrian-oriented woonerf while providing important vehicular access to Duet Apartments and fire access to both buildings. The driving surface will incorporate decorative permeable pavers. Parallel parking spaces are provided along the west side of the drive. While the entire woonerf is designed to be pedestrian-friendly, sidewalks are provided along the west-side of the driving/parking surface and on the eastside of the drive at the north end/entry to Duet Apartments. At the south-end of the woonerf, pedestrian and bike facilities will connect people to the Cedar Lake Trail. A pergola at this terminus provides a focal element drawing people to the trail. Materials will include permeable paving, native plantings, site lighting, pavement markings, wayfinding, and bollards.

North/South Pedestrian Spine

The site is designed to provide a pedestrian walkway between Chorus Apartments (Building A), Artessa (Building B), and Blake Road Townhomes (3-Story Townhomes). Artessa and the East Hopkins Townhomes will connect to a central walkway with front stoops/walks from individual residential units. The central walkway, running north/south, is designed to include permeable pavers and stormwater treatment planting areas to provide this area with stormwater infiltration. Native plantings include shade and ornamental trees, shrubs, and groundcovers. Pedestrian-scaled site lighting and wayfinding will provide a safe and convenient pedestrian environment.

East/West Pedestrian Spine and Courtyard

An east/west pedestrian walkway is located between Chorus Apartments and Artessa and the Blake Road Townhomes, connecting people from Blake Road N to the Minnehaha Creek Greenway. The corridor is anchored at the west-end with a small plaza and public art to invite people off Blake Road N. At the center of the corridor a courtyard is provided, featuring a small gathering area with a lawn area and patio with pergola. Chorus Apartments and Artessa, as well as the Blake Road Townhomes will connect to the central walkway with front stoops/walks from individual residential units. The walkway, running east/west, is designed to include permeable pavers and stormwater treatment planting areas to provide stormwater infiltration. Cutouts for site furnishings/seating are provided along the central walkway.

Native plantings include shade and ornamental trees, shrubs, and groundcovers. Pedestrian-scaled site lighting and wayfinding will provide a safe and convenient pedestrian environment.

Cedar Lake Trail Connections

Three opportunities to connect with the Cedar Lake Regional Trail are provided – at the Blake Road Plaza, the Woonerf, and promenade that connects the Central Plaza and Greenway Commons to the future trailhead designed by MCWD. The goal is to provide safe and convenient connections to the regional trail from the proposed development, encouraging people to walk, bicycle, and utilize public transit, and to invite trail users to visit the amenities provided within the development at 325 Blake Road N.

Streetscapes

The primary roadway through the site is designed as a tree-lined parkway, delivering people from Blake Road N through the site to development parcels, parking garages, open spaces, the Minnehaha Creek Greenway, and eventually connecting to Lake Street. The parkway will include turf boulevards, street tree plantings, pedestrian-scaled street lighting, site furnishings, and wayfinding signage. On-street parallel parking and detached sidewalks will provide a safe environment for pedestrians. Raised benches are designed to provide traffic calming measures and safe pedestrian crossings where pedestrian spines cross the parkway. ADA compliant concrete sidewalks will be provided for pedestrian movement throughout the site, providing connections to open spaces and trails for everyone.

BUILDING DESIGN

Blake Road creates an exciting, high density, mixed-use development oriented towards pedestrians, bicyclists, and public transportation. It offers not only its' residents, but the neighborhood and the regional network in its entirety, a place to live, work and play. Chorus Apartments and Artessa both offer one or two levels of mostly below grade podium parking and five stories of wood frame residential construction above those.

Crescendo Apartments, comprises both a concrete 15-story residential structure and a 5-story wood frame residential building wrapping around a 6-level concrete parking structure. Of note, the concrete mid-rise will offer amenities for the whole development such as a 6,168 sqft gym, lounge, and remote work facilities on top of a publicly accessed roof deck bar with outstanding citywide views in three directions.

Duet Apartments is to be constructed as a wood-frame building, 5-story Type III podium top above a 3-story parking structure. The project seeks to minimize the externalities created by surface level parking and maximize the density and pedestrian configurations for an urban experience in an otherwise suburban location. The site plan has significant design characteristics that will make public transportation, multi-modal sharing, and access to the Green Line Blake Road LRT Station a comfortable and intuitive experience to encourage alternatives to single-occupancy vehicles and corresponding trips. This could only be done with the tremendous infrastructure improvements that the City of Hopkins, Three Rivers District, and Met Council have already invested in.

The proposed townhome neighborhood, Blake Road Townhomes, will have 32 three-story townhomes, the site will have access to walking trails along a newly constructed creek bed, wetland complex and nature areas being created by the Minnehaha Creek Watershed District. Each home will have a 2-car garage accessed off the rear alley and will have guest parking on the adjacent public street as well as in the adjacent Duet Apartments parking ramp. The project also proposes another set of amenities open to the public with restaurant retail pads open to the creek and to a newly developed pond and water cascade area via generous outdoor decks with direct access to the adjacent waterflows.

Architecturally, the project proposes a contemporary but timeless architecture. Designed for human scale and with the pedestrian at top of mind, the Project offers a distinct base on all buildings including ground floor access to many of its units, and a clear top level with distinct materials and color palette. While all buildings follow this format, each one has its own character and individually unique characteristics. The design looks for individuality without sacrificing contextuality within the overall development project.

All dwelling units will support the latest in technology while striving to provide a sustainable living experience. Housing units, common areas, and amenities incorporate high-efficiency and Wi-Fi controlled appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and solar panels for electricity generation. Acoustical performance between units will exceed Building Code requirements for resident comfort and privacy. Select buildings within the Project will also seek LEED Certification and commissioning.

Exterior materials used are a combination of brick, cast-stone, metal and glazing to ensure durability and quality for a generational development asset. Conceptually, lower levels use a combination of brick and cast stone as primary materials at the base, corners, building entries and garage entries. Metal, in various forms, is used mostly on upper levels and above the pedestrian scale that will be encountered. Intermediate levels are a combination of these two materials mentioned plus different cementitious panel solutions with multiple façade aesthetic options. An enhanced and energy efficient HVAC variable refrigerant flow (VRF) system ensures that building facades are uninterrupted, rather than the common solution that presents louvers into the façade design for a sometimes-unsightly exterior aesthetic.

TRANSPORTATION – Parking and Traffic Generation

A comprehensive traffic study has been completed for the project as an accompanying report for the Environmental Assessment Worksheet ("EAW"). It should be noted that the most substantial deviation from the current EAW report and is the total amount of parking paces offered in the development. The current Site Plan proposes 1,314 total parking spaces allocated amongst residential, retail, and commercial uses. The EAW contemplates 1,143 with a majority of the additional parking spaces in the current Site Plan being realized in Duet Apartments for public retail uses and development visitors. While the total parking stall count has increased, the traffic analysis considered a larger unit count and intensity of up to 875 residential units for the entire Site Plan when Level of Service iterations were computed. For comparison, the current Site Plan has only 823 residential units across all proposed buildings. It should also be noted that the phasing described in the Proposed Site Trip Generation is slightly different than the material in this application, however it does not impact the trip generation for either the 2025 Horizon Year of the 2040 Horizon Year.

DEVELOPMENT PHASING

Commencement of construction of the various phases is dependent upon market conditions now and into the future as well as other external factors relating to the various entities and stakeholders that will be working through the redevelopment effort for the site located at 325 Blake Road N. Subject to those conditions, the development team currently anticipates the following construction start dates for the various phases:

Phase 1A: Chorus Apartments – Completed – December 2023
Phase 1B: Q2 2024 – Spine Road, Public Infrastructure, Stormwater Treatment, Artessa, Duet Apartments, Blake Road Townhomes
Phase II: Latest Q4 2024 – Crescendo Apartments

CITY APPLICATIONS/APPROVALS

- Amendment to PUD – 325 Blake Road N Development
- Site Plan Approval(s) for Artessa (Building B), Crescendo Apartments (Building C), and Duet Apartments (Building D)
- Amended Preliminary & Final Plat – Outlot C (Blake Road Townhomes)

PROPOSED DEVIATIONS FROM RX-TOD ZONING STANDARD

Please refer to the Applicant's Amendment to PUD / Re-Zoning Application – Exhibit A for detail surrounding deviations from the RX-TOD zoning standards.

SUPPORT FOR PROPOSED DEVIATIONS

The applicant believes the development, as proposed with deviations from zoning code ordinances, is a high-quality proposal for the City of Hopkins and aligns with overall Comprehensive Plan goals. To ensure a high-quality development, the applicant is proposing the following enhancements in support of the proposed deviations:

Site Access Improvements

A new network of publicly accessible streets and pedestrian corridors divides the site into pedestrian-scaled, walkable quadrants and connects the surrounding context to the Blake Road LRT station, Minnehaha Creek, and the Cedar Lake Regional Trail. The new tree-lined parkway becomes the crucial spine from which stems primary building entries, active uses, and a series of common open spaces. The East/West and North/South pedestrian spines further break down proposed development sites, improving pedestrian circulation and creating a tree-lined pedestrian ways and walk-up residential units.

As described under the 'Streetscape and Public Realm' section, the project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. The street trees, parallel parking zones, and raised pedestrian crossings provided along the parkway will help to calm traffic and provide a safer environment for people, bikers, and drivers. The pedestrian zone along the proposed parkway supports public street amenities including benches, bike racks, street lighting and planting beds.

Building setbacks provide comfortable buffer zones between street right-of-way and the building edges. The proposed setbacks offer a balance of enough distance to create green zones without compromising the more urban goals of transit-oriented development. This balance of ample though not excessive setbacks prioritizes pedestrians and human activity in and around the site.

Exceeding Stormwater Standards

The applicant is exceeding the Minnehaha Creek Watershed District and City of Hopkins' minimum standards for stormwater treatment. Runoff from this site will be conveyed to the proposed 325 Blake Road N regional stormwater treatment facilities via a combination of proposed storm sewer, the Lake Street Diversion and recirculation of pumped stormwater through the Cascade. The previous Cold Storage facility had large impervious area of both rooftop and pavement that flowed untreated to Minnehaha Creek. The proposed project reduces the amount of impervious surface and provides rate control, treatment, and volume control through the use of permeable pavements, filtration, infiltration, underground storage and cycling of pumped stormwater through the Cascade to provide biofiltration, infiltration and storage. The pumped stormwater will flow through Cascade in a series of pools and riffles and end in a waterfall into the upper cell of the MCWD pond, then flow over a weir to the lower cell, where the water will be drawn up at the Pavilion, screened of floatables and pumped through a forcemain to the west-end of the Cascade to start the cycle over. The pump will have a base flow to keep water flowing through the Cascade continuously, then will be throttled up during stormwater events to engage the upper portions of the Cascade storage and overflow into the underground stormwater chambers under the skating plaza. This pumped system allows for water level control and continuous infiltration that is not feasible with a traditional gravity system.

This is a substantial improvement from the Cold Storage site condition that was primarily impervious surface with stormwater that ran off without any treatment or attenuation. A total existing (previous) assumed impervious for the site was 10.57 acres, the proposed impervious is 9.75 acres, a reduction of 0.82 acres.

The required infiltration of the 1-inch event requires volume control of 0.8125 acre-ft. The infiltration systems as proposed provide 0.689 acre-ft of volume at a conservative 0.45 in/hr infiltration rate. The soil infiltration rates will be confirmed and adjusted to actual rates using Double Ring Infiltrometer testing. The remaining 0.124 acre-ft will come from the Cascade and the pumping system, the proposed design displaces approximately 12,000 cf of treatment volume = 0.275 acre-ft.

MCWD requires proposed runoff rates to be equal to or less than the existing condition. Total proposed site runoff rates will be reduced significantly, by approximately 25% in all rainfall events from the existing condition. The system also takes on offsite drainage from the Cedar Lake Trail that would otherwise go untreated.

The majority of the new/reconstructed site area will be dedicated to roof drainage, which is assumed cleaner than pavement runoff. This will further reduce pollutant loadings discharged from the site.

Enhanced Landscaping

The deviations in setbacks offer yards that are both deep enough for landscaping and green space and reasonable for creating a "street wall" for the pedestrian experience. The deviations also help to implement a comprehensive plan goal of creating a ‘positive relationship to the street’ by proposing appropriate setbacks for the residential density guided by the 2040 Comprehensive Plan (75-150 units per acre within ¼ mile of an LRT station platform).

High Quality Common Open Spaces

As previously mentioned under ‘Streetscape and Public Realm,’ the master plan includes a series of high quality common open spaces for residents, visitors, and community members to gather, recreate, and connect to nature. They also provide important opportunities to reduce urban heat island effect and stormwater runoff, while improving water and air quality.

Multi-Modal Opportunities

With immediate access to the Minnehaha Creek Greenway, Cedar Lake Trail, and Blake Road LRT station, proposed pedestrian and bike facilities will promote the use of multiple modes of transportation for residents and patrons to and from the project site. The proposed project includes additional bike facilities such as bike pump/repair stations, trail maps, seating for trail users and wayfinding signage.

Support of Comprehensive Plan Goals

The project supports and further advances a number of goals outlined in the City’s 2040 Cultivate Hopkins Plan. See summary of these goals below within the PUD statement section.

AMENDED PLANNED UNIT DEVELOPMENT STATEMENT

Per Hopkins, Minnesota, Code of Ordinances, Part III – Land Development, Chapter 102 – Planning and Zoning, Article XX. – Planned Unit Development, Sec. 102-680, (e), (6), the applicant is responding to the following:

- A written statement generally describing the proposed PUD and the market which it is intended to serve and its demand showing its relationship to the city’s comprehensive plan and how the proposed PUD is to be designed, arranged, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the city.

Market

Project goals and public benefits envisioned for the development site at 325 Blake Road N are as follows:

- Environmentally and Fiscally Sustainable – the project will not create negative environmental externalities while also fiscally supporting itself due to dense, usable infrastructure with a significant tax base to benefit projects outside of the MCWD development project for years to come. The process of ensuring that the project makes the space better than it was before will culminate with a state-of-the-art regional stormwater infrastructure installment in and around a dense, vibrant housing development, that will add vitality to the already vulnerable Minnehaha Creek Watershed District.

- Spectrums of Housing & Affordability – Market-rate, mixed-income, and low-income rental opportunities partnered with townhome living arrangements in for-sale product mean that a diverse demographic and socioeconomic population can live here and enjoy the same quality of life. The concept of the "15 Minute City" will further enhance affordability for residents, nearby residents, and the public alike by reducing dependency via the tax that is vehicular ownership, maintenance, etc. thanks in no small part to multi-modal connections with the Green Line LRT and Cedar Lake Regional Trail bike and pedestrian corridor. The Alatus has also included a large fitness, wellness, and remote work facility to be shared by all residents of the community to facilitate the creation of a true neighborhood center.

- Progressive Sub-Urban Design Concepts – High quality housing, retail, and infrastructure improvements, along with a pedestrian and bicycle first infrastructure scope, that will be a baseline benchmark for future development projects in the city of Hopkins and in the larger Twin Cities region, at a minimum.

- Inclusivity of Natural and Man-Made Resources for All – Too often natural resources in urban corridors are only eligible to the privileged able to afford a "lake" or "waterfront" private parcel. By inviting residents of Hopkins to enjoy the substantial investment from the Minnehaha Creek Watershed District into this regional corridor, this natural resource will remain a public attraction and amenity for all to enjoy for years to come in a multitude of ways.

The nature of the proposed development is concentrated on creating a spectrum of opportunities for community members of all different backgrounds. The proposed housing mix will include the creation of a 15-story mid-rise for views unlike any seen in the west-suburban market, interspersed with low-rise market-rate developments, a low-income housing tax credit property with 30, 50% and 60% AMI rental and income restrictions, and for-sale townhome / condominium offerings. The Site Plan estimates the following unit types and counts for housing options on the development site:

- **Chorus Apartments / Building A (COMPLETED)**: Applicant – Alatus LLC; 5-story, 116-unit low-income housing tax credit development (30%, 50% and 60% AMI rental and income restricted units) with 75 underground parking stalls
- **Artessa / Building B (PROPOSED)**: Applicant – Alauts LLC; Sub-Applicant – Artessa / Lifestyle Communities; 5-story, 65-unit for-sale senior co-op development with 96 underground parking stalls
- **Crescendo Apartments / Building C (PROPOSED)**: Applicant – Alatus LLC; 15-story, 231-unit multi-family market-rate Type I development of which up to 15% of the units will be designated hotel units for shorter-term stays complete with elevated hotel and hospitality services; 5-story, 164-unit multi-family market-rate development; 8,960 sqft of retail; 602 above-ground parking stalls

- **Duet Apartments / Building D (PROPOSED)**: Applicant – Alatus LLC; 8-story, 215-unit multi-family mixed-income development (43 of the units we be designated at 60% AMI) with 446 above-ground parking stalls; some stalls available for flexible commercial space parking
- **Blake Road Townhomes / Townhome (PROPOSED)**s: Applicant – Alatus LLC; Sub-Applicant – Ron Clark Construction & Design; 3-story, 32 townhome units with variable pricing; 64 attached garage parking stalls

The commercial space envisioned for the property, currently at approximately 17,960 sqft, is envisioned to be community oriented with an eye toward attracting the existing residents of Hopkins that enjoy the density of their Downtown Hopkins and also for the bike or pedestrian commuter stopping through on the public infrastructure tied into the backbone of the project. The impact of the Green Line Southwest LRT will be compounded with the proposed development improvements.

The Project is expected to have a mixture of locally sourced restaurateurs, brewery, and distillery opportunities with indoor and outdoor experiences for optimization of space in both the summer and winter, as well as more affordable commercial space leasing options for the relocation of existing Hopkins community retail locations that are having to make decisions about their upcoming leasehold interests.

Alatus will deliver an incredibly important development node along Blake Road N, as envisioned in numerous planning documents, including the East Hopkins Land Use & Market Study, Blake Road Corridor Study and the Blake Road LRT Station Area Development Guidelines. This project will be an important link between the LRT station and the Minnehaha Creek Greenway and continued momentum for development in the area. Many of the development recommendations outlined in the station area development guidelines are being realized within the proposed project. Here are just a few of the stated goals that will be supported by the project's site and building design:

Site Design:

- Create a connected, walkable, mixed-use, sustainable neighborhood, with a pedestrian-oriented and human-scaled streetscape, and a vibrant public realm.
- Improve safety and security with strategies such as "eyes on the street", improved lighting, and other practices such as CPTED (Crime Prevention Through Environmental Design).
- Support transit-oriented development by providing site design features that enhance multi-modal access, provide bicycle accommodations (racks, lockers, trail maps, signage, etc.) for businesses and residents, and improve pedestrian and bicycle connections to the future Blake Road LRT Station and the Cedar Lake Regional Trail.
- Provide high quality common open spaces that offer places for residents, visitors, and community members to gather, recreate, and connect with nature.
- Utilize landscaping and streetscape amenities to create a pedestrian-friendly environment.
- Limit surface parking with new development by incorporating underground or structured parking.

Neighborhood Diversity:

- Provide for a range of housing types and price points to meet the needs of people in all stages of life, with the design flexibility to accommodate changing lifestyle needs.
- Utilize universal design principles that can respond to changing demographic needs and anticipate in innovative ways to address the dynamic and changing needs of residents.
- Strengthen the vitality of the area through increased density and a mix of retail/restaurant and residential uses.
- Promote high-quality design.
- Enhance a sustainable neighborhood by promoting energy efficiency and renewable energy.

- Create opportunities to live, work, learn, play – the spectrum of elements for a healthy community.
- Engage with diverse communities to develop opportunities for public art, interpretation, and wayfinding.

Sustainable Design:

- Improve water and environmental quality.
- Incorporate sustainable development practices into new construction projects.
- Utilize native plantings to conserve water use and reduce maintenance needs.
- Incorporate best practices for stormwater management.

Neighborhood vitality and livability:

- Multi-family housing amenities that provide work-from-home opportunities and shared spaces for larger gatherings.
- Medium to high-density residential that preserve green space and enhance street-level amenities.
- Ground level uses that enhance the public realm.
- Enhanced connections to Minnehaha Creek.
- High quality open spaces that provide places for outdoor gathering, recreation, and healthy living.
- Increased opportunities for residents of all ages to live and work in the area.
- The potential for commercial uses that enhance rather than compete with downtown Hopkins Mainstreet vitality.
- Potential to support small cultural businesses that serve the community.
- Convenience services (e.g. pet maintenance areas, bike repair, etc.).
- Welcome developers and businesses that operate with equity principles of hiring and wages.

<u>Comprehensive Plan</u>
The 2040 Comprehensive Plan Update – Cultivate Hopkins – guides this property as Activity Center. Activity Centers surround and support the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension. These areas will include moderate density to high-density mixed-use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. The Activity Center areas are expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city's anticipated future growth.

Development in the Activity Center areas is expected to be medium to larger scale neighborhood and regional uses with an approximate mix of 75% residential and 25% commercial. Densities in these areas will typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform.

The proposed project illustrates a residential density that is consistent with the Activity Center guidance, but it falls short of the 2040 guidance for commercial space percentage. Crescendo Apartments will provide 6,660 sqft of retail/restaurant space fronting Blake Road N, 6,168 sqft of health club space shared by the residents, 2,800 sqft of co-working space shared by the residents, and 2,300 sqft of roof top bar with public access. The free-standing restaurants located near the MCWD stormwater pond will provide 9,000 sq ft of retail/restaurant space open to the public. The applicant believes strongly that multi-family residential is highest and best use for this location. The constraints of the site are prohibitive to adding traditional retail space to the development.

The Applicant is responding to the 2040 Comprehensive Plan with an overall development project that supports the following stated goals:

- Encourage transit-oriented development (development that emphasizes pedestrian and bicycle connectivity and a broader mix of uses at densities that support transit) in areas with high quality transit service, especially within a quarter mile of light rail stations or high-frequency bus routes.
- Plan for appropriate amenities, high-quality design, pedestrian and bicycle facilities, and open space in high growth areas, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories or other areas in close proximity to transit.
- Improve pedestrian and bicycle access throughout the community, particularly in the Centers future land use categories as defined and designated in the comprehensive plan or other areas in close proximity to transit.
- Engage the community to explore how to increase the mix of housing types near transit corridors, parks, and the Centers future land use categories as defined and designated in the comprehensive plan.
- Encourage all new projects to have a positive relationship to the street by orienting main entrances to the front of the property, connecting the front door to the sidewalk, and reducing parking between the building and the street as much as possible.
- Promote the development of high-density transit oriented mixed-use development around planned Green Line Extension light rail stations.
- Establish strong identities for emerging Centers and Districts as defined and designated in the comprehensive plan. Their identities should evolve from unique features of the area.
- Design streets, parks, and open spaces to encourage pedestrian activity, public gathering, and art in its various forms.
- Encourage creative placemaking throughout the city, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories as defined and designated in the comprehensive plan.
- Support community events hosted in public parks and facilities to help foster a sense of community and celebrate Hopkins' distinct character and diversity.
- Use urban design elements, building massing, land use strategies, and public realm improvements to provide appropriate transitions between developments – particularly those of different scale and intensity.
- Encourage pedestrian and bicycle continuity and connection between established and developing areas of the city.
- Carefully manage vehicular access and parking to minimize its impact on individual developments, the public realm, and the overall fabric of the community.
- Encourage all development projects to be durable and environmentally responsible.
- Encourage all developments to incorporate common spaces (interior or exterior) that help enhance the public realm and sense of community.
- Assist adults and kids in maintaining healthy, active lifestyles by providing a range of recreational facilities and programming that are accessible and convenient.
- Support development in areas that are or will be served by transit, bicycle, and pedestrian infrastructure to reduce dependency on automobiles for travel.
- Support greener development patterns through stormwater management and landscaping of sites.
- Encourage the use of drought-tolerant plantings, promote irrigation systems that utilize reclaimed water, and incentivize systems that collect rainwater for reuse.
- Implement and encourage the use of stormwater Best Management Practices to reduce the speed and impact of stormwater runoff.
- Incorporate permeable paving, bioretention cells, buffer strips, swales, and other strategies that address stormwater runoff, where applicable.

- Support a reduction in vehicle emissions by improving travel efficiency and promoting non-auto modes of transportation, including walking, biking, and public transportation alternatives.

<u>Designed, Arranged, Operated</u>
This project will not impede improvement of surrounding properties, and the amended PUD is designed and arranged to permit the orderly development and use of neighboring property in accordance with the applicable regulations of the City. The organization of the parcels within this development is specifically intended to create a walkable, bikeable, transit-oriented urban community in a suburban location. The height and associated density of the project will provide housing to help meet City goals for increasing housing options in Hopkins along transit corridors. The Project has intentionally focused density on the southwest portion of 325 Blake Road N closest to the Southwest Green Line LRT station at Blake Road N. The proposed housing density as one travels to the northeast tapers to better align with surrounding densities in existing neighborhoods and to minimize the visual impacts on the Minnehaha Creek Greenway. The proposed residential and retail uses are compatible with and will enhance the existing character of the Blake Road Station area. High-density, mixed-use redevelopment of this site is consistent with City goals and, by being responsive to the land use policies for this area, the project will promote the orderly development of the Blake Road Corridor.

The contemporary, high-quality building design will be an attractive addition to the built environment along Blake Road N and the Cedar Lake Regional Trail and the mix of uses will improve and activate the pedestrian realm along Blake Road N but also provide an improved experience for pedestrians wishing to access the Minnehaha Creek Greenway. The proposed development will not be detrimental to or endanger the public health, safety, comfort or general welfare, and approving the PUD will allow a transit-oriented, mixed-use development that is consistent with the goals of City's comprehensive plan. Redevelopment of this once industrial site will have a positive effect on the health, safety and vitality of the area. The new construction will comply with all building, health, and site development codes.

	UNDERLYING ZONING	UNDERLYING ZONING ANALYSIS						PROPOSED PUD TO MEET THE SPIRIT OF THE
		BLDG A	BLDG B	BLDG C	BLDG D	TWNHMS	RETAIL/ENTERT.	
	Project Names	Chorus Apts	Artessa Coop	Crescendo Apts	Duet Apts	Ron Clark –no name yet	Food Hall?	
REGULATIONS	**RX-TOD**							
Allowed Principal Use Classifications	▪ Household Living, 1+ units to 5+ units ▪ Group Living, Small ▪ Lodging ▪ Office ▪ Retail & Entertainment (<25% of footprint) ▪ Parks & Open Space ▪ Liquor Sales, Off-Sale (limited) ▪ Tobacco Sales Establishment (limited) ▪ Manufacturing, Artisan (limited) ▪ College ▪ Community Assembly ▪ Cultural Facility	Household Living, 5+ units	Household Living, 5+ units	Household Living, 5+ units	Household Living, 5+ units	Household Living, 5+ units	Not Permit ed by RX-TOD	All Underlying Uses Plus: ▪ Retail & Entertainment Up to 25,000 sf main floor footprint ▪ Brewpub (not limited)

Allowed Building Types	General Building; Row Building	General Building	General Building	General Building	General Building	Row Building	General Building	As allowed by RX-TOD
Front Streetwall (% with build-to line, excluding side setbacks)	GB: 80% min. RB: 80% min	Complies	Complies	Not complied (0%)	Not complied (0%)	Complies		Alternative design review
Front Street Setback	7.5 ft min.; 15 ft max		10 ft. min; 25 ft. max (35 ft max for courtyard facades)	Not complied (37'-119')	Not complied (67'-175')	Variance to 5 ft min		GB: 10 ft min.; 175 ft max RB: 6 ft min; 15 ft. max
Non-Front Street Setback	5 ft. min.; 15 ft max		18'	Not complied (22'-63')	Complies (12')	5 ft. min, except for 4 units not near rear line		5 ft. min.
Side Setback	GB: 5 ft min. RB: 12 ft min.; 12 ft between buildings		11'	Complies (26')	Complies (14')	Complies		As allowed by RX-TOD
Rear Setback	GB: 0 at min.; 20 ft. alley or rail r.o.w.; 20 ft. min. RB: 20 ft.		9'	Complies (16')	Not complied (14'-24')	0 ft min to Alley Outlot		GB: 0 at min.; 10 ft. alley or rail r.o.w.; RB: 10'
Impervious Site Coverage	GB: 80% max. RB: 70% max		90%	Complies (82%)	Complies (80%)	Complies (81%)		90% max
Additional Semi-pervious Coverage	+15%		+10%	+10%	+10%	+10%		As allowed by RX-TOD
Parking & Driveway Access	GB: Off alley or non-front street; if no alley or non-front street exists or is planned, off front street is allowed Max. 22 ft.		Not Compliant	Complies	Complies	Complies – off Alley – but our alley has 2 access points		Up to 2 access points off alley or non-front street.

	width at sidewalk without median Max. 1 access per development per street RB: Off alley or non-front street; if no alley or non-front street exists or is planned, off front street is allowed; Max. 12 ft. width at sidewalk without median; Max. 1 access per development per street							
At ached (Podium) Parking Location	GB: 20 ft. min. behind front facade in rear of building RB: Rear of building, min. 15 ft. behind front facade		0’	Complies	Complies	N/A		0 ft min. with façade screening consistent in composition with other non-screening facades
Garage Door Location	GB: Rear, interior side, and side facades RB: Rear; not visible from a front street and screened from non-front streets		Complies – interior side(s)	Complies -side facade	Complies -side facade	Complies - rear façade – will install some landscape screening where back bldg. garage door is visible at North access		As allowed by RX-TOD

Surface Parking Location	Rear Yard		Complies	Not complied	Not complied (on side yard)	No surface parking except on public Street		Rear & Side Yard
Street Setback	No closer to lot line than principal building		Complies	Complies	Complies	Complies		As allowed by RX-TOD
Non-Street Setback	3 ft. min.		Complies	Complies	Complies	Complies		As allowed by RX-TOD
Building Height	GB: 2 stories min; 10 stories max RB: 2 stories min., 3 stories max. CB: 1 stories min.; 24 ft. min		Complies - 5 stories	Not Complied - 15 stories	Complies – 8 stories	Complies – 3 stories		GB: 2 stories min; 15 stories max
Ground Story Height	9 ft. min.; 14 ft. max		9 – 14 ft ceilings	21'-4" ceilings	9' ceilings	9' ceiling		GB: 9 ft. min.; 22 ft. max RB: 9 ft. min.; 14 ft. max
Upper Story Height	9 ft. min.; 14 ft. max		9 ft. ceilings	9 ft. ceilings	9 ft. ceilings	9 ft ceilings		As allowed by RX-TOD
Roof Types	GB: Flat, Parapet, Pitched		Parapet	Flat/ Parapet	Parapet	Flat		As allowed by RX-TOD
Tower Feature	GB: Allowed RB: 1 per unit; max width 12 ft.		N/A	Complies	N/A	N/A		As allowed by RX-TOD
Transparency: Front Façade – Ground Story	20% min		Complies - 42.2%	Complies (80%)	Complies (21%)	Complies (30%)		As allowed by RX-TOD
Blank Façade Segments	GB: No bays or 15 ft. wide sections of any story may be without transparency.		Complies	Complies	Not complied	Complies		Alternative design review. No bays or 50' wide sections of any story may be without

	RB: No bays or 10 ft. wide sections of any story may be without transparency.							transparency or material changes.
Transparency: Front Façade – Upper Story	20% min		Complies (29%)	Complies (53%)	Complies (33%)	Complies (30%)		As allowed by RX-TOD
Transparency: Non-Front Facades	GB: 18% min		Complies	Complies	Complies	Does not Comply (~10%)		10%
Building Entrance Location	GB: One per every 120 ft. on front façade RB: One per unit on front facade except 1 per every 3 units may be located off a courtyard.		Complies	Complies	Not complied	Complies – one per unit		One per every 240’
Entrance Transition Type	GB: Stoop RB: Porch or Stoop		Complies	Not complied	Complies	Complies – porch or stoop		Porch or awning
Ground Story Elevation	Between 18 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement, except in floodplain locations.		GB: 3 – 5 ft without visible basement	Not complied	Not complied	2 ft to 5 ft		GB: 6” – 5 ft without visible basement
Horizontal Divisions with Shadow Lines	GB: One within 3 ft. of the top of any story between the basement and 3rd RB: One between any basement, ground story, and		One within 3 ft of the top main floor, only on one Front Streetwall elevation	Complies	Complies	Complies		One within 3 ft of the top of main floor only on one Front Streetwall elevation

	the top of the ground story							
Vertical Divisions with Shadow Lines	One per every 120 ft. of street facade		Complies	Complies	Complies	Complies		As allowed by RX-TOD
Front Streetwall Exceptions: Courtyards	One courtyard may count towards Front Streetwall when abutting the setback zone. Courtyard facades must be treated as front frontage per facade regulations for the building type and any design regulations in Article 7.		Covered garage access doesn't meet definition of courtyard facade	N/A	N/A	N/A		Structures covering vehicular circulation that separate a courtyard from the front streetwall are considered to be the "courtyard façade" provided they are of consistent style and material present on other areas of the building
Vehicular Parking	1.2 (enclosed) per dwelling units. For non-residential use, it may not provide parking in excess of 125% the min. motor vehicle parking ratio.		Complies	Complies	Complies	Complies – 2/unit enclosed - rest on Street or in shared ramp		GB: Min. 1.2 (enclosed) per dwelling unit. May not provide parking in excess of 1.7 (enclosed) per dwelling unit. RB: min. 1 (enclosed) per dwelling unit. May not provide parking in excess of 2.0 (enclosed) per dwelling unit.
Bicycle Parking (Long term)	1.1 per unit. Min. 90% Long-term. Be located with direct access by the bicycle rider, with no more than 50% of the required spaces requiring		Not Complied	Not complied	Not complied	Garage will have space for 1-2 long-term bikes to be stored		0.5 -1 per unit, Min. 75% Long-term. Be located at the same spot of assigned vehicular parking

	the use of stairs or elevators							
Bicycle Parking (short term)	Short-term bicycle parking spaces must be located within 50’ of a building entrance.		Complies	Complies	Complies	Complies - space at their front entrance walk		As allowed by RX-TOD
Building Design								
A shadow line must be located within 2’ of the top of the uppermost story			Not Complied	complied	complied	Not complied		Alternative design review
Flat roof-eaves must have a depth of at least 14”, and min. 6” thick.			Complies (parapet)	Complies	NA	Complies (parapet)		Alternative design review
Façade Materials- 1. Allowed major façade materials must be applied to a min. of 65% of all street or other front facades. Other front facades include those facing civic space. 2. A single major façade material must be used for each building façade segment, 60’ or larger. 3. A max. of 35% of each street or other front façade surface may be composed			Not Complied	Not complied	Not complied	Complies		Allowed major façade materials must be applied to a min. of 65% of front street or other front facades. “Front facades” to include those facing a public/common space. Major materials include thin brick, Metal panel and Specialty Wood-tone Siding.

of minor façade materials. Other front facades include those facing civic space. 4. Interior side and rear (none-street) facades along any rail line and along any trail must be faced in a major façade material, a minor façade material, or materials allowed in table 7-3								

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

3 story townhomes	32 units	2,015 s.f.

Townhome garages- 64 spaces
LONG TERM BIKE PARKING- 32 spaces

BUILDING A 5 story above 1-level podium	116 units	900 s.f.

GARAGE PARKING - 1 level-75 spaces
Surface parking- 2 spaces
LONG TERM BIKE PARKING- 58 spaces
SHORT TERM BIKE PARKING- 6 spaces

BUILDING B 5 story above 1-level podium 1-level basement	65 units	1,415 s.f.

GARAGE PARKING - 2 levels- 96 spaces
LONG TERM BIKE PARKING- 37 spaces
SHORT TERM BIKE PARKING- 4 spaces

BUILDING C 15 story	231 units	797 s.f.
5 story	164 units	843 s.f.
Total	395 units	

GARAGE PARKING - 7 levels-602 spaces
Surface parking- 6 spaces
SHORT TERM BIKE PARKING- 20 spaces
LONG TERM BIKE PARKING- 198 spaces

BUILDING D 5 story above 3-level podium	215 units	694 s.f.

GARAGE PARKING - 3 levels- 441 spaces
LONG TERM BIKE PARKING- 109 spaces
SHORT TERM BIKE PARKING- 12 spaces

Parking counts		
Bldg A	77 spaces	1-level podium
Bldg B	96 spaces	1-level podium+basement
Bldg C	608 spaces	6 levels + basement
Bldg D	441 spaces	3-levels podium
Townhomes garages	64 spaces	
shared Surface parking	37 spaces	
Bldg E - Restaurants	in bldg.D	
	1,323 spaces	

Building	Units	Stories
Building A	116 units	5 story over 1 level podium
Building B	65 units	5 story over 1 level podium + basement
Building C-Tower	231 units	15 story over 6 levels podium +basement
Building C-Wrap	164 units	5 story with basement
Building D	215 units	5 story over 3-level podium
Townhomes	32 units	3 story
TOTALS	823 units	

N

SCALE: 1" = 60' - 0" (30"x42" SHEET)

0' 60' 120' 240'

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 12/21/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

pope DESIGN GROUP

WHITTEN ASSOCIATES

DEVELOPERS

City of Hopkins

ARTESSA LIFESTYLE COMMUNITIES

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RON CLARK

CIVIL

LOUCKS

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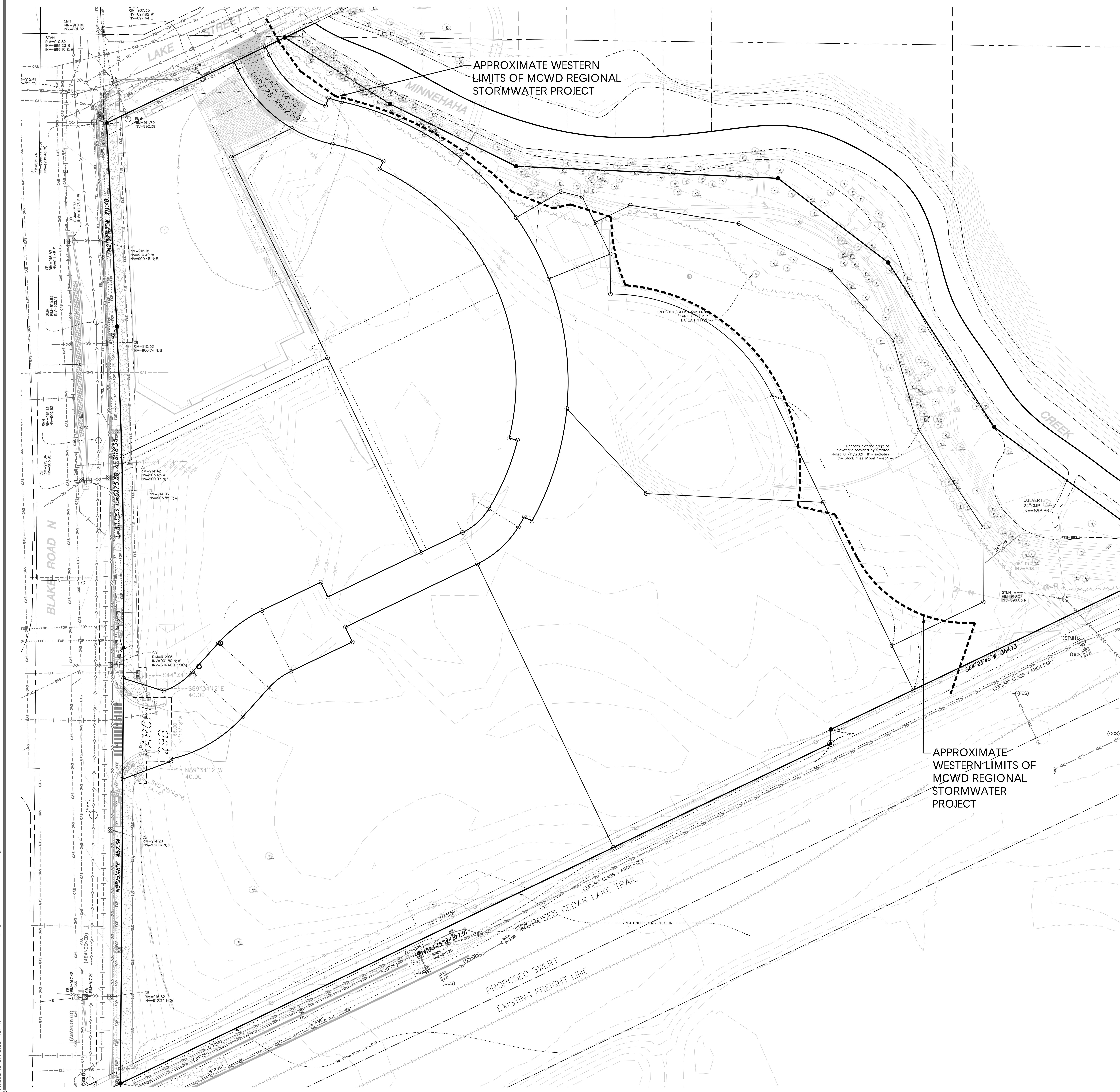
SHEET CONTENTS:
ARQUITECTURAL SITEPLAN
ARQUITECTURAL SITEPLAN

SHEET NO.
A201

21180



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B–	SOIL BORING	B–
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	
O O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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N

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Michael J. St. Martin - PE
License No. 24440
Date 12-21-23

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
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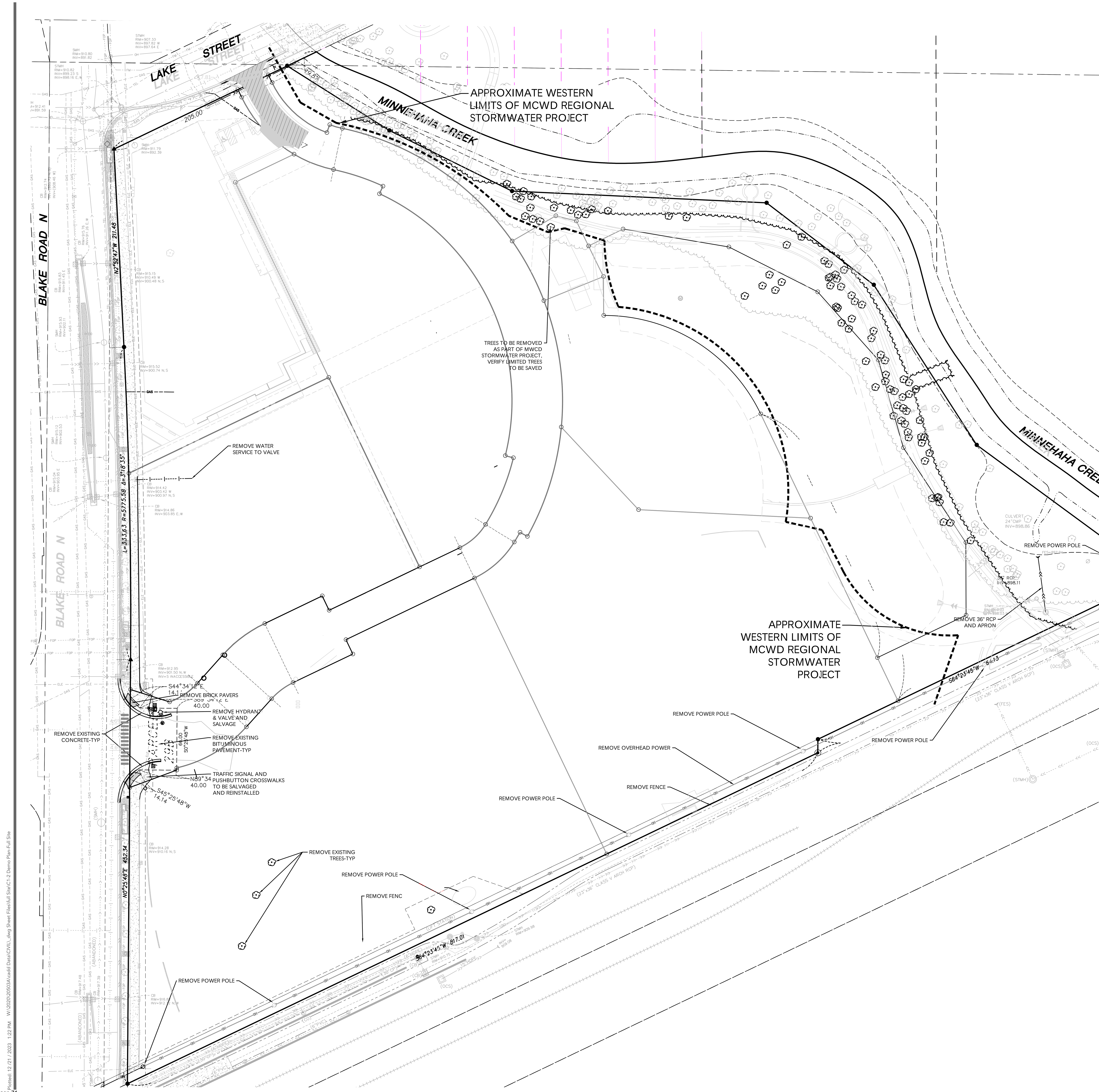
SHEET INDEX

EXISTING CONDITIONS

C1-1



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

DEMOLITION LEGEND:

REMOVE EXISTING BITUMINOUS PAVING

REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.

REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.

REMOVE EXISTING UTILITIES

REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.

REMOVE EXISTING TREES

LIMITS OF TREE REMOVAL

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DEMOLITION PLAN

C1-2

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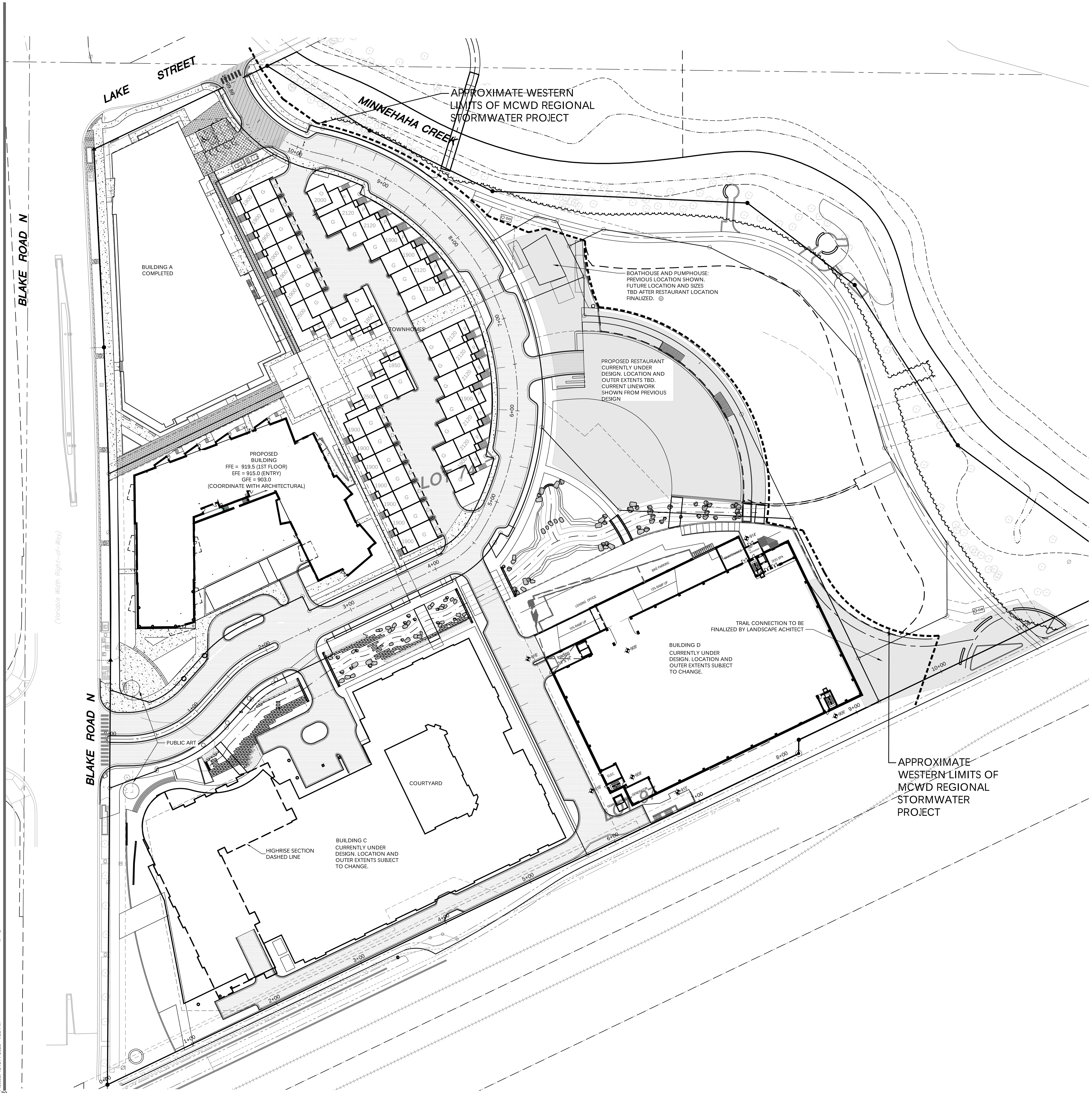

LEGEND

EXISTING / PROPOSED

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
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- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. BITUMINOUS PARKING STALLS AND DRIVE ISLES TO BE HEAVY DUTY BITUMINOUS
7. SEE ELECTRICAL PLAN FOR SITE LIGHTING
8. SEE ARCHITECTURE FOR SITE USE TABULATION.

SITE DATA

AREAS:

LOT 1, BLOCK 1	= 5,144 +/- SQUARE FEET OR	0.12 +/- ACRES
LOT 2, BLOCK 1	= 40,920 +/- SQUARE FEET OR	0.94 +/- ACRES
LOT 3, BLOCK 1	= 111,532 +/- SQUARE FEET OR	2.56 +/- ACRES
LOT 4, BLOCK 1	= 150,397 +/- SQUARE FEET OR	3.45 +/- ACRES
LOT 1, BLOCK 2	= 63,359 +/- SQUARE FEET OR	1.45 +/- ACRES
LOT 2, BLOCK 2	= 58,306 +/- SQUARE FEET OR	1.34 +/- ACRES
OUTLOT A	= 112,896 +/- SQUARE FEET OR	2.59 +/- ACRES
OUTLOT B	= 66,695 +/- SQUARE FEET OR	1.53 +/- ACRES
OUTLOT C	= 69,070 +/- SQUARE FEET OR	1.59 +/- ACRES
RIGHT OF WAY DEDICATION AREA	= 56,736 +/- SQUARE FEET OR	1.30 +/- ACRES
CREEK AREA	= 23,305 +/- SQUARE FEET OR	0.53 +/- ACRES
NET PROPERTY AREA	= 655,014 +/- SQUARE FEET OR	15.04 +/- ACRES
TOTAL PROPERTY AREA	= 735,055 +/- SQUARE FEET OR	16.87 +/- ACRES.

NOTE:

1) SEE ARCHITECTURAL SITE PLANS FOR ZONING AND PARKING INFORMATION.

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SHEET INDEX

SITE PLAN OVERALL

C2-1

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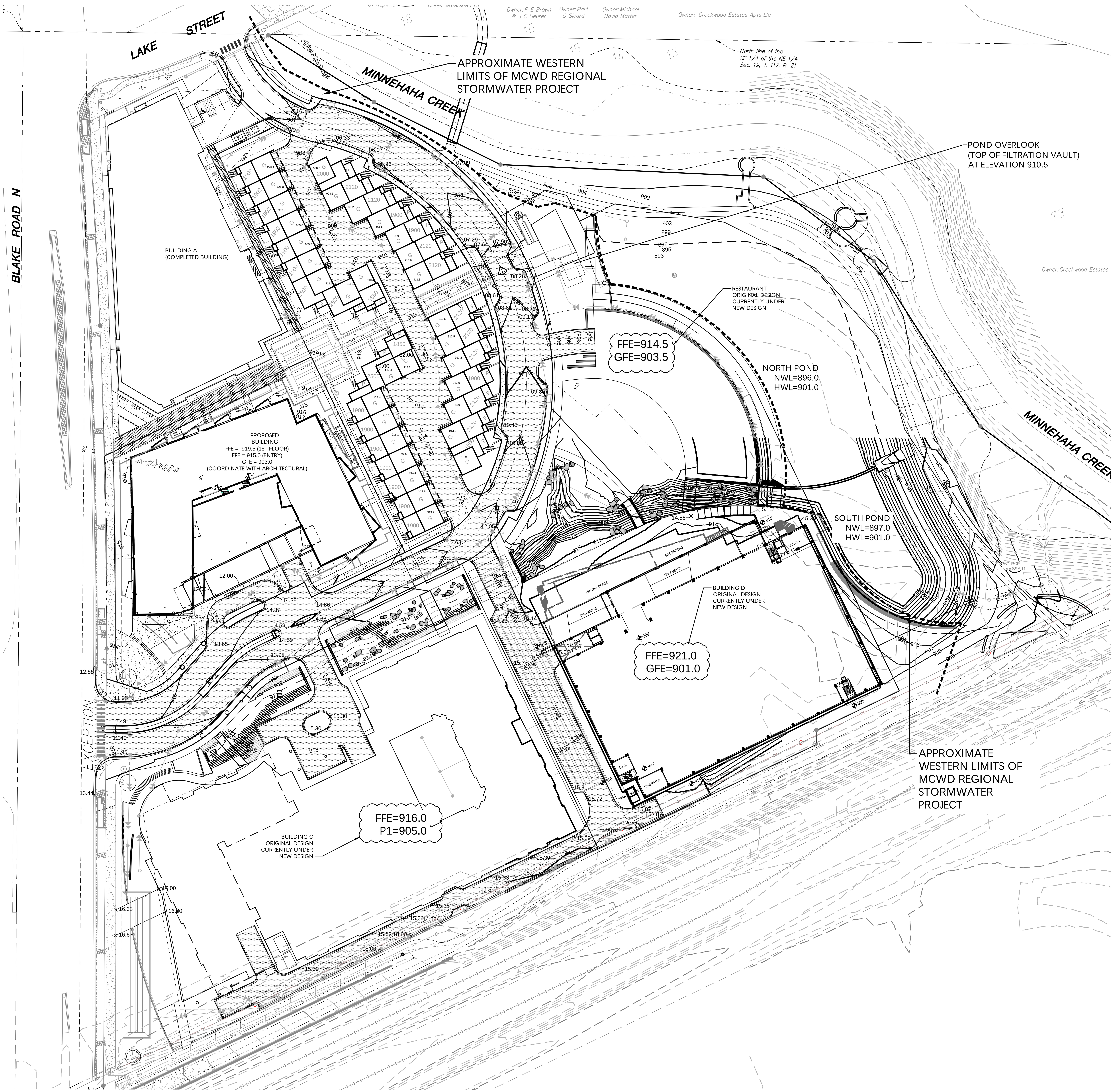

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	POWER POLE	
	ELECTRIC METER	
	GAS METER	
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	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
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972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
10. SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.
11. PLANS ARE SHOWN PRIOR TO CONSTRUCTION AND COMPLETION OF BUILDING A - CHORUS APARTMENTS

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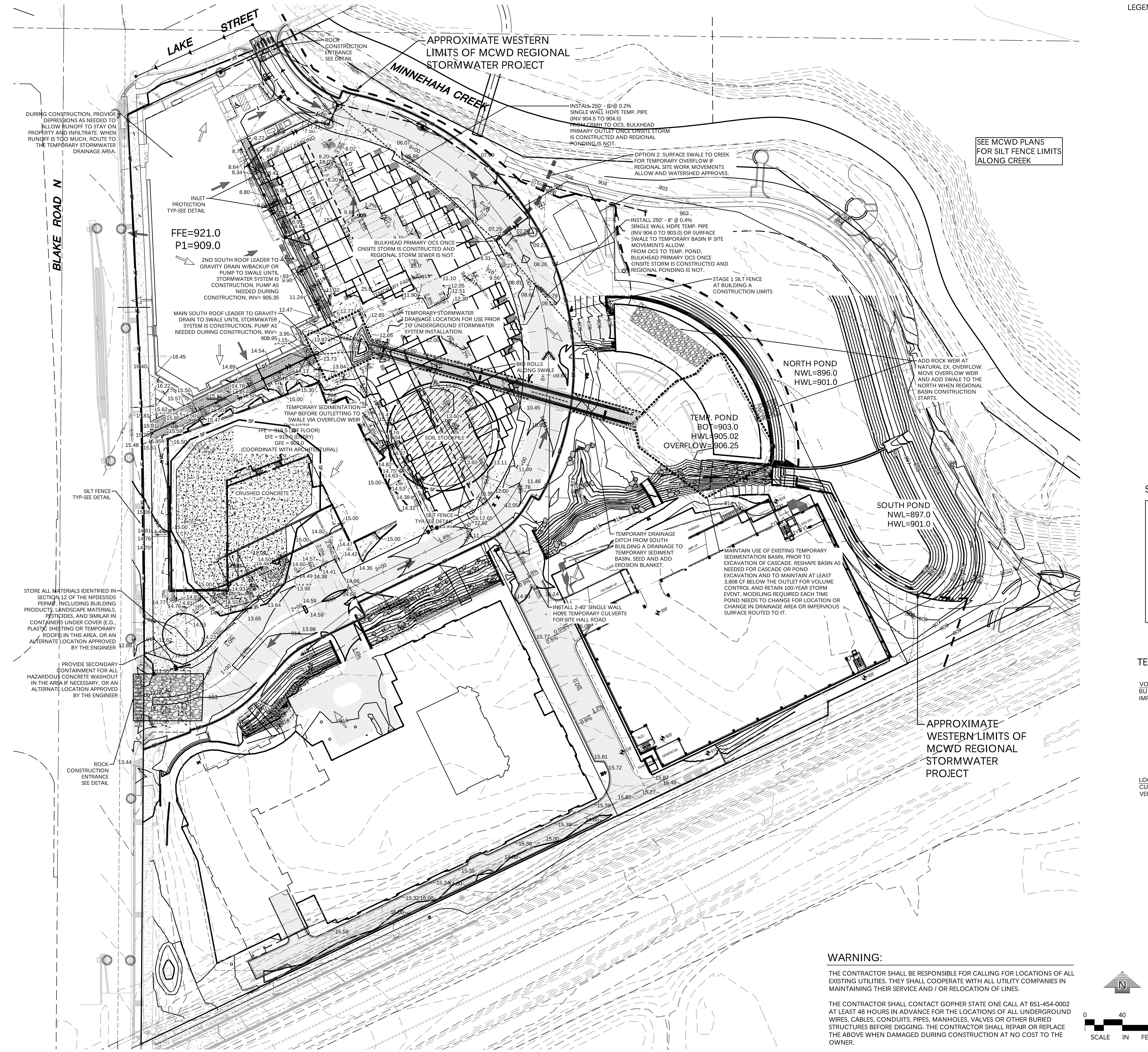
GRADING PLAN

C3-1



LEGEND

EXISTING		PROPOSED
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	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SWPPP LEGEND

- SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET
- BIO ROLLS

TEMPORARY PONDING

VOLUME
BUILDING A TEMPORARY PONDING REQUIRED FOR PROPOSED IMPERVIOUS: 3,808 CF

2023 OPTIONS
* REGIONAL POND ONLINE BEFORE BUILDING B CONSTRUCTED, POND VOLUME 3,808 CF
* REGIONAL POND NOT ONLINE BEFORE BUILDING B CONSTRUCTED, POND VOLUME INCREASED TO 7,892 CF
* REGIONAL POND ONLINE, BUILDING A DONE, BUILDING B ONLY, POND VOLUME 4,084 CF
* RE-EVALUATE NEEDS IF BUILDING C CONSTRUCTION IMPERVIOUS IS STARTED BEFORE REGIONAL PONDS ONLINE. (ADDITIONAL 6,171 CF POSSIBLE)

LOCATION
CURRENT TEMPORARY PONDING LOCATION AND OUTLET PIPE. VERIFY INVERTS AND VOLUME.

2023 OPTIONS
* BEFORE REGIONAL POND WALL CONSTRUCTION, POND REMAINS AS SHOWN
* REGIONAL POND WALL CONSTRUCTION STARTED, MOVE TEMPORARY POND WEST/SOUTHWEST OUT OF WALL CONSTRUCTION. OUTLET TO BE REROUTED SOUTH AND THEN EAST TO AVOID WALL CONSTRUCTION.
* RE-EVALUATE LOCATION WHEN BUILDING C AND D CONSTRUCTION INTERFERES WITH LOCATION.
* RE-EVALUATE OUTLET PIPE WHEN REGIONAL TRAIL CONSTRUCTION BEGINS
  ** PIPE UNDER TRAIL TO BE BURIED AND ABANDONED OR REMOVE AND PUMP AS NEEDED TO CREEK
  ** REGIONAL PONDS ONLINE, REROUTE OUTLET TO REGIONAL PONDS

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SWPPP PLAN
C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING ONE RESIDENTIAL BUILDING. ASSOCIATED SURFACE PAVEMENTS, STORMWATER MANAGEMENT SYSTEMS AND UTILITIES.

2. THE PROJECT INCLUDES A PART OF PRIVATE DEVELOPMENT FOR THE ALATUS 325 BLAKE ROAD MIXED USE DEVELOPMENT. CONCURRENT WORK ON THE PUBLIC REALM IMPROVEMENTS FOR THE MCWD 325 BLAKE REGIONAL STORMWATER WITH ADDITIONAL SWPPP. INTENDED SEQUENCING OF MAJOR CONSTRCUTION ACTIVITIES ARE AS FOLLOWS:
   FALL 2022
   a. INSTALL VEHICLE TRACKING BMP
   b. INSTALL SILT FENCE AROUND SITE
   c. INSPECT AND CLEAN EXISTING TEMPORARY SEDIMENTATION OUTLET
   d. CLEAR AND GRUB SITE
   e. STRIP AND STOCKPILE TOPSOIL
   f. REMOVE PAVEMENTS AND UTILITIES
   g. RELOCATE OR EXPORT EXISTING STOCKPILES OF CRUSHED CONCRETE AND BITUMINOUS
   h. REMOVE SEDIMENT FROM TEMPORARY BASIN, ENSURE INFILTRATION VOLUME OF 3,793 CF
   i. INSTALL SECONDARY SILT FENCEAND BIOROLLS AROUND PILES AND STORMWATER
   j. ROUGH GRADE SITE
   k. IMPORT CLEAN FILL AS NEEDED FOR REPLACEMENT AND BALANCE
   l. INSTALL TEMPORARY STORM PIPE TO TEMPORARY SEDIMENTATION BASIN
   m.INSTALL UTILITIES
   n. INSTALL BUILDING FOUNDATIONS
   SPRING 2023
   o. INSTALL UNDERGROUND STORMWATER SYSTEMS (KEEP OFF LINE UNTIL SITE ESTABLISHED)
   p. INTSTALL TEMPORARY OVERFLOW SWALE FROM UNDERGROUND SYSTEM. CONNECT TO TRUNK SEWER THAT IS ROUTED TO REGIONAL POND WHEN COMPLETE
   q. ROOF GOES ON BUILDING
   r. INSTALL CURB & GUTTER
   s. FINAL GRADE SITE
   t. INSTALL PAVEMENTS AND SIDEWALKS
   u. INSTALL LANDSCAPING
   v. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESTORE ANY AREAS DISTURBED BY THE REMOVAL

3. SITE DATA:

AREA OF DISTURBANCE:	1.5 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.80 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.045 AC

   GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL EXPOSED SOILS MUST HAVE EROSION PROTECTION/COVER INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES. STOCKPILES MUST HAVE EROSION PROTECTION/COVER INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAY.

9. TOPSOIL MUST BE STOCKPILED PER TEMPORARY STOCKPILE REQUIREMENTS AND SEDIMENT CONTROL MEASURES INSTALLED IMMEDIATELY. SEE PLAN FOR LOCATION.

10. A WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF DITCHES MUST BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR PROPERTY LINE.

11. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

13. DIRECT DISCHARGE FROM BMP'S TO VEGETATED AREAS, UNLESS INFEASIBLE.

14. INFILTRATION/FILTRATION: FILTER MEDIA MUST NOT BE INSTALLED UNTIL THE CONTRIBUTING DRAINAGE AREA IS CONSTRUCTED AND FULLY STABILIZED, UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENTATION CONTROLS (E.G., DIVERSION BERMS) ARE PROVIDED TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION AREA.

15. INFILTRATION/FILTRATION AREAS TO HAVE SILT FENCE INSTALLED EARLY TO PREVENT VEHICLE TRACKING AND COMPACTION. UNDERGROUND INFILTRATION WILL NOT BE EXCAVATED UNTIL NECESSARY AND LARGE EQUIPMENT MUST BE KEPT OUT OF ANY INFILTRATION AREA. IN THE EVENT OF COMPACTION IN THESE AREAS, OVER EXCAVATION OF THREE (3) FEET MINIMUM IS REQUIRED.

16. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

17. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

18. NO ENGINE DEGREASING IS ALLOWED ON SITE.

19. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR SECTION 3, 4, 6-22,24 AND THE APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

20. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
   A. ALL CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
   B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

26. POLLUTION PREVENTION
   A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
   C. HAZARDOUS MATERIALS AND TOXIC WASTE CONTAINMENT MUST BE PROVIDED TO PREVENT VANDALISM.
   D. SOLID WASTER MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
   E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
   F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. MINIMUM MAINTENANCE
   A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
   B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
   C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
   D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
   E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

19. CONCRETE WASHOUT AREA
   A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
   B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

21. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

22. PERMANENT STORMWATER TREATMENT BMP'S MUST BE INSPECTED AND MAINTAINED ONCE INSTALLED.

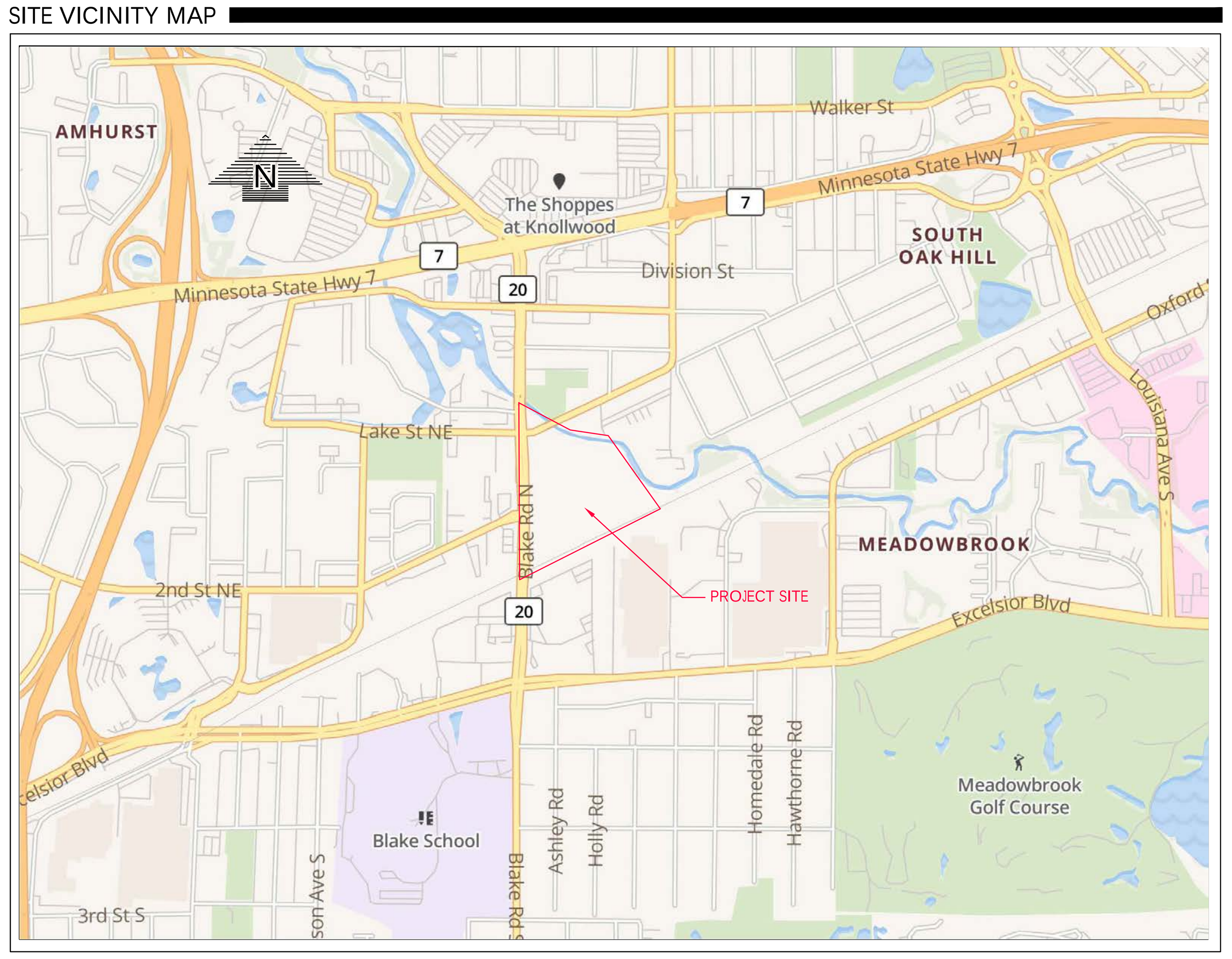
23. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVITIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY. SEE LANDSCAPE PLANS FOR FINAL GROUND COVER.

24. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: ____________________
   COMPANY: ____________________
   PHONE: ____________________

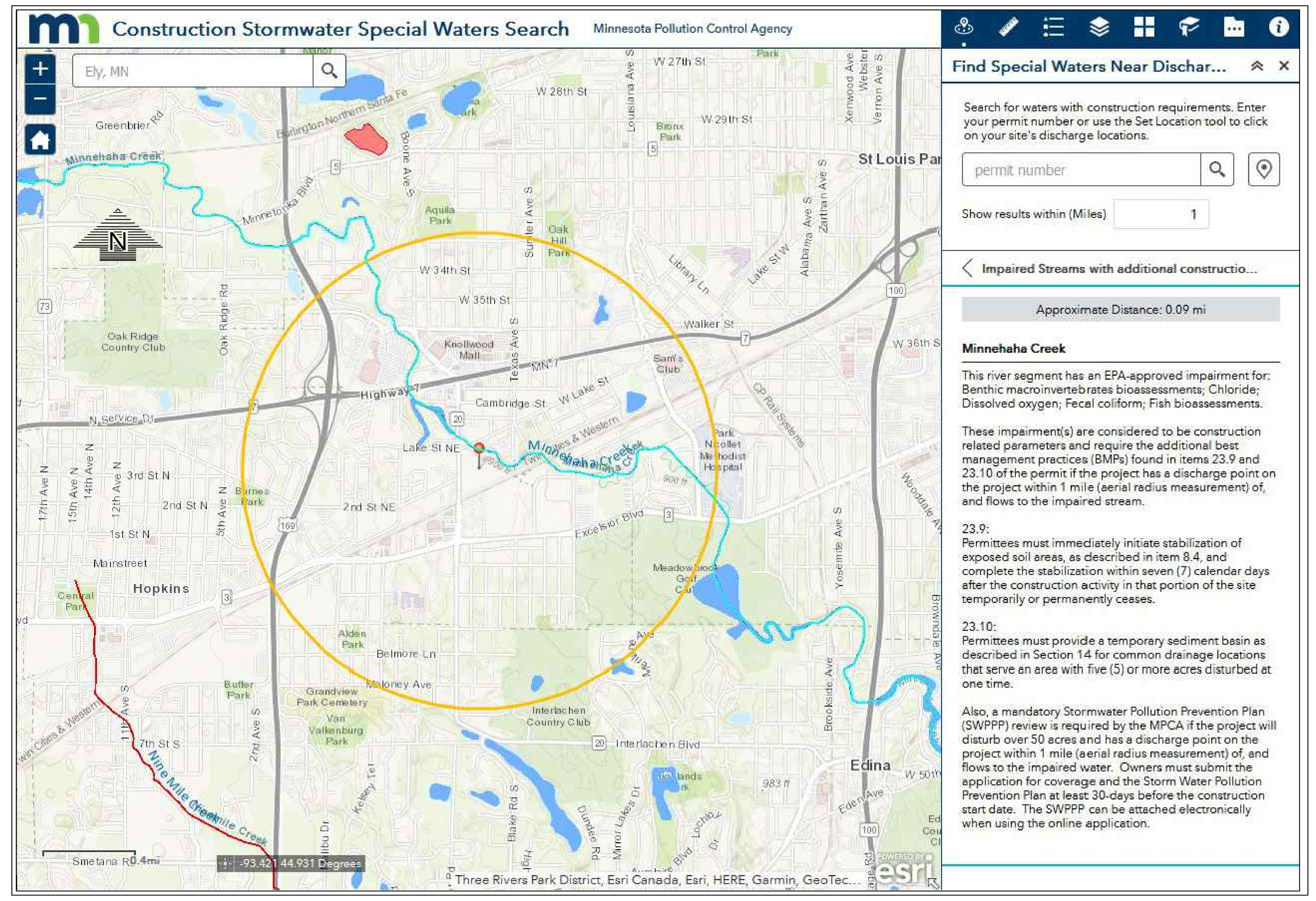
   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
   CONTACT: ____________________
   COMPANY: ____________________
   PHONE: ____________________

24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

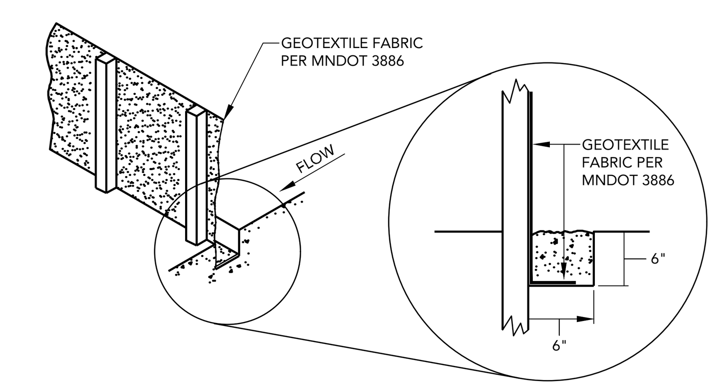
SITE VICINITY MAP



CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



NOTES:
1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - 2 IN X 2IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.

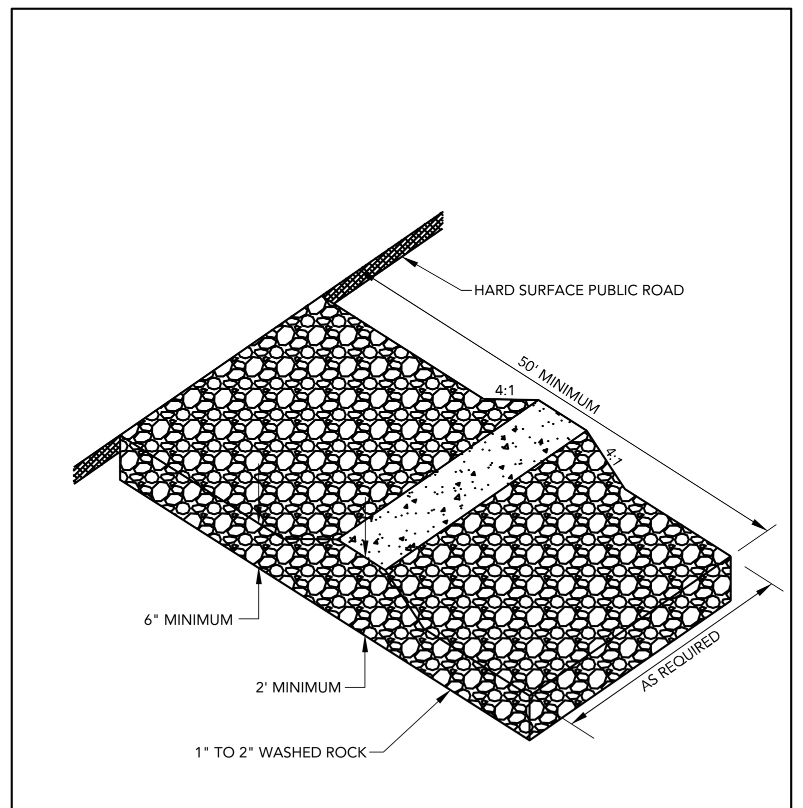


LOUCKS | SILT FENCE PRE-ASSEMBLED OR MACHINE SLICED | LOUCKS PLATE NO. 3000 | DRAWN 2/2016

ESTIMATED QUANTITIES

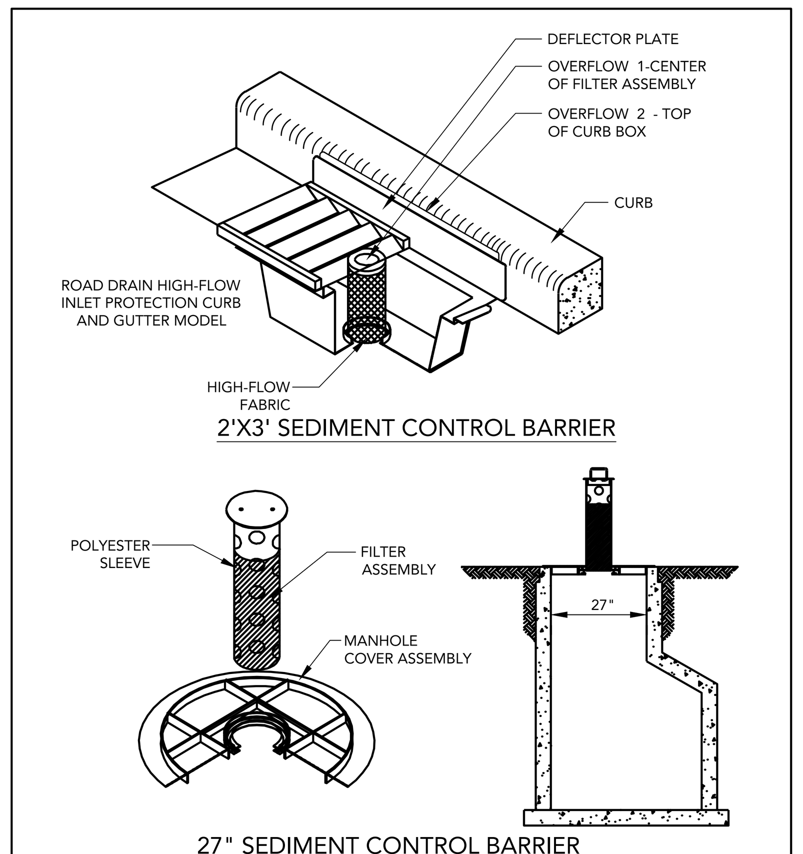
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	6,600
INLET PROTECTION	EA	38

UNIVERSITY OF MINNESOTA
Samuel R. Trebesch
Design of Construction SWPPP (May 31 2024)



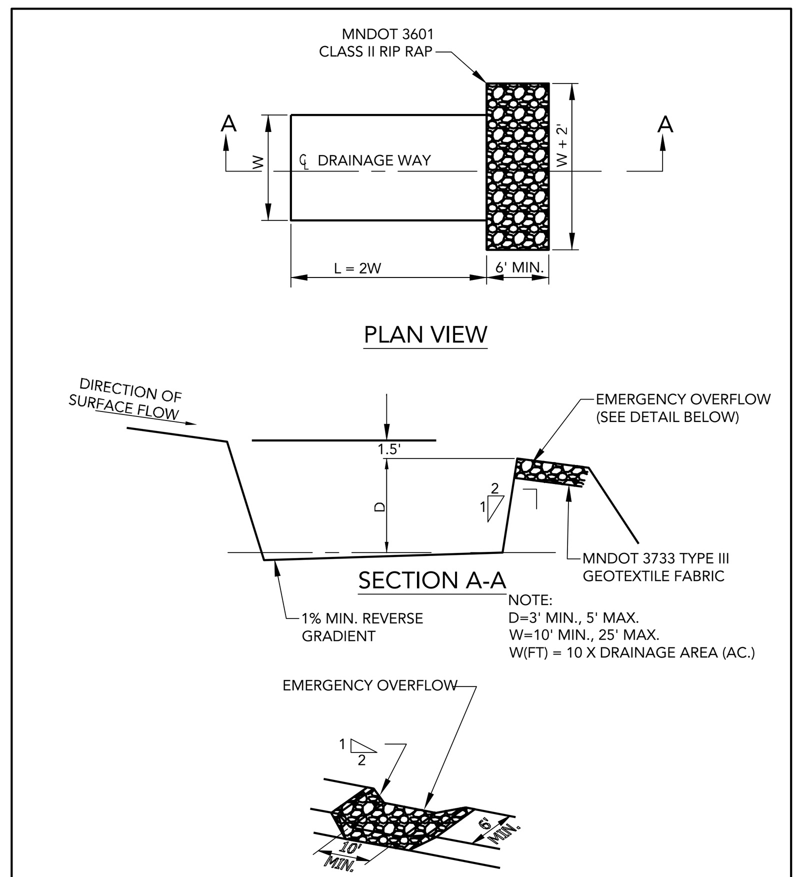
NOTES:
1. ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
2. A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

LOUCKS | ROCK ENTRANCE TO CONSTRUCTION SITE | LOUCKS PLATE NO. 3004 | DRAWN 2/2016

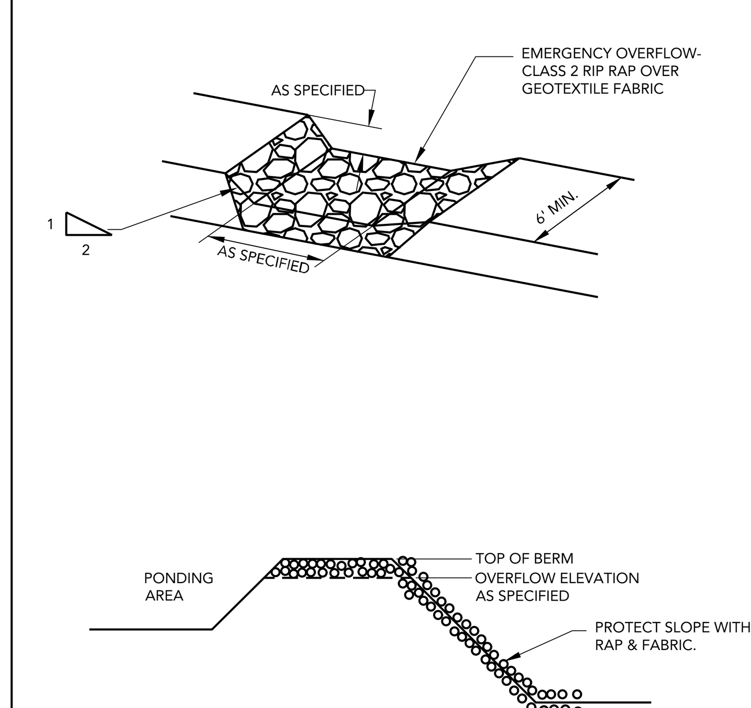


WIMCO ROAD DRAIN, OR APPROVED EQUAL

LOUCKS | INLET PROTECTION - EXISTING STORM STRUCTURES | LOUCKS PLATE NO. 3011 | DRAWN 2/2016



LOUCKS | TEMPORARY SEDIMENT TRAP | LOUCKS PLATE NO. 3019 | DRAWN 2/2016



LOUCKS | BASIN OVERFLOW | LOUCKS PLATE NO. 3010 | DRAWN 2/2016

325 BLAKE ROAD N
HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
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ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
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DF/ DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/2023 PUD AMENDMENT

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

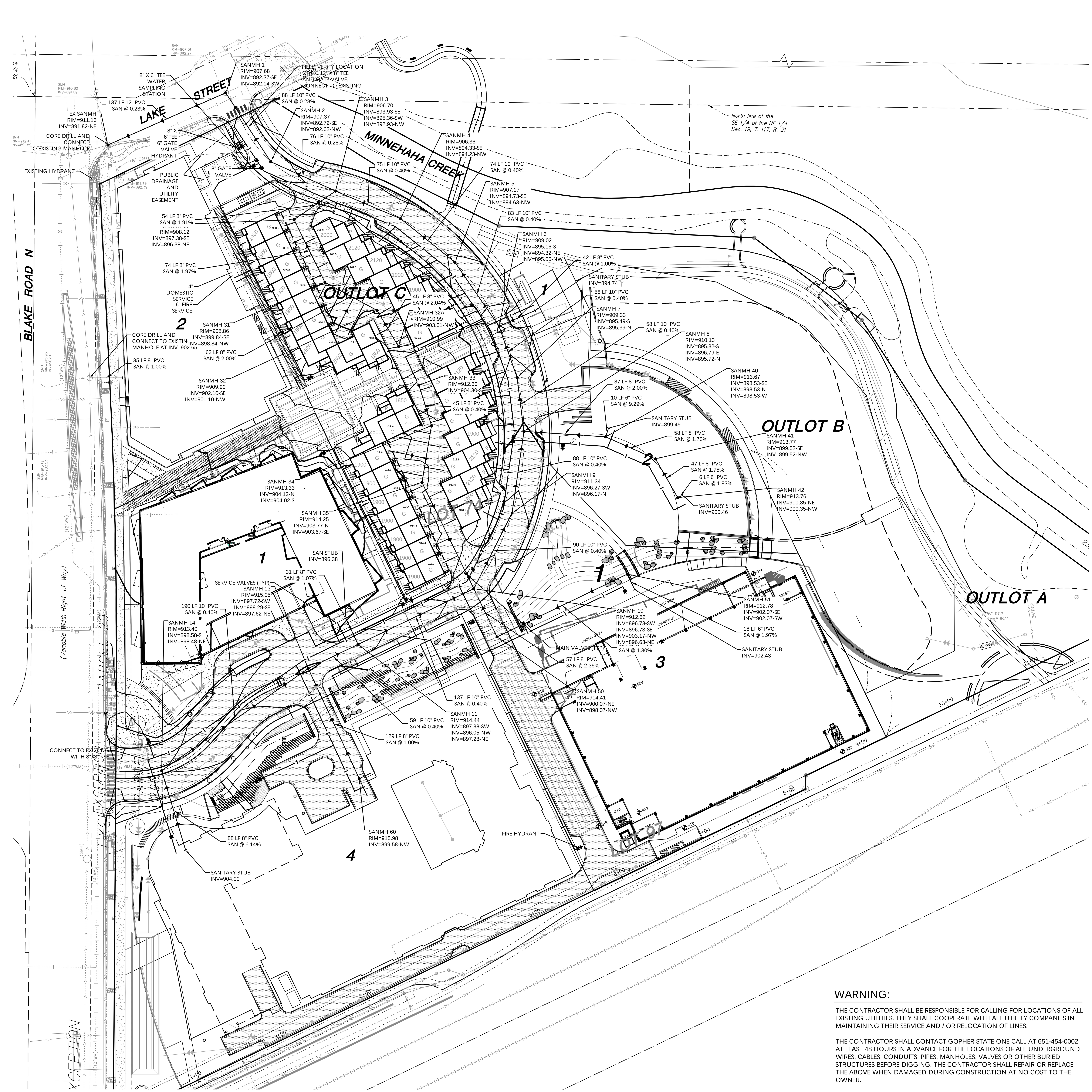
License No.	24440
Date	12-21-23

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-23

SHEET INDEX

SWPPP NOTES
C3-3



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
973	CONTOUR	972
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER
	PVC SDR 35	8" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/2023 PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date 12-21-23

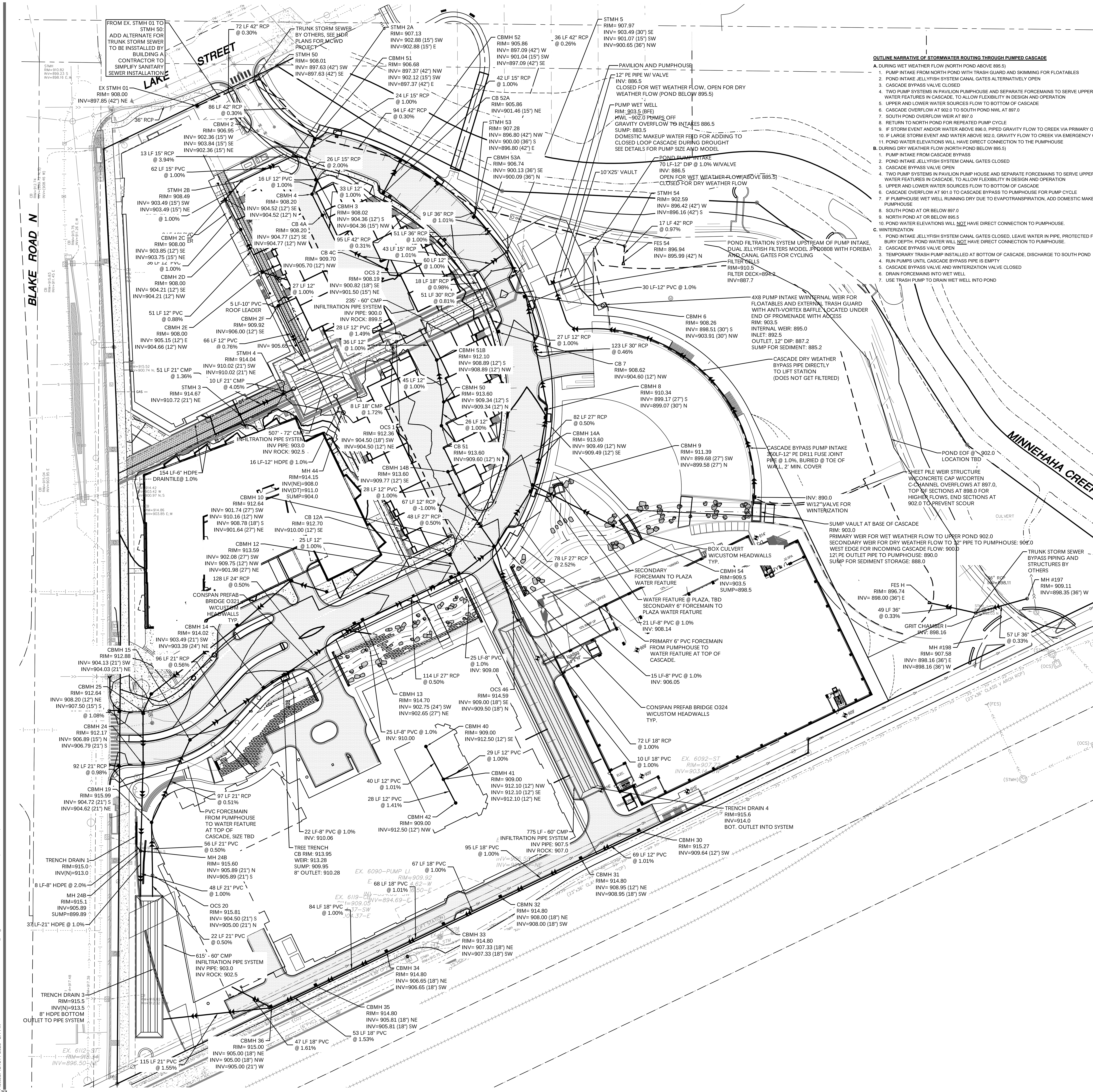
QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-23

SHEET INDEX

UTILITY PLAN SANITARY SEWER AND WATERMAIN OVERALL

C4-1



OUTLINE NARRATIVE OF STORMWATER ROUTING THROUGH PUMPED CASCADE

A. DURING WET WEATHER FLOW (NORTH POND ABOVE 895.5)

1. PUMP INTAKE FROM NORTH POND WITH TRASH GUARD AND SKIMMING FOR FLOATABLES
2. POND INTAKE JELLYFISH SYSTEM CANAL GATES ALTERNATIVELY OPEN
3. CASCADE BYPASS VALVE CLOSED
4. TWO PUMP SYSTEMS IN PAVILION PUMPHOUSE AND SEPARATE FORCEMAINS TO SERVE UPPER AND LOWER WATER FEATURES IN CASCADE, TO ALLOW FLEXIBILITY IN DESIGN AND OPERATION
5. UPPER AND LOWER WATER SOURCES FLOW TO BOTTOM OF CASCADE
6. CASCADE OVERFLOW AT 902.0 TO SOUTH POND NWL AT 897.0
7. SOUTH POND OVERFLOW WEIR AT 897.0
8. RETURN TO NORTH POND FOR REPEATED PUMP CYCLE
9. IF STORM EVENT AND/OR WATER ABOVE 896.0, PIPED GRAVITY FLOW TO CREEK VIA PRIMARY OUTLET
10. IF LARGE STORM EVENT AND WATER ABOVE 902.0, GRAVITY FLOW TO CREEK VIA EMERGENCY OVERFLOW PIPE
11. POND WATER ELEVATIONS WILL HAVE DIRECT CONNECTION TO THE PUMPHOUSE

B. DURING DRY WEATHER FLOW (NORTH POND BELOW 895.5)

1. PUMP INTAKE FROM CASCADE BYPASS
2. POND INTAKE JELLYFISH SYSTEM CANAL GATES CLOSED
3. CASCADE BYPASS VALVE OPEN
4. TWO PUMP SYSTEMS IN PAVILION PUMP HOUSE AND SEPARATE FORCEMAINS TO SERVE UPPER AND LOWER WATER FEATURES IN CASCADE, TO ALLOW FLEXIBILITY IN DESIGN AND OPERATION
5. UPPER AND LOWER WATER SOURCES FLOW TO BOTTOM OF CASCADE
6. CASCADE OVERFLOW AT 901.0 TO CASCADE BYPASS TO PUMPHOUSE FOR PUMP CYCLE
7. IF PUMPHOUSE WET WELL RUNNING DRY DUE TO EVAPOTRANSPIRATION, ADD DOMESTIC MAKEUP WATER IN PUMPHOUSE
8. SOUTH POND AT OR BELOW 897.0
9. NORTH POND AT OR BELOW 895.5
10. POND WATER ELEVATIONS WILL NOT HAVE DIRECT CONNECTION TO PUMPHOUSE.

C. WINTERIZATION

1. POND INTAKE JELLYFISH SYSTEM CANAL GATES CLOSED, LEAVE WATER IN PIPE, PROTECTED FROM FROST BY BURY DEPTH. POND WATER WILL NOT HAVE DIRECT CONNECTION TO PUMPHOUSE.
2. CASCADE BYPASS VALVE OPEN
3. TEMPORARY TRASH PUMP INSTALLED AT BOTTOM OF CASCADE, DISCHARGE TO SOUTH POND
4. RUN PUMPS UNTIL CASCADE BYPASS PIPE IS EMPTY
5. CASCADE BYPASS VALVE AND WINTERIZATION VALVE CLOSED
6. DRAIN FORCEMAINS INTO WET WELL
7. USE TRASH PUMP TO DRAIN WET WELL INTO POND

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER
	PVC SDR 35	8" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 40 80
SCALE IN FEET

325 BLAKE ROAD N
HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/2023 PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No.	24440
Date	12-21-23

QUALITY CONTROL

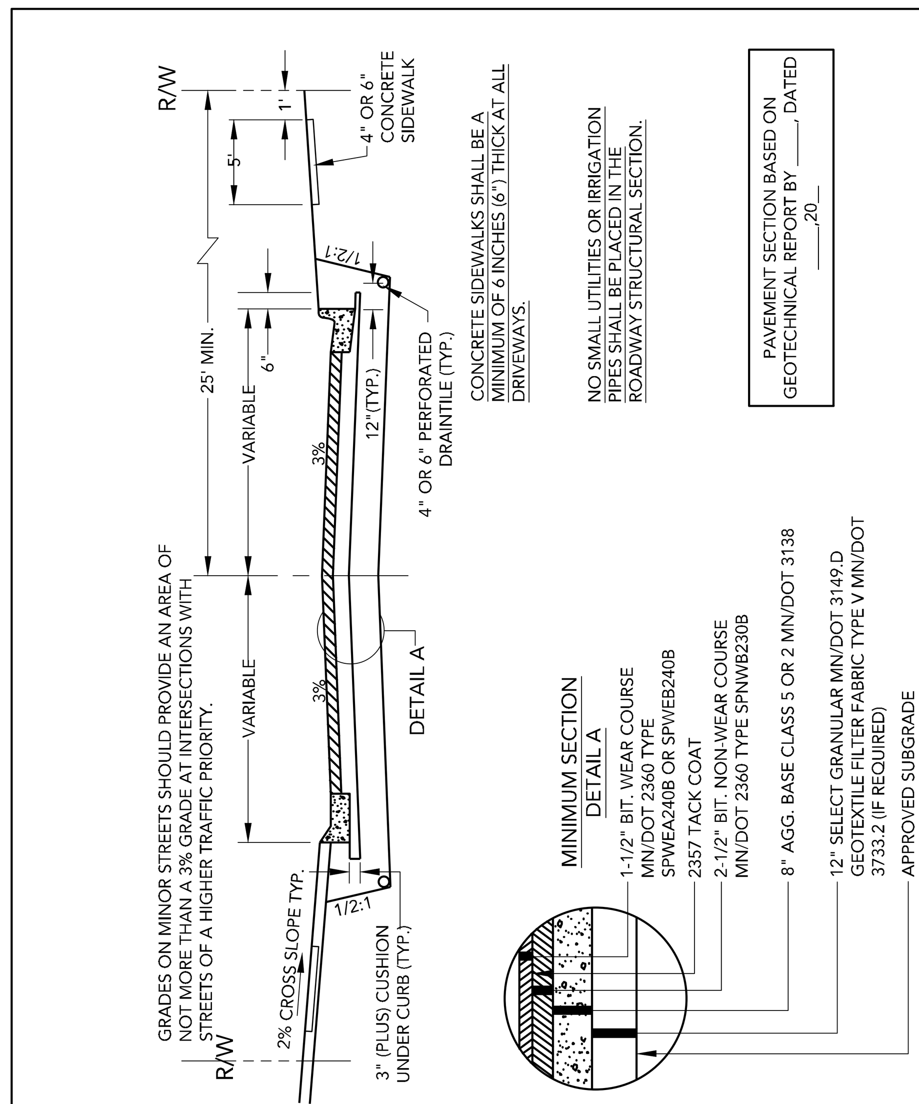
Loucks Project No.	20503A
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-23

SHEET INDEX

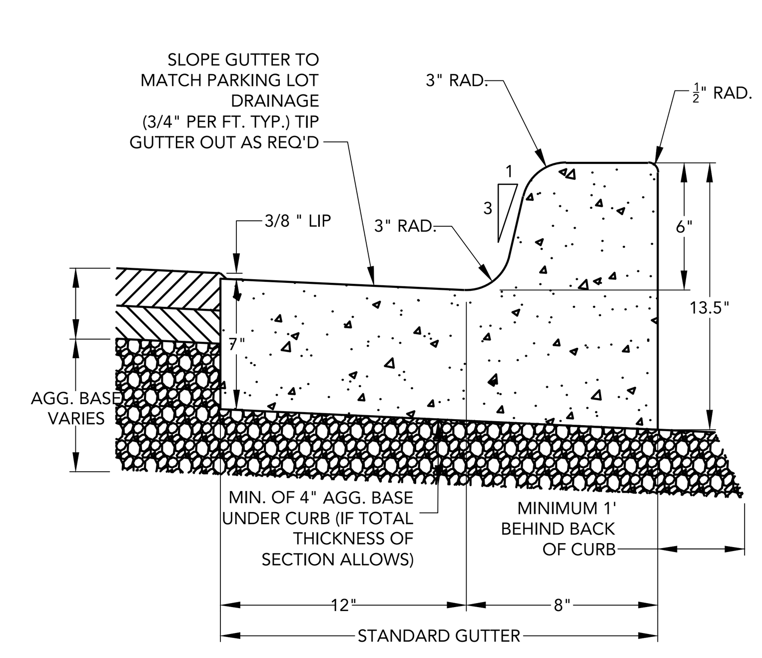
UTILITY PLAN STORM SEWER OVERALL

C4-2

Plotted: 12 /21 / 2023 2:4 PM W:\2020\20503A\cad\Data\CIVIL_dwg Sheet Files\full Site\C4-2 Utilities (Stormwater) Full Site

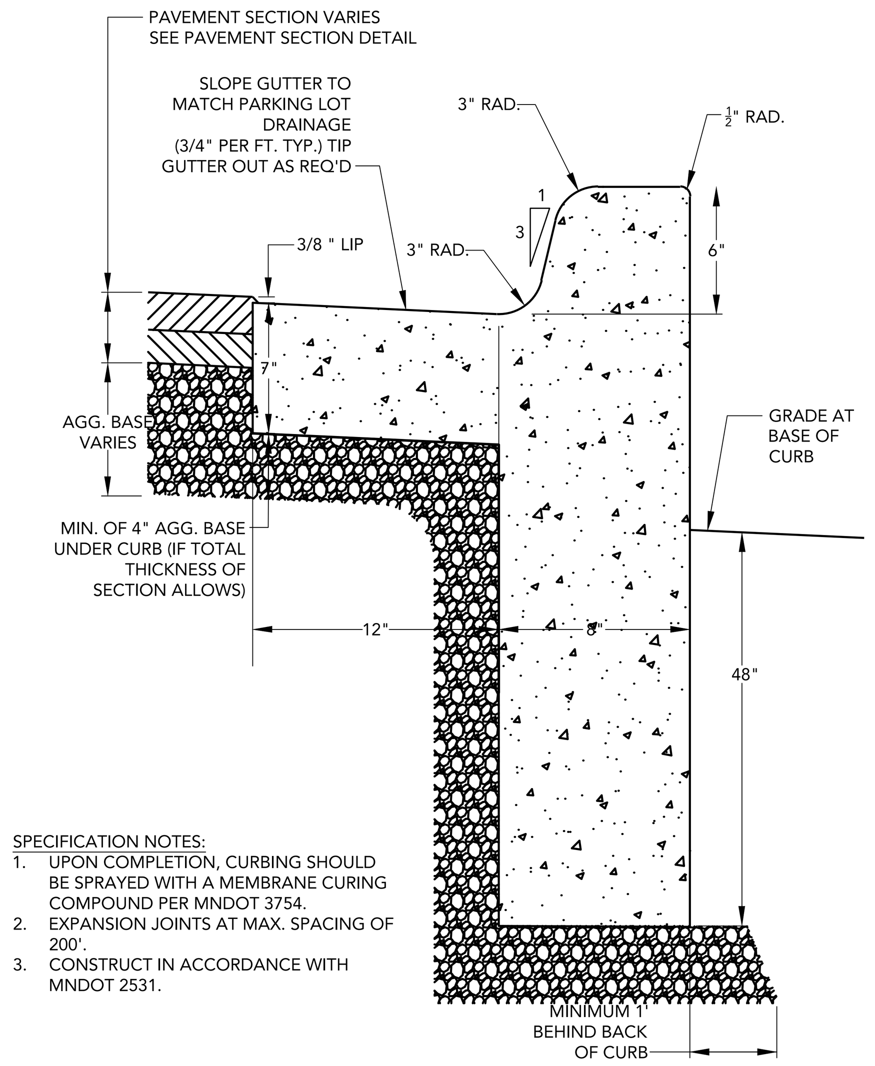


LOUCKS	RESIDENTIAL STREET SECTION	LOUCKS PLATE NO. 2004 — DRAWN 12/2016



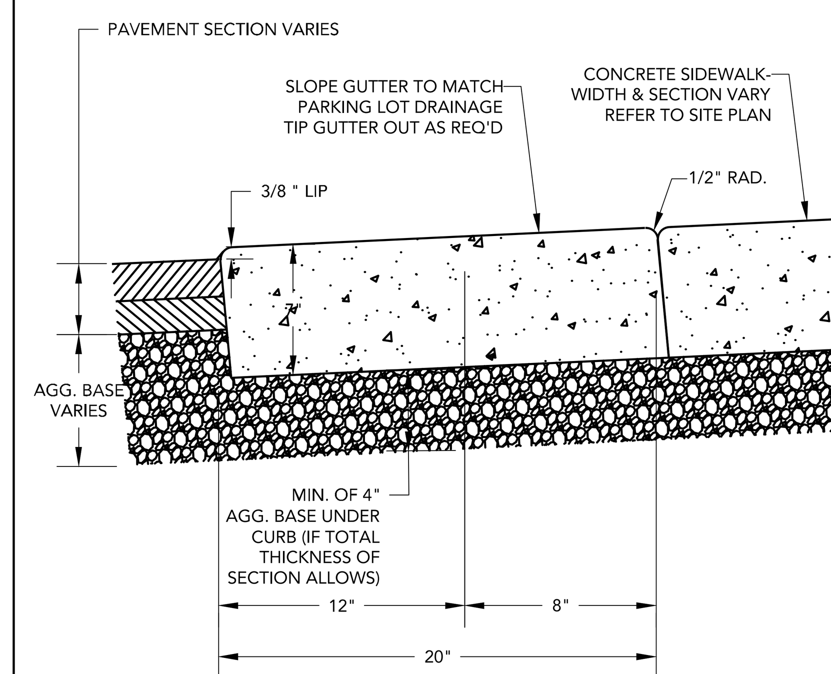
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009 — DRAWN 2/2016



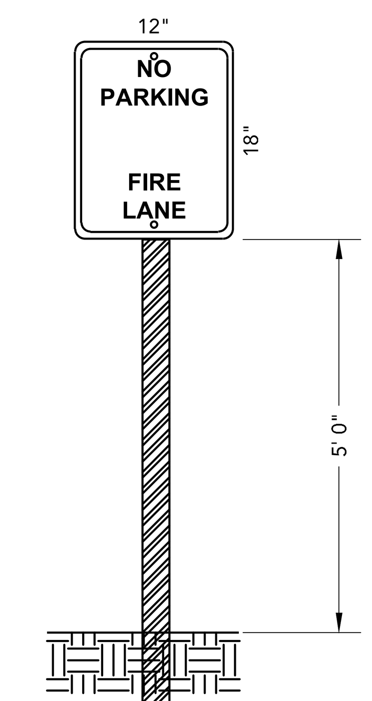
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	B6 STYLE CONCRETE CURB AND GUTTER / WALL	LOUCKS PLATE NO. 2009A — DRAWN 2/2016



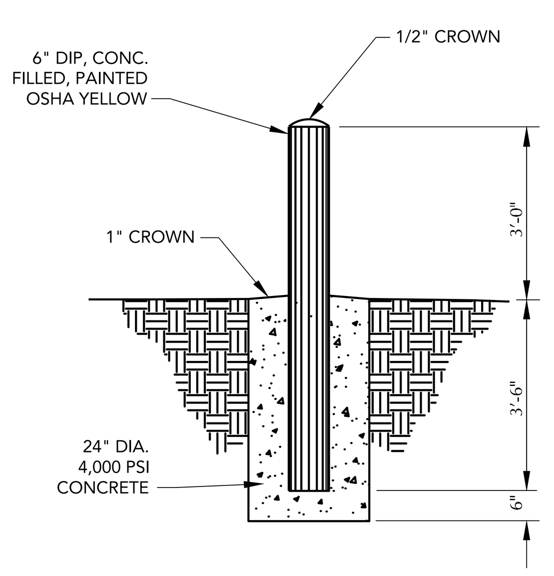
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012 — DRAWN 2/2016

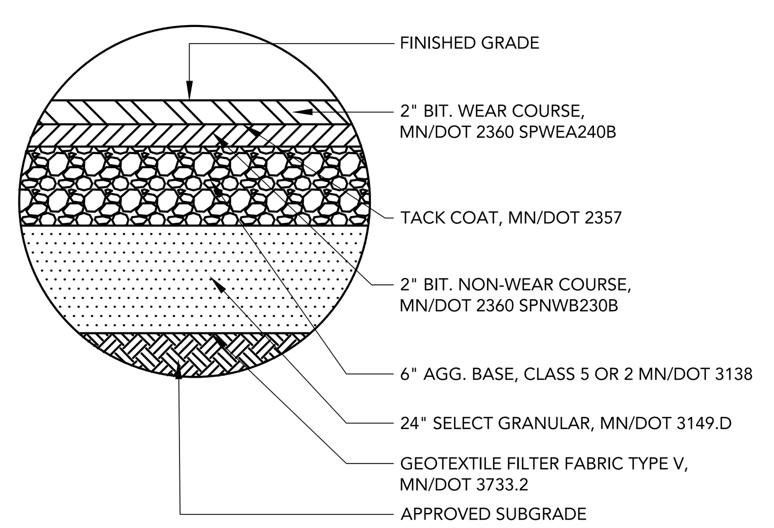


NOTES:
1. "NO PARKING FIRE LANE", R7-22 OR APPROVED EQUAL. SIGN MUST BE A MINIMUM OF 12" X 18", ALUMINUM PLATE, .063 MIN. THICKNESS, HIGH INTENSITY SHEETING, INSTALLED AT A HEIGHT 5' ABOVE GROUND, WITH RED LETTERING ON WHITE BACKGROUND (STANDARD).
2. THE SIGN SUPPORTS WILL BE A U POST.
3. THE SUPPORTING POSTS SHALL BE SET BACK A MINIMUM OF 12" BUT NOT MORE THAN 36" FROM THE CURB ON BOTH SIDES OF THE FIRE LANE.
4. ALL SIGNS SHALL FACE THE DIRECTION OF TRAVEL AND BE INSTALLED ACCORDING TO THE LOCATIONS IDENTIFIED BY THE CITY ON THE APPROVED SITE PLAN FOR THE DEVELOPMENT.

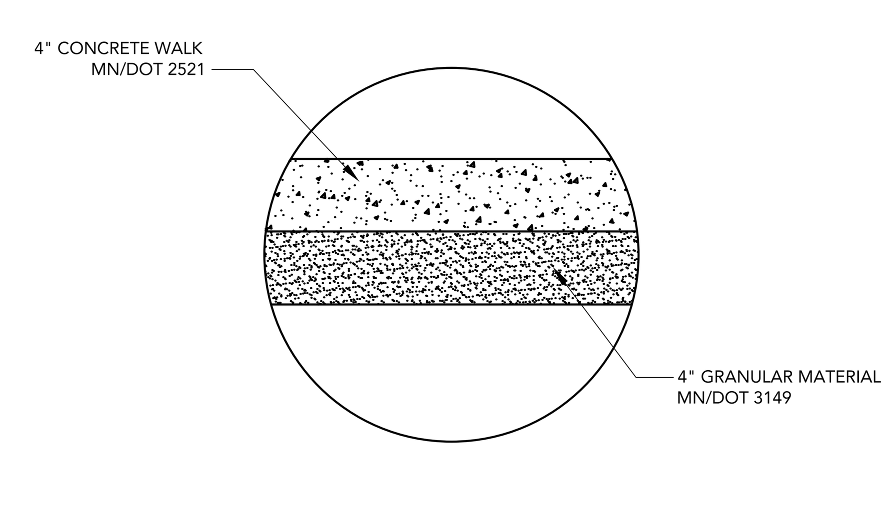
LOUCKS	FIRE LANE SIGN	LOUCKS PLATE NO. 2026 — DRAWN 2/2016



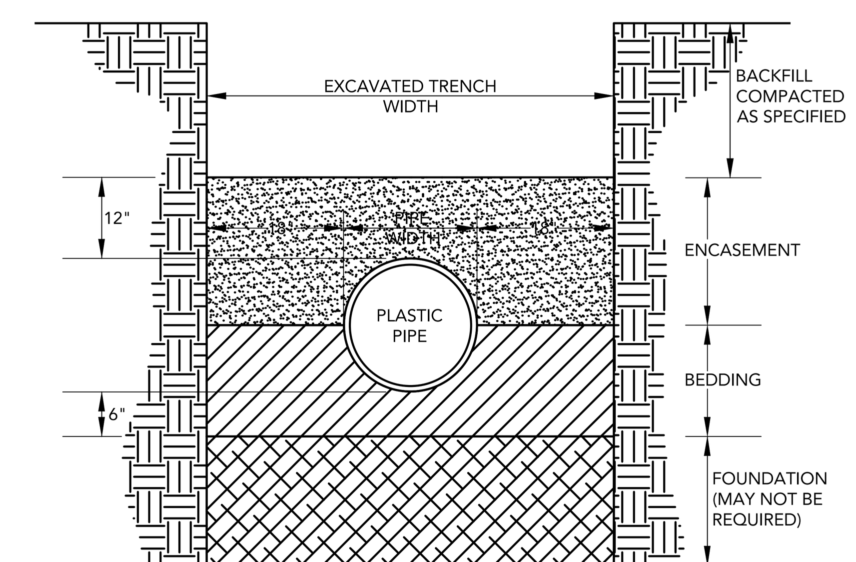
LOUCKS	BOLLARD	LOUCKS PLATE NO. 2039 — DRAWN 12/2016



LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032 — DRAWN 12/2016

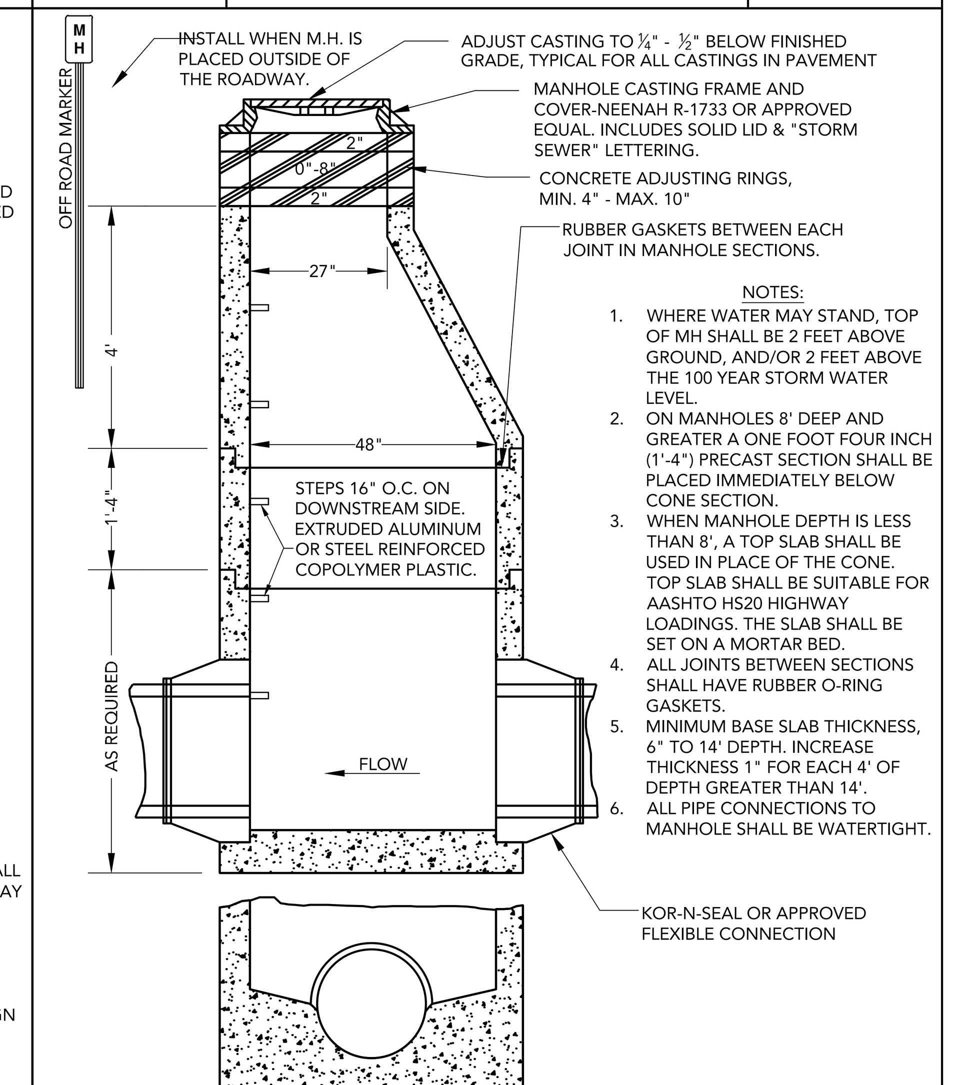


LOUCKS	CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034 — DRAWN 2/2016



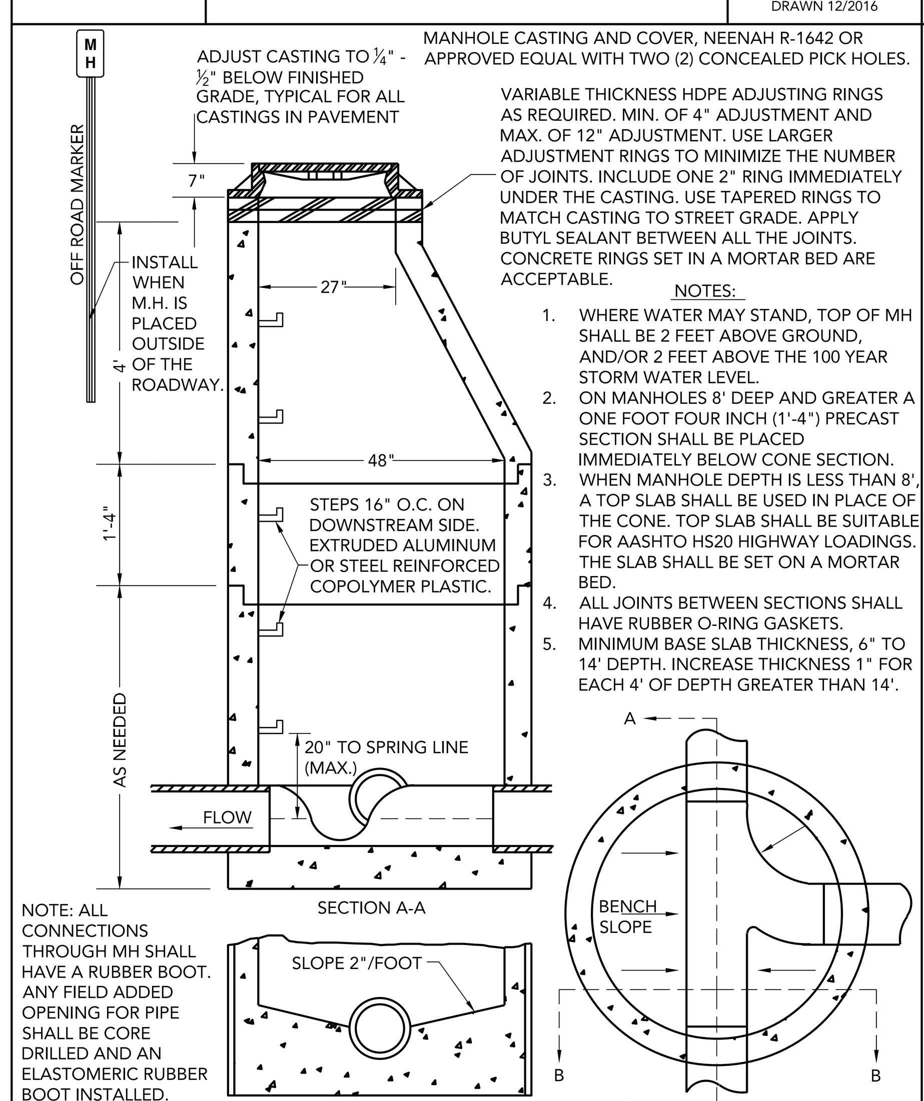
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008 — DRAWN 2/2016



NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.
6. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.

LOUCKS	STANDARD STORM SEWER MANHOLE WITH CONE SECTION	LOUCKS PLATE NO. 4300 — DRAWN 2/2016



MANHOLE CASTING AND COVER, NEENAH R-1642 OR APPROVED EQUAL WITH TWO (2) CONCEALED PICK HOLES.

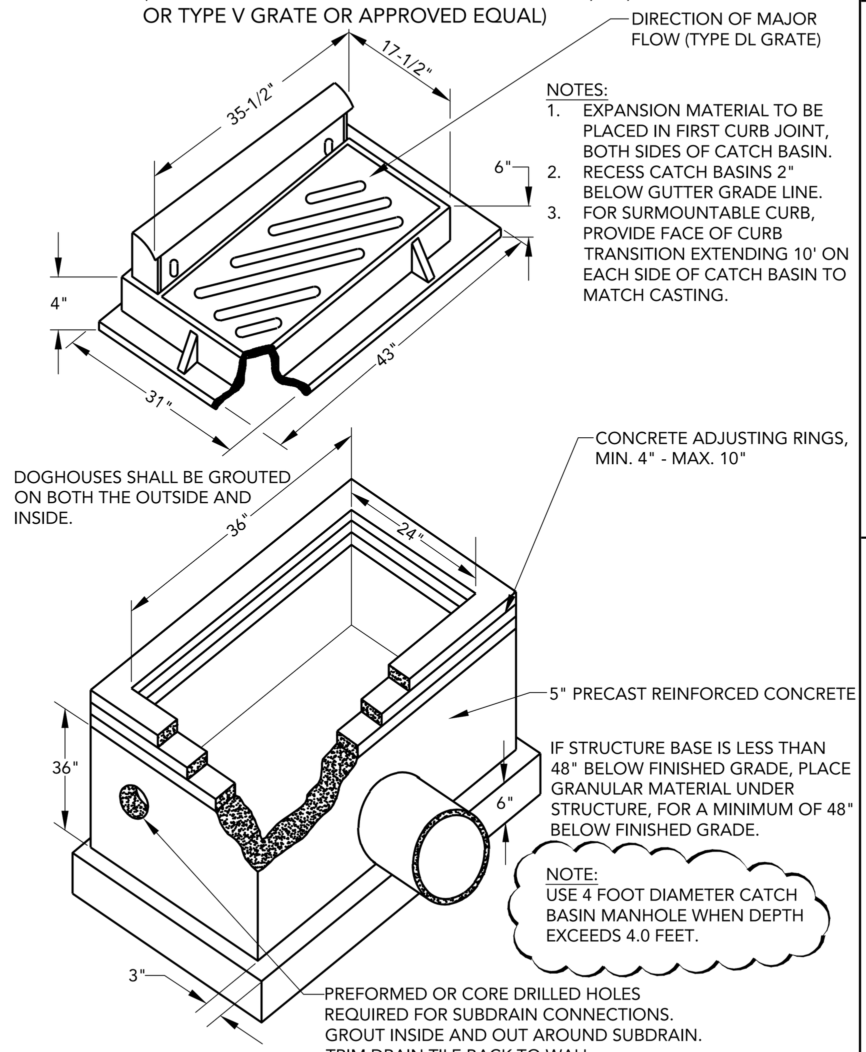
VARIABLE THICKNESS HDPE ADJUSTING RINGS AS REQUIRED. MIN. OF 4" ADJUSTMENT AND MAX. OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING. USE TAPERED RINGS TO MATCH CASTING TO STREET GRADE. APPLY BUTYL SEALANT BETWEEN ALL THE JOINTS. CONCRETE RINGS SET IN A MORTAR BED ARE ACCEPTABLE.

NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.

NOTE: ALL CONNECTIONS THROUGH MH SHALL HAVE A RUBBER BOOT. ANY FIELD ADDED OPENING FOR PIPE SHALL BE CORE DRILLED AND AN ELASTOMERIC RUBBER BOOT INSTALLED.

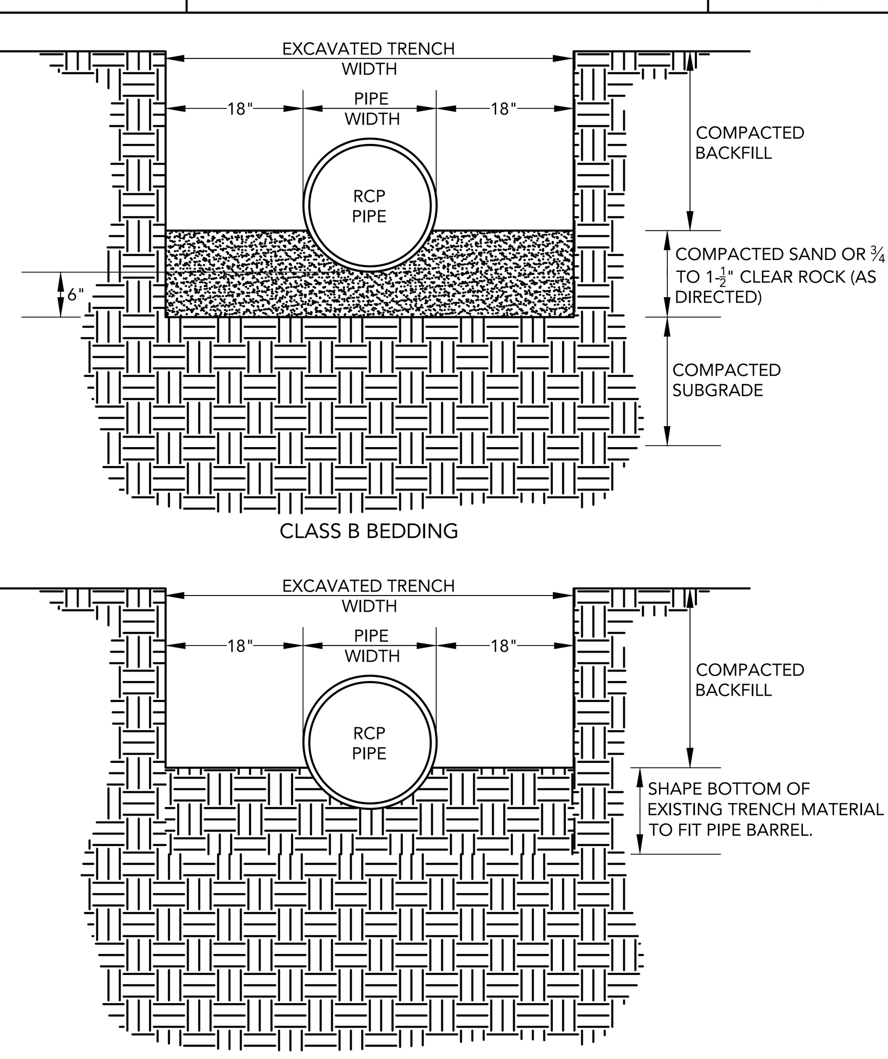
LOUCKS	STANDARD SANITARY SEWER MANHOLE	LOUCKS PLATE NO. 4000 — DRAWN 2/2016

(NEENAH CASTING NO. R-3067 WITH TYPE DR, DL, OR TYPE V GRATE OR APPROVED EQUAL)

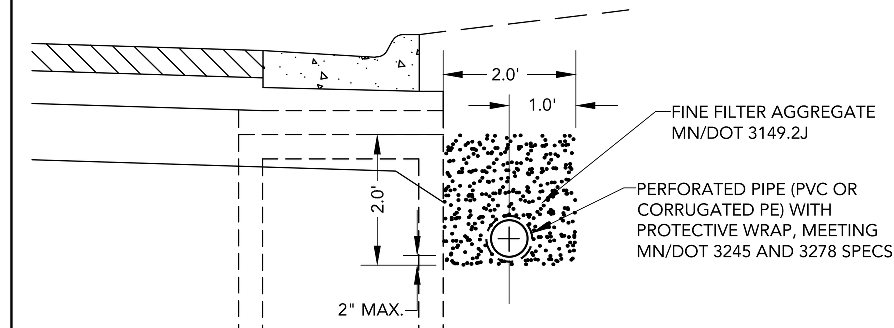


NOTES:
1. EXPANSION MATERIAL TO BE PLACED IN FIRST CURB JOINT, BOTH SIDES OF CATCH BASIN.
2. RECESS CATCH BASINS 2" BELOW GUTTER GRADE LINE.
3. FOR SURMOUNTABLE CURB, PROVIDE FACE OF CURB TRANSITION EXTENDING 10' ON EACH SIDE OF CATCH BASIN TO MATCH CASTING.

LOUCKS	2'x3' CATCH BASIN (MAX. DEPTH 4.0')	LOUCKS PLATE NO. 4302 — DRAWN 12/2016

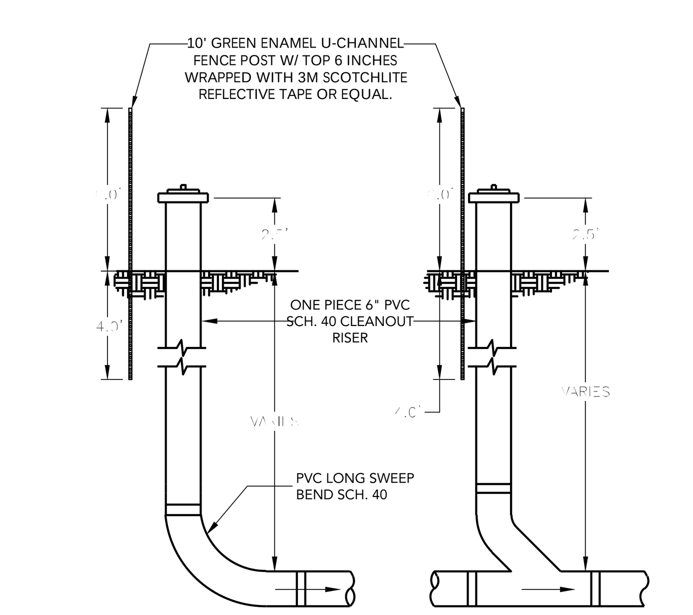


LOUCKS	CONCRETE PIPE BEDDING	LOUCKS PLATE NO. 4310 — DRAWN 2/2016



LOUCKS	PERFORATED DRAIN TILE PIPE	LOUCKS PLATE NO. 4314 — DRAWN 2/2016

NOTES:
- 6" HUB WITH THREADED PVC PLUG - DO NOT GLUE
- CASTING MAY BE REQUIRED SEE SPECIFICATIONS



END OF LINE CLEANOUT
IN LINE CLEANOUT

LOUCKS	DRAINTILE CLEAN-OUT STRUCTURE	LOUCKS PLATE NO. 4315 — DRAWN 2/2016

325 BLAKE ROAD N
HOPKINS, MN

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80 S 8th ST. STE. 4155
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CADD QUALIFICATION

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12/21/2023 PUD AMENDMENT

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

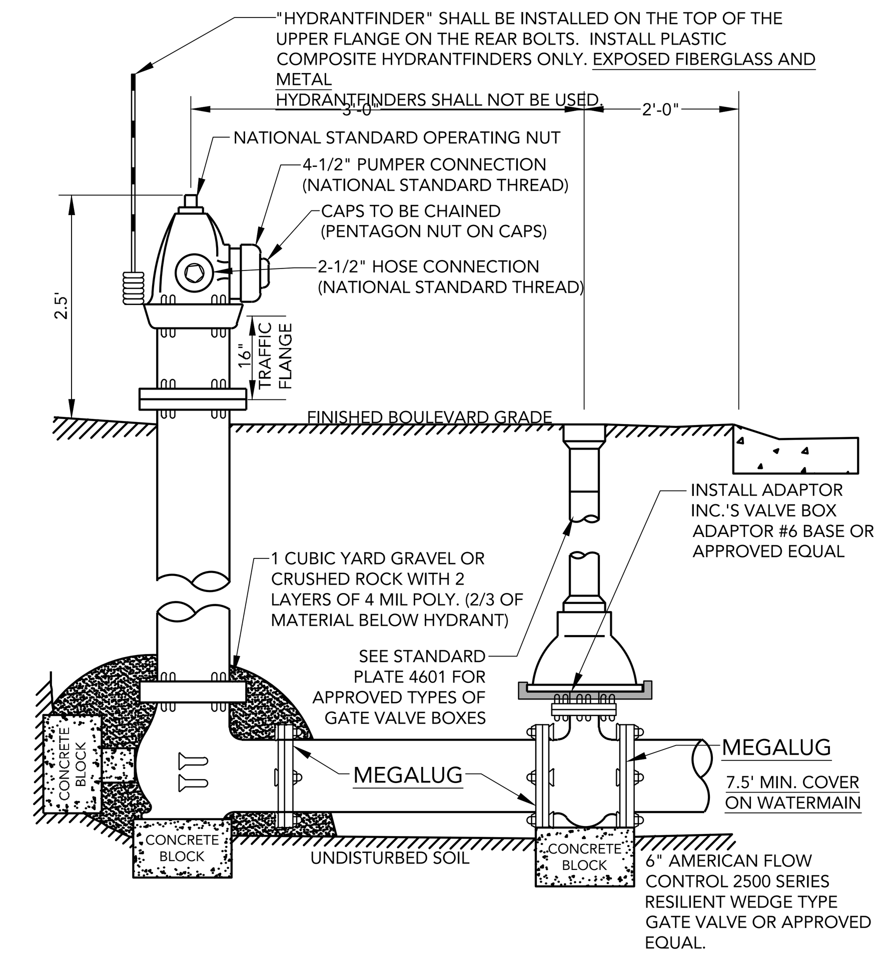
License No.	24440
Date	12-21-23

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-23

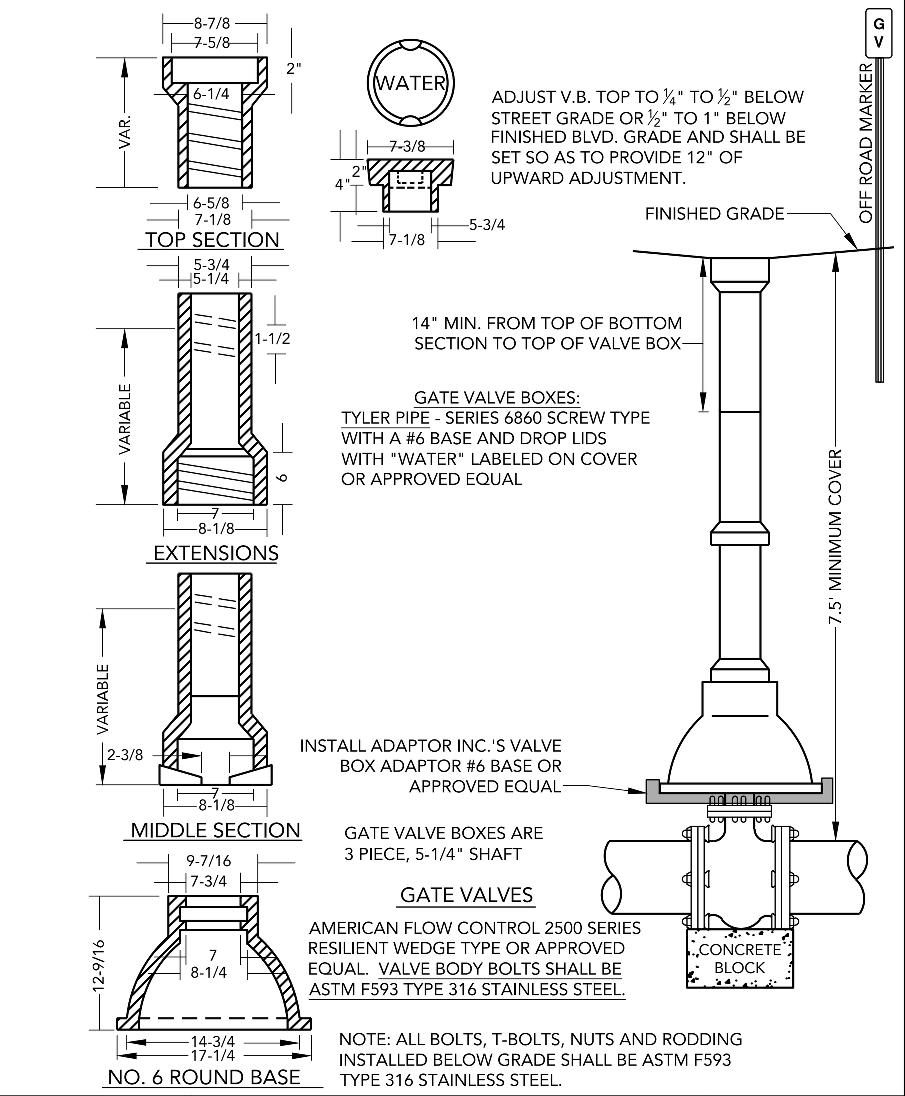
SHEET INDEX

DETAIL SHEET
C8-1



NOTES:
1. GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
2. THRUST BLOCKING REQUIRED BEHIND ALL HYDRANTS.
3. ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL. THIS INCLUDES HYDRANTS AND VALVES.

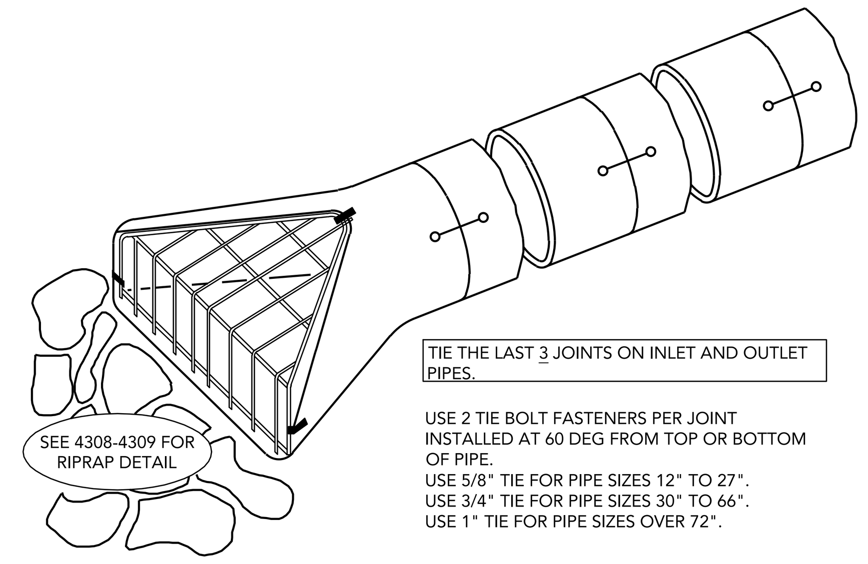
LOUCKS — HYDRANT AND GATE VALVE INSTALLATION — LOUCKS PLATE NO. 4600 — DRAWN 12/2016

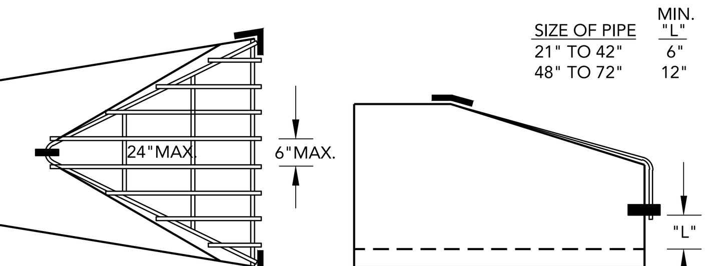


NOTE: ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

LOUCKS — GATE VALVE AND BOX INSTALLATION — LOUCKS PLATE NO. 4601 — DRAWN 12/2016

RIPRAP REQUIRED: SEE STD. PLATE 4308 OR 4309

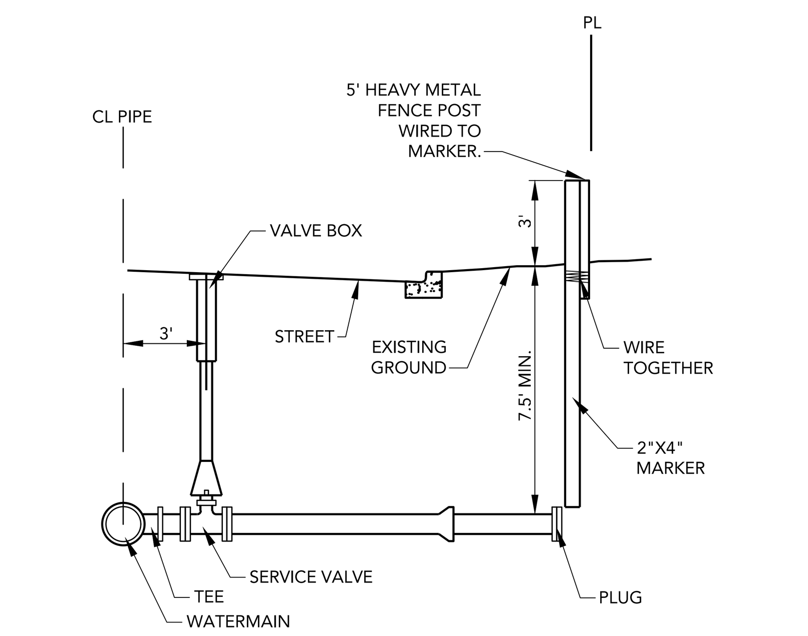




SIZE OF PIPE	MIN. "L"
21" TO 42"	6"
48" TO 72"	12"

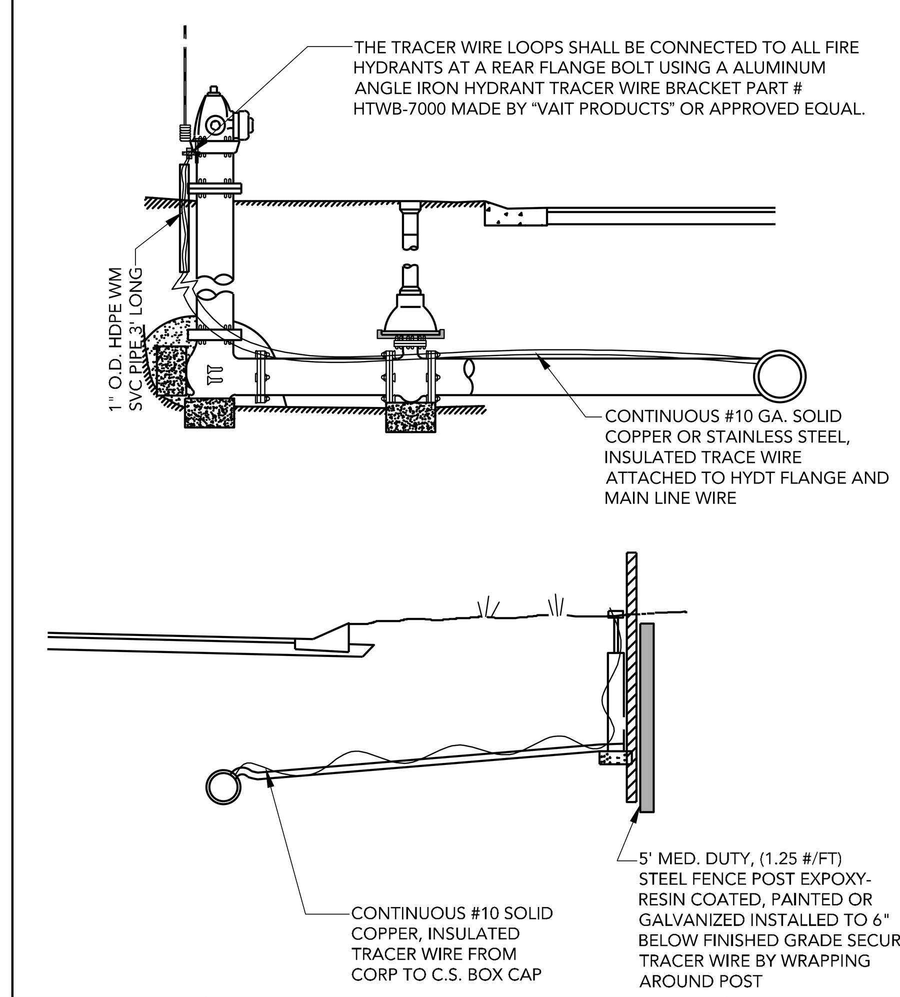
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. GALVANIZE AFTER FABRICATION.

LOUCKS — TRASH GUARD RCP APRON — LOUCKS PLATE NO. 4306 — DRAWN 2/2016



NOTE:
VALVES SHALL BE TIED TO TEE AT MAIN WITH 2 3/4"ROUND TIE RODS.
ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

LOUCKS — LARGE WATER SERVICE CONNECTION — LOUCKS PLATE NO. 4604 — DRAWN 2/2016

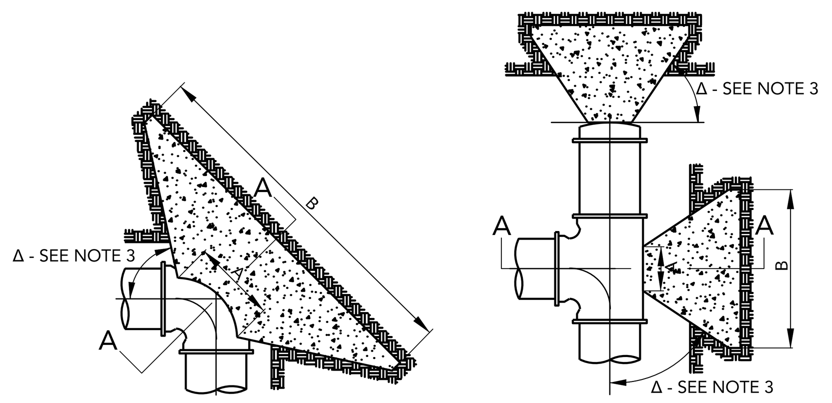


LOUCKS — TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD — LOUCKS PLATE NO. 4605 — DRAWN 2/2016

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION "A" SHOULD BE AS LARGE AS POSSIBLE.
3. Δ= 45° MINIMUM.
4. PLACE POLY SHEETING BETWEEN CONCRETE & PIPE.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH MEGALUGS THRUST RESTRAINTS OR EQUAL.

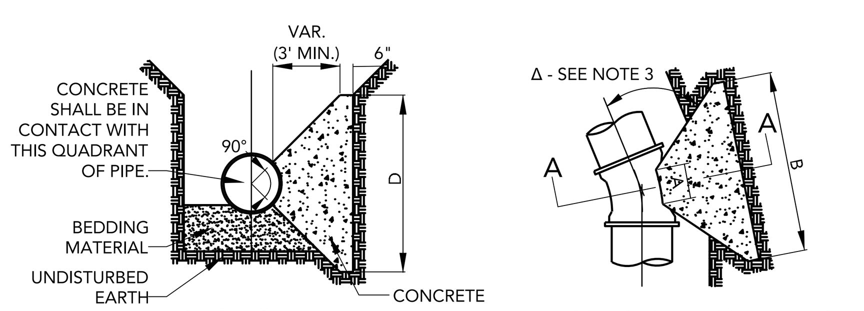
BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND		TEE/PLUG	
	B	D	B	D	B	D	B	D
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"	2'-0"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"	1'-10"	2'-6"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"	3'-3"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"	4'-8"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"	5'-10"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	6'-9"	5'-0"



PLAN 22 1/2° TO 90° BENDS

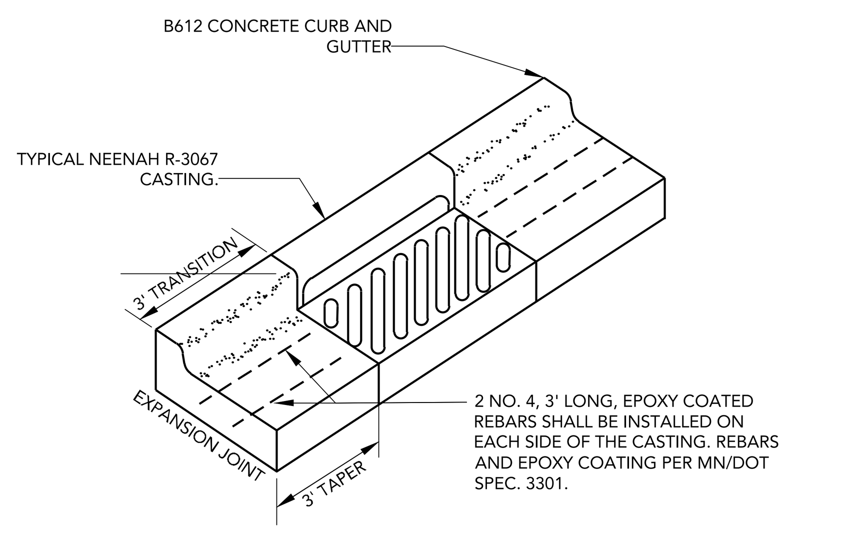
TEES/PLUGS



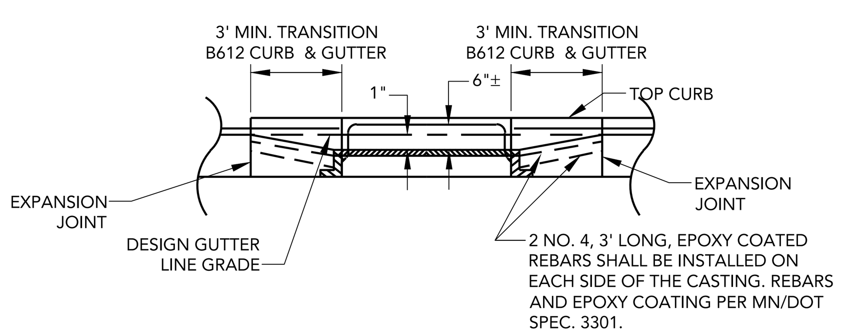
SECTION A-A

PLAN 0° TO 22 1/2° BENDS

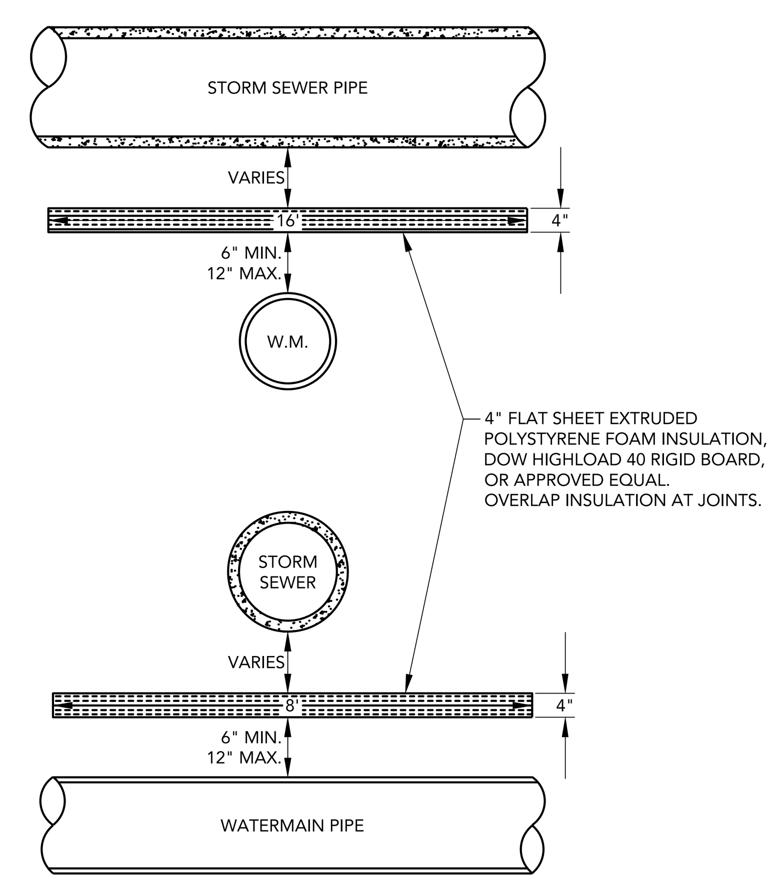
LOUCKS — CONCRETE THRUST BLOCKING — LOUCKS PLATE NO. 4606 — DRAWN 2/2016



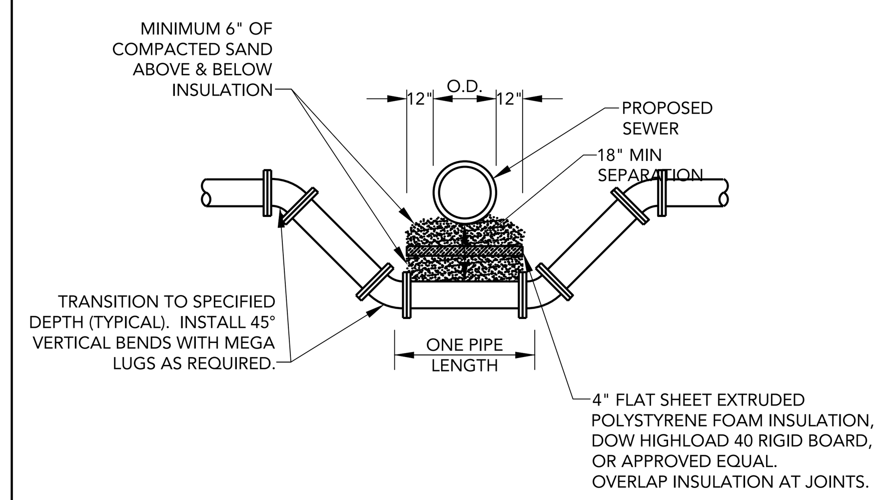
NOTE: B612 CURB AND GUTTER TO BE FORMED INTO A B618 TYPE CURB AT CATCH BASIN CASTING.



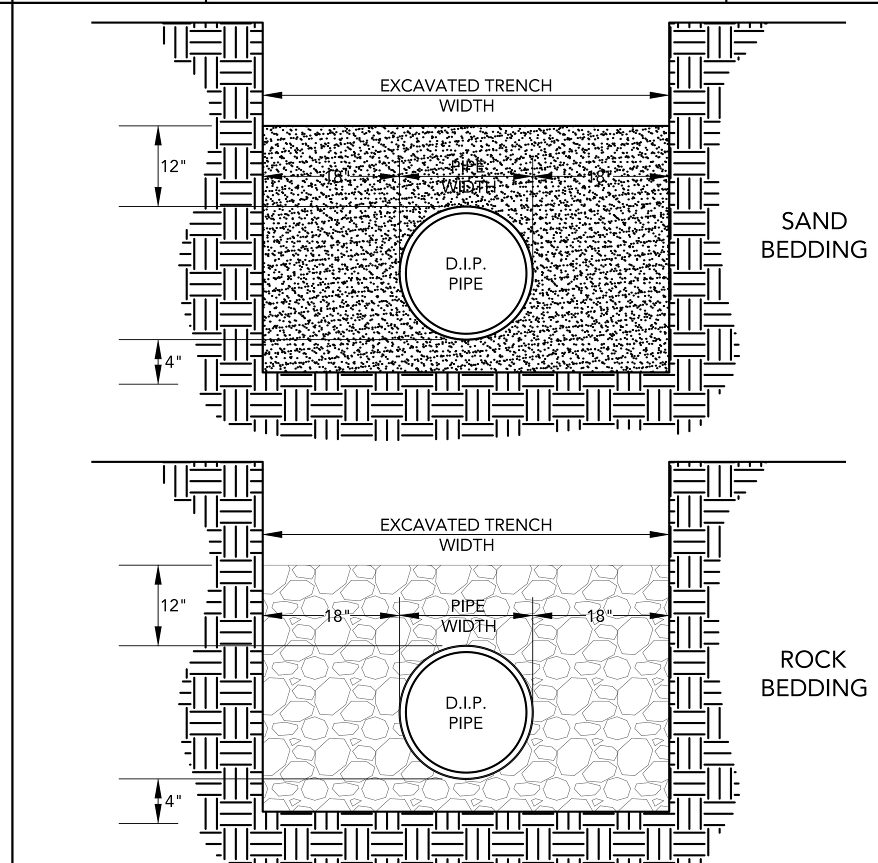
LOUCKS — CATCH BASIN CASTING INSTALLATION B612 TO CASTING — LOUCKS PLATE NO. 4312 — DRAWN 12/2016



LOUCKS — TYPICAL WATERMAIN INSULATION — LOUCKS PLATE NO. 4608 — DRAWN 2/2016



LOUCKS — WATERMAIN UNDER SEWER DEFLECTION — LOUCKS PLATE NO. 4611 — DRAWN 2/2016



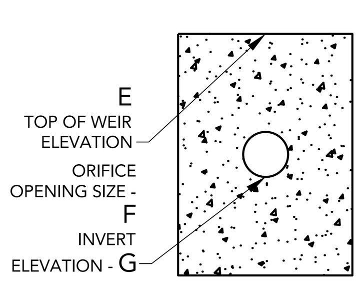
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.

ROCK BEDDING MATERIALS SHALL BE 3/4" TO 1-1/2" CLEAR ROCK. IF IN-SITU MATERIAL UNDER ROCK BEDDING IS UNSTABLE, USE AS MUCH ROCK AS NECESSARY TO STABILIZE.

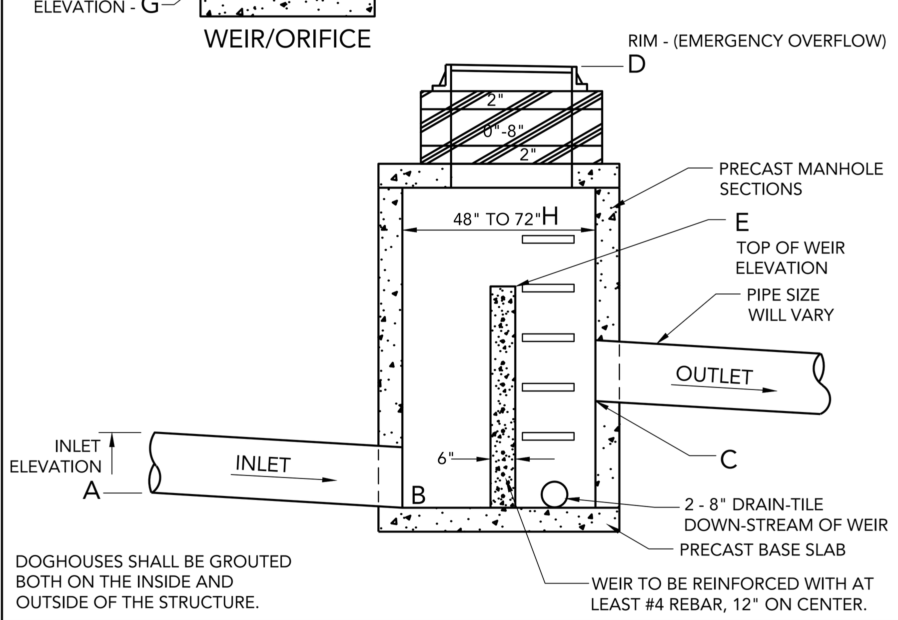
LOUCKS — DUCTILE IRON PIPE BEDDING — LOUCKS PLATE NO. 4615 — DRAWN 2/2016

OUTLET CONTROL STRUCTURE ELEVATION TABLE

OCS NO.	A	B	C	D	E	F	G	H
20	903.43	903.50	903.38	917.43	907.5	15"Hx18"W	904.50	48"
41	904.93	905.0	905.25	911.90	906.0	6"Hx6"W	905.50	48"
42	901.39	901.50	901.75	908.90	903.75	6"Hx6"W	902.0	48"
45	902.37	902.5	902.75	912.40	904.0	2"Hx6"W	903.0	48"
46	908.93	909.0	909.50	915.0	-	-	-	48"
47	908.94	909.0	909.5	915.25	-	-	-	48"

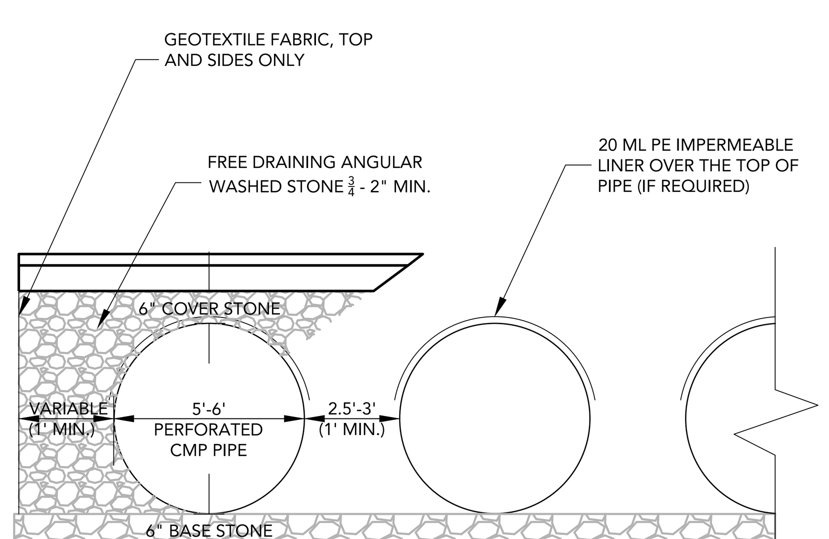


WEIR/ORIFICE



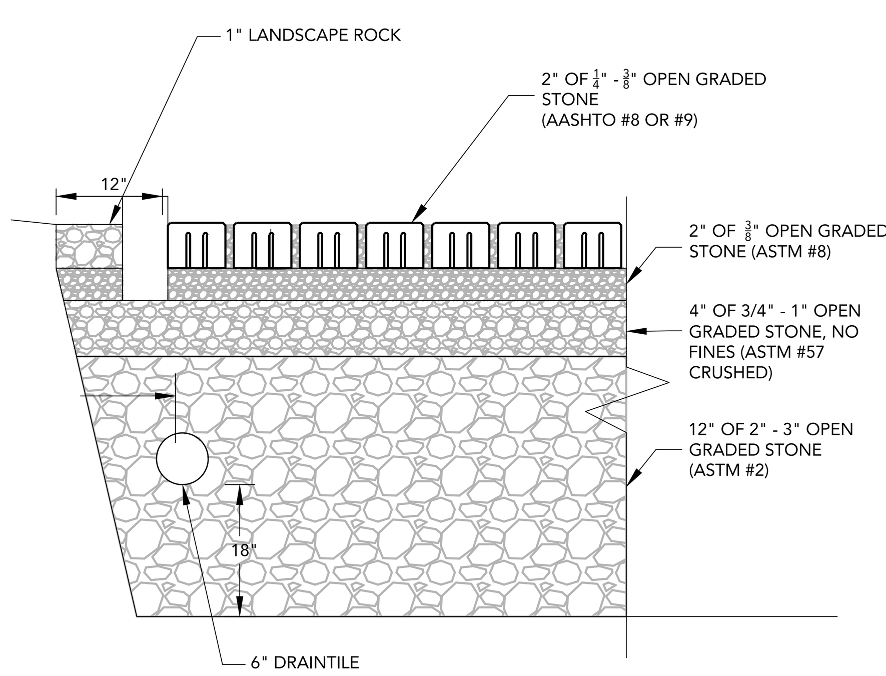
DOGHOUSES SHALL BE GROUTED BOTH ON THE INSIDE AND OUTSIDE OF THE STRUCTURE.

LOUCKS — OUTLET CONTROL STRUCTURE - MH — LOUCKS PLATE NO. 4316 — DRAWN 2/2016



NOTE:
IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

10 LOUCKS — UNDERGROUND INFILTRATION PIPE — LOUCKS PLATE NO. 2002 — DRAWN 12/2016



NOTE:
IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

10 — PERVIOUS PAVEMENT INFILTRATION — LOUCKS PLATE NO. 2002 — DRAWN 12/2016

325 BLAKE ROAD N
HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/2023 PUD AMENDMENT

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date 12-21-23

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-23

SHEET INDEX

DETAIL SHEET
C8-2

RE: **APPLICATION TO THE CITY OF HOPKINS FOR CONSIDERATION OF:**

Site Plan Approval – Artessa (Building B)
PUD Amendment relating to the project known as 325 Blake Road

SUB APPLICANT INFORMATION

Full Name: Artessa Development, LLC
Ben Landhauser, Vice President

Daytime Phone: 612.875.1618

Email Address: ben@thislifestyle.com

Street Address: 4938 Lincoln Drive

City, State, Zip: Edina, MN 55436

'BUILDING B' COOPERATIVE PROJECT NARRATIVE

The revised site and building plans included with the PUD Amendment and Site Plan Review Application for Artessa (Building B), a cooperative building, identify a 5-story building comprised of approximately 65 cooperative residences. These 65 +/- cooperative residences range in characteristics from 1 bedroom 1 bath residence of approximately 1,100 sf to 2 bedroom + den and 2 bath residence of approximately 1,795 sf. The design of the cooperative building is intended to complement and leverage the unique urban dynamics of the site and adjacent buildings. Viewsheds from each residence in the building toward the outdoors are positioned at a skew to broaden and elongate views while diminishing the perceived proximity between the cooperative and adjacent buildings. All parking occurs within the building envelope, with cooperative owner parking accommodated in a below grade garage level. Guest and visitor parking is accommodated through an appropriately sized main level garage within the east wing of the building. Three full floors of residences sit atop the main floor, with a partial floor of units and an amenity space with adjoining rooftop deck on the 5th floor.

The cooperative has an age qualification requirement that entails at least one owner of every home in the building to be 62 years of age or older. The proposed cooperative community has been modeled to meet current market pricing expectations for the residence sizes and characteristics designed. Over time, all share values (cooperative home values) will appreciate at a maximum of 2% annually, which will enable all homes to become more financially attainable as the general real estate market will fluctuate at an average appreciation rate greater than the maximum 2% appreciation of the cooperative shares.

Similar to other Artessa Cooperatives, the building is finished with extensive common area amenities (approximately 8,000+ sf) that enable our owners to have access to more daily living space and community connection opportunities within the cooperative. The cooperative amenity areas include:

- Great Room: A large gathering and hosting space with full kitchen, pantry and a variety of seating spaces designed for both large and small groups to get together.
- Entertainment Suite: This entertainment suite is the perfect place to get together and watch a movie, play cards or a game on the brand-new shuffleboard table. Your grand kids won't stop talking about how fun it is to go visit grandma and grandpa once they see all that the entertainment suite has to offer – including an arcade game table.

- Hospitality Suite: A secluded hospitality suite becomes the perfect get away for smaller social gatherings like your wine club, family holiday celebrations and anything in between.
- Wellness Studio Whether your daily routine involves a workout, yoga or meditation, the Wellness Studio provides an escape for you to keep that routine in check or get a chance to start a whole new one involving state of the art equipment and multi-purpose flooring selected specifically for the Artessa community.
- Business Center: The business center provides working owners a space to take meetings and all the office amenities similarly found in a co-working space.
- Guest Suite: This king bed hotel-like suite allows you to host additional friends or family in your home without having to upsize your personal residence in the process.
- Makerspace: Looking for an area to build a new murphy bed, polish up your skis, tune up your bike or create something without feeling like you are making a mess? Active hobbyists and artists alike transform this space into the woodshop or studio space of their dreams as part of the cooperative living experience.

The unit composition of the cooperative includes:

UNIT TYPE	# OF UNITS	SQ. FT. RANGE
ONE BEDROOM	22	1,089 – 1,209 sf
ONE BEDROOM + DEN	3	1,347 – 1,564 sf
2 BEDROOM	10	1,345 sf
2 BEDROOM + DEN	29	1,520 – 1,794 sf

The cooperative does have a full time (32 – 40 hrs. per week) building manager and part-time maintenance technician (20 - 30 hrs. per week) on the premises. These individuals are overseen by a professional property management company.

PARKING REQUIREMENTS VS. PROPOSAL:

USE: MULTIFAMILY RESIDENTIAL	PROPOSAL [BASED ON 65 UNITS]	
	RATIO	COUNT
LOWER GARAGE PARKING [OWNERS]	1.29 : 1	84
UPPER GARAGE PARKING [GUESTS/VISITORS]	0.18 : 1	12
TOTAL PARKING	1.47 : 1	96
BICYCLE PARKING	0.56 : 1	37+

The required number of parking spaces per the City's requirements for multi-family buildings is: 78 spaces (1.2/unit).

The required number of bicycle parking spaces per City requirements is: 71.5 bicycle spaces (1.1 spaces per unit)

Additional details of the cooperative financial structure and comparisons to its unique and attractive ownership model to more conventional multi-family alternatives are attached for reference and clarity.

Respectfully Submitted,

Ben Landhauser AICP
Executive Vice President
Main 612.875.5637
Direct 612.875.1618
ben@thislifestyle.com

lifestyle
communities

ARTESSA

LIVING

DISCOVER THE ART OF LIVING

Discover the art of living.

Artessa is a co-op for people 62+ who want a stylish home, more simplicity, and a dynamic community of people who want those things, too.

There's an art to living. It's doing more of what you want to do and less of what you have to do. It's finding a community but still having your sanctuary. It's making your space your own without starting from scratch. It's not about having everything—it's about having the things that matter. Artessa is for people who know it and are inspired to discover their art of living.

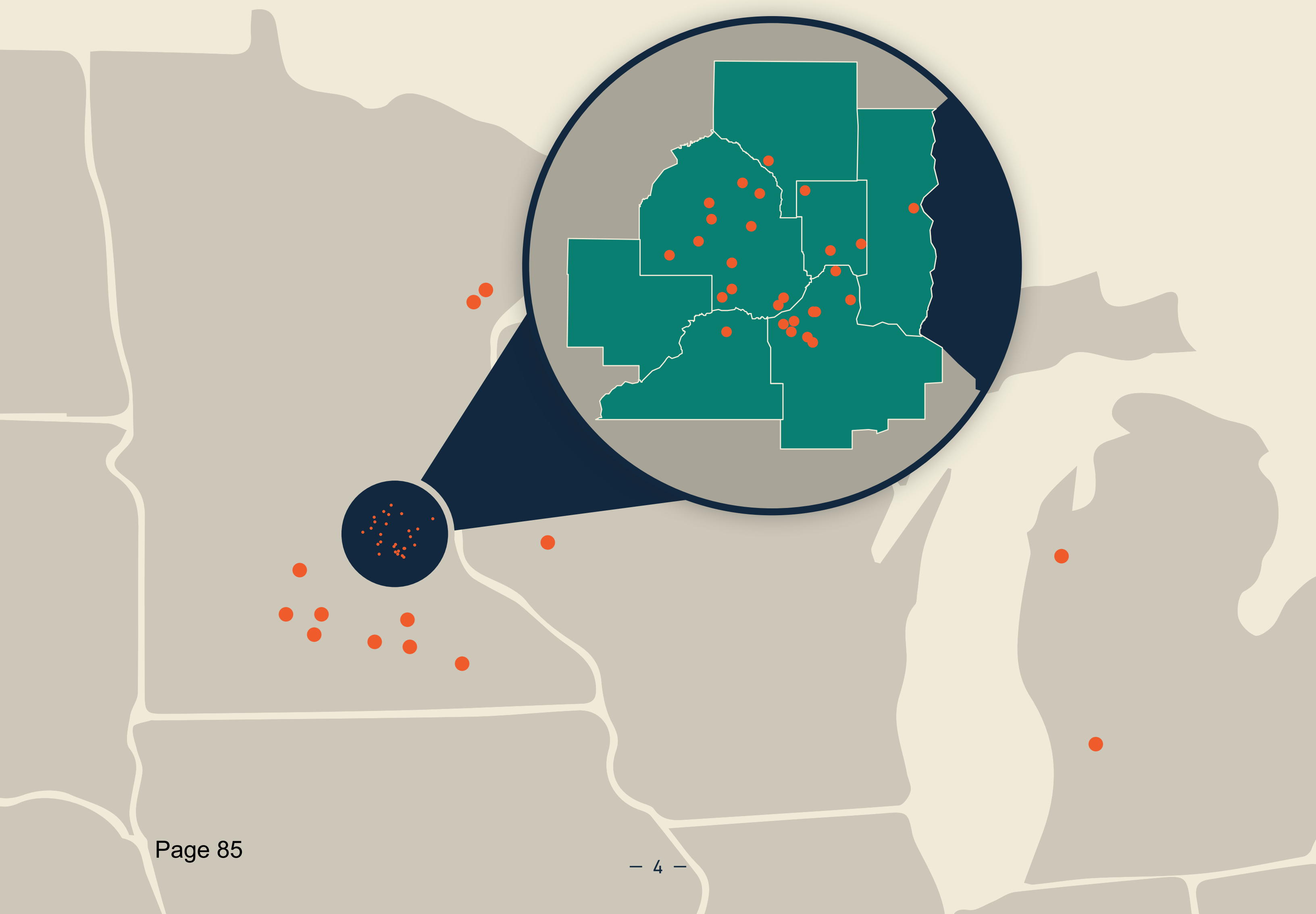
- New boutique-sized building that is stylish and high quality
- Customizable finishes that reflect your style
- A community of like-minded individuals
- Amenity-rich, one-level, maintenance-free
- Dynamic, walkable neighborhood
- Pride of ownership
- Equity options crafted to fit your price point

About Us

Artessa Development, an affiliate of Lifestyle Communities of Minnesota, is the developer of Artessa Cooperative Communities. This skilled group of passionate professionals brings over 50 years of combined experience financing and developing Cooperative Communities under various distinctive Cooperative brands throughout Minnesota and surrounding states. We have an extensive network of residential properties for active adults wanting maintenance-free, amenity-rich, and homeownership offerings in closely-knit lively neighborhoods.

Lifestyle Communities have received honors including:

- “Best new senior housing development” Minneapolis/Saint Paul Business Journal
- “Best community amenities” Builders Association of the Twin Cities
- Numerous “awards of excellence” from the Minneapolis chapter of NAIOP
- Voted “#1 for senior living“ Minnesota’s Best
- “Finalist in both greater Minnesota and suburban senior housing development” Minnesota Real Estate Journal



Location is everything.

Because Artessa cooperatives have a smaller footprint than most communities, we are able to source pristine locations in the heart of the community that take advantage of surrounding walkable areas such as shopping, restaurants, coffee shops, regional trails, lakes, golfing, and more.

We build communities where members effortlessly feel at home, but with convenient amenities available at their fingertips. Our members enjoy Artessa's boutique nature of size over larger properties where you may feel like more of a number and less of a community member. The communities we develop on average are only about 55 units compared to larger buildings, which tend to be 90 - 150 units in size.

Designed for you.

When it comes to home customization, no other cooperative compares to Artessa. Our community interiors and home finishing options are designed and selected by an award-winning team of designers and developers. And while we are not a custom home builder, we do feel it's important to provide homeowners with choices that fit their style that they can get excited about. Some of your home design choices may include:

Floor plan selection

- Our plans range from 1BR/Den/1BA to 2BR/Den/2BA and 1,100SF - 1,925SF to provide you with your ideal size

Electrical and plumbing

- Including light fixture locations, vanity and tub preferences, and more to make your new home work for you

Architectural

- Including walls and closet configurations to fit your personalization preferences

Interior finishes

- Including flooring, cabinets, countertops, and more to ensure your home style comes to life

If you have any questions about design capabilities or customization options, please reach out to an Artessa Membership representative.

What is a co-op?

A cooperative is where members collectively own and control the cooperative community in which they reside. Members buy a share in the cooperative corporation, which owns the land, building, and any common areas. Members receive the exclusive right to occupy a specific residence. There is a member-elected board of directors and professional management to direct and assist in on-going operations.

The Artessa Co-op Model

Artessa is a limited-equity cooperative, in which initial buyers typically chose among a few share/equity options. Your share/equity option determines your monthly membership fee as well as serving as a guide for your resale value in the future. With a limited equity cooperative model, members are relieved of the need to secure their own individual financing for their new residence. Limited equity cooperatives provide for a steady annual growth of members' equity at a fixed rate of return of the initial share payment. This ensures that homes remain affordable and marketable long-term.

Tax Benefits

Members can deduct their portion of the cooperative's mortgage interest and real estate taxes on their state and federal tax returns similar to those benefits of a homeowner. In most instances, cooperatives and their members have the same tax benefits as single-family homeowners.

THE ART OF LIVING

Owner Benefits

- Financial advantages similar to traditional homeownership
- Defined, predictable appreciation
- Membership in a like-minded community
- Maintenance-free living
- Equity options crafted to fit your price point

Ownership 101

There are two costs of ownership at Artessa:

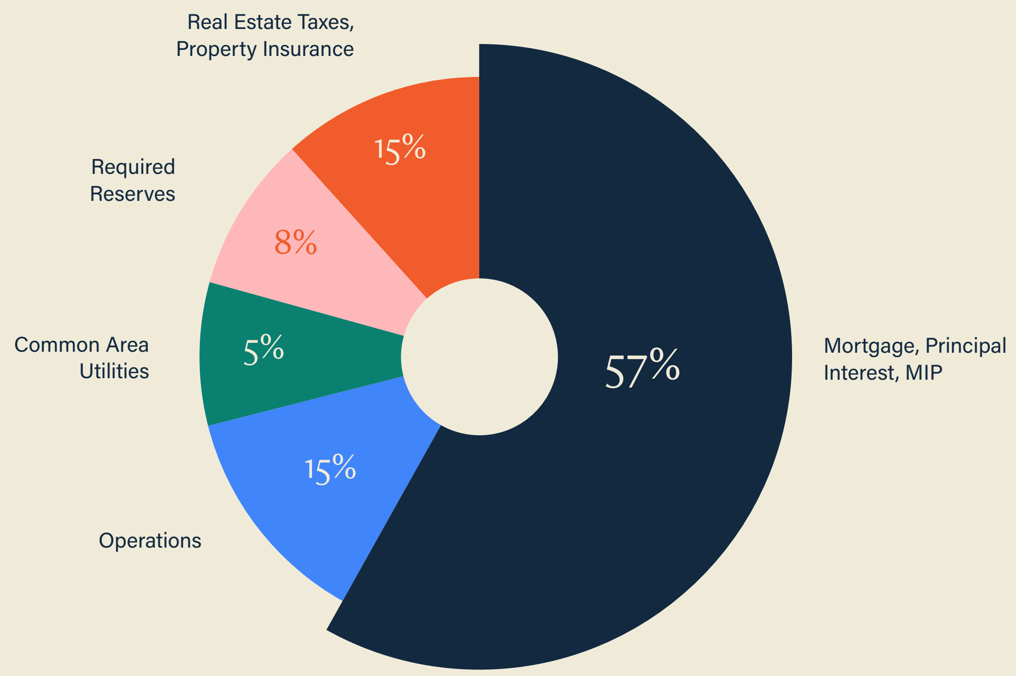
1. A one-time share payment (equity payment).

2. An ongoing monthly membership fee that includes:

This covers principal and interest toward the fixed-rate 40-year fully amortizing master mortgage, real estate taxes, building insurance, operating expenses, operating and replacement reserves, interior and exterior maintenance, professional management, sewer, water, trash, and one underground heated parking garage stall.

Individual members are responsible for their own in-home electric, gas, HO-6 personal contents insurance, and other individual home utilities based on the community. See Artessa Membership representative for more information.

Example of a typical monthly fee breakdown:



**For illustration purposes only, example represents 35% share payment. Check with your Artessa Membership Representative for more information.*

Apartments vs. Co-ops

Cooperative ownership gives you:

Lower monthly costs.
Because cooperatives operate at cost, without profit to an outside owner, monthly member fees are considerably lower than apartment rents. Through a democratic process, members vote on any changes in the monthly membership fee, giving owners control over costs.

Community Stability
Apartments often have frequent turnover in a given year. Cooperatives have a low turnover of units and will often have a waitlist of future members ready to move in when the opportunity arises, which creates a connected and stable community for years to come.

Control and Governance of your community
Cooperatives give each member a voice in the community through an owner-elected board of directors. Apartments are governed by the management company employed to do so. Artessa Cooperative's governing documents ensure that cooperative homes remain affordable and marketable long-term.

Pride of Ownership
Many Artessa members move from a single-family residence and see value in being an owner versus a renter.

Condos vs. Co-ops

Greater ownership interest
Artessa members have ownership interest in the cooperative corporation and its property as a whole, plus the exclusive right to occupy a particular dwelling unit. A condominium owner owns fee title to a dwelling unit plus an undivided interest in the common property of the condominium development, which includes the land and building.

Ease of sale
Cooperatives assist members to find prospective buyers by growing a waitlist, and no real estate transaction fees are involved. Condominium owners must find their own buyer and the sale is a real estate transaction.

ARTESSA

Connect with Us

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www.artessaliving.com

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Sales Gallery near you.

Artessa Main Office
4938 Lincoln Drive, Edina, MN 55436

325 BLAKE ROAD - SITE B (BUILDING B)

325 BLAKE ROAD, HOPKINS, MN

SHEET INDEX PUD AMMENDMENT		
SHEET NUMBER	SHEET NAME	ISSUE DATE & ISSUE NAME
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A101	AREA PLANS	
A102	ARCHITECTURAL SITE PLAN	
A103	OVERALL PLANS	
A104	OVERALL PLANS	
A105	MAIN ELEVATIONS	
A106	ELEVATIONS	
A107	COURTYARD ELEVATIONS	
A108	MATERIAL BOARD	
A109	RENDERING	
A110	RENDERING	
A111	RENDERING	
CIVIL		
C1-1	EX COND - DEMO PLAN	
C2-1	SITE PLAN	
C3-1	GRADING PLAN	
C3-2	SWPPP PLAN	
C3-3	SWPPP PLAN NOTES	
C4-1	SAN. & WATER PLAN	
C4-2	STORM SEWER PLAN	
C8-1	DETAILS	
C8-2	DETAILS	
C8-3	DETAILS	
LANDSCAPE		
L2-1	LANDSCAPE PLAN	
L4-1	LANDSCAPE DETAILS	

PROJECT LOCATION

Neighborhood Context Map

Site Location

PROJECT TEAM

OWNER/DEVELOPER:

Artessa Development, LLC
4938 Lincoln Drive
Edina, MN 55436

Ben Landhauser
ben@thislifestyle.com
(952) 228 - 7944

ARCHITECT:

Pope Design Group
767 North Eustis Street
Suite 190
Saint Paul, MN 55114

Kate Blum-Wise
kblumwise@popedesign.com
(651) 789 - 1651

CIVIL ENGINEER:

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7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369

Mike Saint Martin
mstmartin@loucksinc.com
(763) 496 - 6713

LANDSCAPE ARCHITECT:

Loucks Inc.
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369

Kevin Kroen
kkroen@loucksinc.com
(763) 496 - 6726

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name:
License #:
Date Plotted: 12/21/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS 75240
(972) 701 - 9636 · (972) 701 - 9639 FAX
DALLAS · ST PETERSBURG · CHICAGO · NEW ORLEANS COSTA MESA · ORLANDO · SCOTTSDALE · CHENNAI · MONTEVIDEO HOUSTON
www.humphreys.com

pope DESIGN GROUP

WHITTEN ASSOCIATES

DEVELOPERS

ARTESSA LIFESTYLE COMMUNITIES
Artery Hopkins has been recognized by the American Planning Association as a 2019 Great Street in America.

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RON CLARK

CIVIL

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310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

SHEET CONTENTS:
COVER SHEET

SHEET NO.
A100

21180

AREA LEGEND

- 1BD
- 2BD
- AMENITY
- CIRCULATION
- MEP
- RES. STORAGE
- ROOF DECK
- T&R

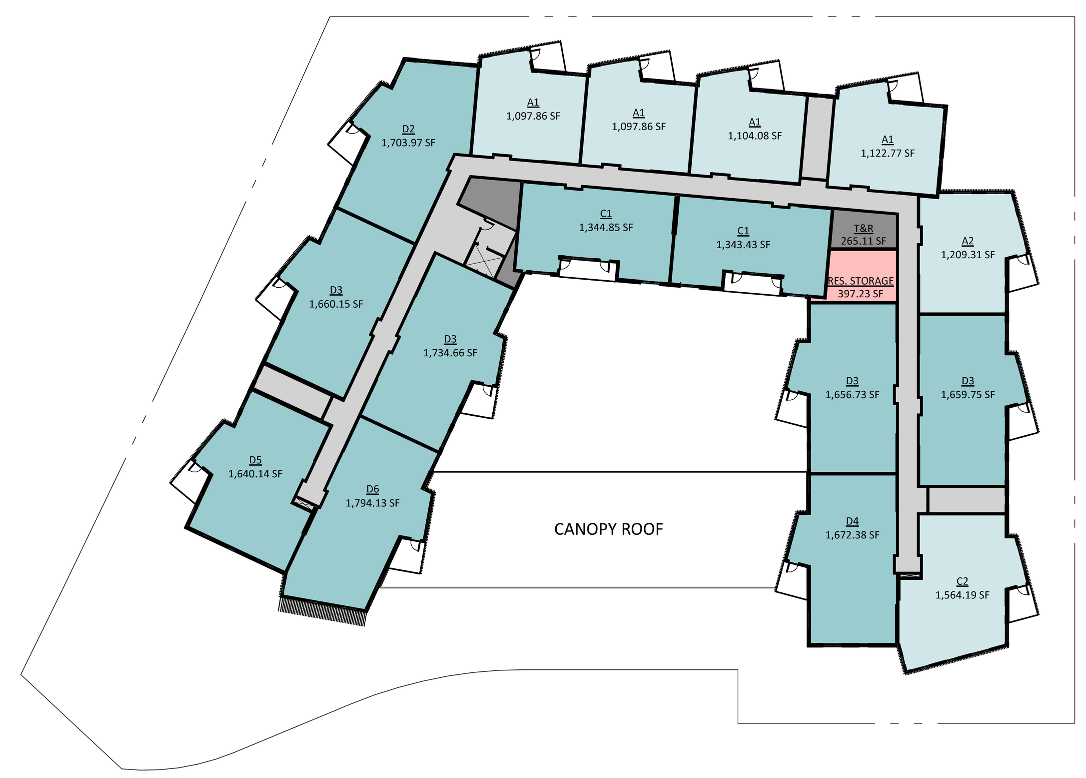
BUILDING DATA

UNIT BREAKDOWN				
UNIT NAME	UNIT TYPE	COUNT	AREA (SF)	AVERAGE UNIT AREA (SF)
A1	1BD	19	20,702.48 SF	1,089.60 SF
A2	1BD	3	3,627.94 SF	1,209.30 SF
C1	2BD	10	13,410.76 SF	1,341.08 SF
C2	1BD	2	3,128.38 SF	1,564.19 SF
C3	1BD	1	1,347.33 SF	1,347.33 SF
D1	2BD	1	1,601.03 SF	1,601.03 SF
D2	2BD	3	5,111.91 SF	1,703.97 SF
D3	2BD	10	16,817.39 SF	1,682.74 SF
D4	2BD	2	3,344.76 SF	1,672.38 SF
D5	2BD	3	4,920.43 SF	1,640.14 SF
D6	2BD	3	5,382.38 SF	1,794.13 SF
D7	2BD	4	6,315.66 SF	1,578.92 SF
D8	2BD	1	1,584.5 SF	1,584.50 SF
D9	2BD	2	3,106.61 SF	1,553.31 SF
D10	2BD	1	1,580.63 SF	1,580.63 SF
		65	91,982.19 SF	

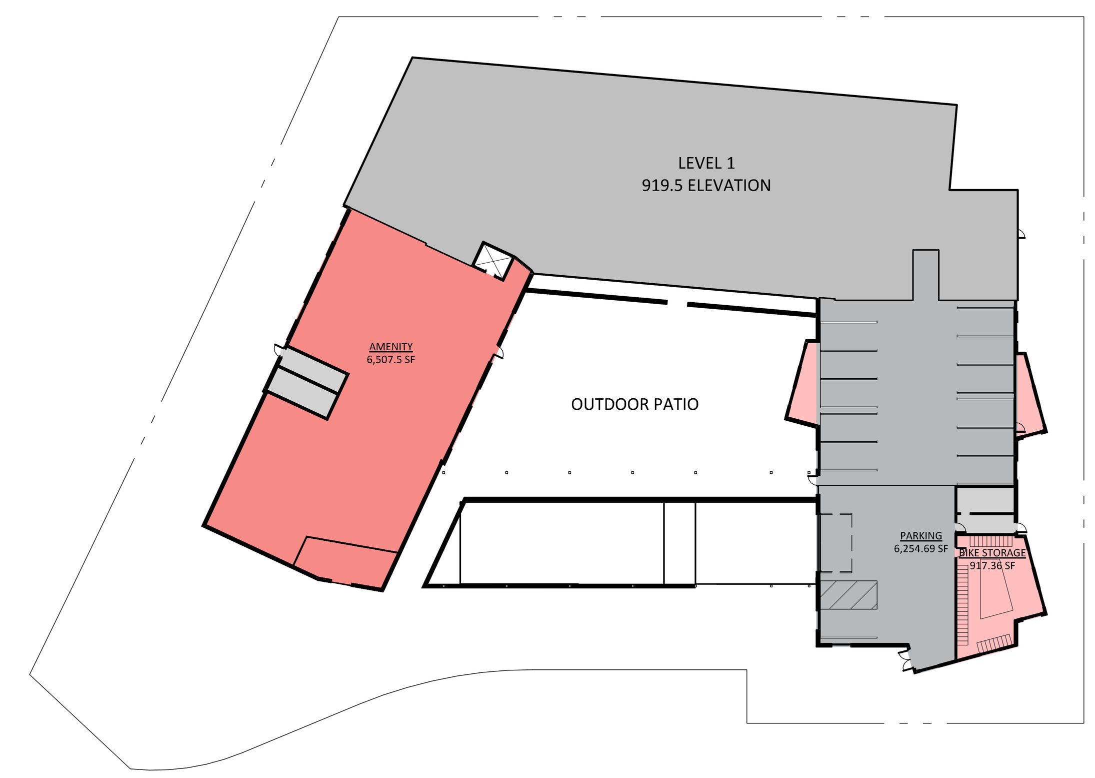
PARKING SCHEDULE	
LOCATION	COUNT
ENTRY LEVEL - GUEST *	12
LOWER LEVEL - HOUSING	84
	96

Parking ratio: 1.43 parking stalls per unit
** Bike Storage: 37 spaces (33 required @ 0.5 per unit)*

FIFTH LEVEL
1" = 40'-0"



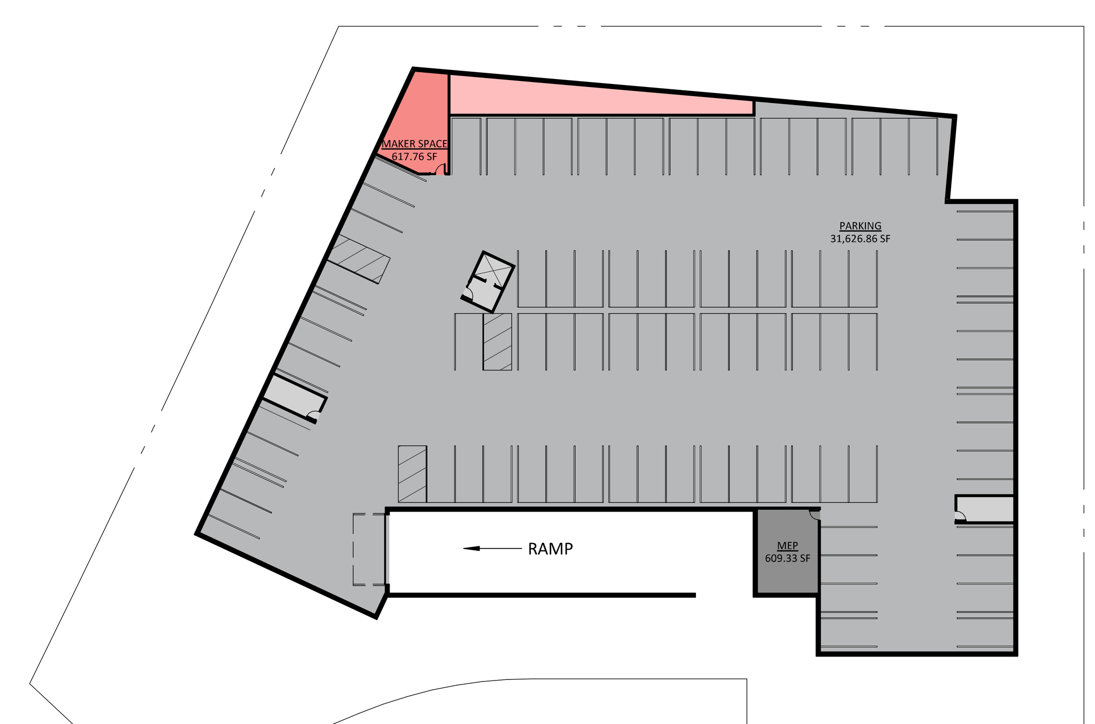
SECOND & THIRD LEVEL
1" = 40'-0"



ENTRY LEVEL
1" = 40'-0"

FOURTH LEVEL
1" = 40'-0"

FIRST LEVEL
1" = 40'-0"



LOWER LEVEL
1" = 40'-0"

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature: ______
Printed name: ______
License #: ______
Date Plotted: 12/21/2023

Revisions:		
#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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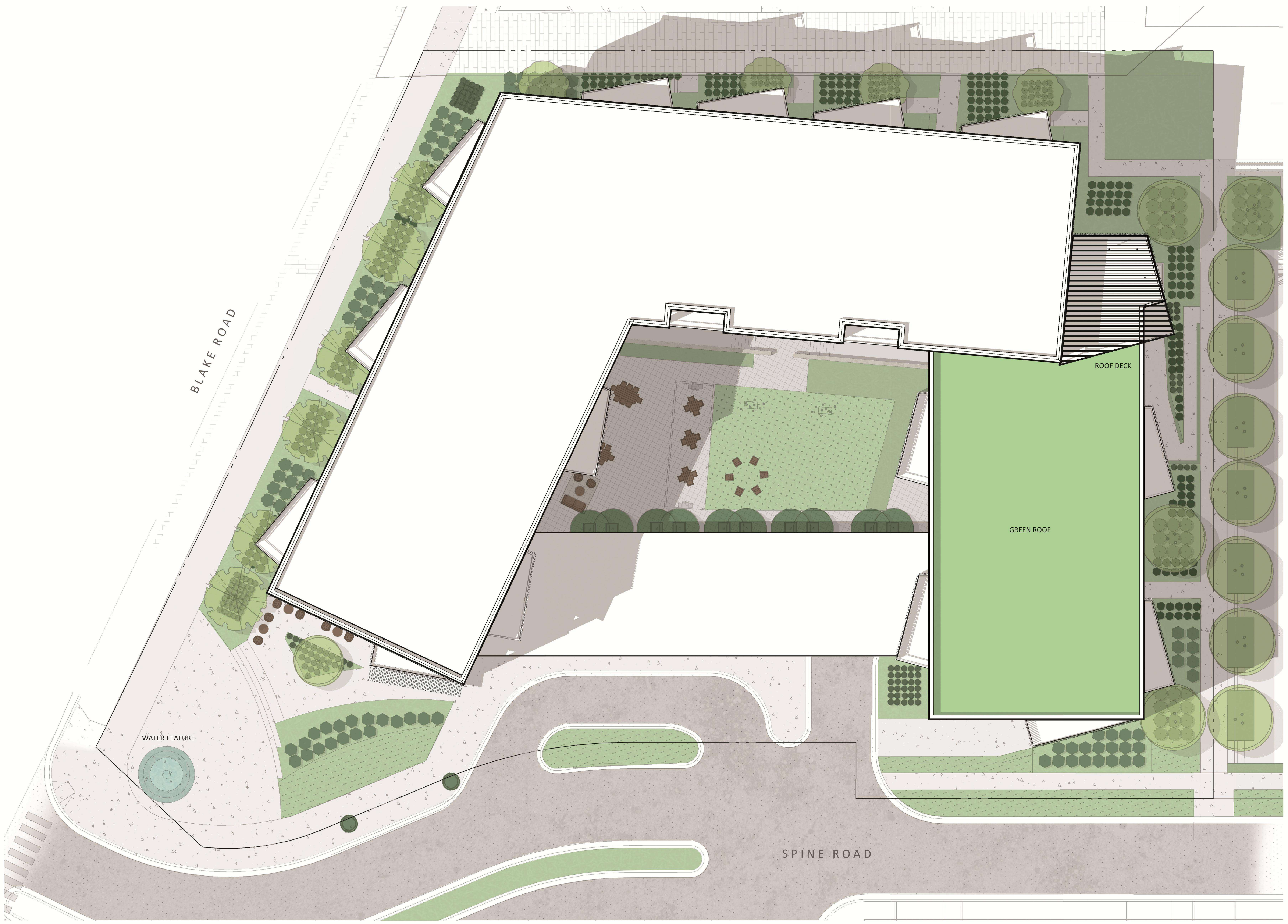
SHEET CONTENTS:
AREA PLANS

SHEET NO.
A101

21180



ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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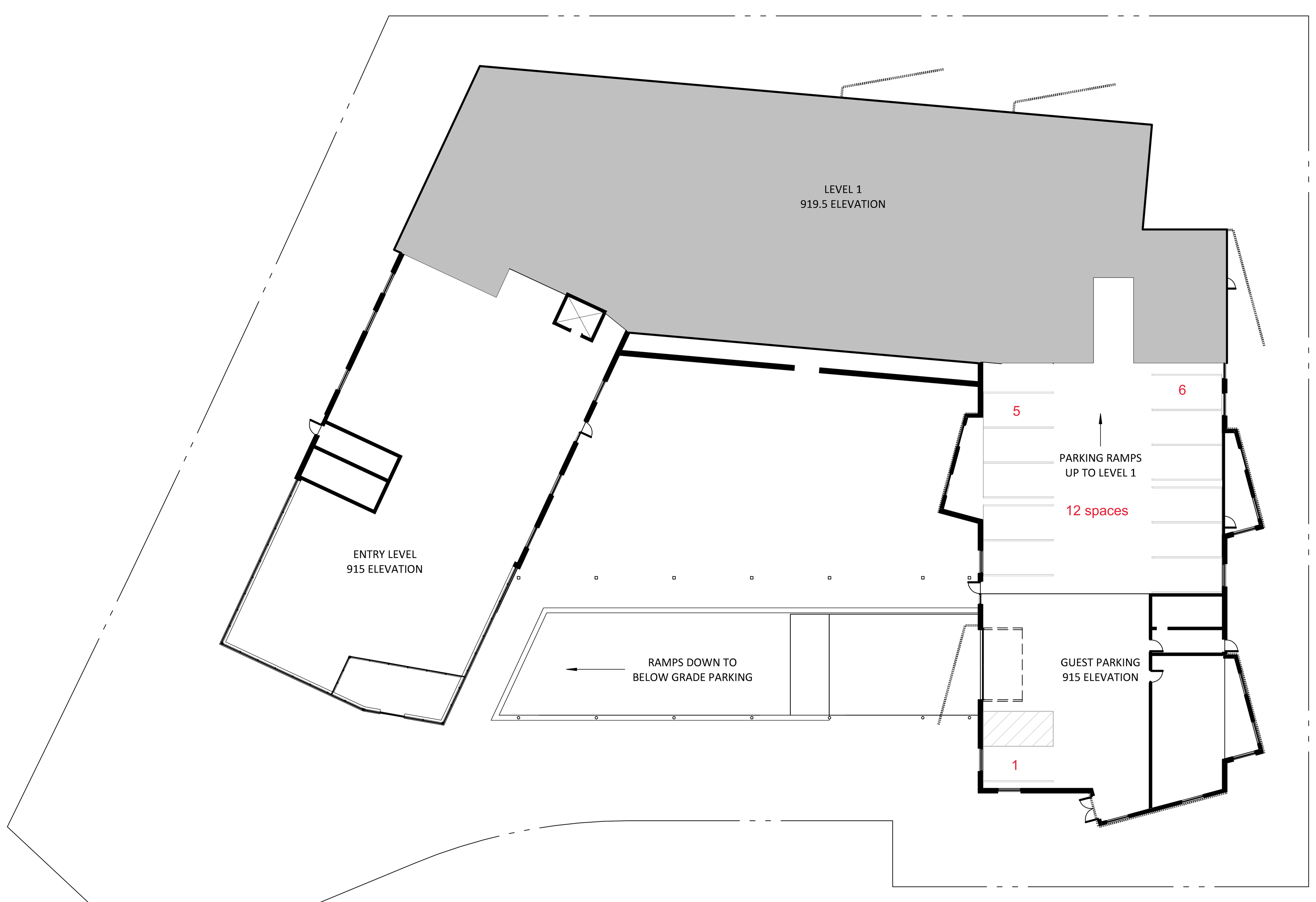
SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

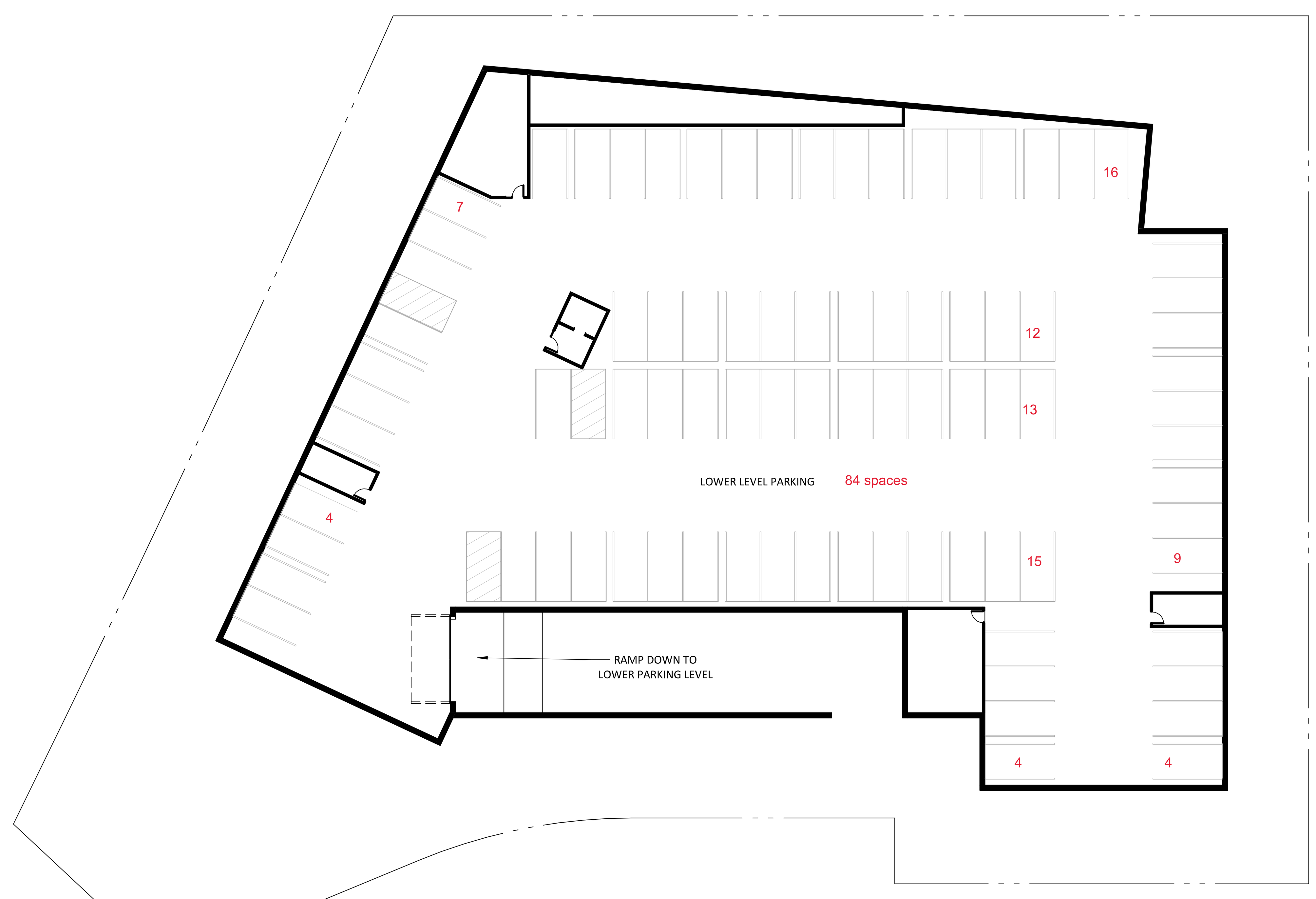
SHEET NO.
A102

21180

FIRST LEVEL FLOOR PLAN
3/64" = 1'-0"



ENTRY LEVEL FLOOR PLAN
3/64" = 1'-0"



LOWER LEVEL FLOOR PLAN
3/64" = 1'-0"

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:
OVERALL PLANS

SHEET NO.
A103

21180

FIFTH LEVEL FLOOR PLAN
3/64" = 1'-0"

FOURTH LEVEL FLOOR PLAN
3/64" = 1'-0"

SECOND & THIRD LEVEL FLOOR PLAN
3/64" = 1'-0"

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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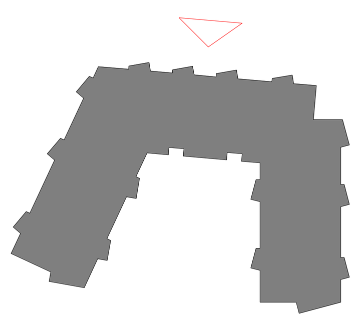
SHEET CONTENTS:
OVERALL PLANS

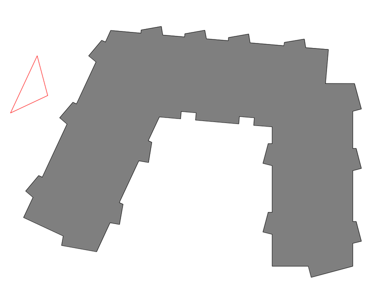
SHEET NO.
A104

21180



NORTH ELEVATION
3/32" = 1'-0"

NORTH ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	2964.92	35.63%
FIBER CEMENT	3126.8	37.57%
METAL PANEL	401.26	4.82%
WOOD LOOK METAL BATTENS	1829.58	21.98%



WEST ELEVATION
3/32" = 1'-0"

WEST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	3237.9	46.86%
FIBER CEMENT	2174.67	31.47%
METAL PANEL	114.56	1.66%
WOOD LOOK METAL BATTENS	1382.47	20.01%

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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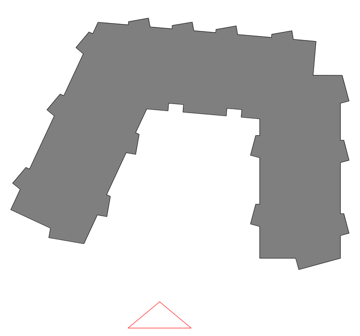
SHEET CONTENTS:
MAIN ELEVATIONS

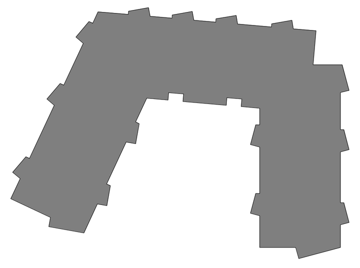
SHEET NO.
A105

21180



SOUTH ELEVATION
3/32" = 1'-0"

SOUTH ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	3827.92	37.77%
FIBER CEMENT	4194.24	41.38%
METAL PANEL	9	0.09%
WOOD LOOK METAL BATTENS	2104.65	20.76%



EAST ELEVATION
3/32" = 1'-0"

EAST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	3827.92	37.77%
FIBER CEMENT	4194.24	41.38%
METAL PANEL	9	0.09%
WOOD LOOK METAL BATTENS	2104.65	20.76%

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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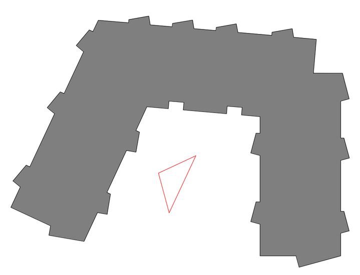
SHEET CONTENTS:
ELEVATIONS

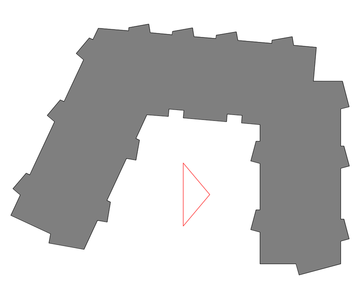
SHEET NO.
A106

21180



COURTYARD EAST ELEVATION
3/32" = 1'-0"

COURTYARD EAST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	2368.13	48.62%
FIBER CEMENT	1552.22	31.87%
METAL PANEL	27	0.55%
WOOD LOOK METAL BATTENS	923.75	18.96%



COURTYARD WEST ELEVATION
3/32" = 1'-0"

COURTYARD WEST ELEVATION		
MATERIAL	AREA (SF)	PERCENTAGE (%)
BRICK	2963.54	68.68%
FIBER CEMENT	408.82	9.47%
METAL PANEL	18	0.42%
WOOD LOOK METAL BATTENS	924.86	21.43%

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:
COURTYARD ELEVATIONS

SHEET NO.
A107

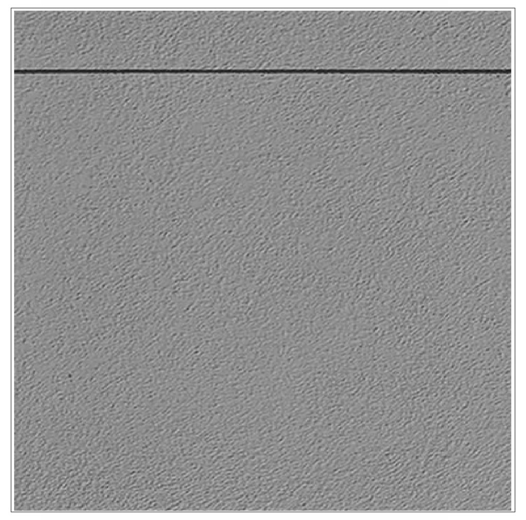
21180

REFERENCE ELEVATION
3/16" = 1'-0"

① BRICK

② METAL BATTENS
WOOD LOOK

③ FIBER CEMENT
LAP



④ FIBER CEMENT
PANEL

⑤ ACCENT METAL
WINDOW / STOREFRONT FRAME

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SHEET CONTENTS:
MATERIAL BOARD

SHEET NO.
A108

21180

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SHEET CONTENTS:
RENDERING

SHEET NO.
A109

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SHEET CONTENTS:

RENDERING

SHEET NO.

A111

21180

N

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SCALE IN FEET

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

LEGEND

●	FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>>—	STORM SEWER
○	SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	—>—	SANITARY SEWER
		—I—	WATERMAIN
		—S—	SANITARY SEWER SERVICE
	CATCH BASIN	—W—	WATER SERVICE
	STORM MANHOLE	—ELE—	UNDERGROUND ELECTRIC
	SANITARY MANHOLE	—FOP—	UNDERGROUND FIBER OPTIC
	HYDRANT	—GAS—	UNDERGROUND GAS
	GATE VALVE	—TEL—	UNDERGROUND TELEPHONE
E	ELECTRIC TRANSFORMER	—OH—	OVERHEAD UTILITY
E	ELECTRIC METER	—o—o—	CHAIN LINK FENCE
G	GAS METER		CONCRETE CURB
	GUY WIRE		RETAINING WALL
H	HAND HOLE		CONCRETE
	LIGHT POLE		NO PARKING
	POWER POLE		EXISTING BUILDING
	ROOF DRAIN	972	CONTOUR
T	TELEPHONE PEDESTAL	x 972.5	SPOT ELEVATION
	SIGN		TREE LINE
2	PARKING STALL COUNT		CONIFEROUS TREE
		PI	PINE
	DISABLED PARKING STALL		DECIDUOUS TREE
1	SCHEDULE B II ITEM	AS	ASH
		MA	MAPLE
		TR	TREE (GEN)

SITE DEMOLITION SPECIFICATIONS

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
10. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

DEMOLITION LEGEND

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL AREA
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

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Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

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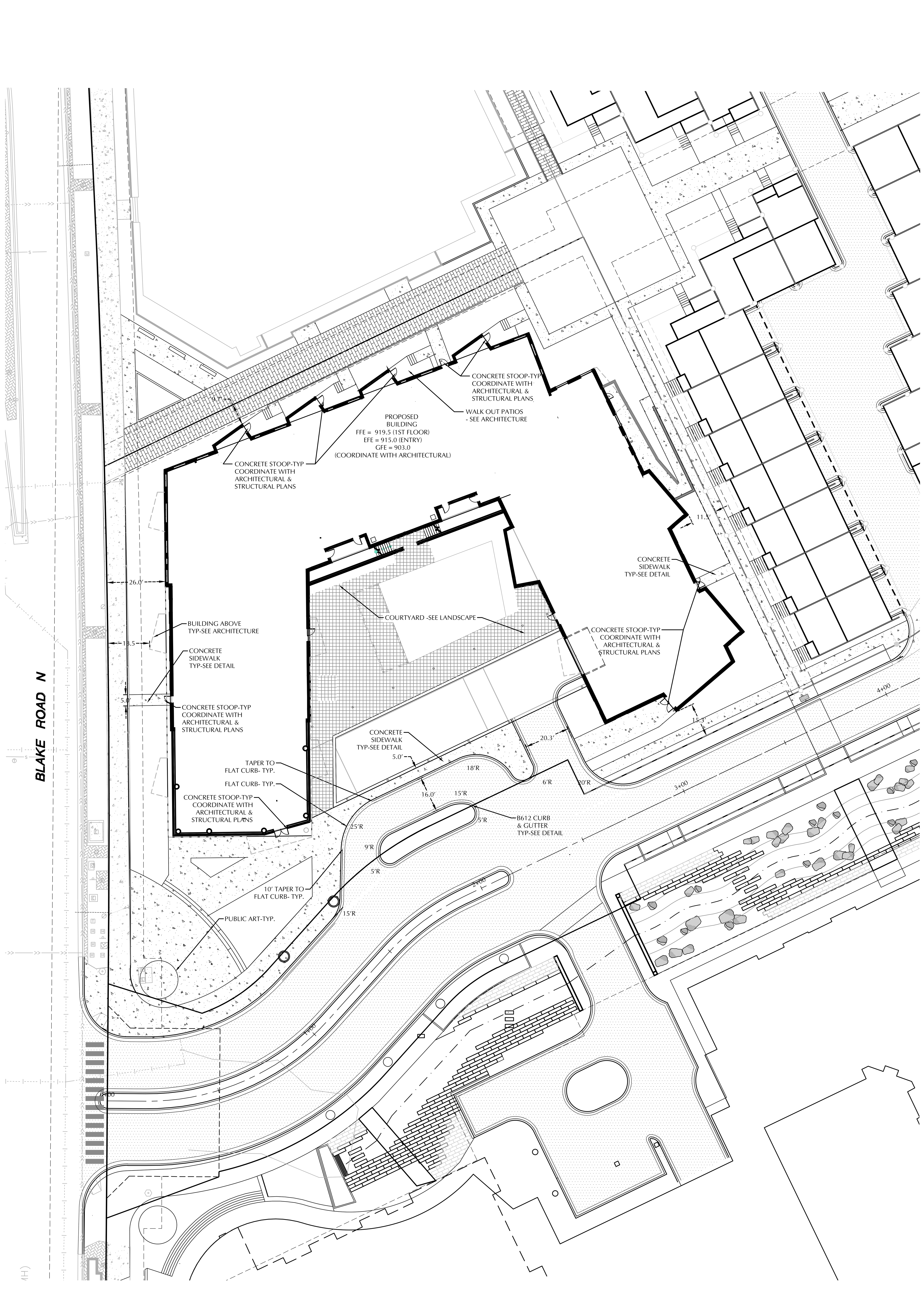
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

EX COND-DEMO PLAN

C1-1

Plotted: 12 /21 / 2023 2:25 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Building B\C1-1 EX COND-DEMO PLAN



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SCALE IN FEET

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Gopher State One Call

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PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL AREA

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8.2

LEGEND

EXISTING / PROPOSED

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK (BM#)
- SOIL BORING (B-)
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE (DT)
- SANITARY SEWER
- FORCEMAIN (FM)
- WATERMAIN
- SANITARY SEWER SERVICE (S)
- WATER SERVICE (W)
- UNDERGROUND ELECTRIC (ELE)
- UNDERGROUND FIBER OPTIC (FO)
- UNDERGROUND GAS (GAS)
- UNDERGROUND TELEPHONE (TEL)
- OVERHEAD UTILITY (OH)
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR (972)
- SPOT ELEVATION (972.5)
- DIRECTION OF FLOW (1.0%)
- TREE LINE
- PARKING SETBACK LINE (PSBL)
- BUILDING SETBACK LINE (BSBL)

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY DATED 11/30/16.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

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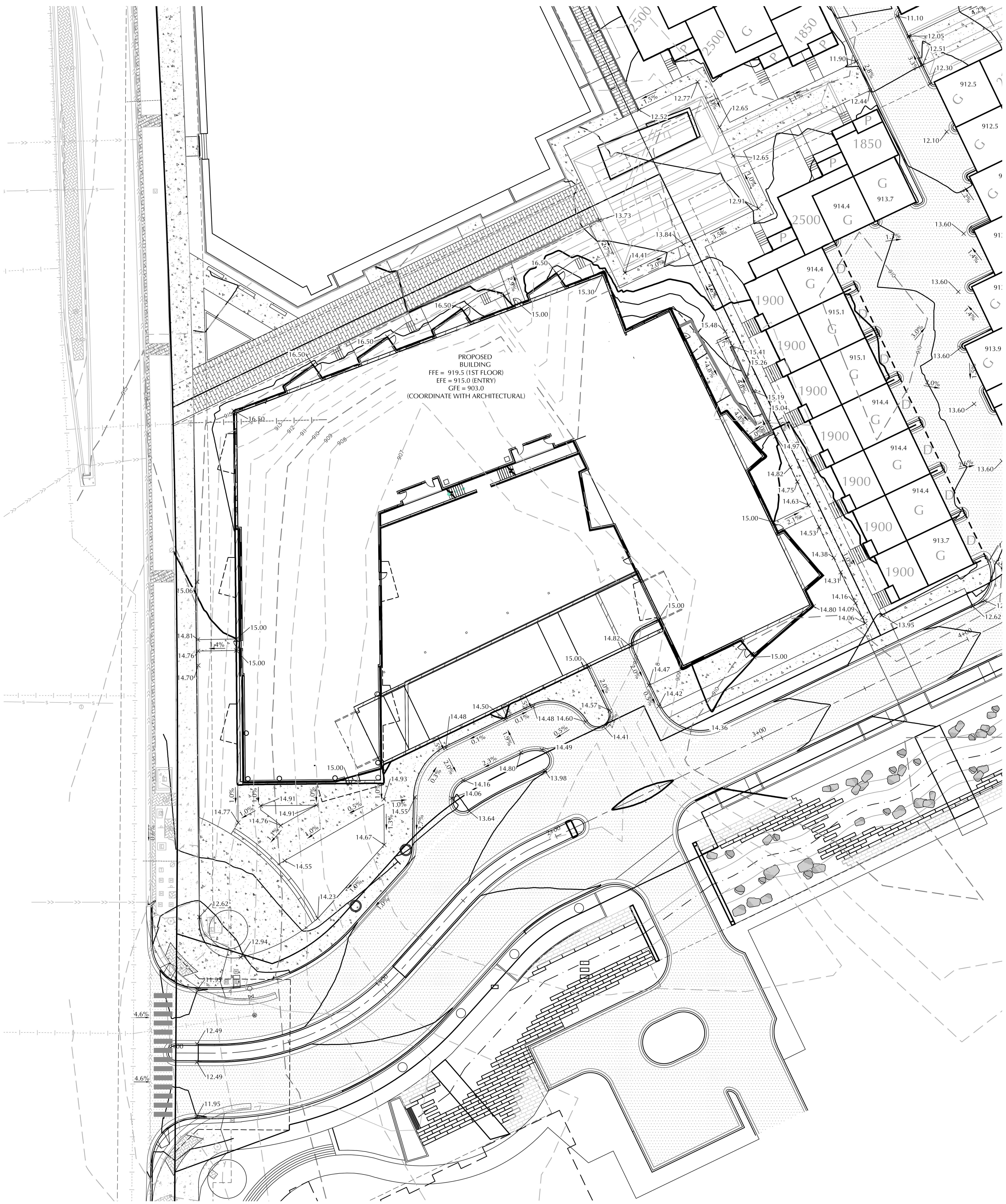
SHEET INDEX

SITE PLAN

C2-1



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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
DT	DRAINTILE	DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
x	FENCE	x
o	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
10. SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.

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SHEET INDEX

GRADING PLAN

C3-1

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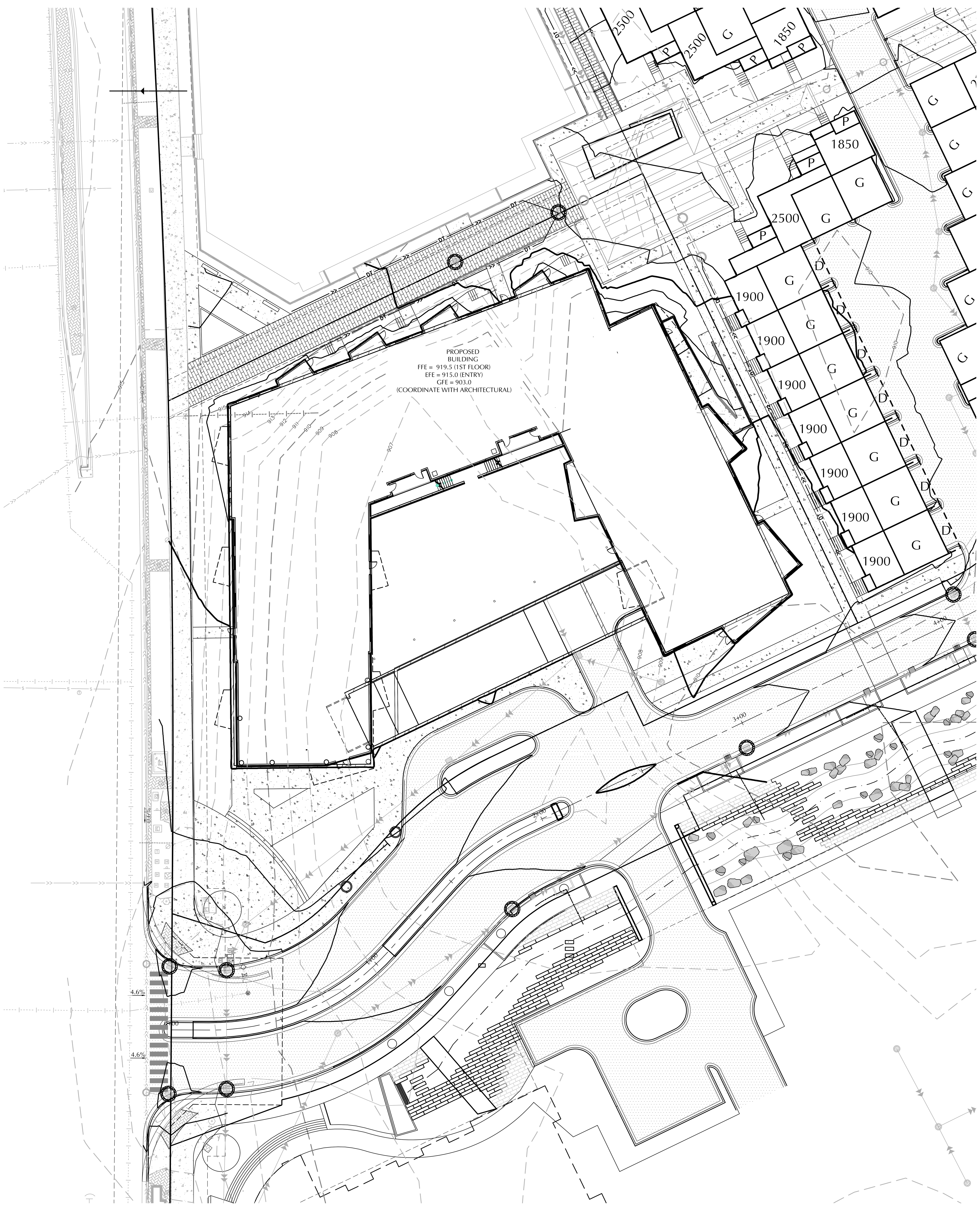

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SCALE IN FEET

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
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S	SANITARY SEWER SERVICE	
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ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	
O O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
×972.5	SPOT ELEVATION	×972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES AND C3-4 FOR SWPPP DETAILS.

SWPPP LEGEND

SF	SILT FENCE
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

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SHEET INDEX

SWPPP PLAN

C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A FOUR-STORY APARTMENT BUILDING & THE ASSOCIATED PARKING, UTILITIES, & STORM WATER TREATMENT AREAS .

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL SILT FENCE AROUND SITE
3. INSTALL PROTECTIVE FENCE AROUND FILTRATION AREAS
4. CLEAR AND GRUB SITE
5. STRIP AND STOCKPILE TOPSOIL
6. REMOVE PAVEMENTS AND UTILITIES
7. CONSTRUCT STORMWATER MANAGEMENT BASINS
8. INSTALL SILT FENCE AROUND BASINS
9. ROUGH GRADE SITE
10. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
11. INSTALL UTILITIES
12. INSTALL BUILDING FOUNDATIONS
13. INSTALL CURB AND GUTTER
14. INSTALL PAVEMENTS AND WALKS
15. FINAL GRADE SITE
16. REMOVE ACCUMULATED SEDIMENT FROM BASINS
17. CONSTRUCT FILTRATION TRENCHES
18. SEED AND MULCH
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

AREA OF DISTURBANCE:	2.62± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.24 AC

GENERAL SOIL TYPE: CLAY, SANDY CLAY

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE, RUNOFF MUST BE PROPERLY CONTAINED.

12. NO ENGINE DEGREASING IS ALLOWED ON SITE.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR ALL APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN SECTIONS 3, 4, 6-24 OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
   - A. FINAL STABILIZATION, PER NPDES PERMIT SECTION 13 HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   - B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
   - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   - E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE
   - A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
   - B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
   - C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
   - D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
   - E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:
   - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

20. CONCRETE WASHOUT AREA
   - A. CONCRETE WASH-OUT IS NOT ALLOWED ON-SITE.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

22. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

23. FINAL STABILIZATION
FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

24. TEMPORARY SEDIMENTATION BASINS
   - A. THE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL PRIOR TO DISTURBANCE OF 10 OR MORE ACRES DRAINING TO A COMMON LOCATION.
   - B. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHEN 10 OR MORE ACRES OF DISTURBED SOILS DRAIN TO A COMMON LOCATION. THE BASIN MUST PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PER ACRE DRAINED. IF HYDRAULIC CALCULATIONS ARE AVAILABLE, THE TEMPORARY SEDIMENTATION BASIN MUST PROVIDE A STORAGE VOLUME EQUIVALENT TO THE 2-YEAR, 24-HOUR STORM, BUT IN NO CASE LESS THAN 1800 CUBIC FEET PER ACRE DRAINED. THE TEMPORARY SEDIMENTATION BASIN MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE UP GRADIENT OF THE POND. THE TEMPORARY SEDIMENTATION BASIN SHALL BE DESIGNED TO PREVENT SHORT CIRCUITING. THE OUTFALL SHALL BE DESIGNED TO REMOVE FLOATABLE DEBRIS, ALLOW FOR COMPLETE DRAWDOWN OF THE POND FOR MAINTENANCE ACTIVITIES, AND HAVE ENERGY DISSIPATION. THE EMERGENCY SPILLWAY SHALL BE STABILIZED.
   - C. TEMPORARY SEDIMENTATION BASINS SHALL BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY REQUIRED BUFFER ZONE, AND MUST BE DESIGNED TO AVOID DRAINING WETLANDS, UNLESS THE IMPACT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
   - D. EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED WILL NOT BE PERMITTED TO DISCHARGE FROM SITE.

25. DEWATERING AND BASIN DRAINING
   - A. TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE TEMPORARY OR PERMANENT BASIN MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT THE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND PROPER VELOCITY DISSIPATION PROVIDED.
   - B. ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN THE RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
   - C. IF FILTERS WITH BACKWASH WATERS ARE USED, THE BACKWASH WATER SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINING OF THE TREATMENT PROCESS, OR INCORPORATED INTO SITE IN A MANNER THAT DOES NOT CAUSE EROSION. BACKWASH WATER MAY BE DISCHARGED TO SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY.

26. POLLUTION PREVENTION
   - A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   - B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
   - C. HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROTECTED TO PREVENT VANDALISM.
   - D. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
   - E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
   - F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. DESIGN CALCULATIONS
TEMPORARY & PERMANENT STORMWATER TREATMENT ARE DESIGNED TO MEET MPCA GENERAL & SPECIAL WATER REQUIREMENTS. CALCULATIONS ARE PART OF THE HYDROLOGY REPORT, WHICH IS TO BE CONSIDERED PART OF THE SWPP DOCUMENTS. SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.

28. GENERAL STORMWATER DISCHARGE REQUIREMENTS
ALL REQUIREMENTS LISTED IN SECTIONS 5-7, 14, 16-19, 21, 24 OF THE PERMIT FOR DESIGN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND DISCHARGE HAVE BEEN INCLUDED IN THE PREPARATION OF THIS SWPP. THESE INCLUDE BUT ARE NOT LIMITED TO:
   - A. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION PRECIPITATION.
   - B. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE.
   - C. PEAK FLOW RATES AND STORWATER VOLUMES TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
   - D. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.

29. CONSTRUCTION OF FILTRATION BASINS
   - A. NO HEAVY TRAFFIC ON FILTRATION AREAS. CONSTRUCTION TO BE DONE WITH MINIMAL COMPACTION TO FILTRATION AREAS. IF COMPACTION IS ENCOUNTERED, BASIN SOILS FOR THE FIRST & MUST BE REMOVED & RELAID.
   - B. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAD BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSIN PREVENTION AND SEDIMENT CONTROLS ARE PROVIDED(SECTION 16.4).
   - C. WHEN AN INFILTRATION SYSTEM IS EXCAVATED TO FINAL GRADE (OR WITHIN THREE (3) FEET OF FINAL GRADE), THE PERMITTEE(S) MUST EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT WILL NOT COMPACT THE SOIL IN THE PROPOSED INFILTRATION AREA.
   - D. TO PREVENT CLOGGING OF THE INFILTRATION OR FILTRATION SYSTEM, THE PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, SMALL SEDIMENTATION BASIN, OR WATER QUALITY INLET (E.G., GRIT CHAMBER) TO SETTLE PARTICULATES BEFORE THE STORMWATER DISCHARGES INTO THE INFILTRATION OF FILTRATION SYSTEM.

30. POST CONSTRUCTION
THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN SECTION 15 SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE SECTION 15. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

31. RESPONSIBILITIES
   - A. THE OWNER MUST IDENTIFY A CONTRACTOR WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   - B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

32. TRAINING REQEMENTS
THE PERMITTES(S) SHALL ENSURE THE FOLLOWING INDIVIDUALS IDENTIFIED IN THIS PART HAVE BEEN TRIANED IN ACCORDANCE WITH THIS PERMIT'S TRAINING REQUIREMENTS.
   1. WHO MUST BE TRAINED:
      - A. INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT
      - B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING, AND/OR AMENDING THE SWPPP AND INDIVIDUALS(S) PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
      - C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THES JOB DUTIES.
   2. TRAINING CONTENT:
   THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT FOR THE PROJECT. AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAVILABLE TO THE PROJECT SITE IN 72 HOURS) MUST BE TRAINED IN THE JOB DUTIES DESCRIBED IN SECTION 21.2B AND SECTION 21.2C.

33. THE PERMITTEE(S) SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT. AN UPDATE REFESHER-TREINING MUST BE ATTENDED EVERY THREE (3) YEARS STARTING THREE (3) YEARS FROM THE ISSUANCE DATE OF THIS PERMIT.

33. LIST OF CONTACTS

TITLE	NAME	COMPANY	PHONE NUMBER
OWNER	PETER WORTHINGTON	MWF PROPERTIES	612-259-7110
PROJECT MANAGER	TODD MCLOUTH	LOUCKS	763-496-6742
ENGINEER SWPPP	VAL ANDERSON	LOUCKS	763-496-6728
CONTRACTOR	PENDING		
SITE MANGER			

* MPCA 24HR. HAZARDOUS SPILL HOTLINE: 651-649-5457 OF 80420798

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	2,800
EROSION CONTROL BLANKET	SY	2595
INLET PROTECTION	EA	12
SEEDING	AC	1.0±

RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMAIRED WATER	TYPE OF SPECIAL WATER
CREDIT RIVER	CREEK	NO	YES	

CERTIFICATION

STORMWATER POND 1

PERMANENT POND VOLUME = 0.89 AF
WATER QUALITY VOLUME REQUIRED = 1.0" * 1.4 AC * 1/12 = 0.27 AF
WATER QUALITY VOLUME PROVIDED =0.89 AF (TOTAL LIVE STORAGE)

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date 12-21-2023

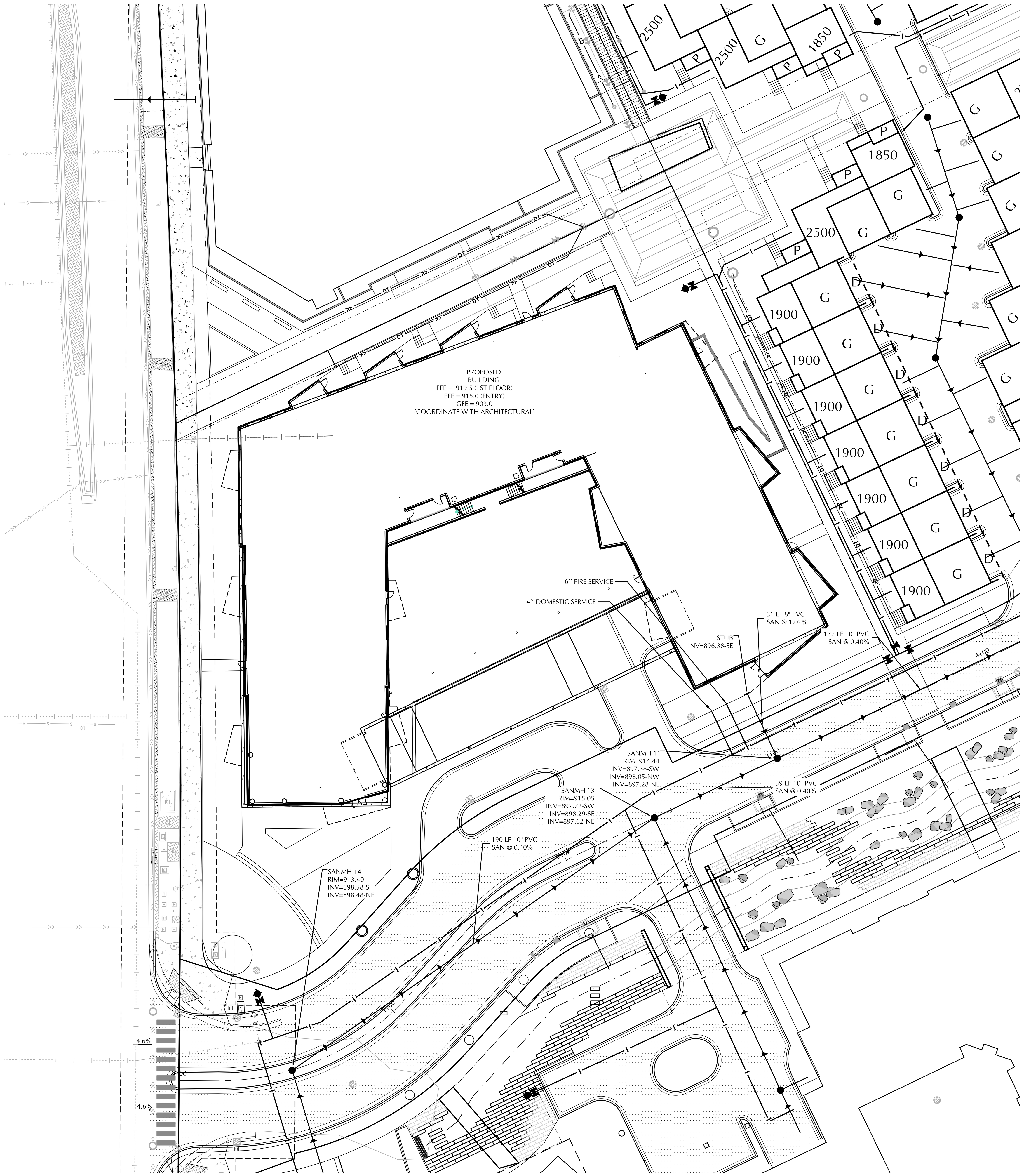
QUALITY CONTROL

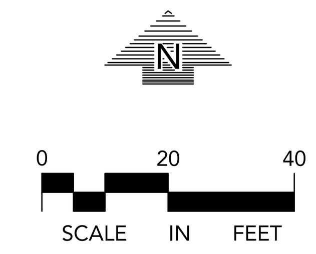
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

SWPPP PLAN NOTES

C3-3





LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.

2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.

3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.

4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.

5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.

6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.

7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820

10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.

11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.

13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.

14. THE CITY SHALL OPERATE ALL GATE VALVES.

15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.

16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.

17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T

18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

325 BLAKE ROAD N

HOPKINS, MN

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23	PUD AMENDMENT

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

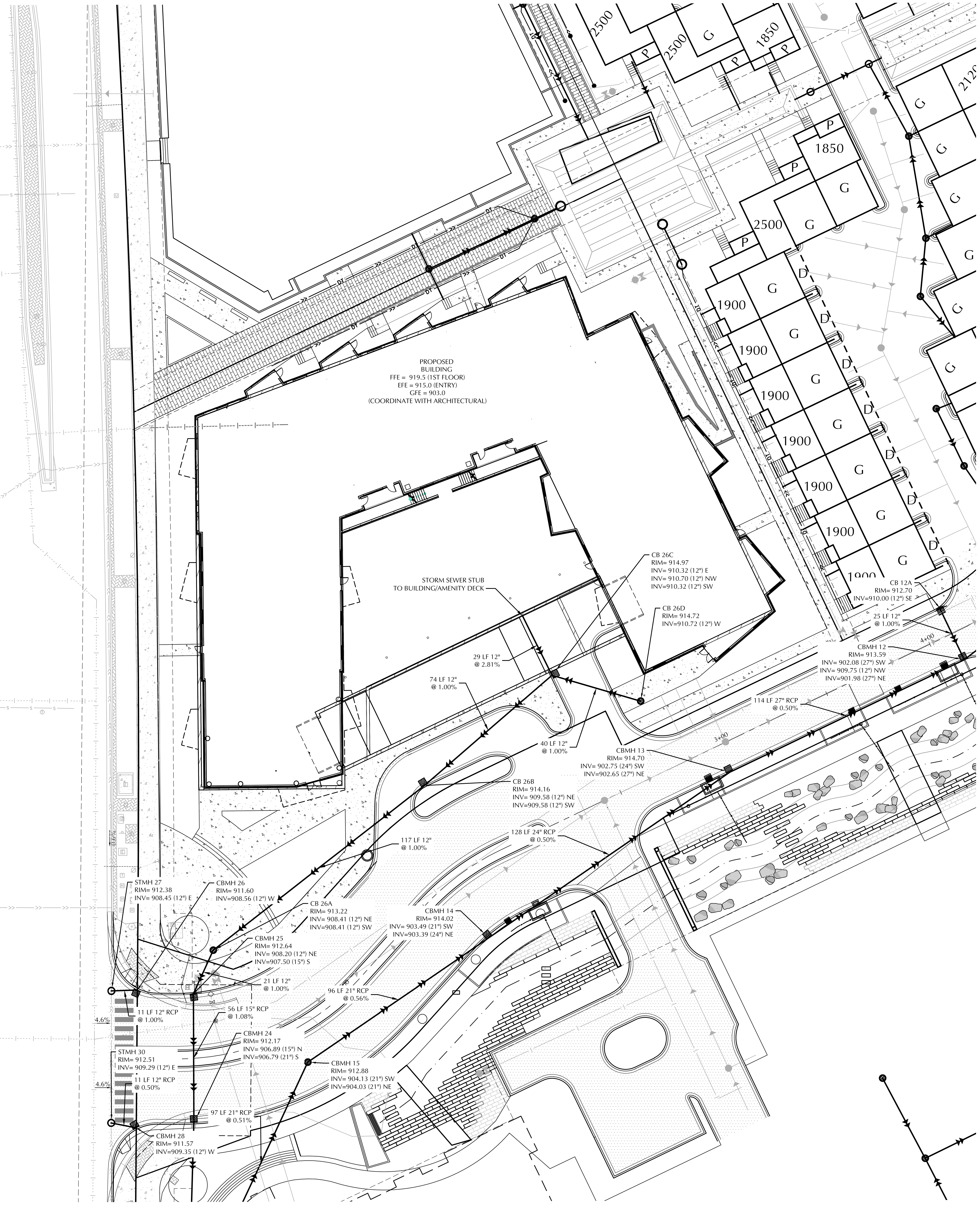
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

SAN.& WATER PLAN

C4-1

Plotted: 12 /21 / 2023 2:27 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Building B\C4-1 SAN & WATER PLAN



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0 20 40
SCALE IN FEET

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
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1.0%	DIRECTION OF FLOW	1.0%
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STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820

10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.

11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.

13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.

14. THE CITY SHALL OPERATE ALL GATE VALVES.

15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.

16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.

17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T

18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23	PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

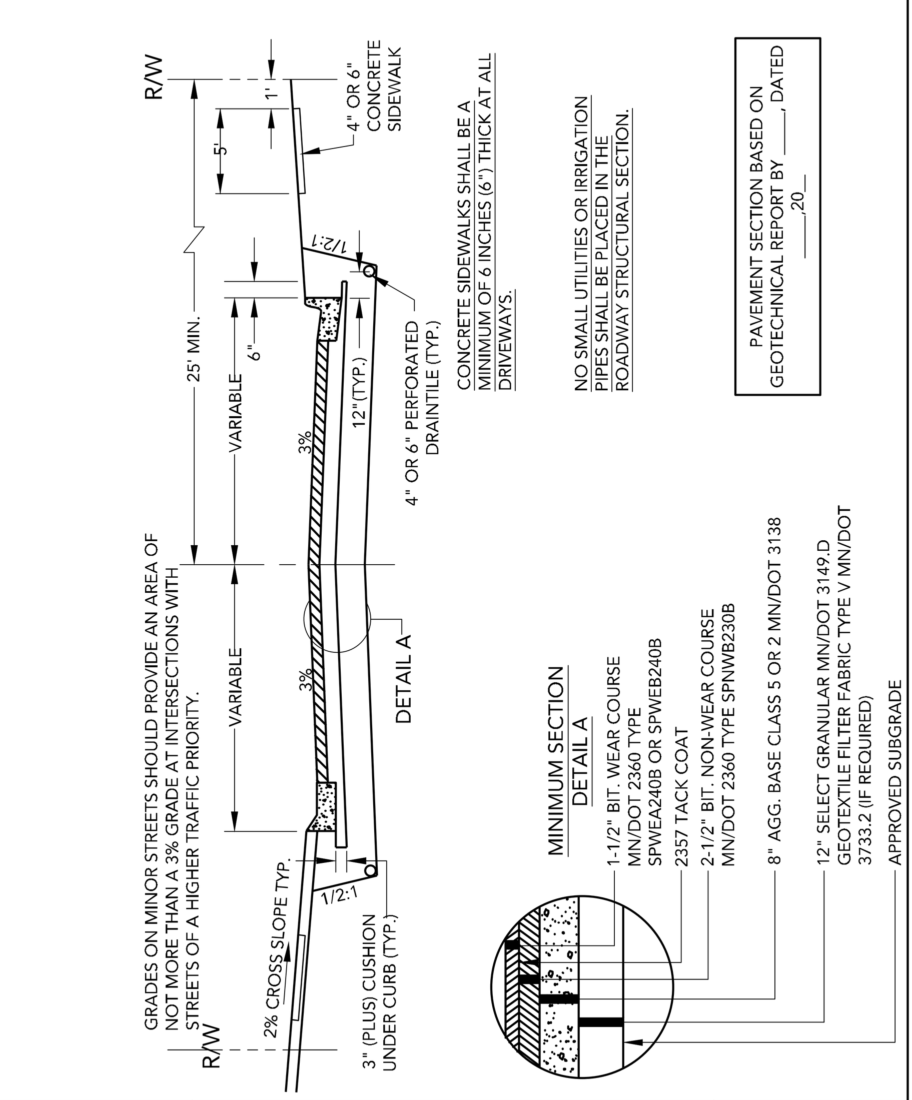
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

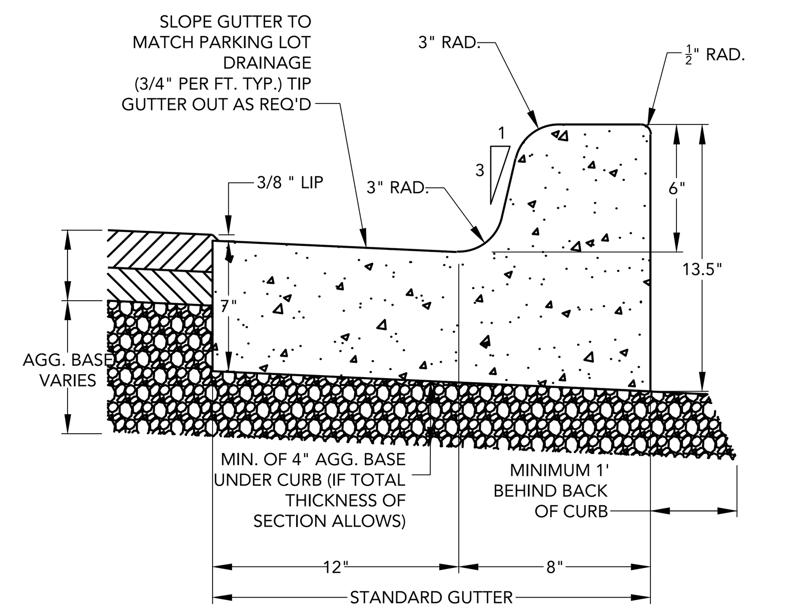
STORM SEWER PLAN

C4-2

Plotted: 12 /21 / 2023 2:28 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Building B\C4-2 STORMWATER PLAN

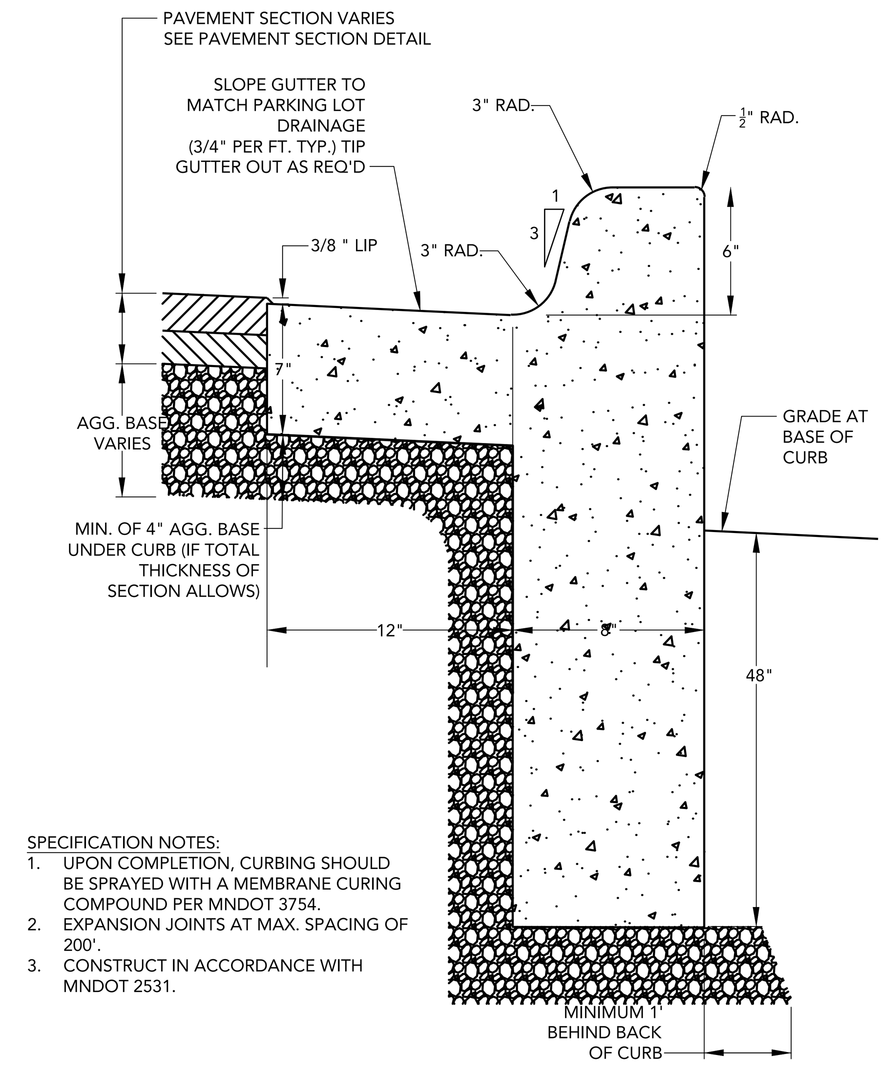


RESIDENTIAL STREET SECTION	LOUCKS PLATE NO. 2004	DRAWN 12/2016



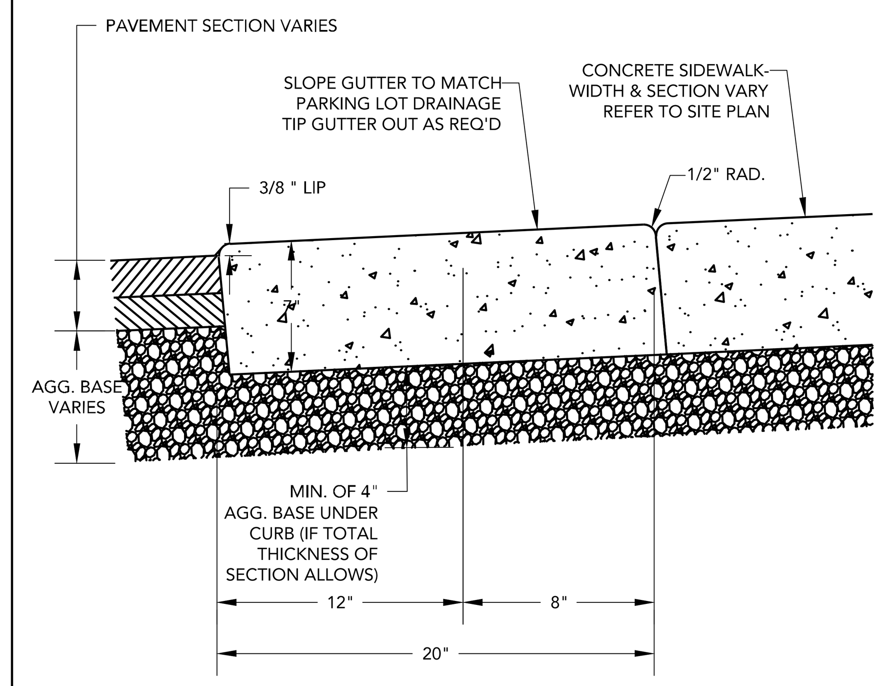
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009	DRAWN 2/2016



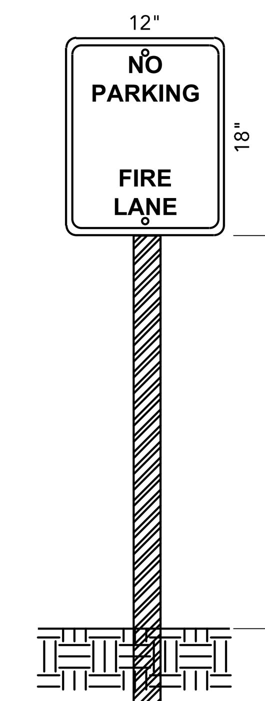
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

B6 STYLE CONCRETE CURB AND GUTTER / WALL	LOUCKS PLATE NO. 2009A	DRAWN 2/2016



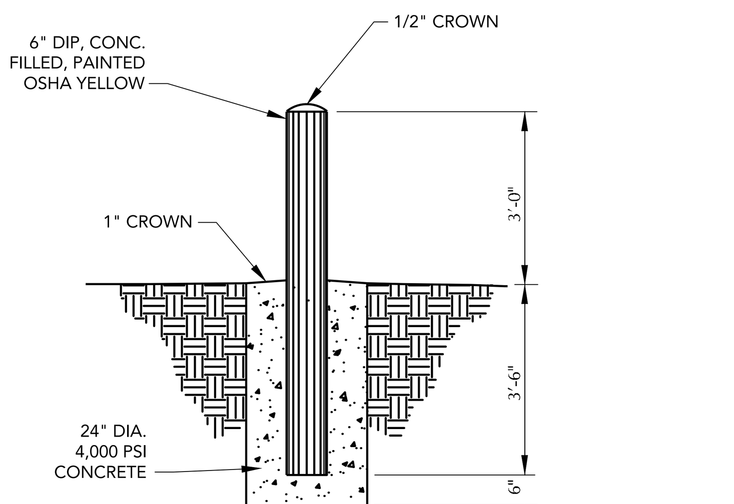
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012	DRAWN 2/2016

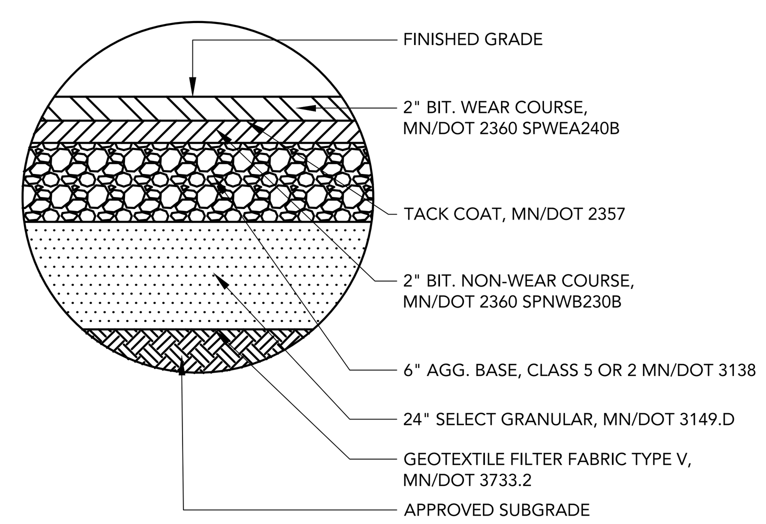


NOTES:
1. "NO PARKING FIRE LANE", R7-22 OR APPROVED EQUAL. SIGN MUST BE A MINIMUM OF 12" X 18", ALUMINUM PLATE, .063 MIN. THICKNESS, HIGH INTENSITY SHEETING, INSTALLED AT A HEIGHT 5' ABOVE GROUND, WITH RED LETTERING ON WHITE BACKGROUND (STANDARD).
2. THE SIGN SUPPORTS WILL BE A U POST.
3. THE SUPPORTING POSTS SHALL BE SET BACK A MINIMUM OF 12" BUT NOT MORE THAN 36" FROM THE CURB ON BOTH SIDES OF THE FIRE LANE.
4. ALL SIGNS SHALL FACE THE DIRECTION OF TRAVEL AND BE INSTALLED ACCORDING TO THE LOCATIONS IDENTIFIED BY THE CITY ON THE APPROVED SITE PLAN FOR THE DEVELOPMENT.

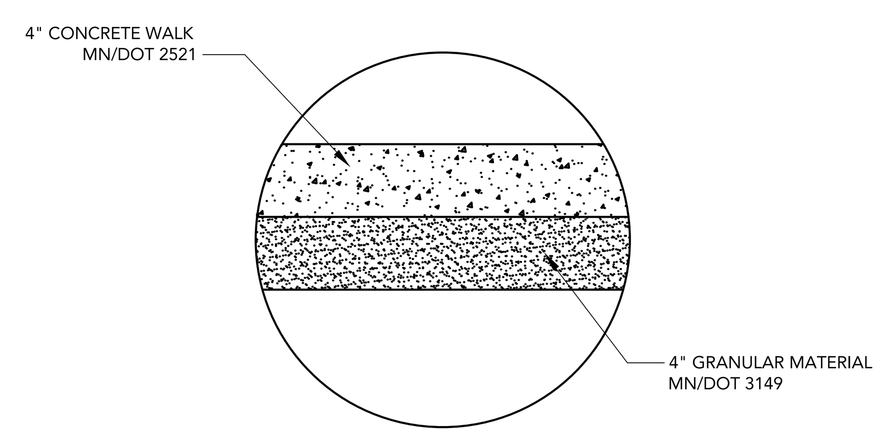
FIRE LANE SIGN	LOUCKS PLATE NO. 2026	DRAWN 2/2016



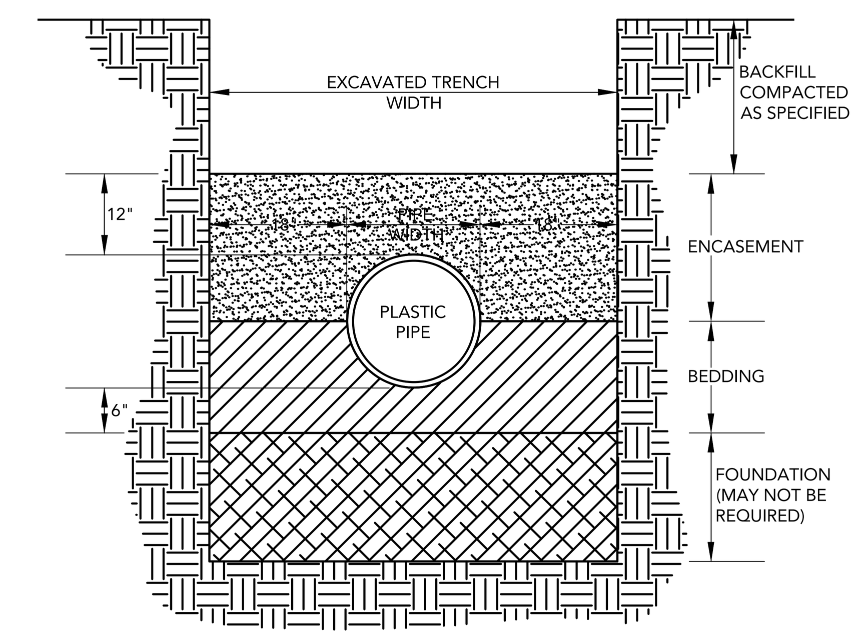
BOLLARD	LOUCKS PLATE NO. 2039	DRAWN 12/2016



HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032	DRAWN 12/2016

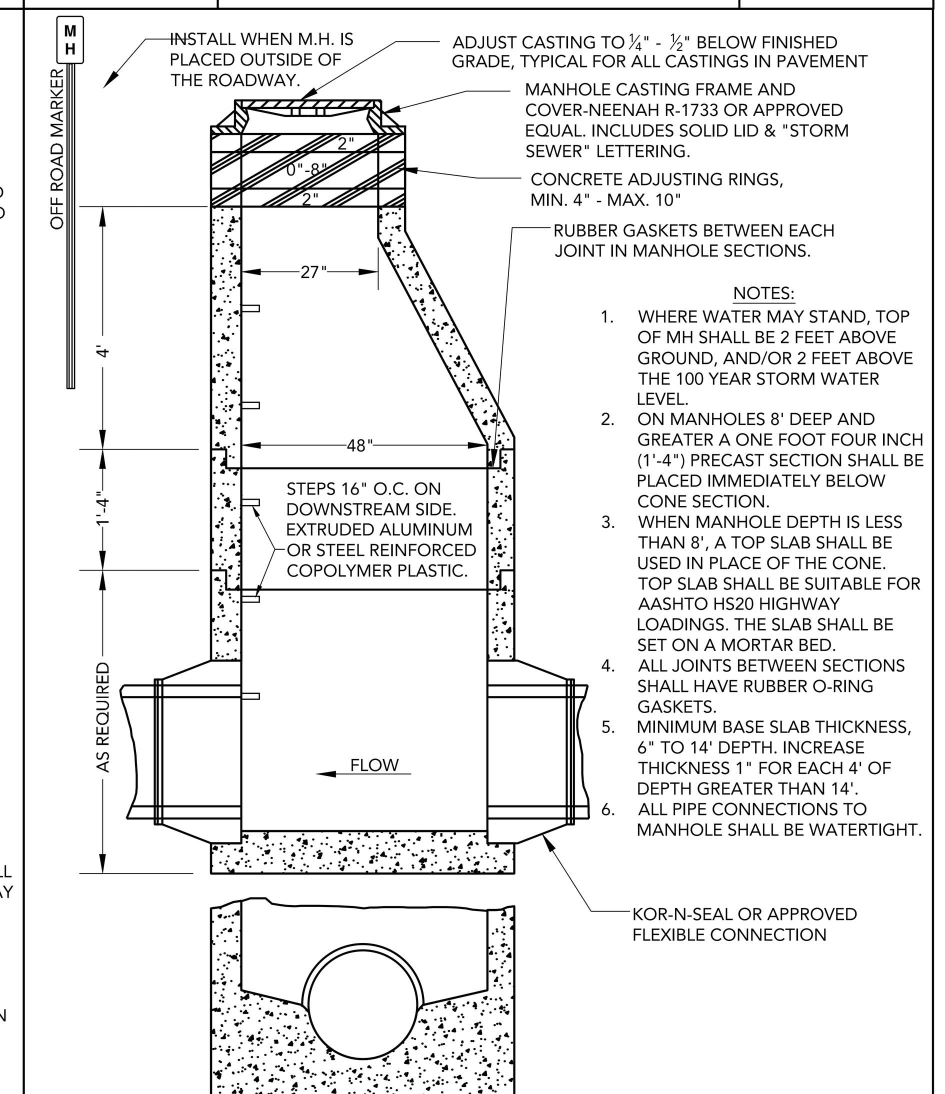


CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034	DRAWN 12/2016



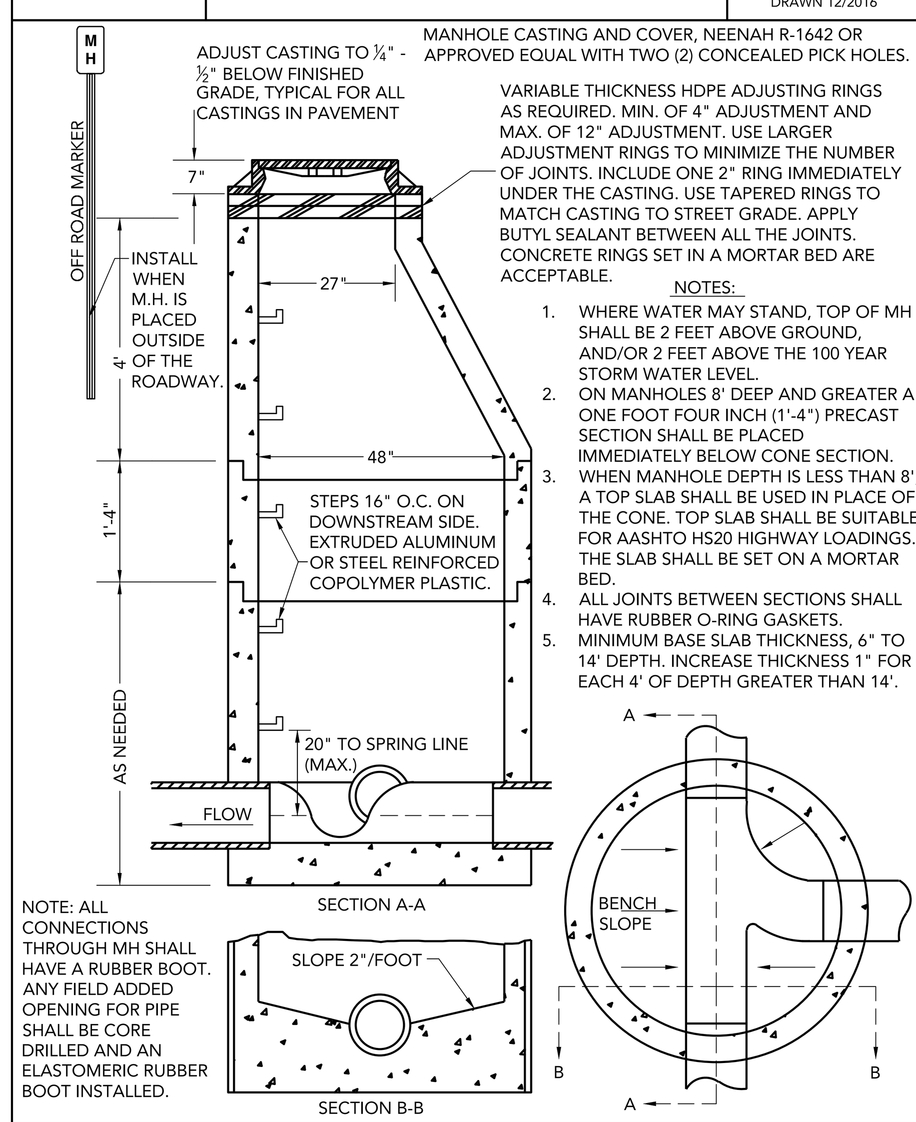
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008	DRAWN 2/2016



NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.
6. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.

STANDARD STORM SEWER MANHOLE WITH CONE SECTION	LOUCKS PLATE NO. 4300	DRAWN 2/2016



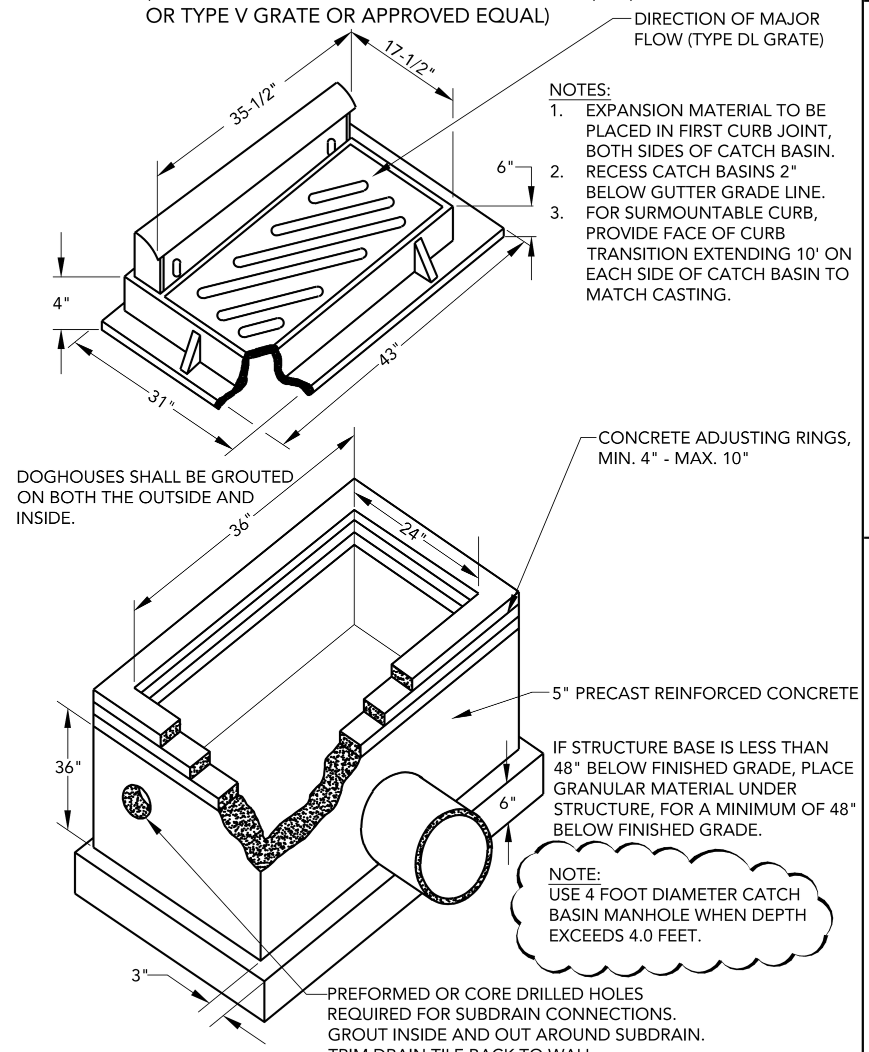
VARIABLE THICKNESS HDPE ADJUSTING RINGS AS REQUIRED. MIN. OF 4" ADJUSTMENT AND MAX. OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING. USE TAPERED RINGS TO MATCH CASTING TO STREET GRADE. APPLY BUTYL SEALANT BETWEEN ALL THE JOINTS. CONCRETE RINGS SET IN A MORTAR BED ARE ACCEPTABLE.

NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.

NOTE: ALL CONNECTIONS THROUGH MH SHALL HAVE A RUBBER BOOT. ANY FIELD ADDED OPENING FOR PIPE SHALL BE CORE DRILLED AND AN ELASTOMERIC RUBBER BOOT INSTALLED.

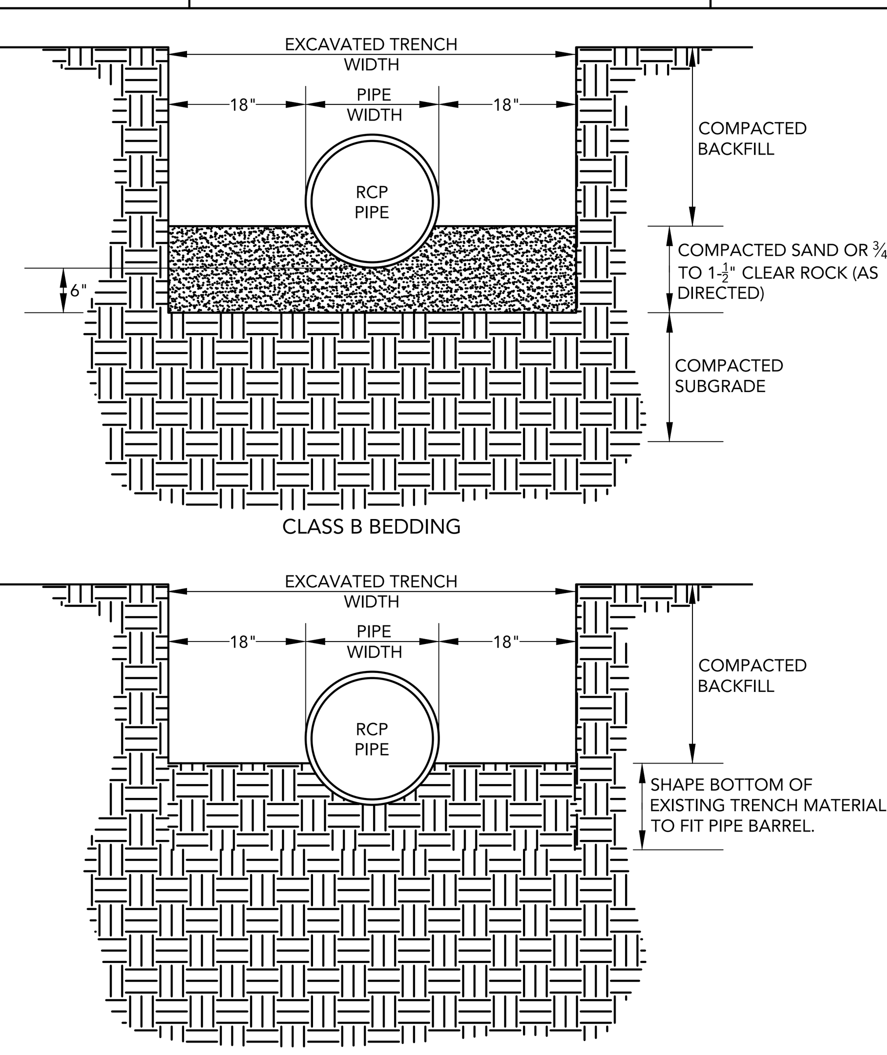
STANDARD SANITARY SEWER MANHOLE	LOUCKS PLATE NO. 4000	DRAWN 2/2016

(NEENAH CASTING NO. R-3067 WITH TYPE DR, DL, OR TYPE V GRATE OR APPROVED EQUAL)

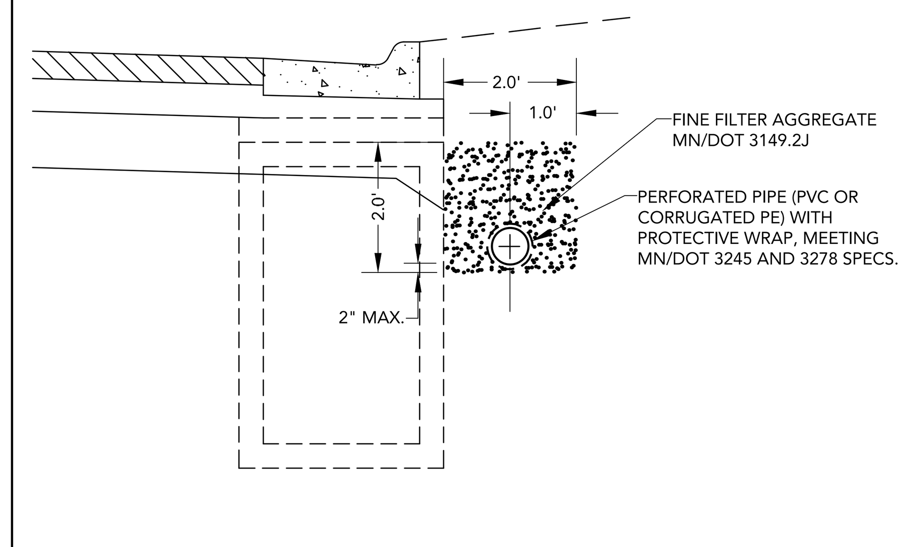


NOTES:
1. EXPANSION MATERIAL TO BE PLACED IN FIRST CURB JOINT, BOTH SIDES OF CATCH BASIN.
2. RECESS CATCH BASINS 2" BELOW GUTTER GRADE LINE.
3. FOR SURMOUNTABLE CURB, PROVIDE FACE OF CURB TRANSITION EXTENDING 10' ON EACH SIDE OF CATCH BASIN TO MATCH CASTING.

2'x3' CATCH BASIN (MAX. DEPTH 4.0')	LOUCKS PLATE NO. 4302	DRAWN 2/2016

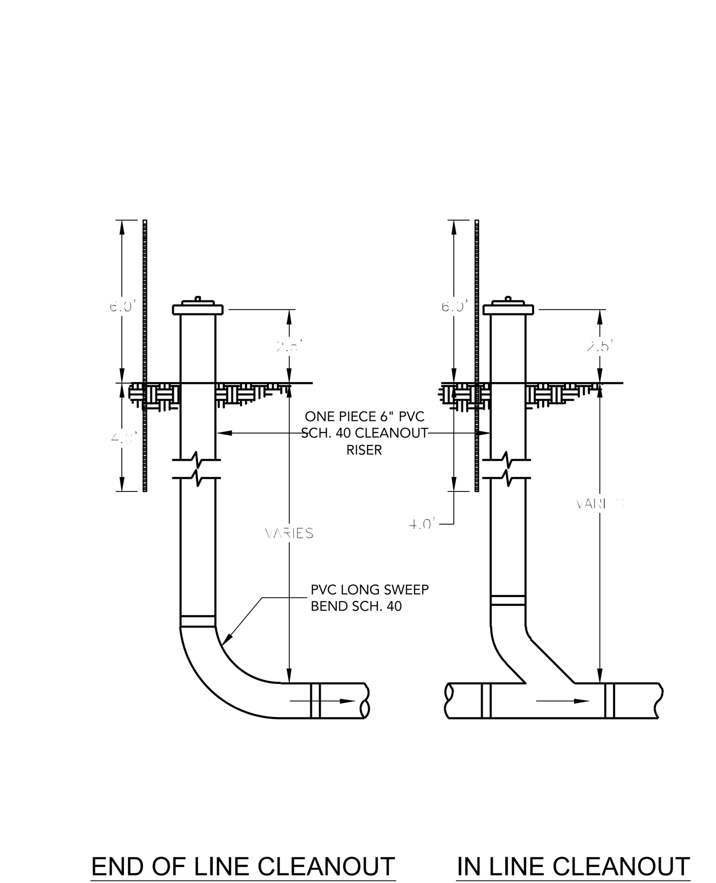


CONCRETE PIPE BEDDING	LOUCKS PLATE NO. 4310	DRAWN 2/2016



PERFORATED DRAIN TILE PIPE	LOUCKS PLATE NO. 4314	DRAWN 2/2016

NOTES:
- 6" HUB WITH THREADED PVC PLUG - DO NOT GLUE
- CASTING MAY BE REQUIRED SEE SPECIFICATIONS



DRAINTILE CLEAN-OUT STRUCTURE	LOUCKS PLATE NO. 4315	DRAWN 2/2016

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

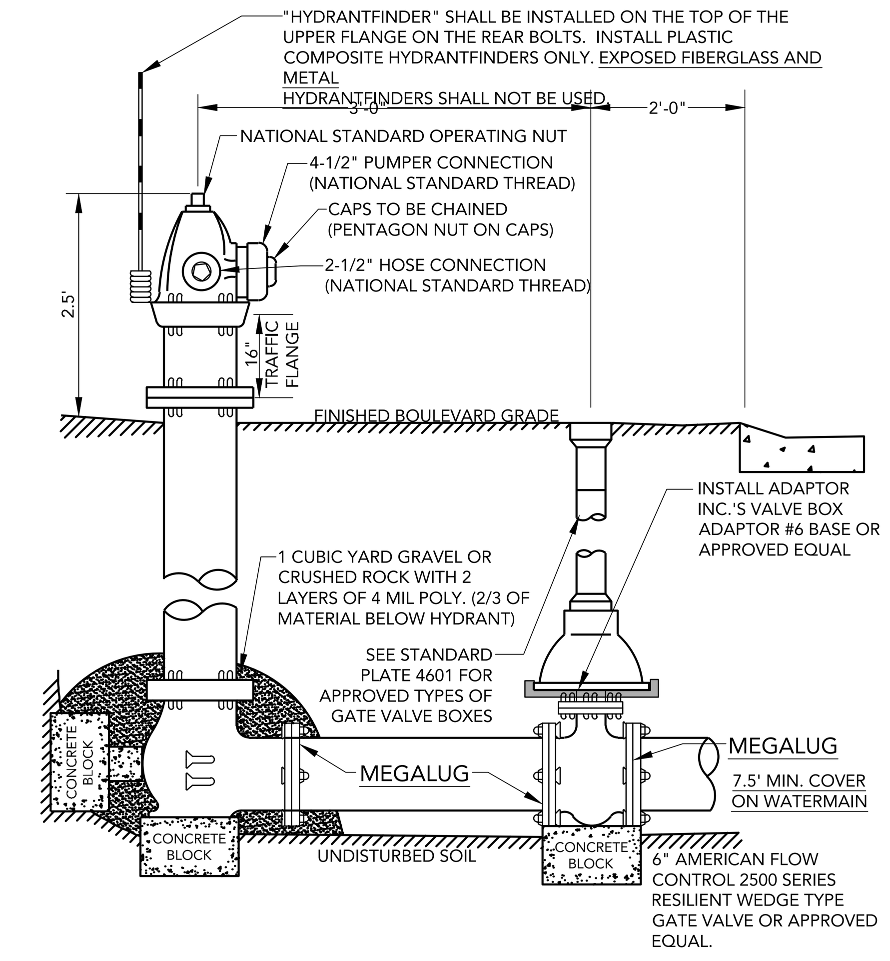
QUALITY CONTROL

Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

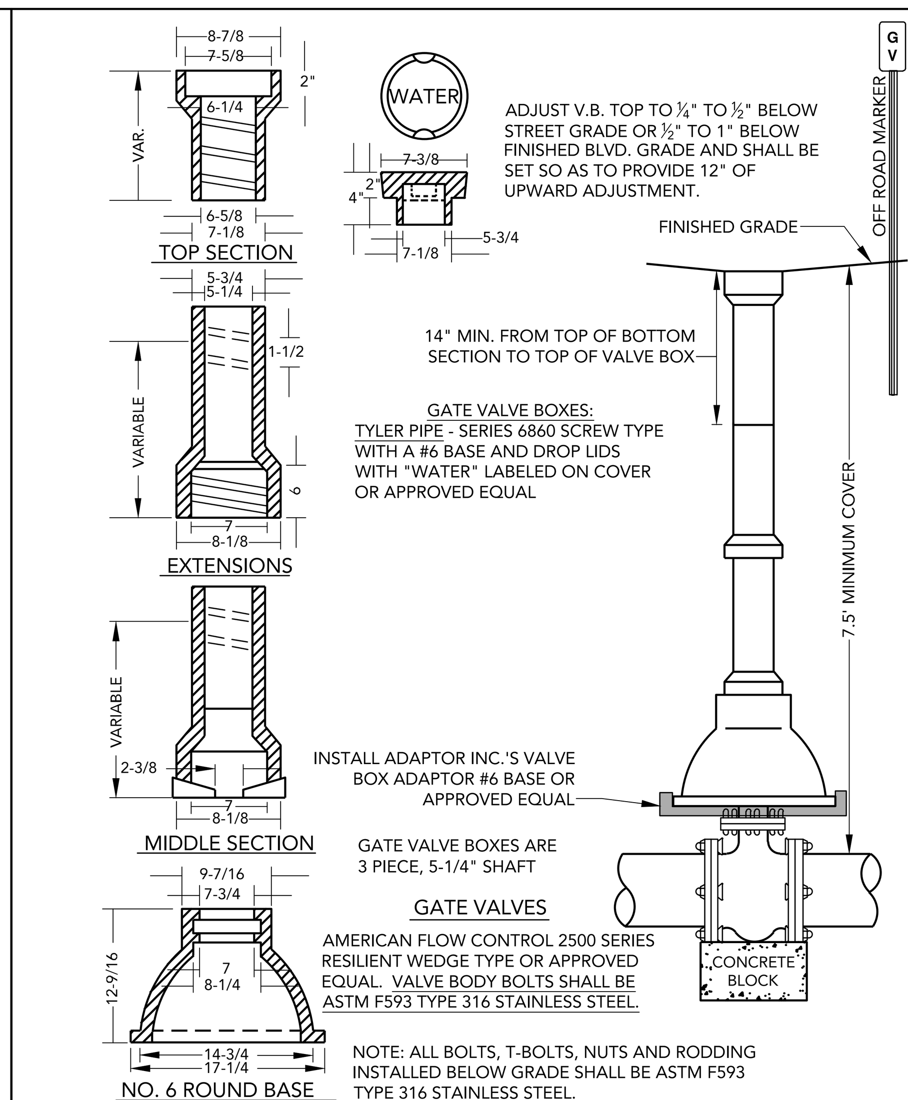
DETAILS

C8-1



NOTES:
1. GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
2. THRUST BLOCKING REQUIRED BEHIND ALL HYDRANTS.
3. ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL. THIS INCLUDES HYDRANTS AND VALVES.

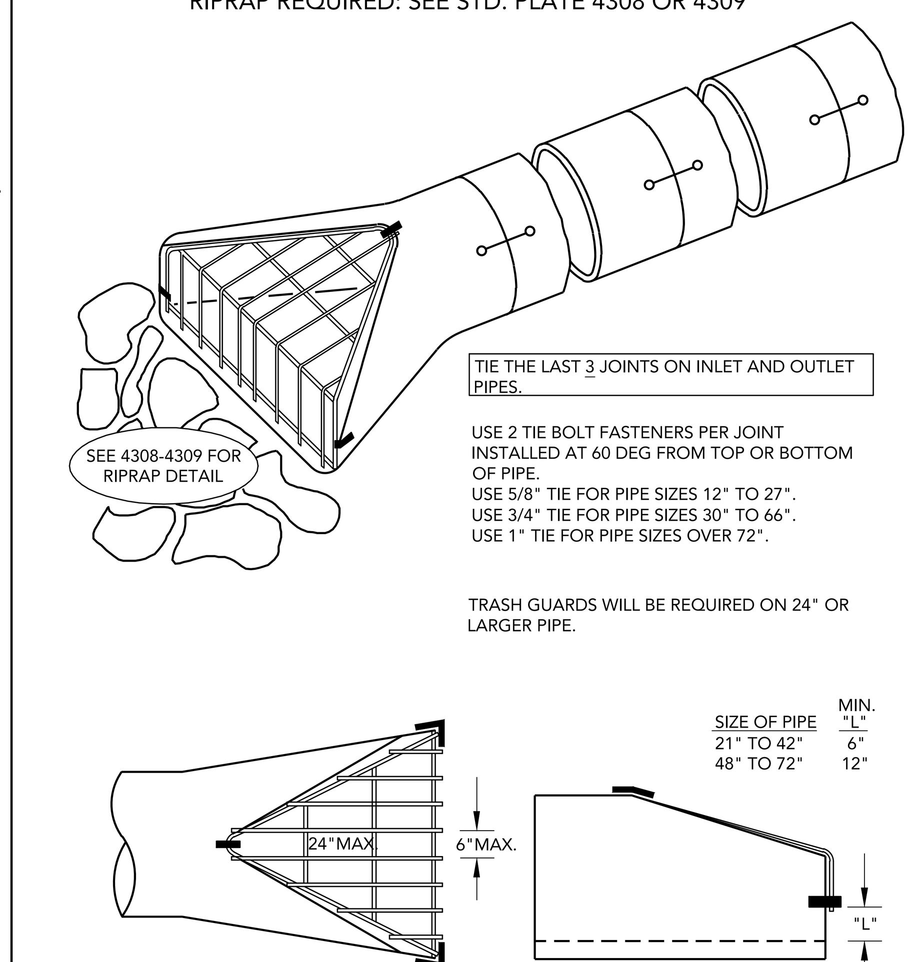
HYDRANT AND GATE VALVE INSTALLATION	LOUCKS PLATE NO. 4600	DRAWN 12/2016



NOTE: ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

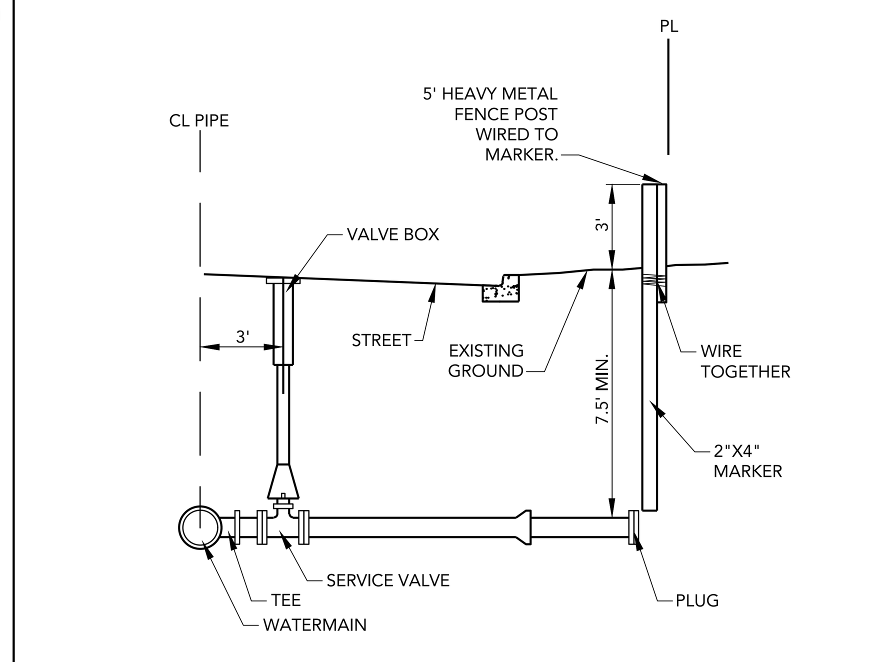
GATE VALVE AND BOX INSTALLATION	LOUCKS PLATE NO. 4601	DRAWN 2/2016

RIPRAP REQUIRED: SEE STD. PLATE 4308 OR 4309



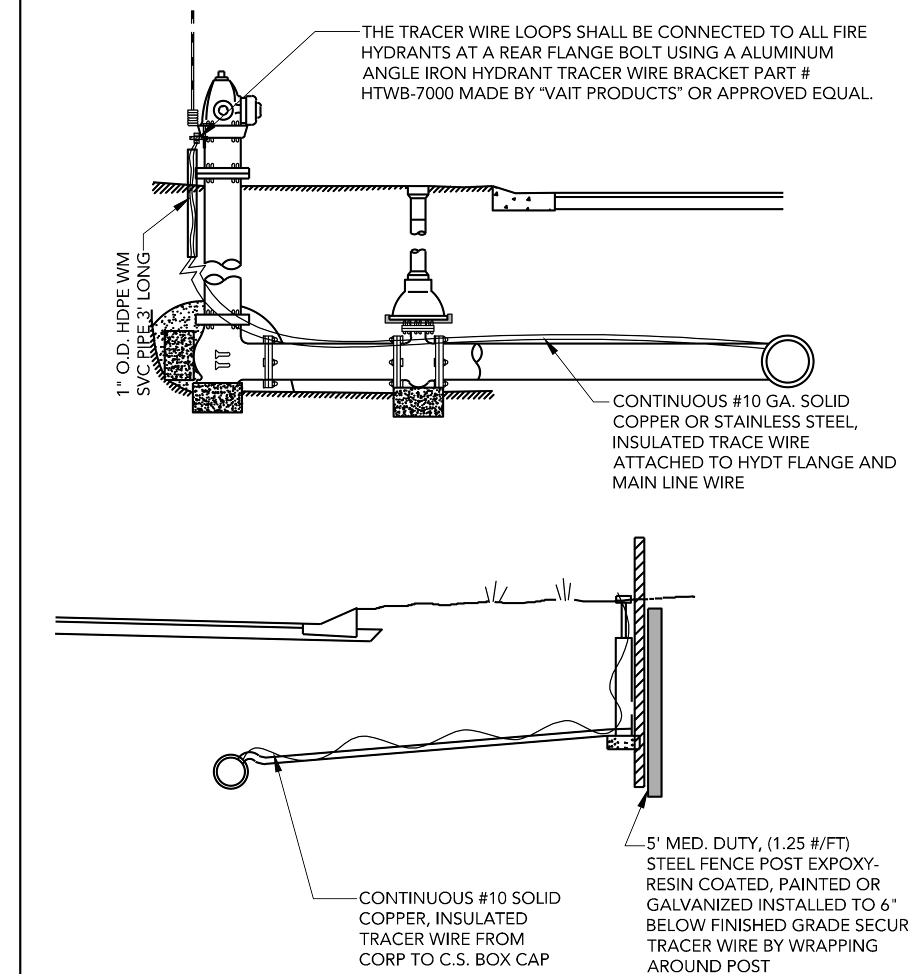
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. GALVANIZE AFTER FABRICATION.

TRASH GUARD RCP APRON	LOUCKS PLATE NO. 4306	DRAWN 2/2016



NOTE:
VALVES SHALL BE TIED TO TEE AT MAIN WITH 2 3/4"ROUND TIE RODS.
ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

LARGE WATER SERVICE CONNECTION	LOUCKS PLATE NO. 4604	DRAWN 2/2016

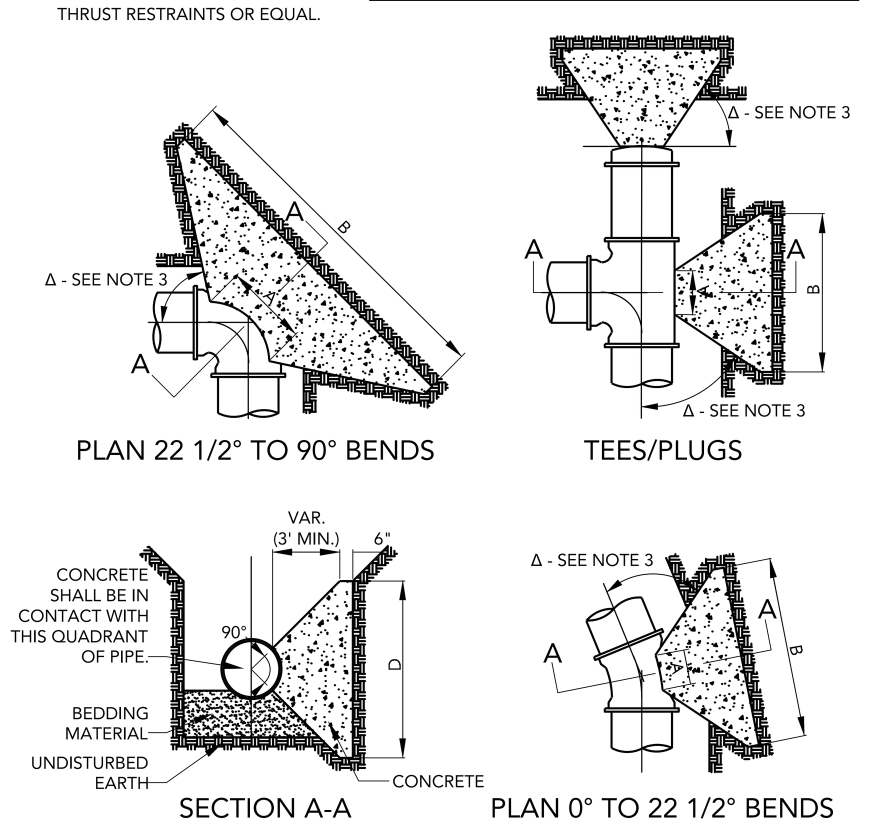


TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD	LOUCKS PLATE NO. 4605	DRAWN 2/2016

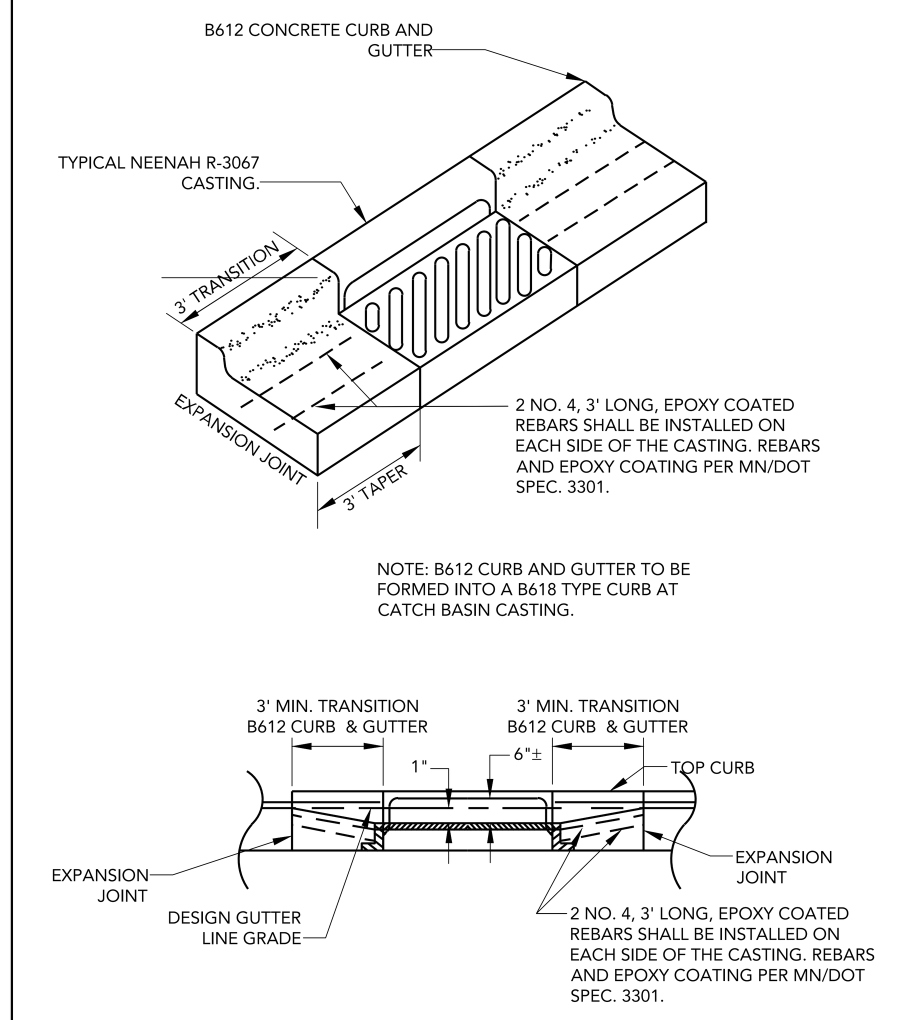
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION "A" SHOULD BE AS LARGE AS POSSIBLE.
3. Δ= 45° MINIMUM.
4. PLACE POLY SHEETING BETWEEN CONCRETE & PIPE.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH MEGALUGS THRUST RESTRAINTS OR EQUAL.

BUTTRESS DIMENSIONS

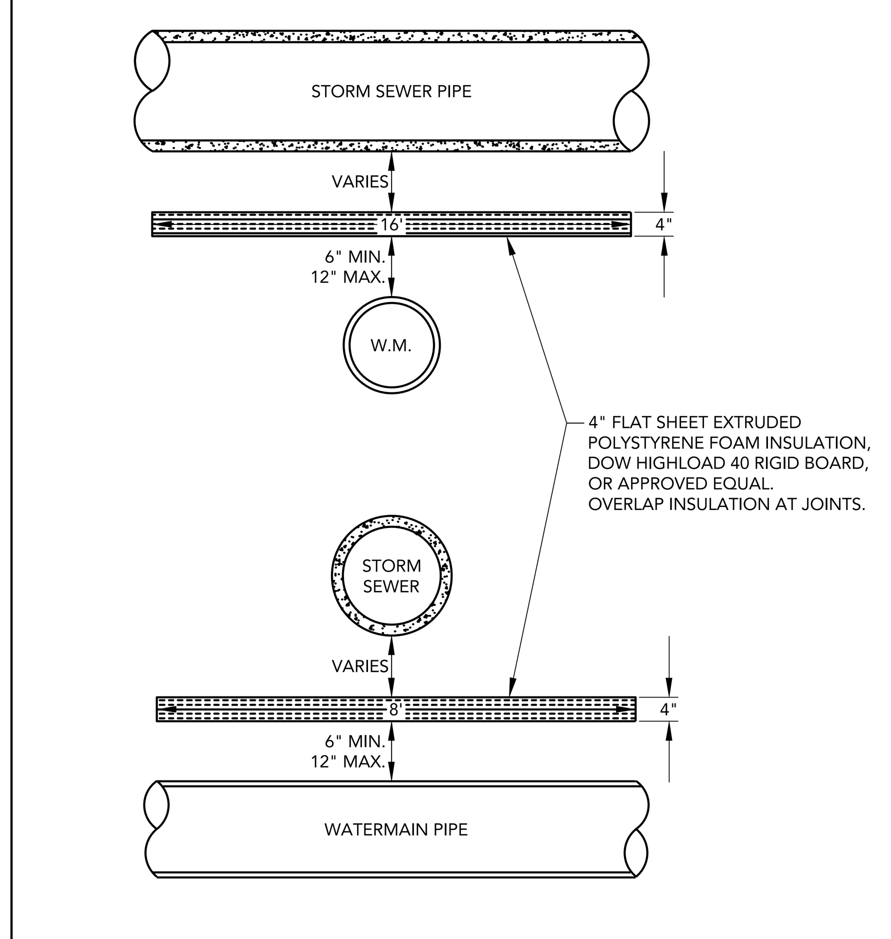
PIPE SIZE	22 1/2° BEND B	22 1/2° BEND D	45° BEND B	45° BEND D	90° BEND B	90° BEND D	TEE/PLUG B	TEE/PLUG D
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"	2'-0"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"	1'-10"	2'-6"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"	3'-3"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"	4'-8"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"	5'-10"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	6'-9"	5'-0"



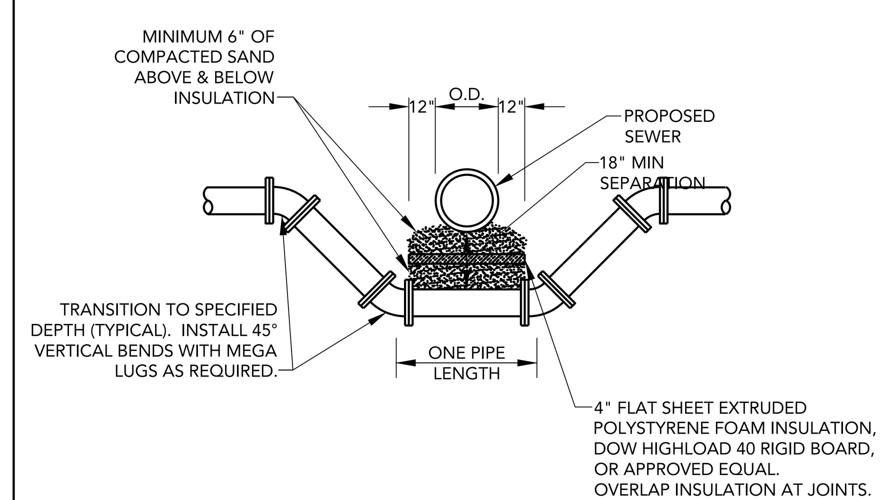
CONCRETE THRUST BLOCKING	LOUCKS PLATE NO. 4606	DRAWN 2/2016



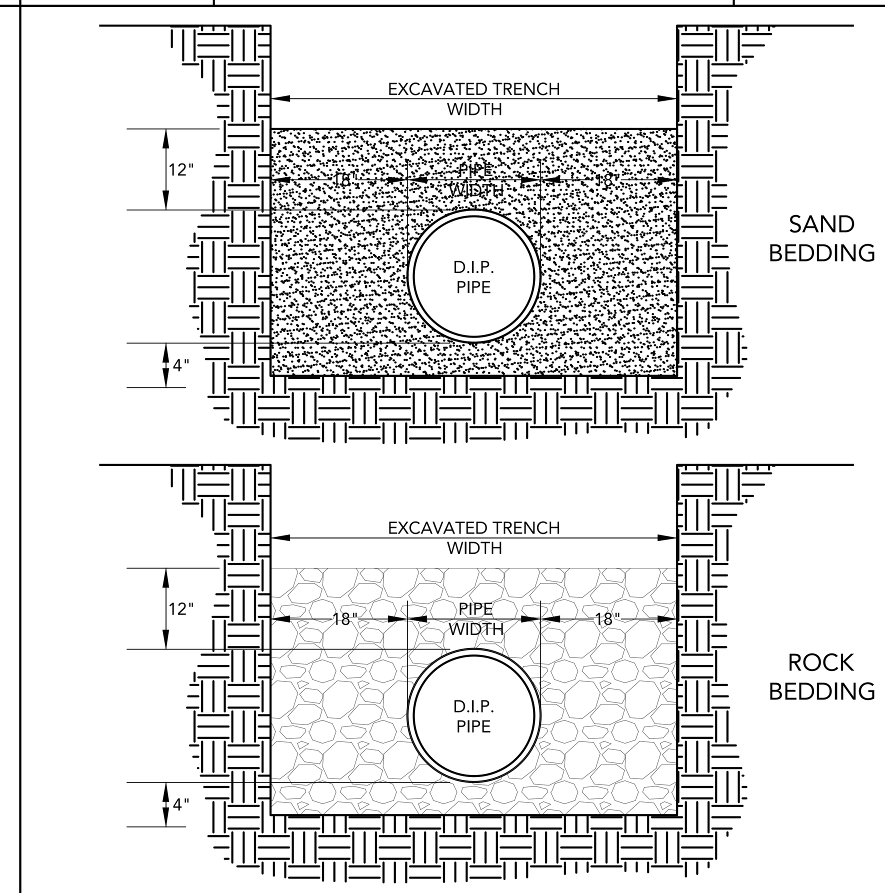
CATCH BASIN CASTING INSTALLATION B612 TO CASTING	LOUCKS PLATE NO. 4312	DRAWN 12/2016



TYPICAL WATERMAIN INSULATION	LOUCKS PLATE NO. 4608	DRAWN 2/2016



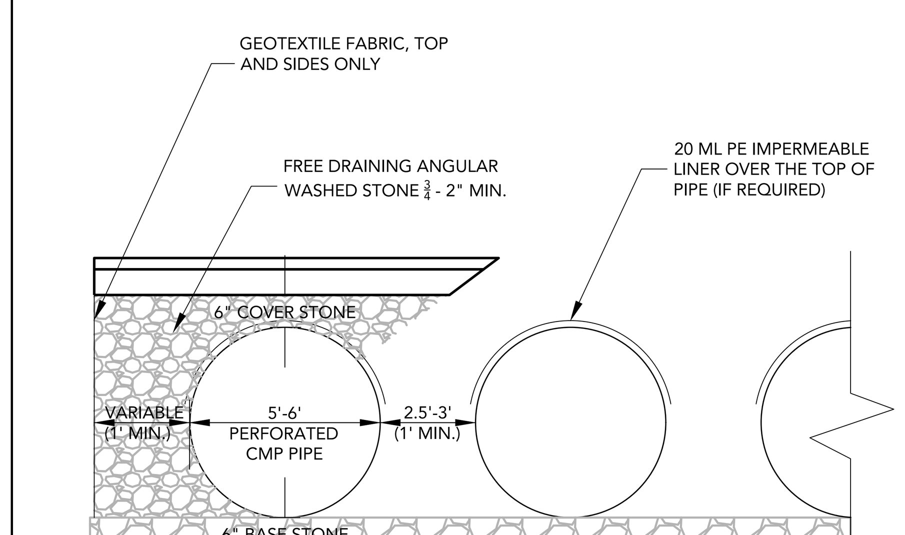
WATERMAIN UNDER SEWER DEFLECTION	LOUCKS PLATE NO. 4611	DRAWN 2/2016



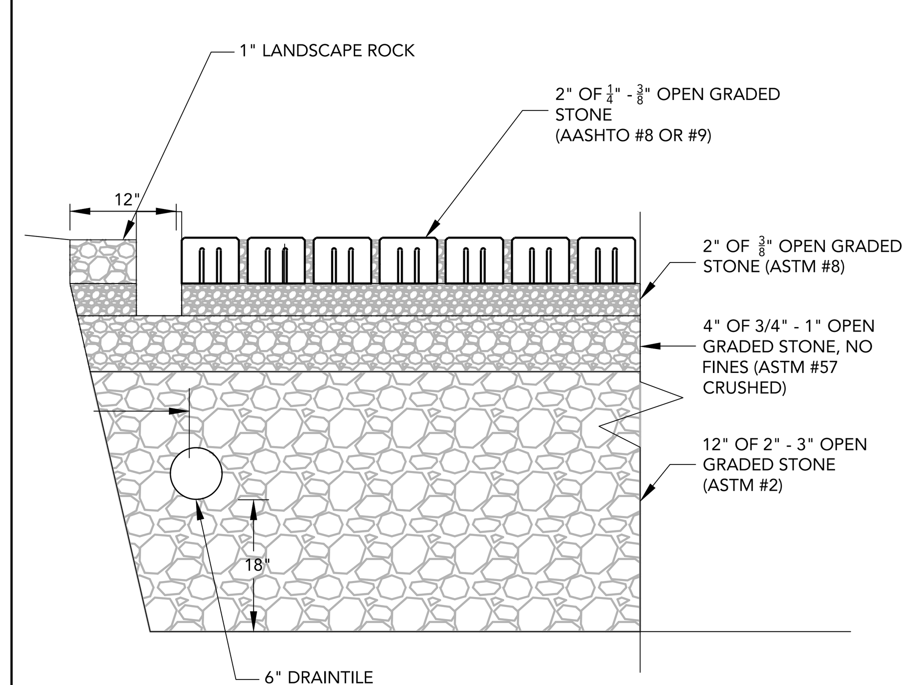
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.

ROCK BEDDING MATERIALS SHALL BE 3/4" TO 1-1/2" CLEAR ROCK. IF IN-SITU MATERIAL UNDER ROCK BEDDING IS UNSTABLE, USE AS MUCH ROCK AS NECESSARY TO STABILIZE.

DUCTILE IRON PIPE BEDDING	LOUCKS PLATE NO. 4615	DRAWN 2/2016



NOTE:
IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANCE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



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MINNEAPOLIS, MN 55402

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7200 Hemlock Lane, Suite 300
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763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

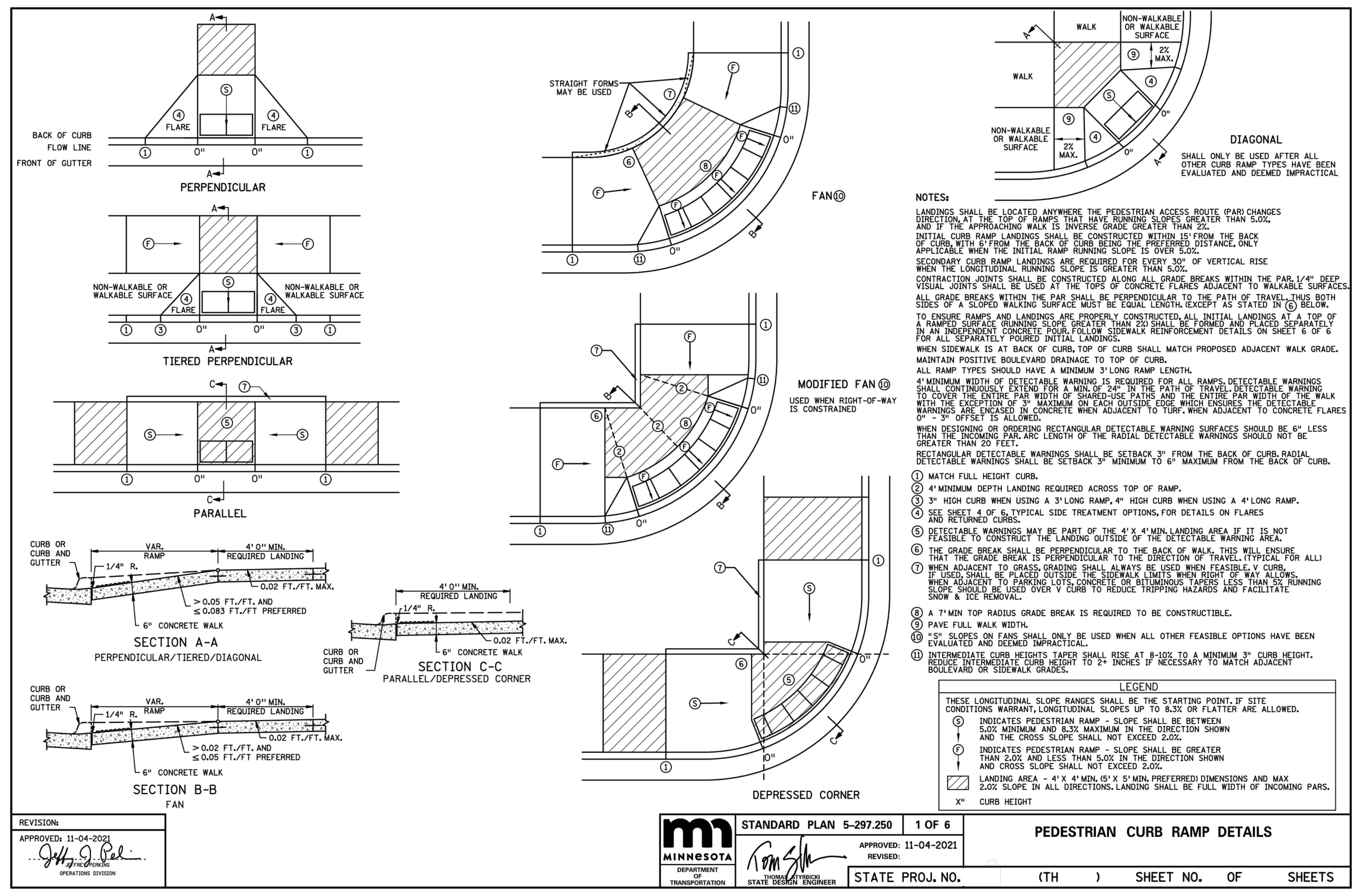
Michael J. St. Martin - PE
License No. 24440
Date 12-21-2023

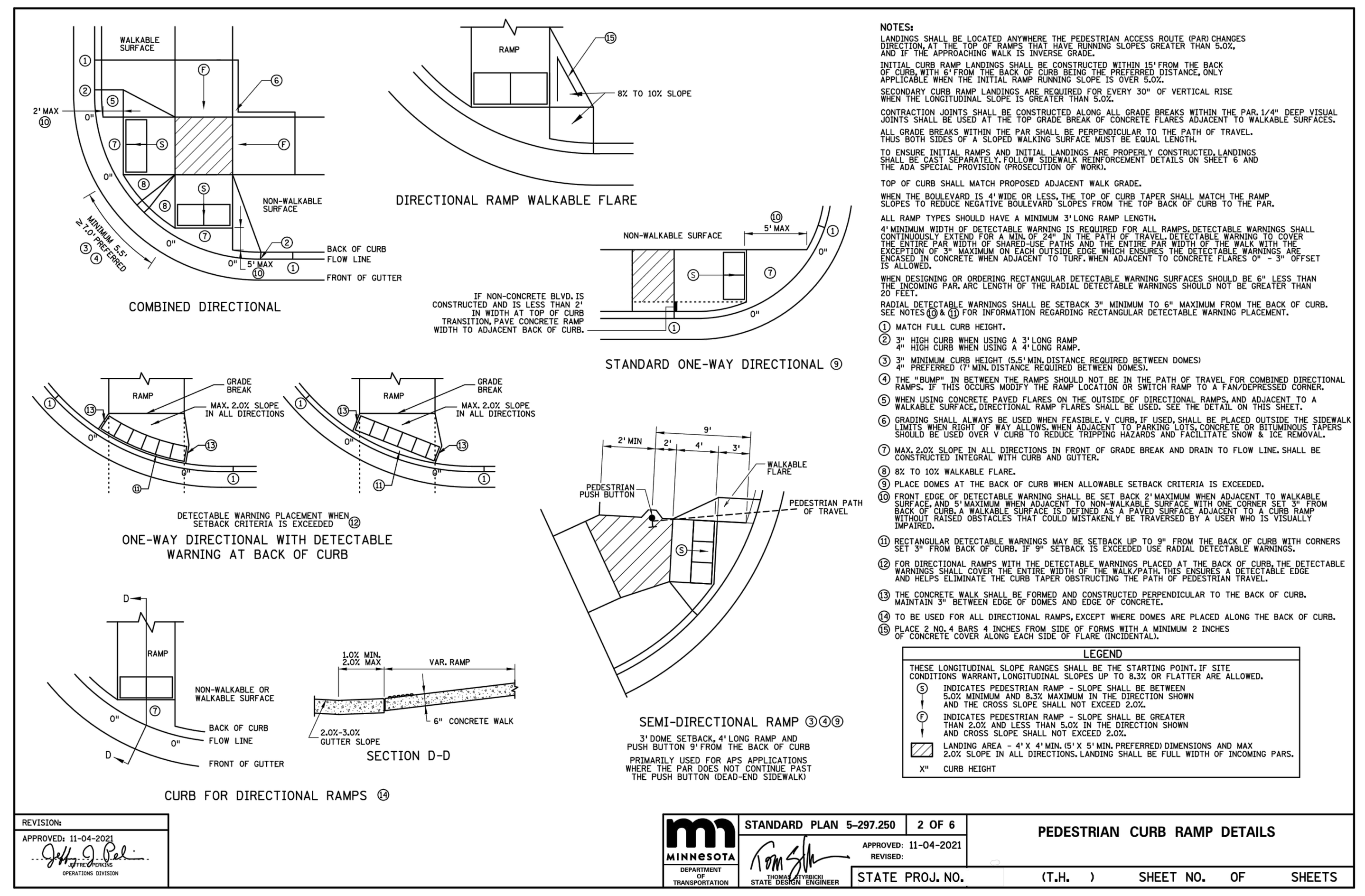
QUALITY CONTROL

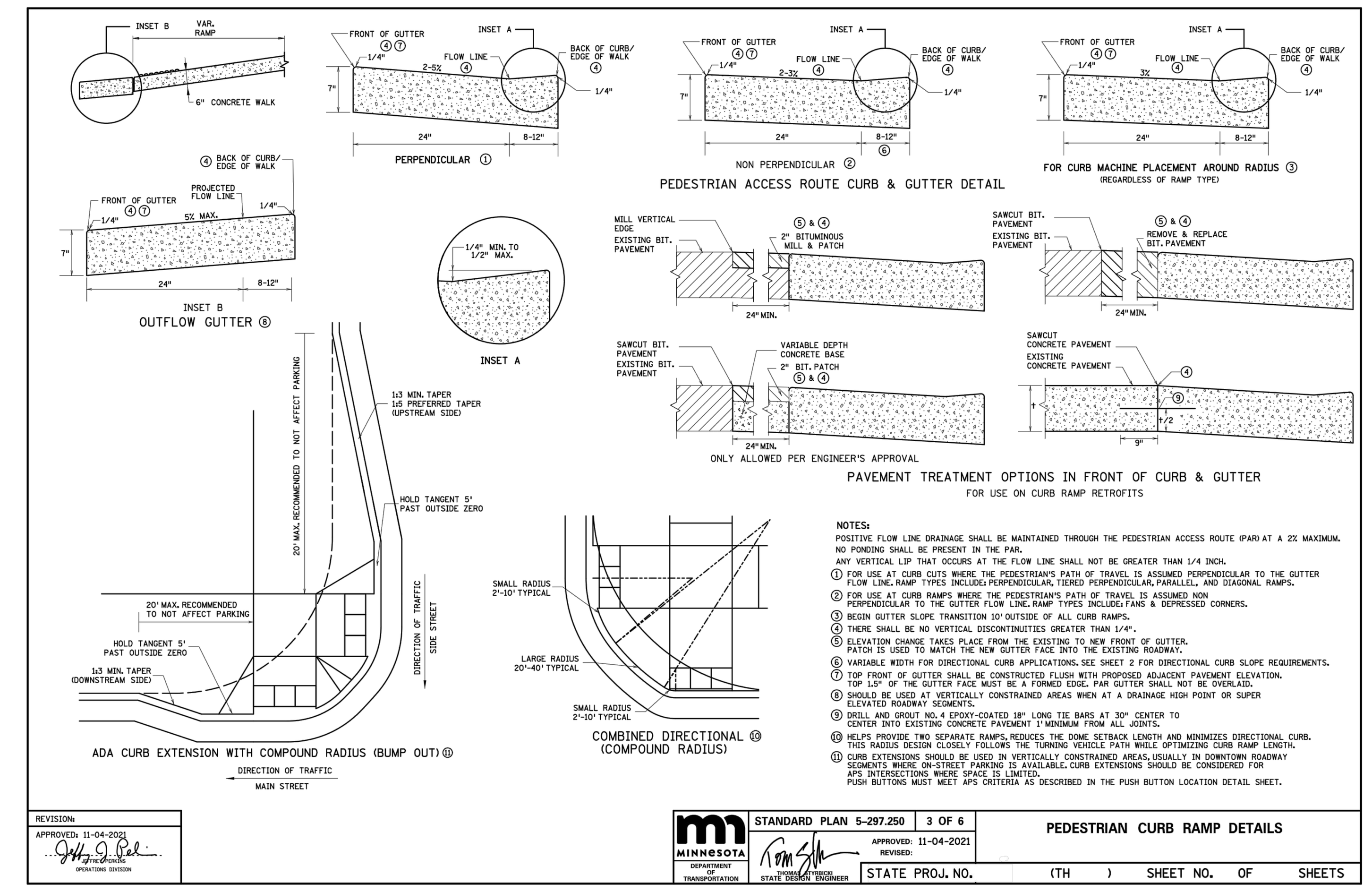
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

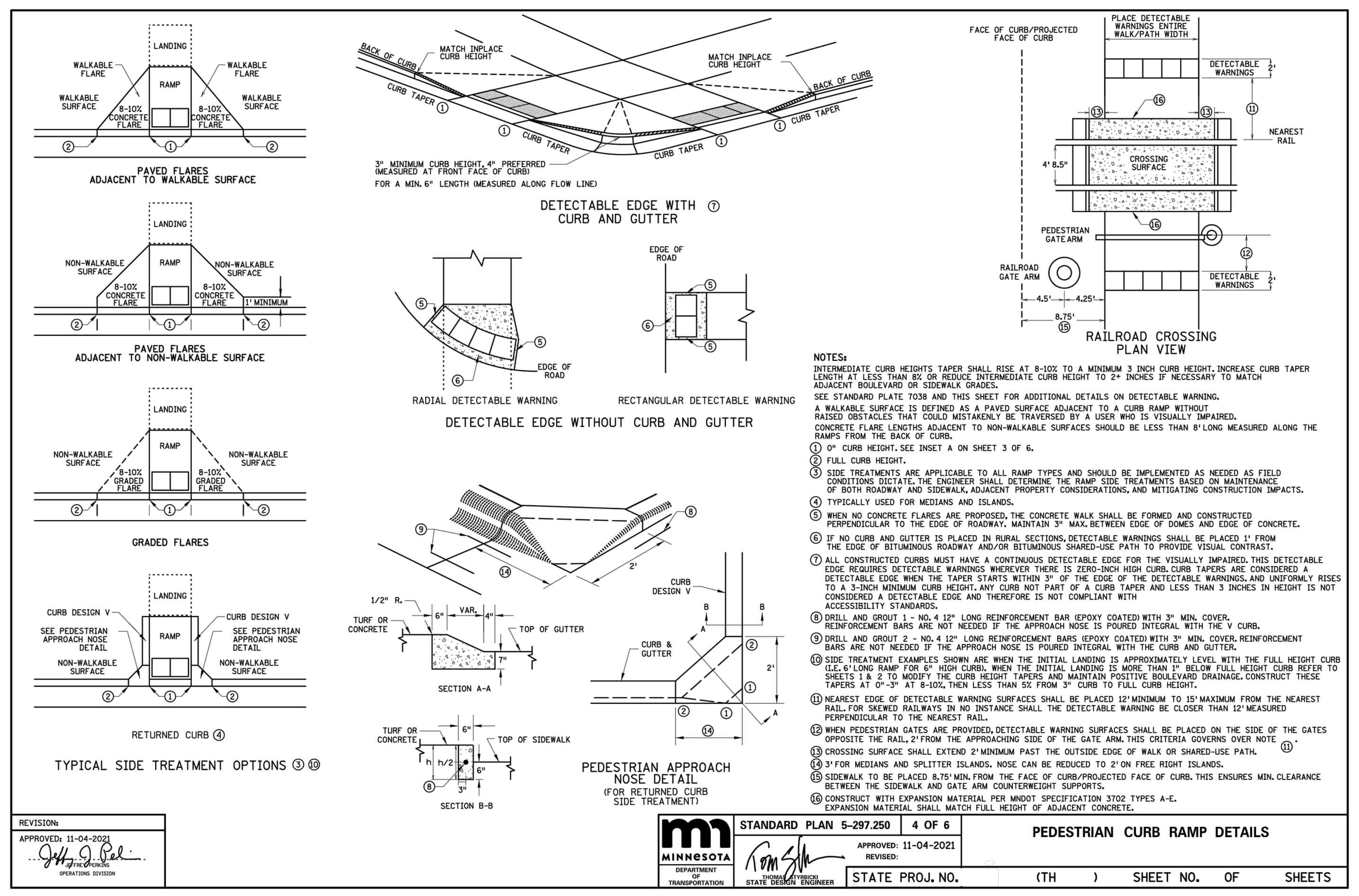
SHEET INDEX

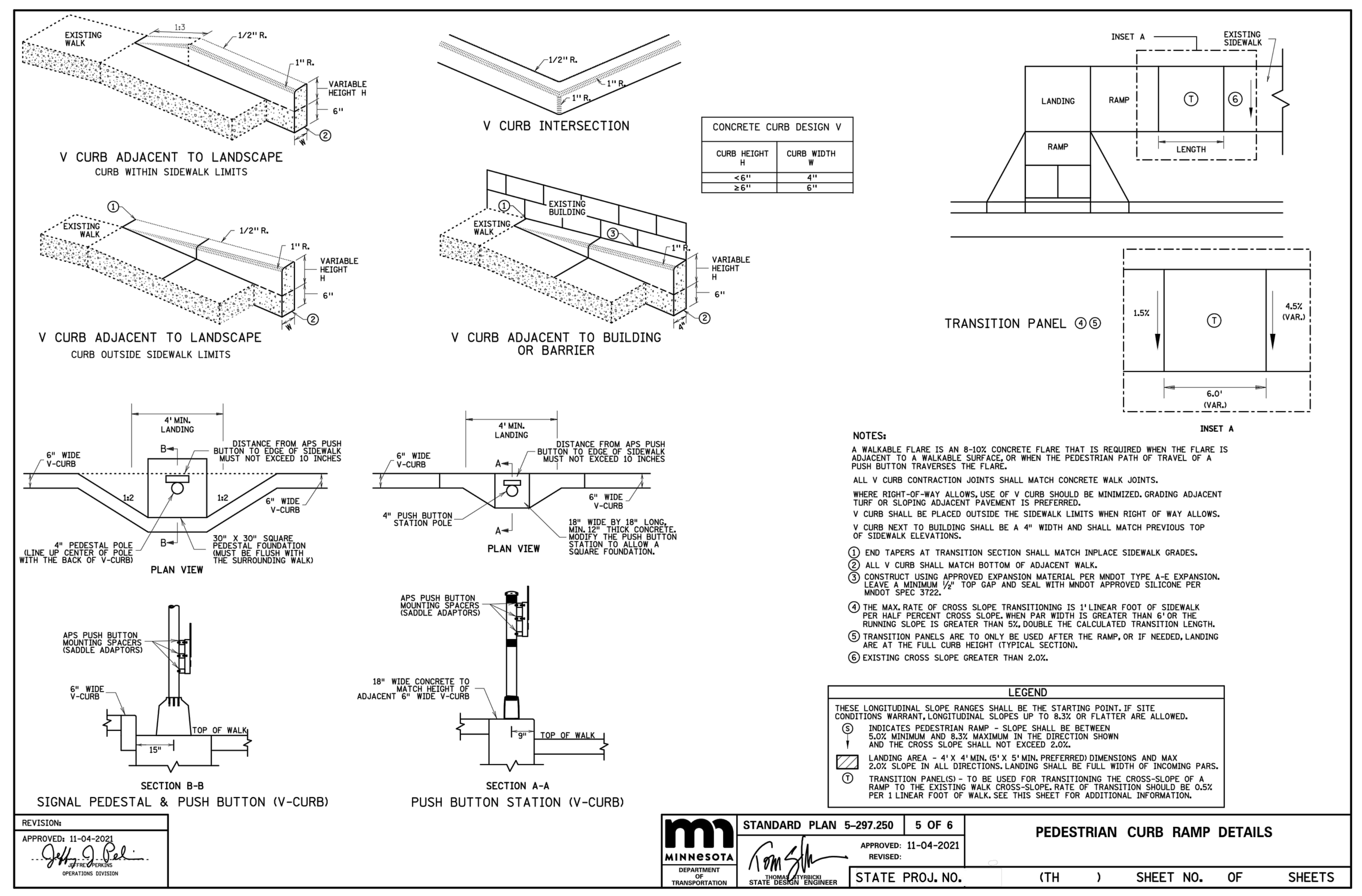
DETAILS
C8-2

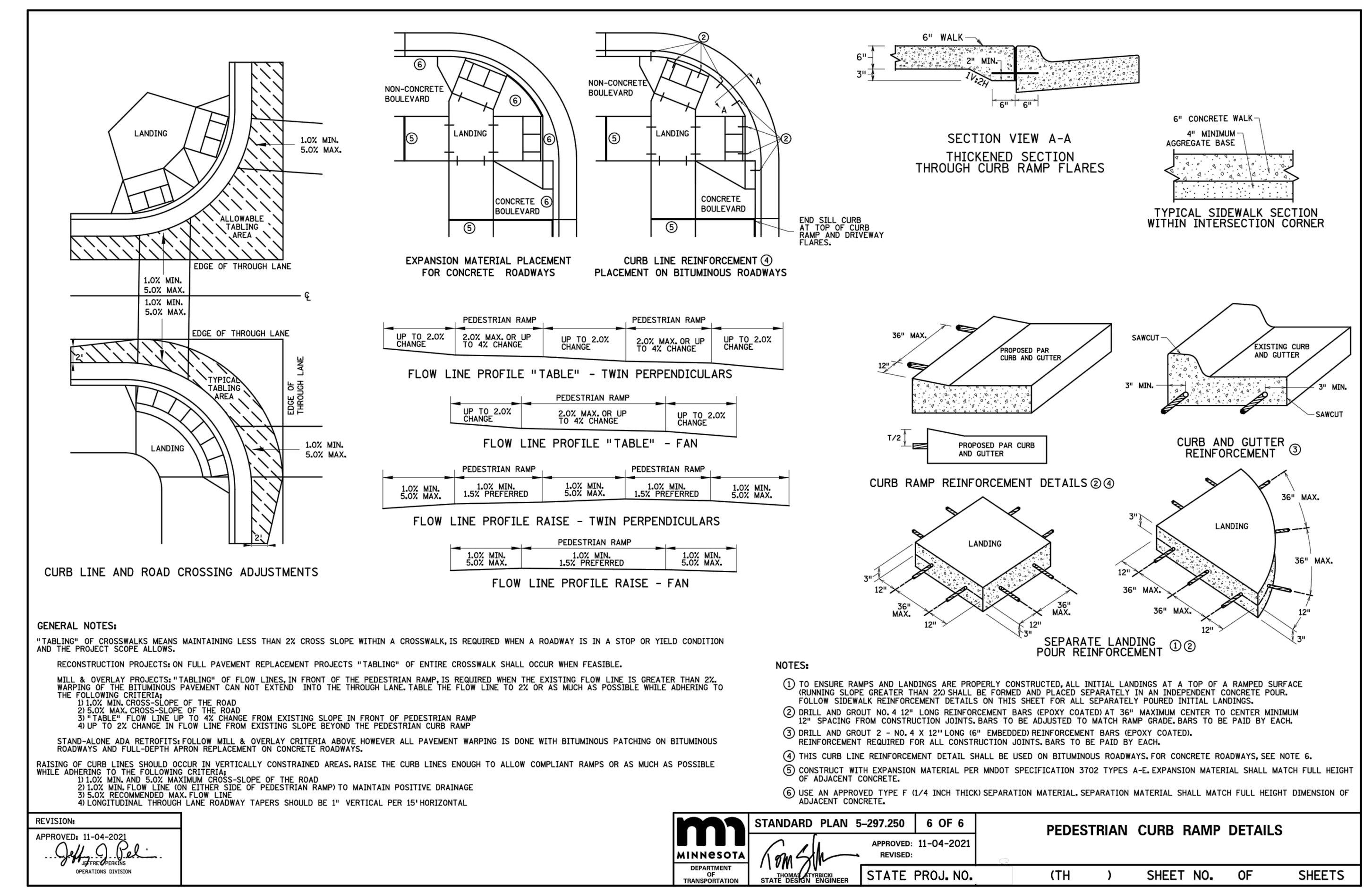












325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

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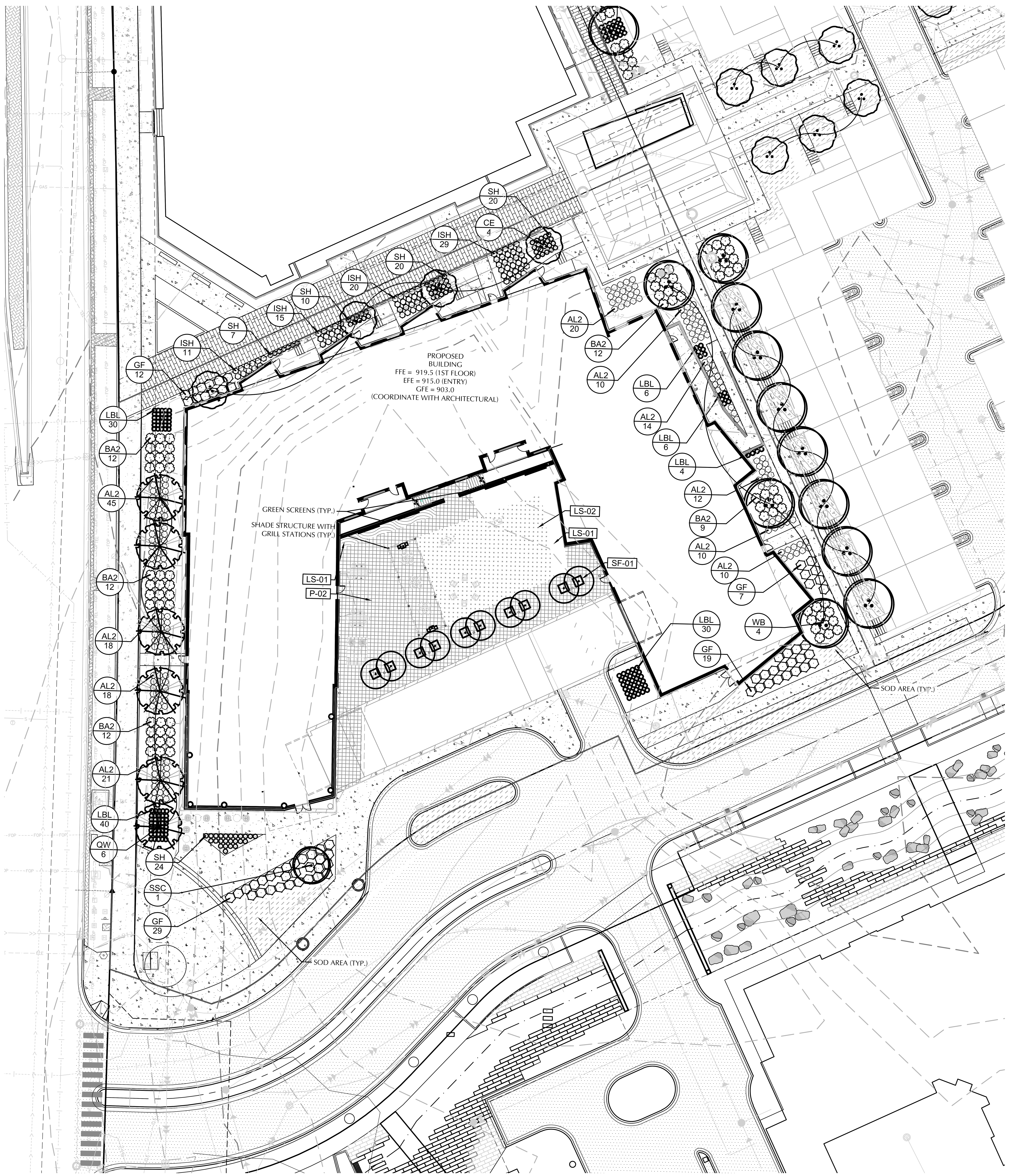
DETAILS

C8-3

N

0 20 40
SCALE IN FEET



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

PLANT SCHEDULE ARTESSA

SYMBOL	CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	
DECIDUOUS TREES								
	QW	6		REGAL PRINCE® OAK	QUERCUS 'REGAL PRINCE'	B & B	2.5"CAL	
	WB	3		WHITESPIRE BIRCH	BETULA POPULIFOLIA `WHITESPIRE SR.`	B & B	2.5"CAL	
ORNAMENTAL TREES								
	CE	4		EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B & B	2.5"CAL	
	SSC	1		SPRING SNOW CRABAPPLE	MALUS X `SPRING SNOW`	B & B	1.5"CAL	
TREES								
		10		COURTYARD TREE				
SYMBOL	CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	SPACING
SHRUBS								
	GF	57		GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	5 GAL	24" SPRD	48" o.c.
	ISH	75		INVINCIBELLE WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS `NCHA5`	5 GAL	24" HGT	30" o.c.
	AL2	187		LOW SCAPE MOUND® CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAM165'	CONT.	5 GAL	30" o.c.
PERENNIALS								
	BA2	69		BLUE FALSE INDIGO	BAPTISIA AUSTRALIS	CONT.	5 GAL	48" o.c.
GRASSES								
	SH	86		PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL		24" o.c.
	LBL	116		THE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM `THE BLUES`	1 GAL		24" o.c.
SYMBOL	CODE		REMARKS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	SPACING
GROUND COVERS								
	SOD			TURF SOD		SOD		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL			
	EDGING						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	COLOR	COMMENTS	
ED-01	LANDSCAPE EDGER	/	32 94 13	STEEL	BLACK		
	LANDSCAPE MATERIALS						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
LM-01	ROCK MULCH TYPE 1 - TRAP ROCK	/	32 19 13	STONE	WASHED	NATURAL	2"-3" TRAP ROCK
	LANDSCAPE SURFACING						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
LS-01	GREEN ROOF		32 19 13	GREEN ROOF			8" GREEN ROOF TRAY SEE LANDSCAPE PLAN
	LANDSCAPE SURFACING						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
LS-02	SYNTHETIC TURF			SYNLAWN - ROOF DECK PREMIUM	SYNTHETIC TURF		SYNLAWN OR EQUAL
	BITUMINOUS PAVING						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
P-02	UNIT PAVER TYPE 2 - PRECAST - PEDISTAL PAVER			CONCRETE - PRECAST		TBD	
	SITE FURNITURE						
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	MANUFACTURER	MODEL	COMMENTS
SF-01	LANDSCAPE FORMS SORELLA SERIES LARGE SQUARE PLANTER		12 93 33	POWEDER COAT:OBSIDIAN	LANDSCAPE FORMS	SREL-30-SQ-LG	30IN. L X 30IN. W X 30IN. H.

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

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Kevin V. Kroen - LA
License No. 53757
Date 12-21-2023

QUALITY CONTROL

Loucks Project No. 20503T
Project Lead NWE
Drawn By KVK
Checked By NWE
Review Date 12-212023

SHEET INDEX

LANDSCAPE PLAN

L2-1

Plotted: 12/21/2023 2:30 PM W:\2020\20503A\CADD DATA\LANDSCAPE_dwg Sheet Files\Phase 2 - Building B\L2-1 - Landscape Plan

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD / ROCK MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

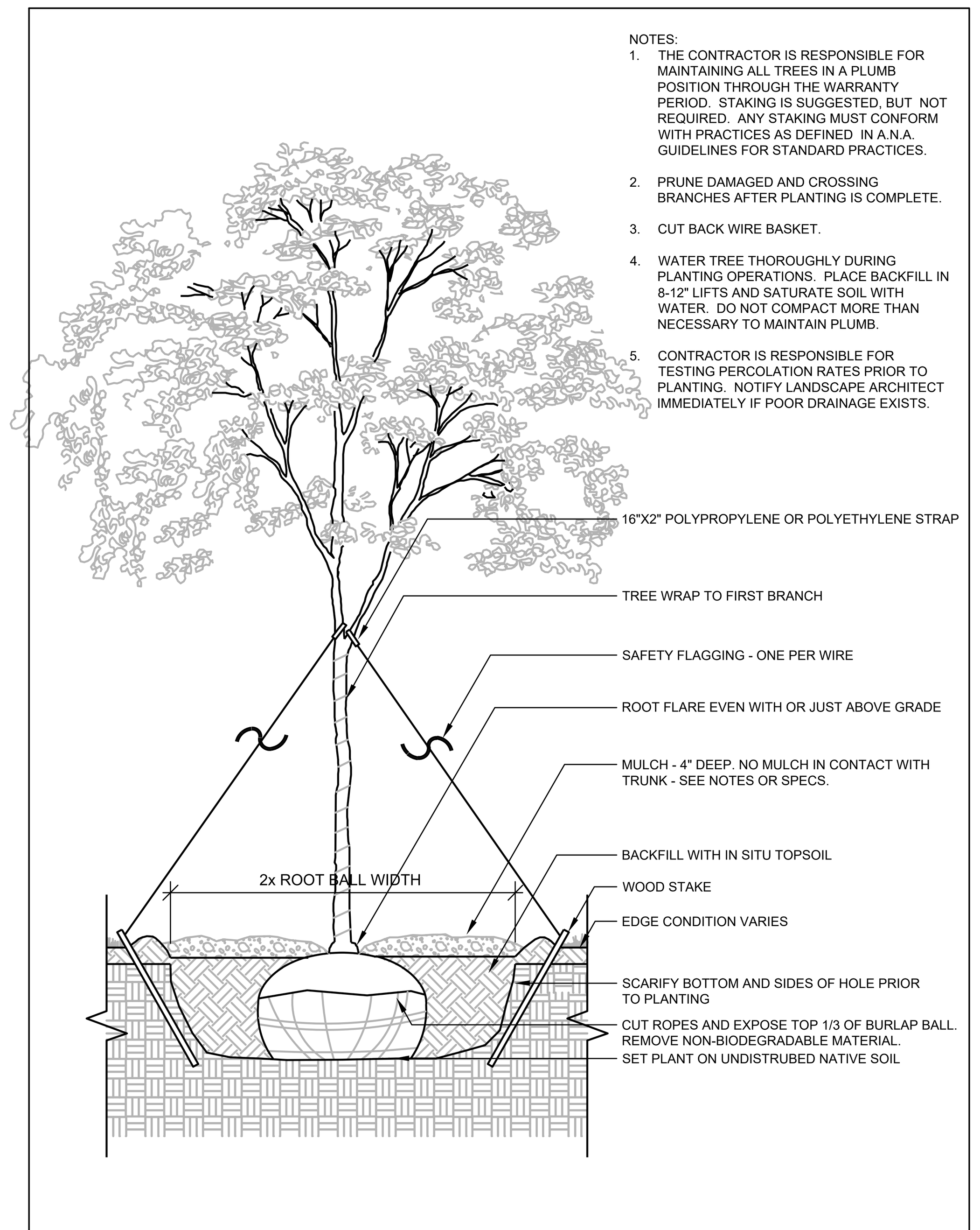
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

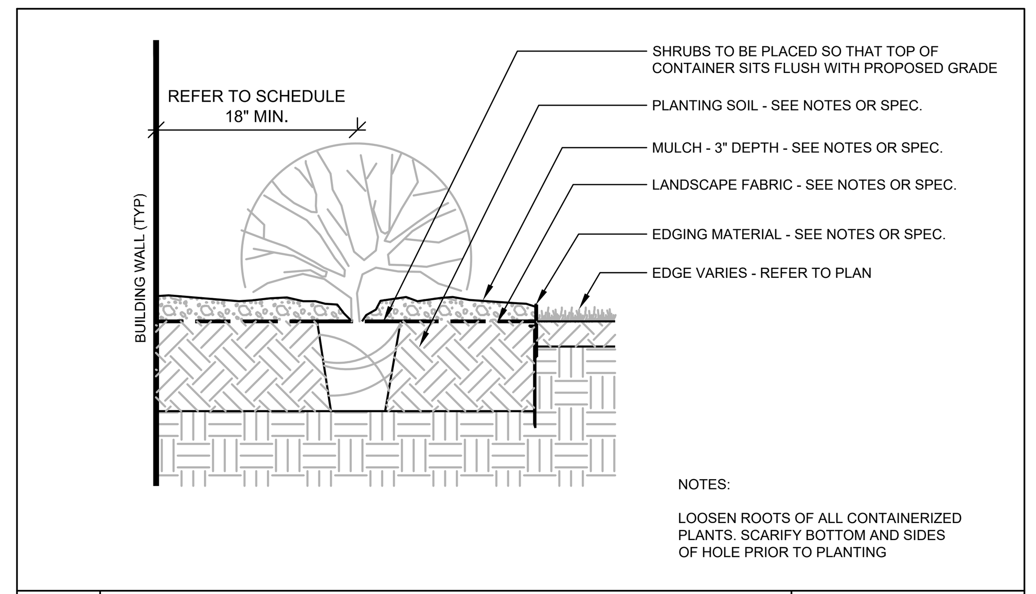
IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

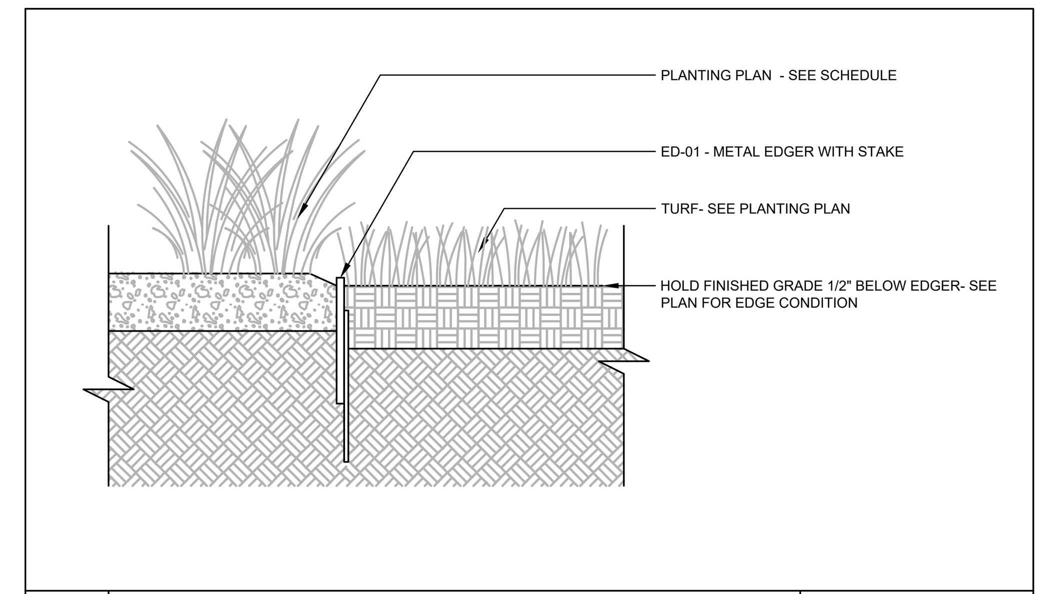
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.



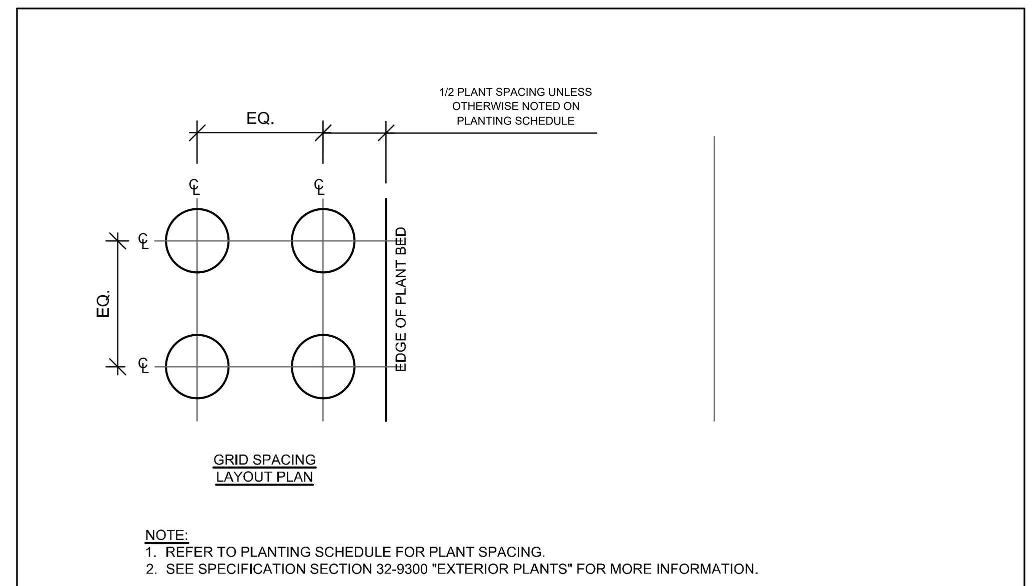
1	PLANTING - DECIDUOUS TREE	LOUCKS
	3/4" = 1'-0"	PROJ-2053A-02



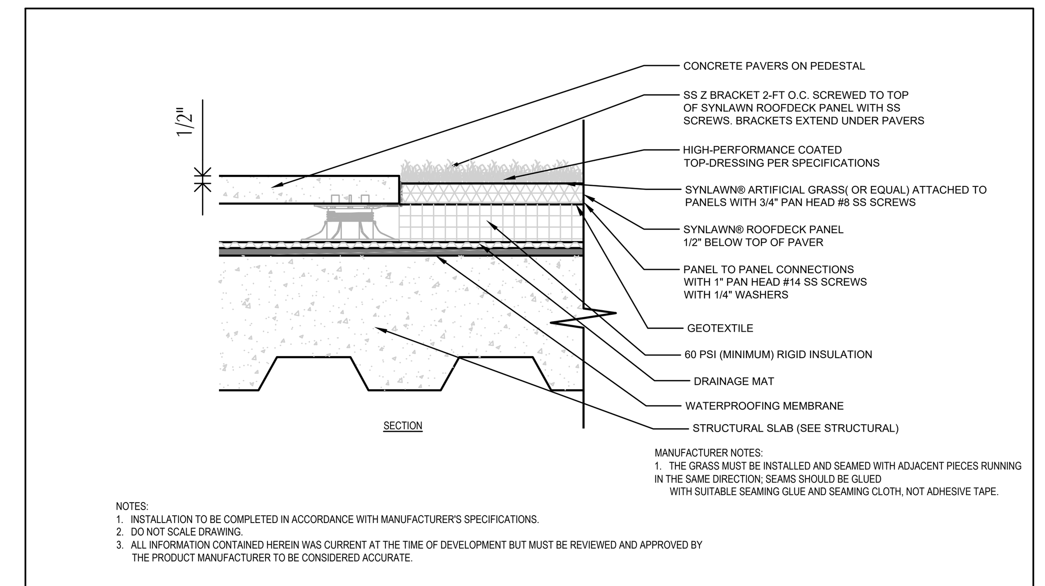
2	PLANTING - SHRUB	LOUCKS
	1" = 1'-0"	PROJ-2053A-05



4	ED-01 - LANDSCAPE EDGER, TYP.	LOUCKS
	1 1/2" = 1'-0"	PROJ-2053A-08



3	PLANTING - PLANT SPACING	LOUCKS
	1/2" = 1'-0"	PROJ-2053A-07



5	SYNTHETIC TURF ON CONCRETE PLANK	LOUCKS
	1/8" = 1'-0"	PROJ-2053A-11

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SHEET INDEX

LANDSCAPE DETAILS

L4-1

Attn: Mr. Ryan Krzos
City Planner
City of Hopkins
1010 1st Street S, Hopkins, MN 55343

Applicant: Alatus LLC
Application: 325 Blake Road N – Site Plan Review – Crescendo Apartments (Building C)

PROJECT OVERVIEW

Crescendo Apartments is a 15-story, 231-unit multi-family market-rate Type I development, of which 15% will of those units will be hotel units amenitized for shorter-term stays, with 8,960 sqft of retail, 602 above-ground parking stalls and a 5-story, 164-unit multi-family market-rate development. The project is located at the southeast corner of the Blake Road N and 2nd St NE intersection.

BUILDING DESIGN

Blake Road N creates an exciting, high density, mixed-use development oriented towards pedestrians, bicyclists, and public transportation. It offers not only its residents but the neighborhood and the regional network in its entirety, a place to live, work and play.

Crescendo Apartments, comprises both a concrete 15-story residential structure and a 5 story wood frame residential building wrapping around a six-level concrete parking structure. Of note, the concrete mid-rise will offer amenities for the whole development such as a 6,168 sqft gym, lounge, and remote work facilities on top of a publicly accessed roof deck bar with outstanding citywide views in three directions.

Architecturally, the project proposes a contemporary but timeless architecture. Designed for human scale and with the pedestrian at top of mind, the Project offers a distinct base on all buildings including ground floor access to many of its units, and a clear top level with distinct materials and color palette. While all buildings follow this format, each one has its own character and individually unique characteristics. The design looks for individuality without sacrificing contextuality within the overall development project.

All dwelling units will support the latest in technology while striving to provide a sustainable living experience. Housing units, common areas, and amenities incorporate high efficiency and WiFi controlled appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and solar panels for electricity generation. Acoustical performance between units will exceed Building Code requirements for resident comfort and privacy. Select buildings within the Project will also seek LEED Certification and commissioning. Additionally, the hotel units will provide a full range of elevated hospitality amenities and features including 24/7 management and concierge services as well as full access to the community's residential spaces and facilities. These hotel units will provide a much needed offering to the Hopkins and the immediate regional employment center.

Exterior materials used are a combination of brick, cast stone, metal and glazing to ensure durability and quality for a generational development asset. Conceptually, lower levels use a combination of brick and cast stone as primary materials at the base, corners, building entries and garage entries. Metal, in various forms, is used mostly on upper levels and above the pedestrian scale that will be encountered. Intermediate levels are a combination of these two materials mentioned plus different cementitious panel solutions with multiple façade aesthetic options. An enhanced and energy efficient HVAC variable refrigerant flow (VRF) system ensures that building facades are uninterrupted, rather than the common solution that presents louvers into the façade design for a sometimes unsightly exterior aesthetic.

STREETSCAPE AND PUBLIC REALM

The development team has approached this site as a unique opportunity to create a water-centric development that capitalizes on its' adjacency to Minnehaha Creek, the Blake Road LRT station, and the Cedar Lake Regional Trail. The proposed 325 Blake Road N Development project will transform the former cold storage site with a rich variety of green open spaces and streetscape design improvements. Proposed open spaces and streetscapes are designed to not only provide safe and convenient connections to the creek, regional trail, and LRT station, but to create a rich outdoor environment for future residents, visitors, and community members. Crescendo Apartments overlooks the Cedar Lake Regional Trail to the south, incorporates a large plaza overlooking Blake Road N to the west, fronts the Spine Road and Cascade to the north and a woonerf to the east that provides access to Duet Apartments but also pedestrian access to the Trail and fire truck access.

Gateway Plaza and Cascade

Central to the open space network are a series of plazas, water features, stormwater treatment features, and landscaped gathering areas, reaching from the project entry at Blake Road N to the Central Plaza located next to future restaurants and the Minnehaha Creek Greenway. The primary vehicular and pedestrian entry at Blake Road N features gateway plazas on either side of the entry road. These will include water features, special paving, lighting, and seating areas. The central water cascade feature, located adjacent to the entry road/parkway, provides a water channel designed to manage stormwater. Stormwater will be pumped from the future MCWD stormwater pond to the west end of the water cascade feature, providing the ability to create a water feature that not only provides an amenity for the development, but also filters and delivers cleaner stormwater back into the pond. It is designed to provide places for people to gather and stroll along the waterway. Native plant materials, special paving and lighting, site furnishings, and native stone elements will be incorporated to create an environment that will reconnect people to local and regional landscape experiences.

Blake Road Plaza

The plaza area located to the west of Crescendo Apartments provides ideal opportunities to connect the proposed development to the Cedar Lake Regional Trail and the future Blake Road LRT station while also providing an outdoor gathering area and dining spaces adjacent to the ground level restaurant in the building. The plaza design incorporates a significant public art opportunity at the corner of Blake Road and the Cedar Lake Trail, a designated plaza space for bike parking adjacent to the regional trail, special paving, native plantings, seat walls, site lighting, and site furnishings. Building loading and utility areas are screened from the plaza with decorative fencing.

Woonerf

The drive located between buildings C and D is designed to be pedestrian-oriented (woonerf) while providing important vehicular access to Building D and fire access to both buildings. The driving surface will incorporate decorative permeable pavers. Parallel parking spaces are provided along the west side of the drive. While the entire woonerf is designed to be pedestrian-friendly, sidewalks are provided along the west side of the driving/parking surface and on the east side of the drive at the north end/entry to building D. At the south end of the woonerf pedestrian and bike facilities will connect people to the Cedar Lake Trail. A pergola at this terminus provides a focal element drawing people to the trail. Materials will include permeable paving, native plantings, site lighting, pavement markings, wayfinding, and bollards.

Cedar Lake Trail Connections

Three opportunities to connect with the Cedar Lake Regional Trail are provided – at the Blake Road Plaza, the Woonerf, and promenade that connects the Central Plaza and Greenway Commons to the future trailhead designed by Minnehaha Creek Watershed District ("MCWD"). The goal is to provide safe and convenient connections to the regional trail from the proposed development, encouraging people to walk, bicycle, and utilize public transit, and to invite trail users to visit the amenities provided within the development at 325 Blake Road N.

Streetscapes
The primary roadway through the site is designed as a tree-lined parkway, delivering people from Blake Road through the site to development parcels, parking garages, open spaces, the Minnehaha Creek Greenway, and eventually connecting to Lake Street. The parkway will include turf boulevards, street tree plantings, pedestrian-scaled street lighting, site furnishings, and wayfinding signage. On-street parallel parking and detached sidewalks will provide a safe environment for pedestrians. Raised benches are designed to provide traffic calming measures and safe pedestrian crossings where pedestrian spines cross the parkway. ADA compliant concrete sidewalks will be provided for pedestrian movement throughout the site, providing connections to open spaces and trails for everyone.

DEVELOPMENT PHASING
Commencement of construction of the various phases is dependent upon market conditions now and into the future as well as other external factors relating to the various entities and stakeholders that will be working through the redevelopment effort for the site located at 325 Blake Road N. Subject to those conditions, the development team currently anticipates the following construction start date for Crescendo Apartments: Q4 2024

CITY APPLICATIONS/APPROVALS
- Site Plan Approval – Crescendo Apartments (Building C)

PROPOSED DEVIATIONS FROM RX-TOD ZONING STANDARD
Please refer to the Applicant's Amendment to PUD / Re-Zoning Application – Exhibit A for detail surrounding deviations from the RX-TOD zoning standards.

SUPPORT FOR PROPOSED DEVIATIONS
The applicant believes the development, as proposed with deviations from zoning code ordinances, is a high-quality proposal for the City of Hopkins and aligns with overall Comprehensive Plan goals. To ensure a high-quality development, the applicant is proposing the following enhancements in support of the proposed deviations:

Site Access Improvements
A new network of publicly accessible streets and pedestrian corridors divides the site into pedestrian-scaled, walkable quadrants and connects the surrounding context to the Blake Road LRT station, Minnehaha Creek, and the Cedar Lake Regional Trail. The new tree-lined parkway becomes the crucial spine from which stems primary building entries, active uses, and a series of common open spaces. The East/West and North/South pedestrian spines further break down proposed development sites, improving pedestrian circulation and creating a tree-lined pedestrian ways and walk-up residential units.

As described under the 'Streetscape and Public Realm' section, the project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. The street trees, parallel parking zones, and raised pedestrian crossings provided along the parkway will help to calm traffic and provide a safer environment for people, bikers, and drivers. The pedestrian zone along the proposed parkway supports public street amenities including benches, bike racks, street lighting and planting beds.

Building setbacks provide comfortable buffer zones between street right-of-way and the building edges. The proposed setbacks offer a balance of enough distance to create green zones without compromising the more urban goals of transit-oriented development. This balance of ample though not excessive setbacks prioritizes pedestrians and human activity in and around the site.

<u>Exceeding Stormwater Standards</u>

The applicant is exceeding the Minnehaha Creek Watershed District and City of Hopkins' minimum standards for stormwater treatment. Crescendo Apartments treatment is integrated into the overall 325 Blake Road N Development stormwater strategy. Runoff from this site will be conveyed to the proposed 325 Blake Road N regional stormwater treatment facilities via a combination of proposed storm sewer, the Lake Street Diversion and recirculation of pumped stormwater through the Cascade. The previous Cold Storage facility had large impervious area of both rooftop and pavement that flowed untreated to Minnehaha Creek. The proposed project reduces the amount of impervious surface and provides rate control, treatment, and volume control through the use of permeable pavements, filtration, infiltration, underground storage and cycling of pumped stormwater through the Cascade to provide biofiltration, infiltration and storage. The pumped stormwater will flow through Cascade in a series of pools and riffles and end in a waterfall into the upper cell of the MCWD pond, then flow over a weir to the lower cell, where the water will be drawn up at the Pavilion, screened of floatables and pumped through a forcemain to the west end of the Cascade to start the cycle over. The pump will have a base flow to keep water flowing through the Cascade continuously, then will be throttled up during stormwater events to engage the upper portions of the Cascade storage and overflow into the underground stormwater chambers under the skating plaza. This pumped system allows for water level control and continuous infiltration that is not feasible with a traditional gravity system.

This is a substantial improvement from the Cold Storage site condition that was primarily impervious surface with stormwater that ran off without any treatment or attenuation. A total existing (previous) assumed impervious for the site was 10.57 acres, the proposed impervious is 9.75 acres, a reduction of 0.82 acres.

The required infiltration of the 1-inch event requires volume control of 0.8125 acre-ft. The infiltration systems as proposed provide 0.689 acre-ft of volume at a conservative 0.45 in/hr infiltration rate. The soil infiltration rates will be confirmed and adjusted to actual rates using Double Ring Infiltrometer testing. The remaining 0.124 acre-ft will come from the Cascade and the pumping system, the proposed design displaces approximately 12,000 cf of treatment volume = 0.275 acre-ft.

MCWD requires proposed runoff rates to be equal to or less than the existing condition. Total proposed site runoff rates will be reduced significantly, by approximately 25% in all rainfall events from the existing condition. The system also takes on offsite drainage from the Cedar Lake Trail that would otherwise go untreated.

The majority of the new/reconstructed site area will be dedicated to roof drainage, which is assumed cleaner than pavement runoff. This will further reduce pollutant loadings discharged from the site.

<u>Enhanced Landscaping</u>

The deviations in setbacks offer yards that are both deep enough for landscaping and green space and reasonable for creating a "street wall" for the pedestrian experience. The deviations also help to implement a comprehensive plan goal of creating a 'positive relationship to the street' by proposing appropriate setbacks for the residential density guided by the 2040 Comprehensive Plan (75-150 units per acre within ¼ mile of an LRT station platform).

High Quality Common Open Spaces

As previously mentioned under 'Streetscape and Public Realm,' the master plan includes a series of high quality common open spaces for residents, visitors, and community members to gather, recreate, and connect to nature. They also provide important opportunities to reduce urban heat island effect and stormwater runoff, while improving water and air quality.

Multi-Modal Opportunities

With immediate access to the Minnehaha Creek Greenway, Cedar Lake Trail, and Blake Road LRT station, proposed pedestrian and bike facilities will promote the use of multiple modes of transportation for residents and patrons to and from the project site. The proposed project includes additional bike facilities such as bike pump/repair stations, trail maps, seating for trail users and wayfinding signage. The applicant will continue to work with the City of Hopkins and other stakeholders to ensure that bicycle infrastructure is dynamic, accessible and progressive. Additionally, applicant will target a minimum of 10% of all structured parking stalls with electric vehicle charging facilities installed on, in addition to conduit-readiness for at least 50% of structured parking stalls. This is to ensure the long-term electric infrastructure capacity over time as internal combustion engines make-way for electric vehicles.

Support of Comprehensive Plan Goals

The project supports and further advances a number of goals outlined in the City's 2040 Cultivate Hopkins Plan. See summary of these goals below within the PUD statement section.

325 BLAKE ROAD - SITE C (BUILDING C)

325 BLAKE ROAD, HOPKINS, MN

BUILDING METRICS

325 BLAKE ROAD								ALATUS, LLC	2021180
UNIT TABULATION -BUILDING C-15 STORY RESIDENTIAL WITH 1-LEVEL OF UNDERGROUND PARKING									12/13/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	BALCONY	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL BALCONY	TOTAL AC AREA	% BREAKDOWN
S1-HI	STUDIO	443	0	49	49	21%	0	21,707	21.6%
S2-HI	STUDIO	507	0	1	1	0.4%	0	507	
A1-HI	1br/1ba (inboard)	579	0	27	27	12%	0	15,633	49.8%
A2-HI	1br/1ba	678	62	26	26	11%	1,612	17,628	
A3-HI	1br/1ba	715	69	36	36	16%	2,484	25,740	
A4-HI	1b/1ba	789	69	26	26	11%	1,794	20,514	
B1-HI	2br/2ba	997	76	8	16	3%	608	7,976	22.9%
B2-HI	2br/2ba	1,210	69	20	40	9%	1,380	24,200	
B3-HI	2br/2ba	1,230	77	25	50	11%	1,925	30,750	
C1-HI	3br/2ba	1,441	175	12	36	5%	2,100	17,292	5.6%
C2-HI	3br/3ba	2,111	175	1	3	0.4%	175	2,111	
TOTALS				231	310	100%	12,078	184,058	100%

UNIT AVERAGE NET SF : 797

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 797 S.F.
RETAIL AREA: 6,168 S.F.

PARKING:
TOTAL PROVIDED: 608 SPACES
GARAGE 602 SPACES (including 8 tandem)
SURFACE 6 SPACES

PARING RATIO 1.53 SPACES /UNIT (TOTAL UNITS FOR BLDG.C 395

325 BLAKE ROAD								ALATUS, LLC	2021180
UNIT TABULATION -BUILDING C WRAP -5 STORY RESIDENTIAL									12/14/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	BALCONY	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL BALCONY	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	576	0	29	29	17.7%	0	16,704	18%
A1	1br/1ba	691	59	40	40	24.4%	2,360	27,640	52%
A2	1br/1ba	725	68	25	25	15.2%	1,700	18,125	
A3	1br/1ba	805	78	20	20	12.2%	1,560	16,100	
B0	2br/2ba	922	17	4	4	2.4%	68	3,688	25%
B1	2br/2ba	1,073	64	23	46	14.0%	1,472	24,679	
B2	2br/2ba	977	17	4	8	2.4%	68	3,908	
B4	2br/2ba	1,249	102	8	16	4.9%	816	9,992	
B4-ALT	2br/2ba	1,117	115	2	4	1%	230	2,234	
C1	3br/2ba	1,392	119	4	12	2.4%	476	5,568	2%
D1	4br/4ba	1,921	0	5	20	3%	0	9,605	3%
TOTALS				164	224	96%	7,636	138,243	100%

UNIT AVERAGE NET SF : 843

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

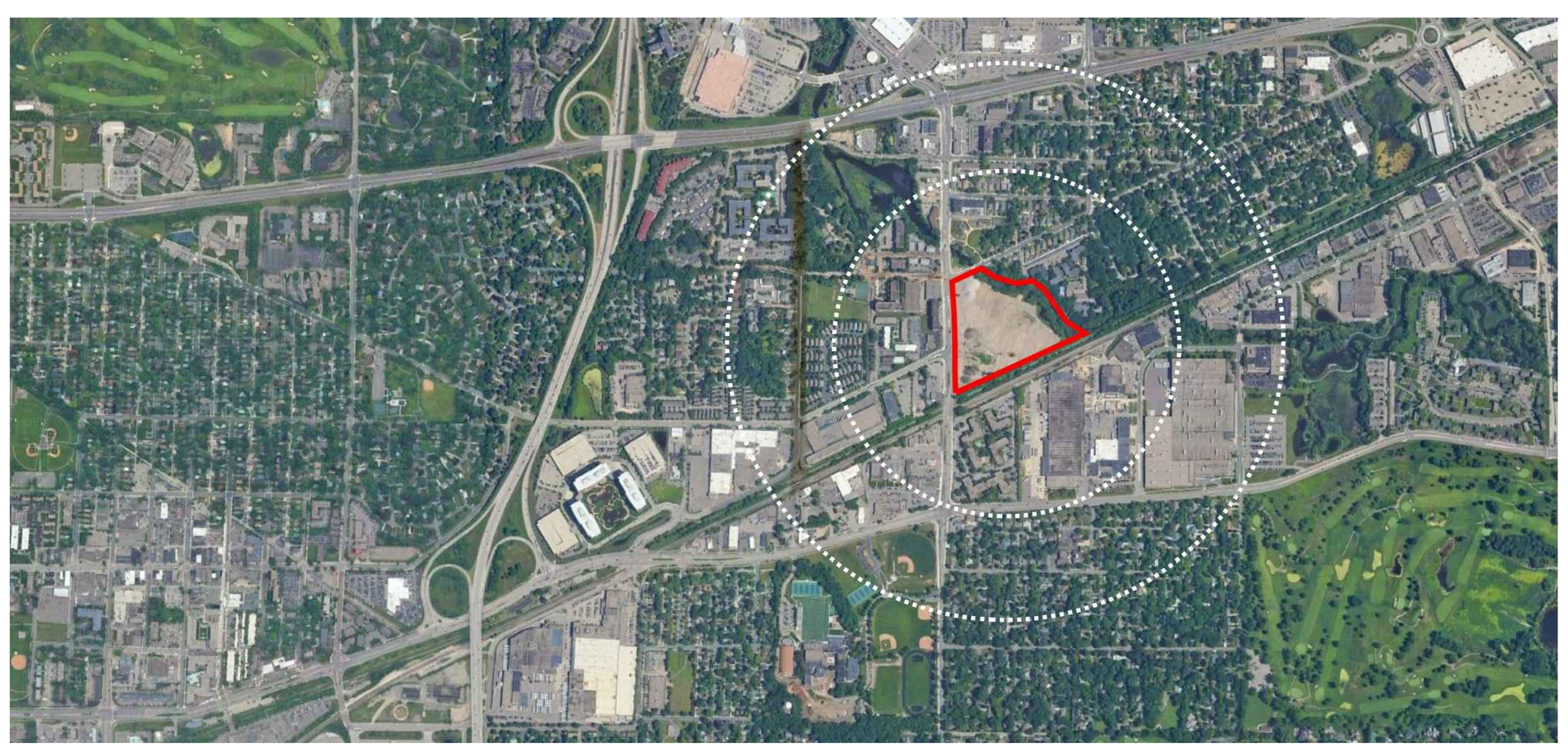
PROJECT DATA

UNIT AVERAGE NET SF : 843 S.F.

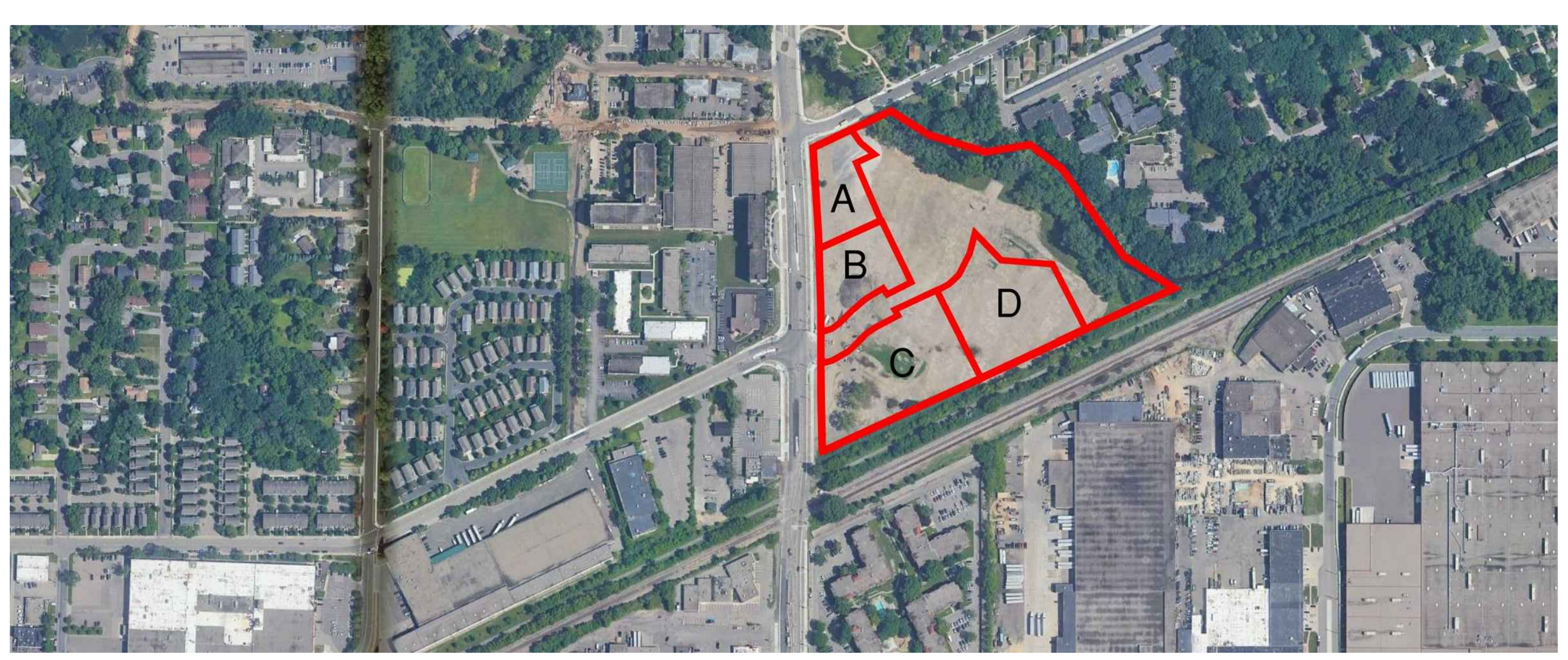
SITE AREA: 3.45 ACRES
TOTAL UNITS: 395
TOTAL PARKING PROVIDED: 608 SPACES
TOTAL LONG TERM BIKE PARKING PROVIDED: 200 SPACES
TOTAL SHORT TERM BIKE PARKING PROVIDED: 20 SPACES
TOTAL GROSS AREA EXCLUDING GARAGE: 442,288 SF.
FAR: 2.94

DRAWING INDEX

PROJECT LOCATION



Neighborhood Context Map



Site Location

PROJECT TEAM

OWNER / DEVELOPER

ALATUS
80 S. 8TH STREET, SUITE 4155, MINNEAPOLIS, MN 55402
PHONE: 612-201-8487

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CIVIL

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PHONE: 763-424-5505

LANDSCAPE ARCHITECT:

DAMON FARBER LANDSCAPE ARCHITECTS
401 NORTH 2ND AVENUE, SUITE 410, MINNEAPOLIS, MN 55401
PHONE: 612-332-7522

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 12/21/2023

Revisions:

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1	12-21-2023	PUD ADMENTMENT

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SHEET CONTENTS:
SITE C - TITLE SHEET

SHEET NO.
A101C

21180

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MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - PERSPECTIVE-1

SHEET NO.
A102

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SHEET CONTENTS:

BUILDING C - PERSPECTIVE-2

SHEET NO.
A103

21180

3 story townhomes	32 units	2,015 s.f.

Townhome garages- 64 spaces
LONG TERM BIKE PARKING- 32 spaces

BUILDING A 5 story above 1-level podium	116 units	900 s.f.

GARAGE PARKING - 1 level-75 spaces
Surface parking- 2 spaces
LONG TERM BIKE PARKING- 58 spaces
SHORT TERM BIKE PARKING- 6 spaces

BUILDING B 5 story above 1-level podium 1-level basement	65 units	1,415 s.f.

GARAGE PARKING - 2 levels- 96 spaces
LONG TERM BIKE PARKING- 37 spaces
SHORT TERM BIKE PARKING- 4 spaces

BUILDING C 15 story	231 units	797 s.f.
5 story	164 units	843 s.f.
Total	395 units	

GARAGE PARKING - 7 levels-602 spaces
Surface parking- 6 spaces
SHORT TERM BIKE PARKING- 20 spaces
LONG TERM BIKE PARKING- 198 spaces

BUILDING D 5 story above 3-level podium	215 units	694 s.f.

GARAGE PARKING - 3 levels- 441 spaces
LONG TERM BIKE PARKING- 109 spaces
SHORT TERM BIKE PARKING- 12 spaces

Parking counts		
Bldg A	77 spaces	1-level podium
Bldg B	96 spaces	1-level podium+basement
Bldg C	608 spaces	6 levels + basement
Bldg D	441 spaces	3-levels podium
Townhomes garages	64 spaces	
shared Surface parking	37 spaces	
Bldg E - Restaurants	in bldg.D	
	1,323 spaces	

Building	Units	Stories
Building A	116 units	5 story over 1 level podium
Building B	65 units	5 story over 1 level podium + basement
Building C-Tower	231 units	15 story over 6 levels podium +basement
Building C-Wrap	164 units	5 story with basement
Building D	215 units	5 story over 3-level podium
Townhomes	32 units	3 story
TOTALS	823 units	

N
SCALE: 1" = 60' - 0" (30"x42" SHEET)
0' 60' 120' 240'

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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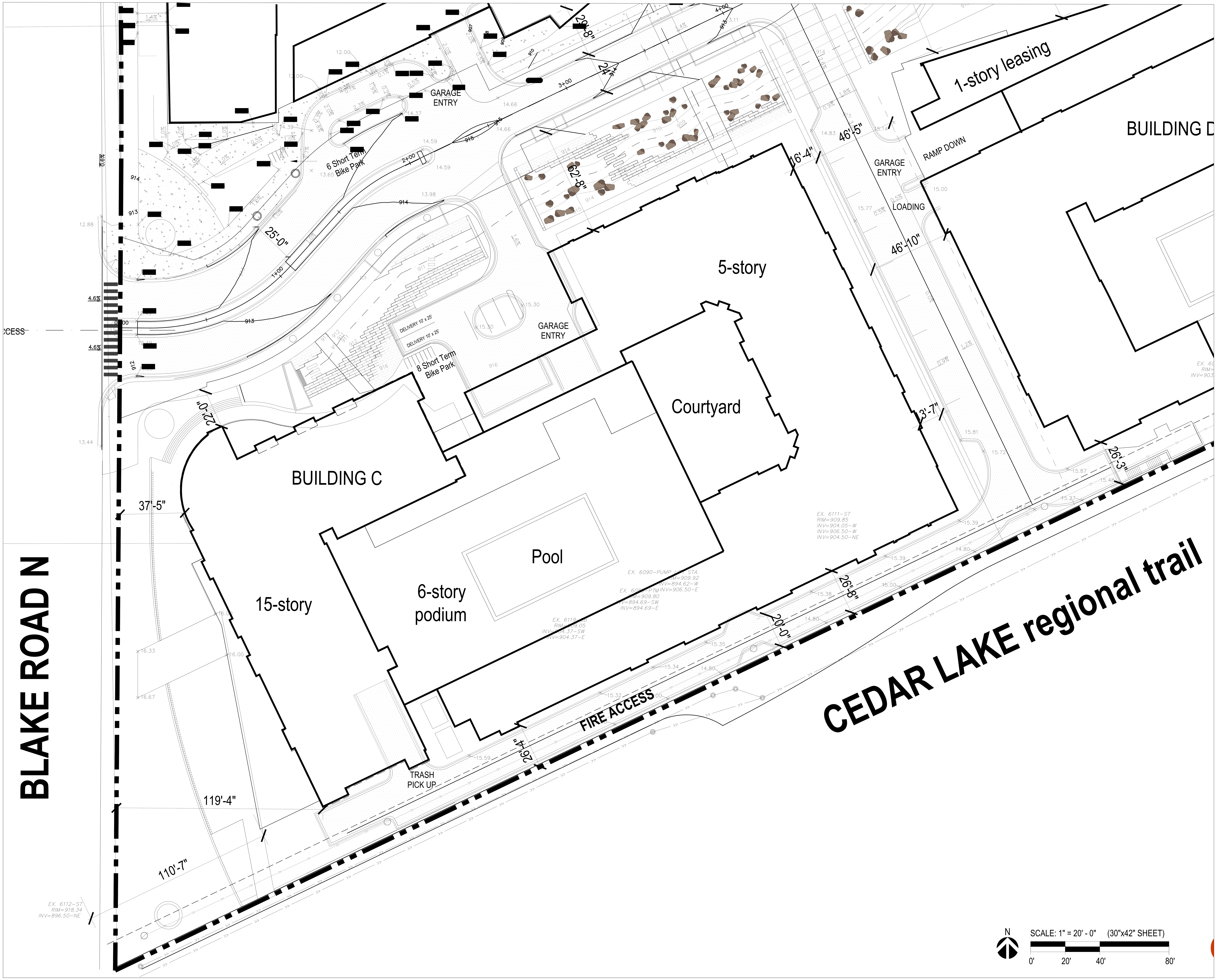
SHEET CONTENTS:
ARQUITECTURAL SITEPLAN
ARQUITECTURAL SITEPLAN

SHEET NO.
A201
21180



325 BLAKE ROAD MASTERPLAN

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A201-C

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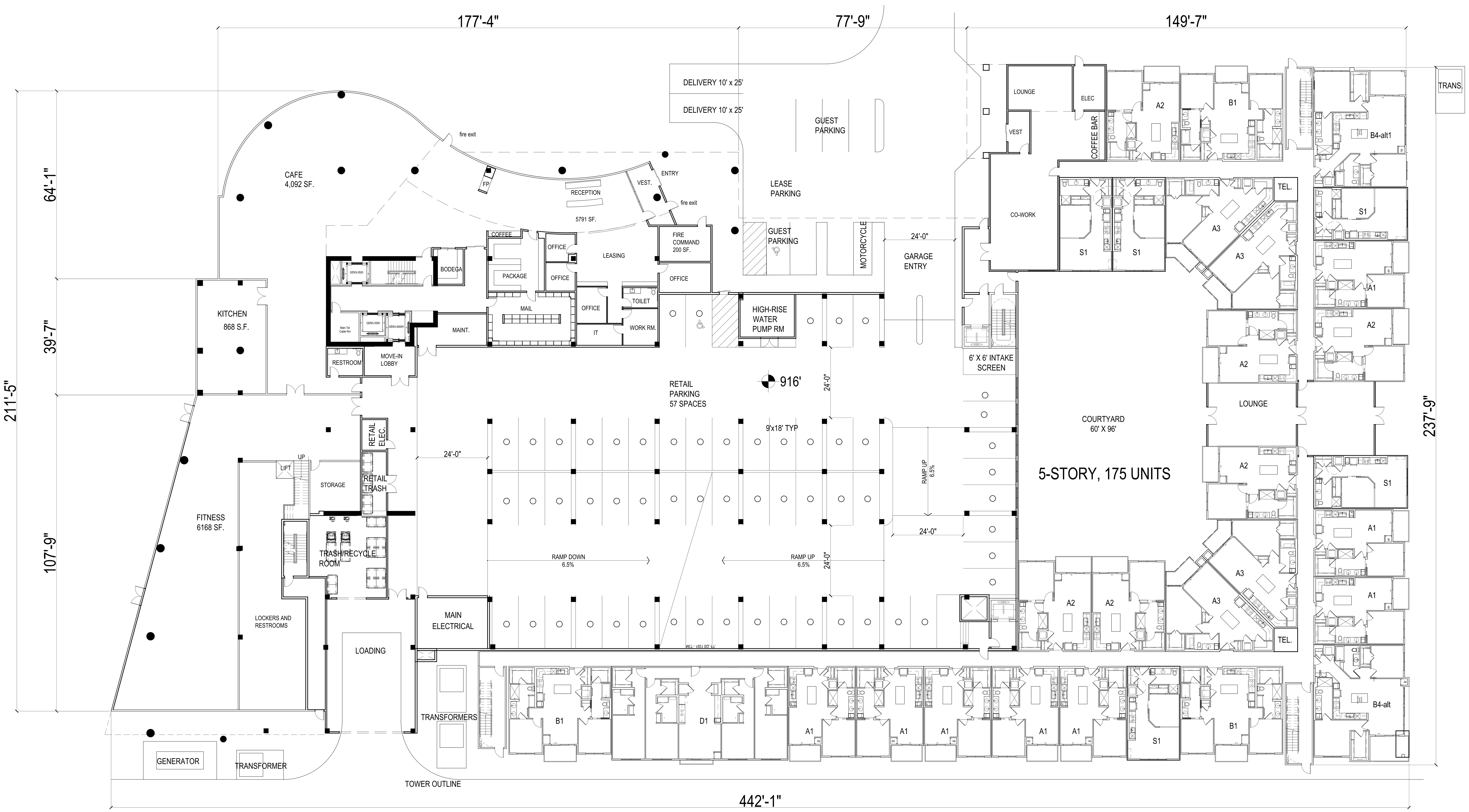

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0" 30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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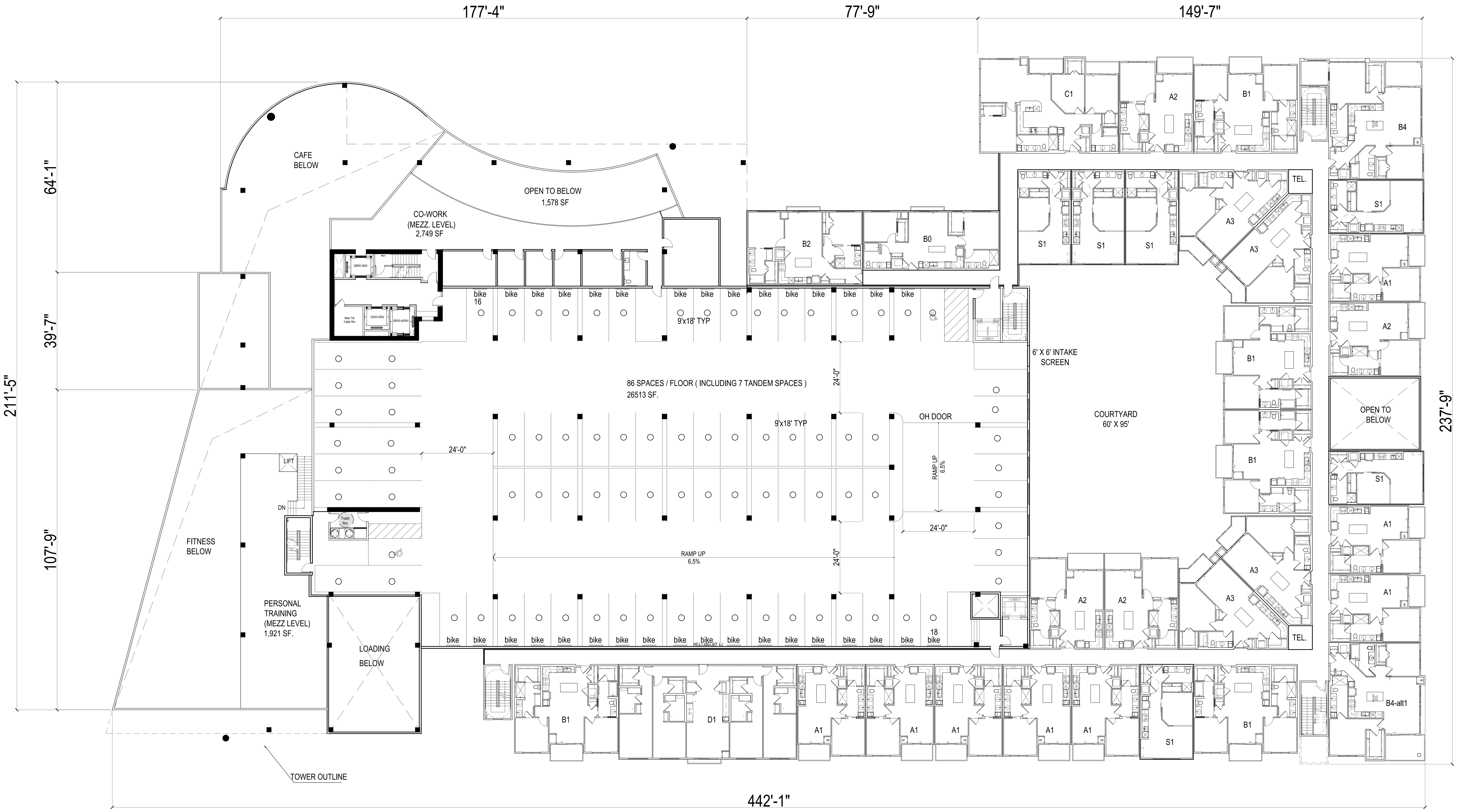
SHEET CONTENTS:

BUILDING C - BUILDING PLANS

SHEET NO.
A431

21180



2ND FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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Signature:
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License #: 40199
Date Plotted: 12/21/2023

Revisions:

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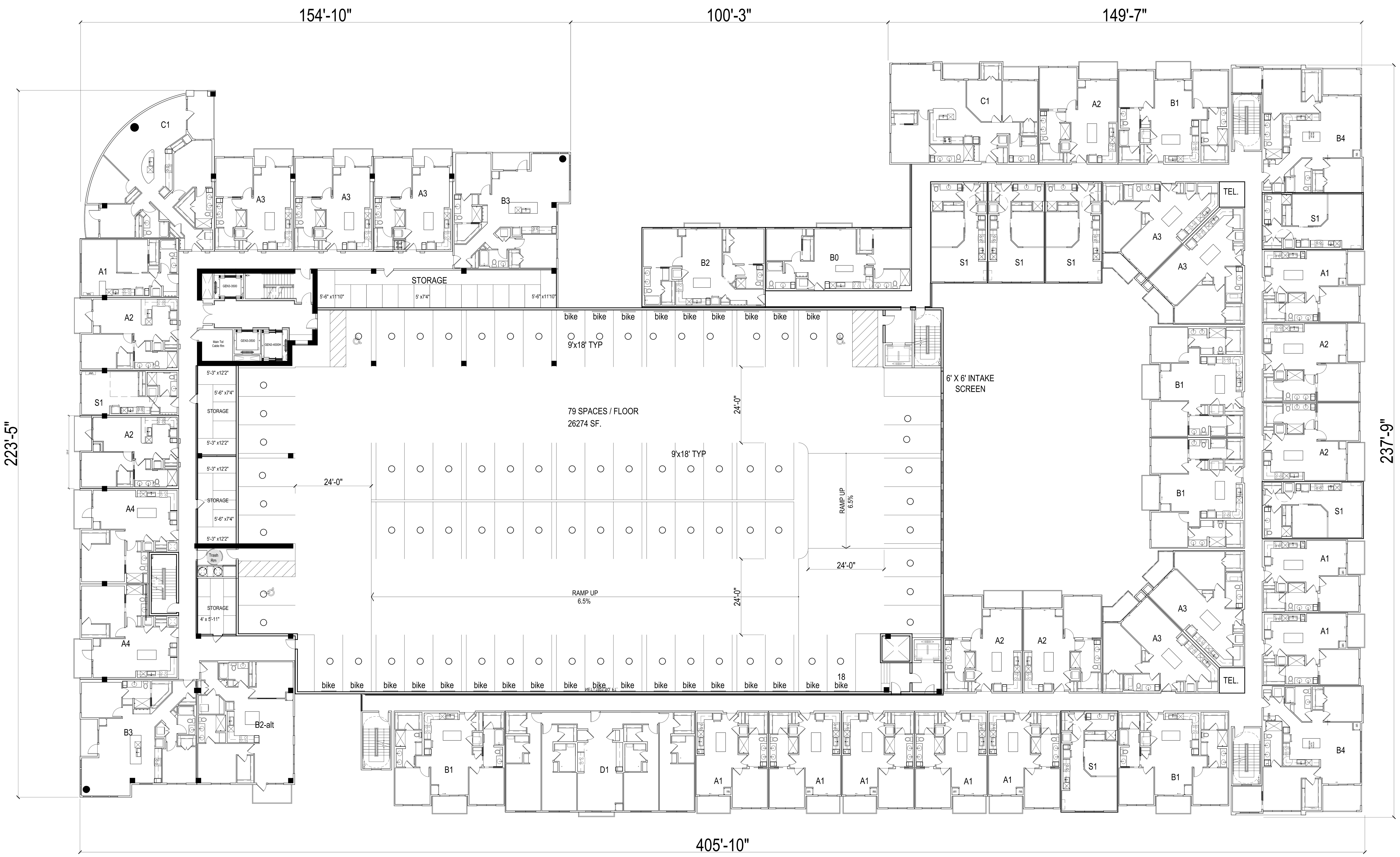
SHEET CONTENTS:
BUILDING C - BUILDING PLANS

SHEET NO.
A432

21180



4TH-5TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

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SHEET CONTENTS:

BUILDING C - BUILDING PLANS

SHEET NO.

A433

21180

6TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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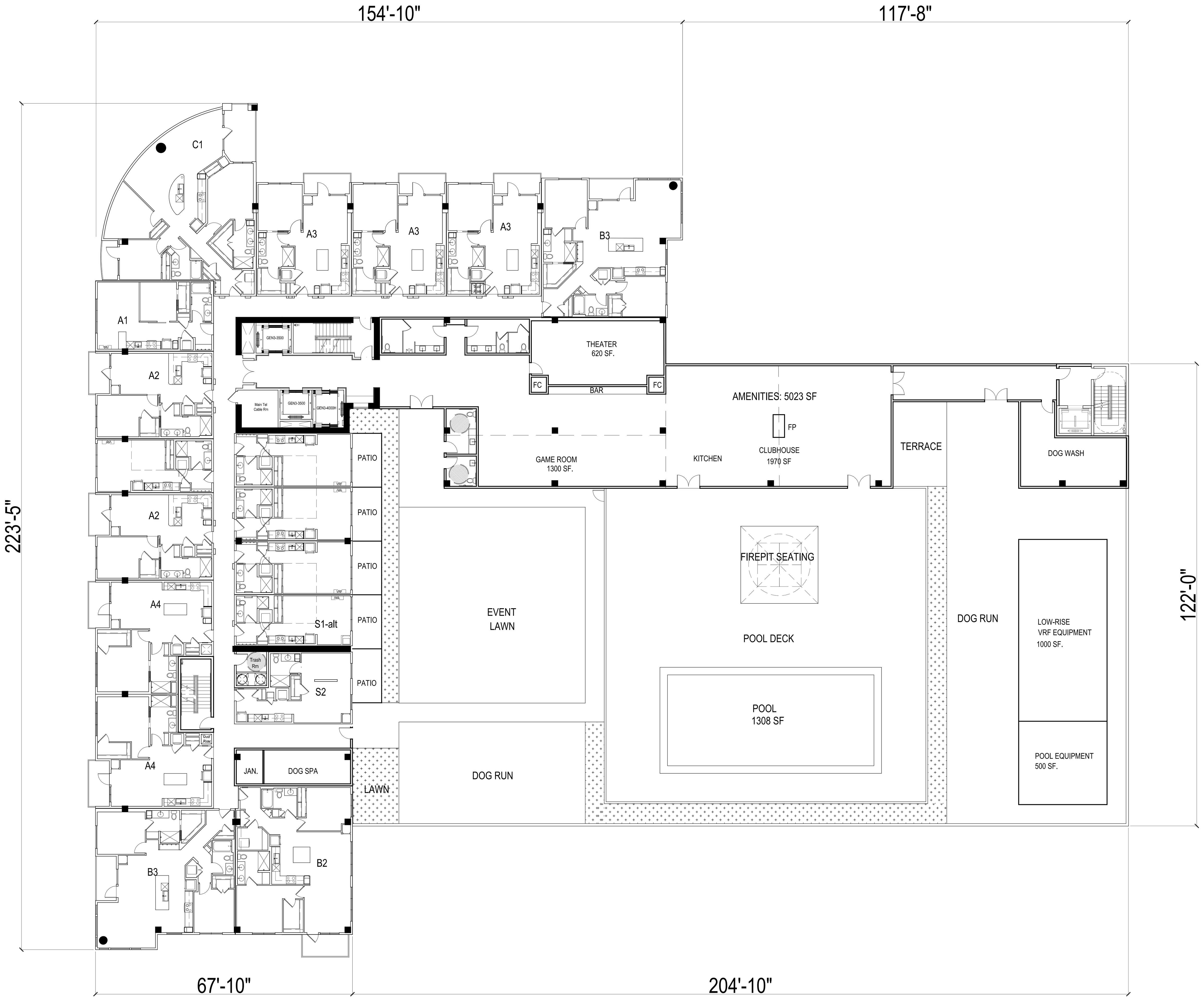
SHEET CONTENTS:

BUILDING C - BUILDING PLANS

SHEET NO.

A434

21180



7TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - BUILDING PLANS

SHEET NO.

A435

21180

8TH-14TH FLOOR PLAN

FLOOR PLATE: 19,116 SF.
CIRCULATION: 2682 SF.
EFFICIENCY: 86%

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
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SHEET CONTENTS:

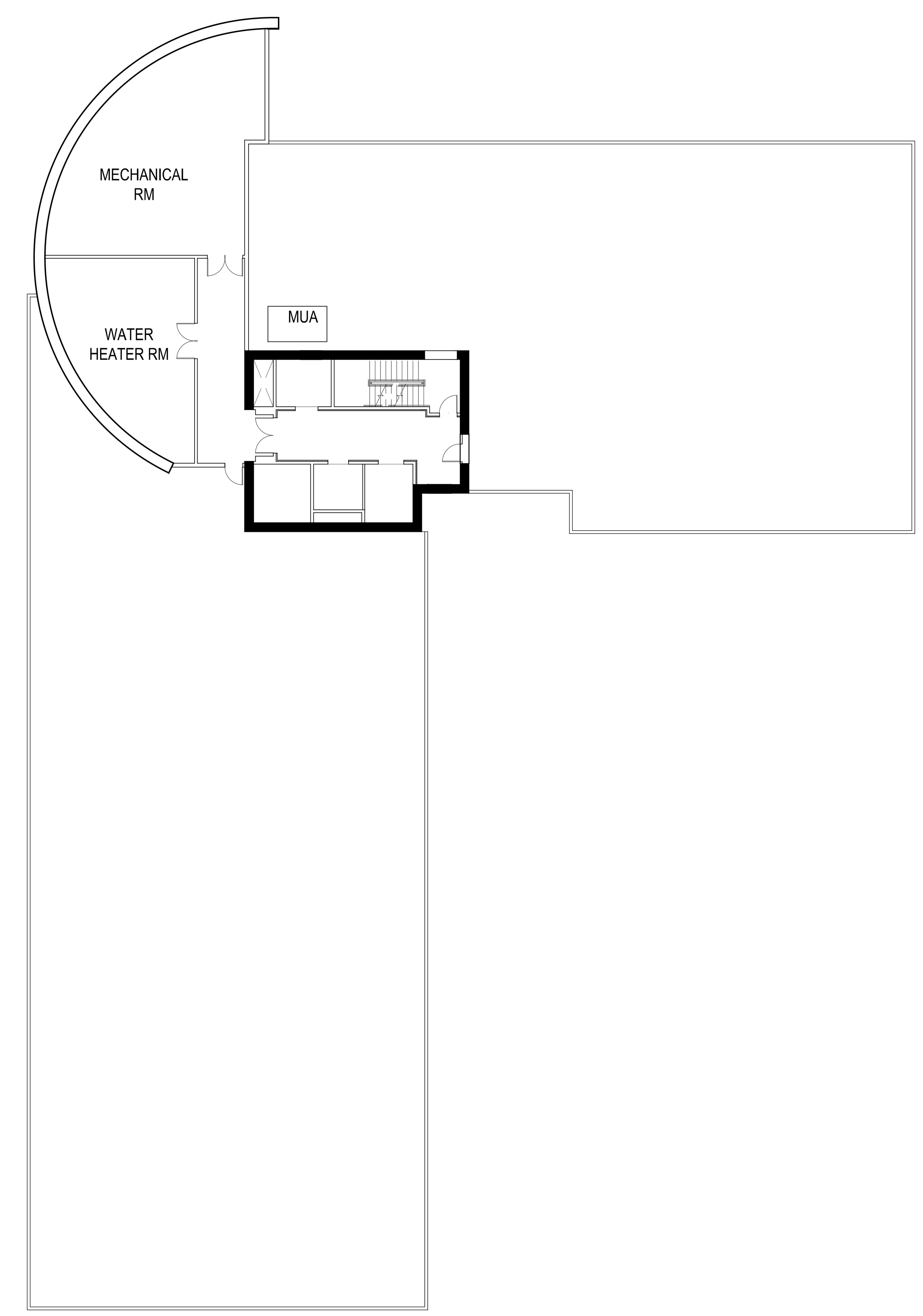
BUILDING C -
BUILDING PLANS

SHEET NO.

A436

21180

15TH FLOOR PLAN



ROOF PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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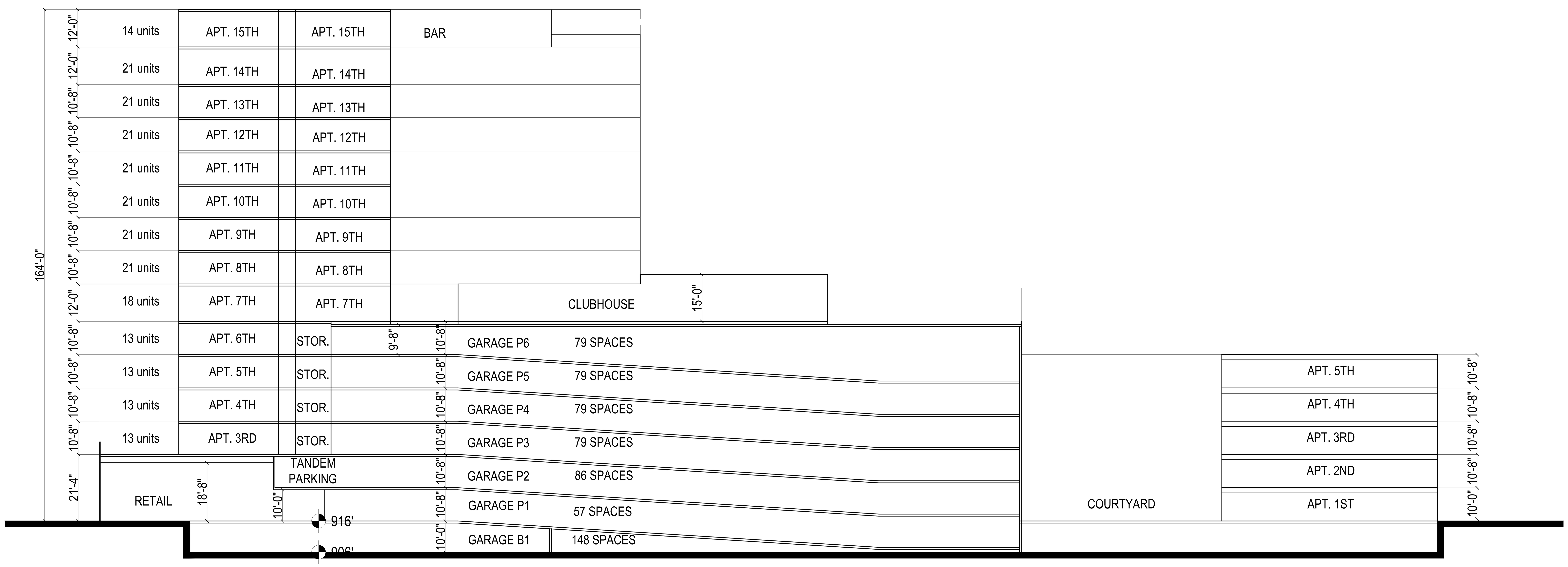
BUILDING C -
BUILDING PLANS

SHEET NO.

A437

21180



SECTION DIAGRAM

SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - BUILDING SECTION

SHEET NO.

A440

21180

		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM WOODTONE PANEL	35 %		10 %		32.8%		70.5 %	

		NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.	(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL.	(MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE	(MIN 18 %)			37.5 %	38 %

BUILDING C-BLAKE ROAD ELEVATION

SCALE: 1/16" = 1'-0" 30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - ELEVATIONS

SHEET NO.

A441

21180

		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM WOODTONE PANEL	35 %		10 %		32.8%		70.5 %	

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %

BUILDING C -TRAIL ELEVATION
(SOUTH ELEVATION)

SCALE: 1/16" = 1'-0" 30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - ELEVATIONS

SHEET NO.

A442

21180

		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM WOODTONE PANEL	35 %		10 %		32.8%		70.5 %	

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %

BUILDING C-EAST ELEVATION

SCALE: 1/16" = 1'-0" 30"x42" SHEET)

0' 16' 32' 64'

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SHEET CONTENTS:

BUILDING C - ELEVATIONS

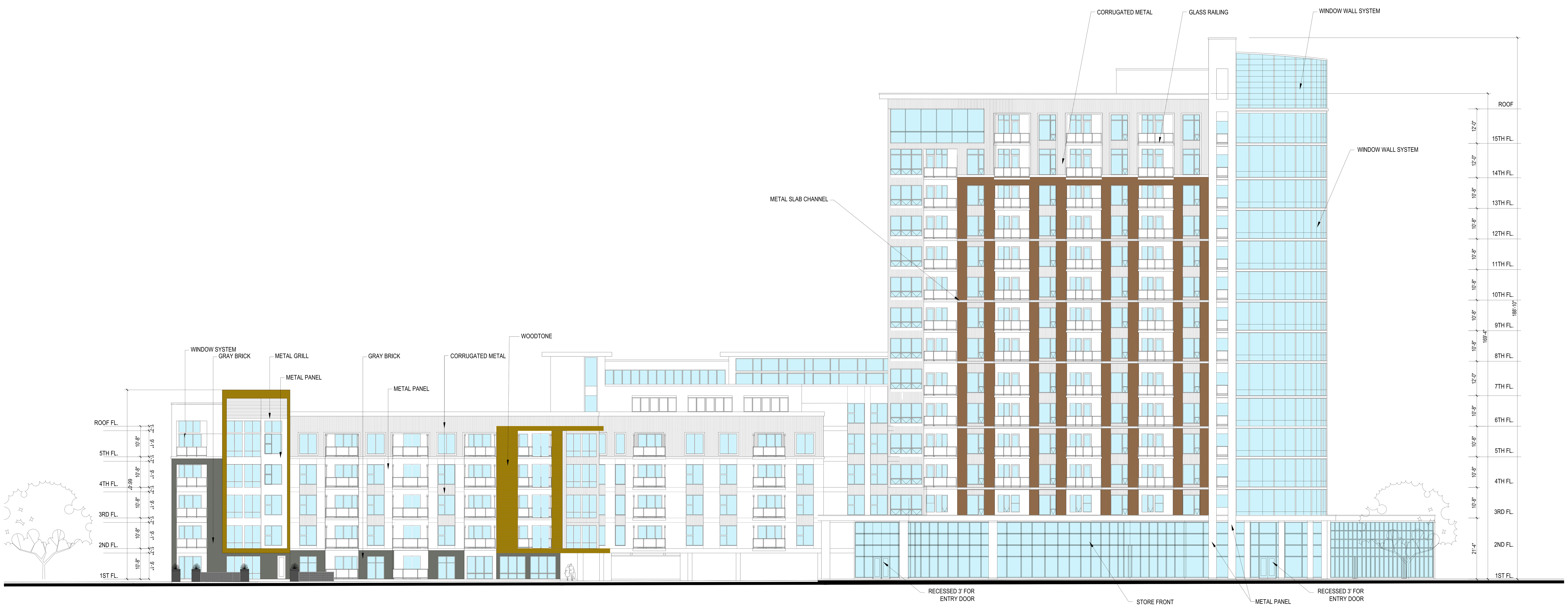
SHEET NO.

A443

21180

		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM WOODTONE PANEL	35 %		10 %		32.8%		70.5 %	

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %



BUILDING C -BOULEVARD ELEVATION (NORTH ELEVATION)

SCALE: 1/16" = 1'-0" 30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:

BUILDING C - ELEVATIONS

SHEET NO.
A444

21180

BUILDING C - MATERIAL BOARD

PURE WHITE METAL PANEL

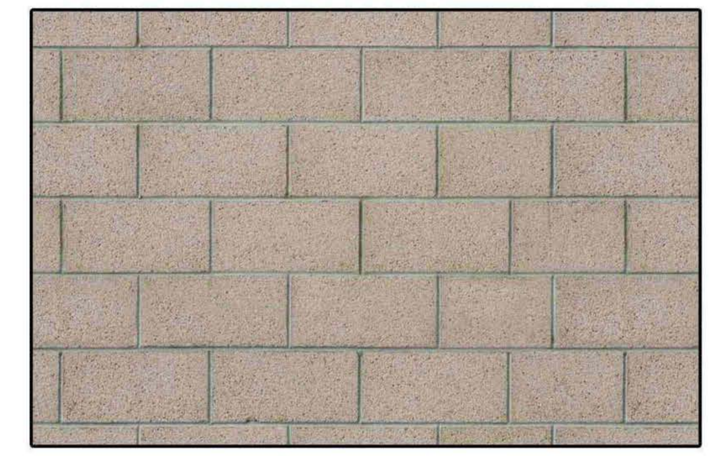
SW 7674
Peppercorn

METAL PANEL/CORRUGATED METAL PANEL
COLOR: SW 7674 PEPPERCORN

WOOD TONE FIBER CEMENT SIDING

SW 7103
Whitetail
FULL DETAILS
LRV: 86
RGB: 244 / 239 / 228
Hex Value: #F4EFE4
Location Number: 261-C1

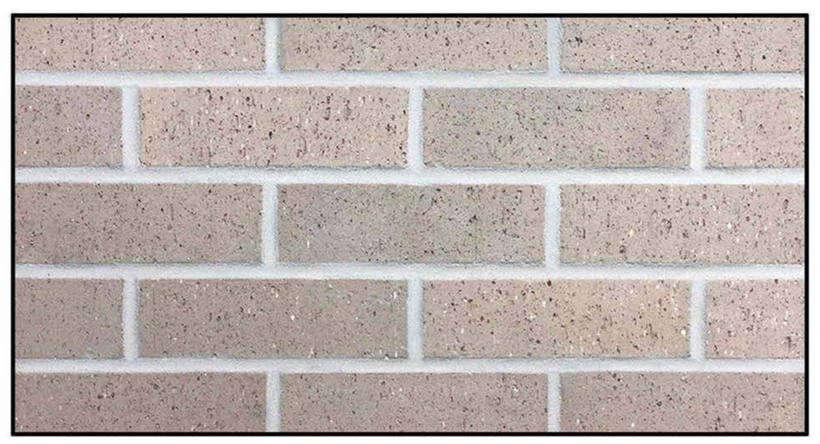
FABRIC CEMENT HARDIE PANEL
COLOR: SW 7103 WHITETAIL



CONCRETE MASONRY UNIT

SW 6258
Tricorn Black

RAILING
AWNINGS
WINDOWS



BRICK

Glen-Gery
GLEN-GERY BRICK OR EQUIVALENT
COLOR: CASTILE GRAY VELOUR

325 BLAKE ROAD MASTERPLAN
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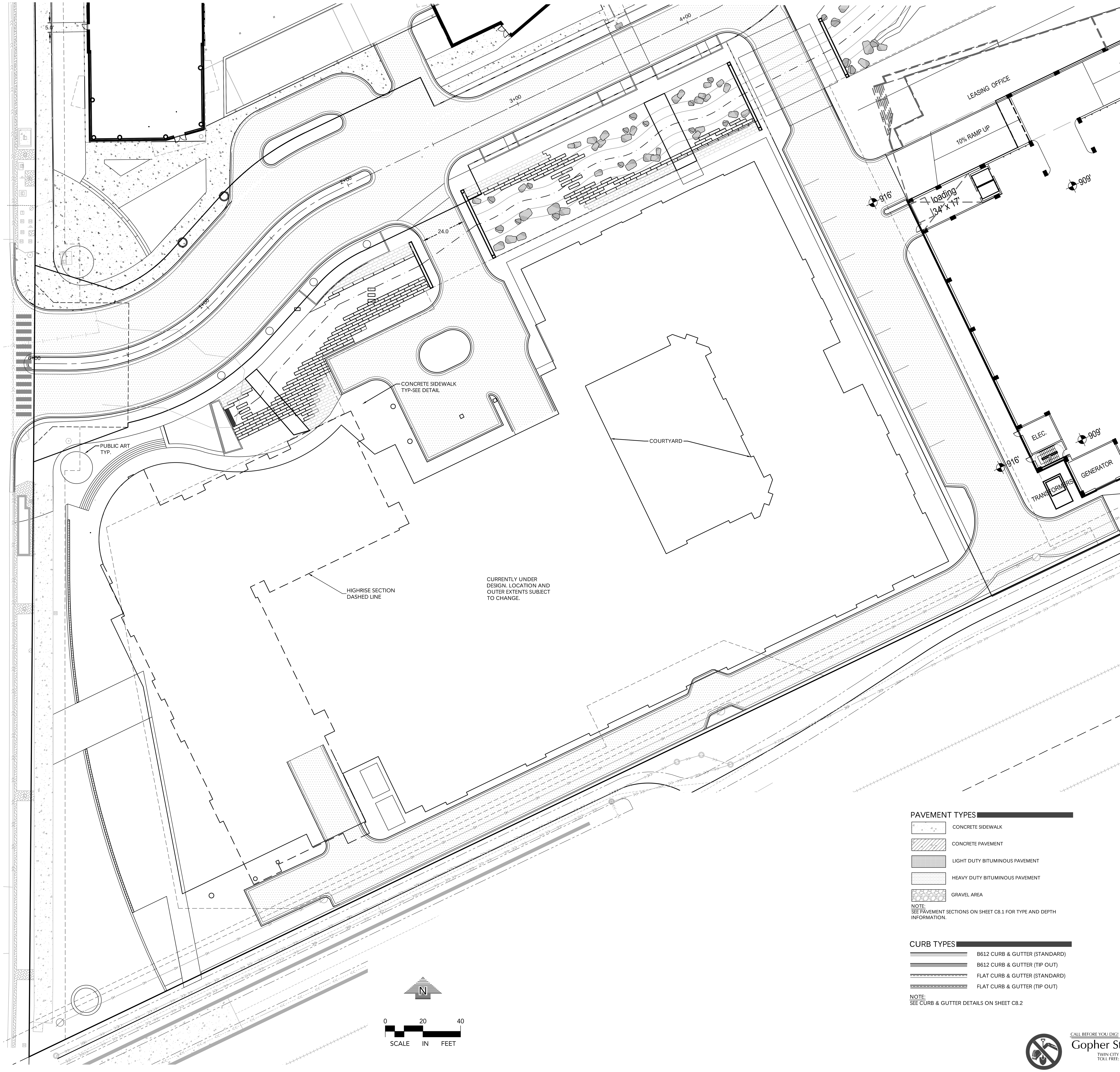
SHEET CONTENTS:

BUILDING C -

SHEET NO.

21180



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	
O O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY DATED 11/30/16.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL AREA

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8.2

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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LAND SURVEYING
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763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23	PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

Loucks Project No.	20503D1
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

C1-1	EX. CONDITIONS PLAN
	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	SANI. AND WATERMAIN
C4-2	STORM SEWER
C8-1-C8-3	DETAIL SHEET

SITE PLAN
C2-1

Plotted: 12 /21 / 2023 2:29 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Building C\C2-1 SITE PLAN - BUILDING C

MATERIALS SCHEDULES

AMENITY

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
AM-03	AMENITY TYPE 03 - GAS FIRE FEATURE	2	42" X 42" X 12-3-4"	PALOFORM	BENTO

FENCE & GUARDRAIL

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
FE-01A	FENCE TYPE 01A - METAL SCREEN FENCE	97 LF	6` HEIGHT METAL DECORATIVE SCREEN FENCE	CUSTOM	-

HANDRAIL

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER
HR-01	HANDRAIL TYPE 01 - STAIR HANDRAIL	54 LF	GALVANIZED STEEL	CUSTOM
HR-04	HANDRAIL TYPE 04 - PEDESTRIAN GUARDRAIL @ SERVICE ROAD	518 LF	GALVANIZED STEEL	CUSTOM
HR-05	HANDRAIL TYPE 05 - PEDESTRIAN BRIDGE GUARDRAIL	165 LF	GALVANIZED STEEL	CUSTOM
HR-06	HANDRAIL TYPE 06 - VEHICULAR BRIDGE GUARDRAIL	93 LF	GALVANIZED STEEL	CUSTOM

LIGHTING

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
LT-01	LIGHTING TYPE 01 - ROAD SCALED POLE MOUNTED LIGHTS	6	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	
LT-02A	LIGHTING TYPE 02A - PEDESTRIAN SCALE POLE LIGHT	8	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	CFT530 LED
LT-03	LIGHTING TYPE 03 - LIGHT COLUMN	28	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	
LT-05	LIGHTING TYPE 05 - LED STRIP LIGHT	633 LF	LED STRIP WALL LIGHT		
LT-06	LIGHTING TYPE 06 - DOWN LIGHTS	6			
LT-08	LIGHTING TYPE 08 - UP/FLOOD LIGHT	2	TBD	COOPER	TCRS
LT-10	LIGHTING TYPE 10 - BRIDGE RECESSED WALL LIGHT	17			
LT-11	LIGHTING TYPE 11 - FOUNTAIN IN GROUND LIGHT	2			
LT-14	LIGHTING TYPE 14 - STRING LIGHTS	238 LF	STRING LIGHTS ATTACHED TO POST SUPPORTS	TIVOLI	LIGHTSPHERE 2.0

MISCELLANEOUS

SYMBOL	DESCRIPTION	QTY		DESCRIPTION	DETAIL
M-01	MISC. TYPE 01 - PUBLIC ART LARGE	2	SCULPTURAL ART, 12`-20` HEIGHT	CUSTOM	TBD
M-03	MISC. TYPE 03 - PUBLIC ART PEDESTAL				

MINERAL MULCH

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL
MM-02	MINERAL MULCH TYPE 02 - AGGREGATE MULCH STABILIZED	45.41 CY	3/8" AGGREGATE, 4" DEPTH. OVER GEOTEXTILE FABRIC	STABILIZED

PAVING

1

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
P-01A	PAVING TYPE 01A - 4" CONCRETE PAVING	11,752 SF	4" REINFORCED CONCRETE PAVING	-	-
P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE PAVING - VEHICULAR	1,285 SF	6" INTEGRAL COLORED CONCRETE PAVING		
P-03A	PAVING TYPE 03A - CONCRETE UNIT PAVERS	4,202 SF	4" THK, 12" X 24" OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE	WAUSAU TILE / TECTURA DESIGNS	ECOPREMIER
P-03B	PAVING TYPE 03B - CONCRETE UNIT PAVERS - VEHICULAR	5,104 SF	80MM THICK CONCRETE UNIT PAVERS OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE	BELGARD	MELVILLE PLANK

ROCK

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY
RO-03	ROCK TYPE 03 - RIVER ROCK OVER LINER	3,439 SF	6" DEPTH WASHED RIVER ROCK, 3-6" DIA OVER EPDM LINER, OVER 6" DEPTH BENTONITE, OVER COMPACTED AGGREGATE BASE

SITE FURNITURE

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
SF-01	SITE FURNITURE TYPE 01 - MONOLITHIC LIMESTONE BENCH	6			
SF-03A	SITE FURNITURE TYPE 03A - SURFACE MOUNTED BENCH - BACKED 6`	2	6` SURFACE MOUNTED BENCH	FORMS + SURFACES	FLIGHT, BACKED
SF-04	SITE FURNITURE TYPE 04 - PRECAST BENCH	3	75" X 67" X 17" PRECAST CONCRETE BENCH	LANDSCAPE FORMS	ESCOFET, FLOR, SMALL
SF-06	SITE FURNITURE TYPE 06 - MOVABLE TABLE + CHAIR SET	16			
SF-07	SITE FURNITURE TYPE 07 - ADIRONDACK CHAIR	12			
SF-09A	SITE FURNITURE TYPE 09A - BIKE RACK OVER CONCRETE	23	BIKE RACK EMBEDDED IN CONCRETE PAVING	DERO	HOOP
SF-11	SITE FURNITURE TYPE 11 - PET STATION	2	PET WASTE DISPOSAL STATION OVER CONCRETE FOOTING	MUTT MITT	DOG WASTE STATION - BEST CHOICE
SF-12	SITE FURNITURE TYPE 12 - DUAL TRASH & RECYCLE RECEPTACLE	2	TONYO LITTER & RECYCLING RECEPTACLE	FORMS + SURFACES	TONYO

SIGNAGE

SYMBOL	DESCRIPTION	QTY
SN-01	SIGNAGE TYPE 01 - WAYFINDING SIGN	2

WALL

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
WL-01B	WALL TYPE 01B - CIP CONCRETE WALL	242 LF	12" THICK CIP CONCRETE WALL WITH FROST FOOTING OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
WL-01C	WALL TYPE 01C - CIP CONCRETE WALL W LIGHTING & RAIL	470 LF	12" THICK CIP CONCRETE WALL WITH FROST FOOTING OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
WL-07	WALL TYPE 07 - BRIDGE PARAPET WALL	106 LF	CIP CONCRETE BRIDGE HEADWALL AND PARAPET WALL, GUARDRAIL & LIGHTING MOUNTED TO TOP OF PARAPET	CUSTOM	
WL-08	WALL TYPE 08 - CASCADE WIER	30 LF	STEEL WIER WALL, FOOTINGS TO FROST		

PLANTING SCHEDULES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	BH	3	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	8` HT. MULTI-STEM	B&B
	BW	2	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH	2" CAL.	B&B
	GI	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE HONEY LOCUST	2.5" CAL.	B&B
	GK	3	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.	B&B
	PP	7	POPULUS TREMULOIDES 'NE ARB' TM PRAIRIE GOLD QUAKING ASPEN	2" CAL.	B&B
	QW	3	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK	2.5" CAL.	B&B
EVERGREEN TREES					
	PS	3	PINUS STROBUS WHITE PINE	6` HT.	B&B
ORNAMENTAL TREES					
	AG	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING
DECIDUOUS SHRUBS						
	AU	24	ARONIA MELANOCARPA `UCONNAM165` LOW SCAPE MOUND CHOKEBERRY	#5	CONT.	36" o.c.
	DL	272	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE	#5	CONT.	36" o.c.
	IA	9	ILEX VERTICILLATA `AFTERGLOW` AFTERGLOW WINTERBERRY	#5	CONT.	48" o.c.
	PO	64	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` DART`S GOLD NINEBARK	#5	CONT.	48" o.c.
	PS5	27	PHYSOCARPUS OPULIFOLIUS `SEWARD` SEWARD NINEBARK	#5	CONT.	48" o.c.
	RH-G	42	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	#5	CONT.	48" o.c.
	SA	68	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER BUMALD SPIRAEA	#5	CONT.	36" o.c.
	SP-G	20	SPIRAEA X BUMALDA `GOLDFLAME` GOLDFLAME SPIREA	#3	CONT.	36" o.c.
EVERGREEN SHRUBS						
	JU-H	32	JUNIPERUS HORIZONTALIS `BLUE PRINCE` BLUE PRINCE JUNIPER	#5	CONT.	48" o.c.
	TE	24	TAXUS X MEDIA `EVERLOW` EVERLOW YEW	#5	CONT.	48" o.c.
PERENNIALS						
	CK	7	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	#1	CONT.	24" o.c.
	SH	25	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	#1	CONT.	24" o.c.

STORMWATER PLANTING AREA 7,320 SF

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: JEFFERY MCMENIMEN
License #:
Date Plotted: 1/3/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

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www.humphreys.com

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WHITTEN ASSOCIATES, INC.

1/26/22 PRICING SET UPDATE
DEVELOPERS

City of Hopkins

ARTESSA LIFESTYLE COMMUNITIES

APA GREAT PLACES IN AMERICA
Artery Hopkins has been recognized by the American Planning Association as a 2019 Great Street in America.

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RON CLARK

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LANDSCAPE

DF/ DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

SHEET CONTENTS:
LANDSCAPE SCHEDULES

SHEET NO.
L010

21180

MATERIALS LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

AMENITY

SYMBOL	DESCRIPTION	QTY
AM-02	AMENITY TYPE 02 - PEDESTRIAN BRIDGE	84 LF

AMENITY

SYMBOL	DESCRIPTION	QTY
AM-03	AMENITY TYPE 03 - GAS FIRE FEATURE	2

FENCE & GUARDRAIL

SYMBOL	DESCRIPTION	QTY
FE-01A	FENCE TYPE 01A - METAL SCREEN FENCE	97 LF

HANDRAIL

SYMBOL	DESCRIPTION	QTY
HR-01	HANDRAIL TYPE 01 - STAIR HANDRAIL	54 LF
HR-04	HANDRAIL TYPE 04 - PEDESTRIAN GUARDRAIL @ SERVICE ROAD	518 LF
HR-05	HANDRAIL TYPE 05 - PEDESTRIAN BRIDGE GUARDRAIL	165 LF
HR-06	HANDRAIL TYPE 06 - VEHICULAR BRIDGE GUARDRAIL	93 LF

MISCELLANEOUS

SYMBOL	DESCRIPTION	QTY
M-01	MISC. TYPE 01 - PUBLIC ART LARGE	2
M-03	MISC. TYPE 03 - PUBLIC ART PEDESTAL	

MINERAL MULCH

SYMBOL	DESCRIPTION	QTY
MM-02	MINERAL MULCH TYPE 02 - AGGREGATE MULCH STABILIZED	45.41 CY

PAVING

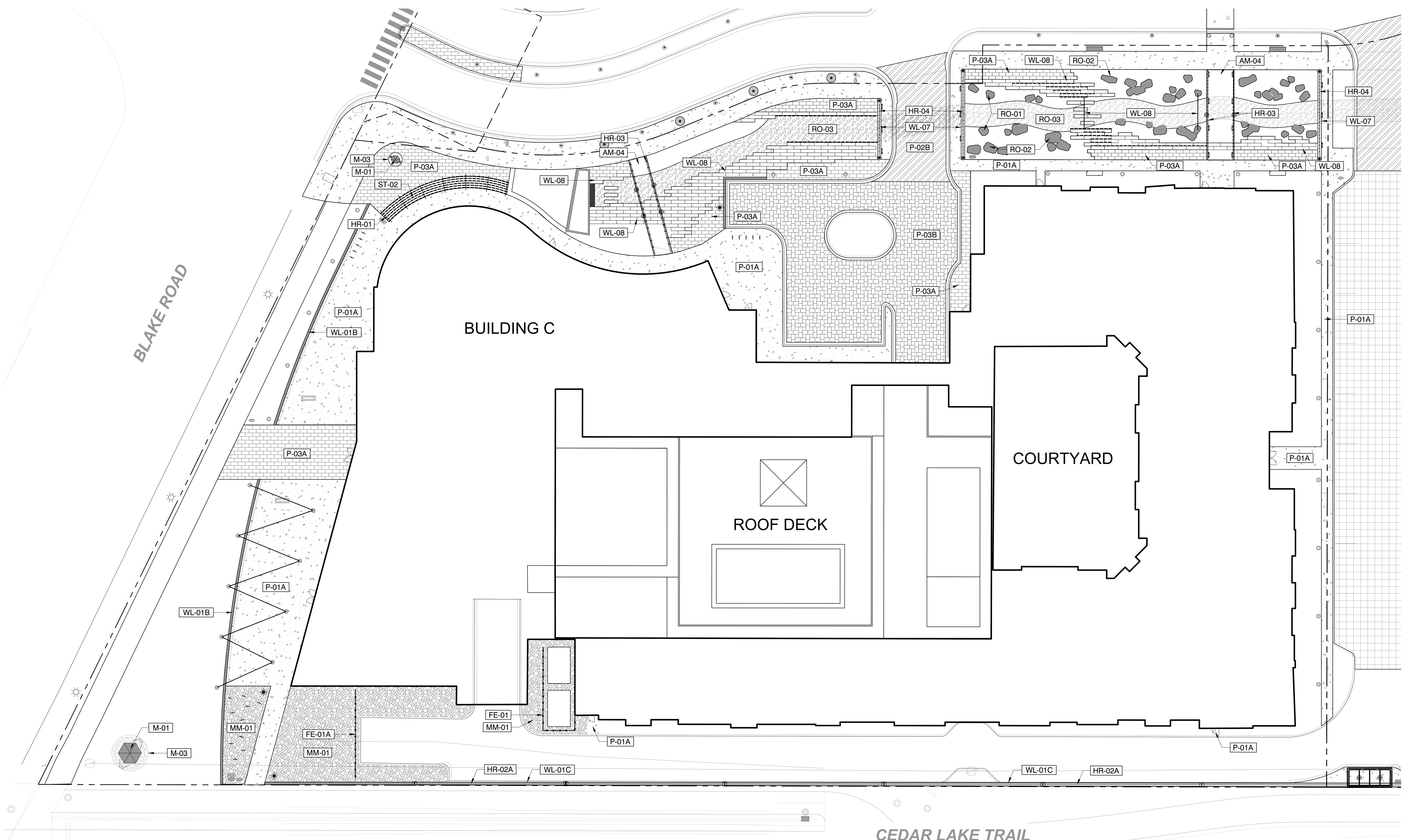
SYMBOL	DESCRIPTION	QTY
P-01A	PAVING TYPE 01A - 4" CONCRETE PAVING	11,752 SF
P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE PAVING - VEHICULAR	1,285 SF
P-03A	PAVING TYPE 03A - CONCRETE UNIT PAVERS	4,202 SF
P-03B	PAVING TYPE 03B - CONCRETE UNIT PAVERS - VEHICULAR	5,104 SF

ROCK

SYMBOL	DESCRIPTION	QTY
RO-03	ROCK TYPE 03 - RIVER ROCK OVER LINER	3,439 SF

WALL

SYMBOL	DESCRIPTION	QTY
WL-01B	WALL TYPE 01B - CIP CONCRETE WALL	242 LF
WL-01C	WALL TYPE 01C - CIP CONCRETE WALL W LIGHTING & RAIL	470 LF
WL-07	WALL TYPE 07 - BRIDGE PARAPET WALL	106 LF
WL-08	WALL TYPE 08 - CASCADE WIER	30 LF



0 20 40 60
SCALE: 1" = 20'
NORTH

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
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1/26/22 PRICING SET UPDATE

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SHEET CONTENTS:
MATERIALS PLAN

SHEET NO.
L110

21180

LIGHTING, SIGNAGE, & FURNITURE LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

AMENITY

SYMBOL	DESCRIPTION	QTY
AM-03	AMENITY TYPE 03 - GAS FIRE FEATURE	2

LIGHTING

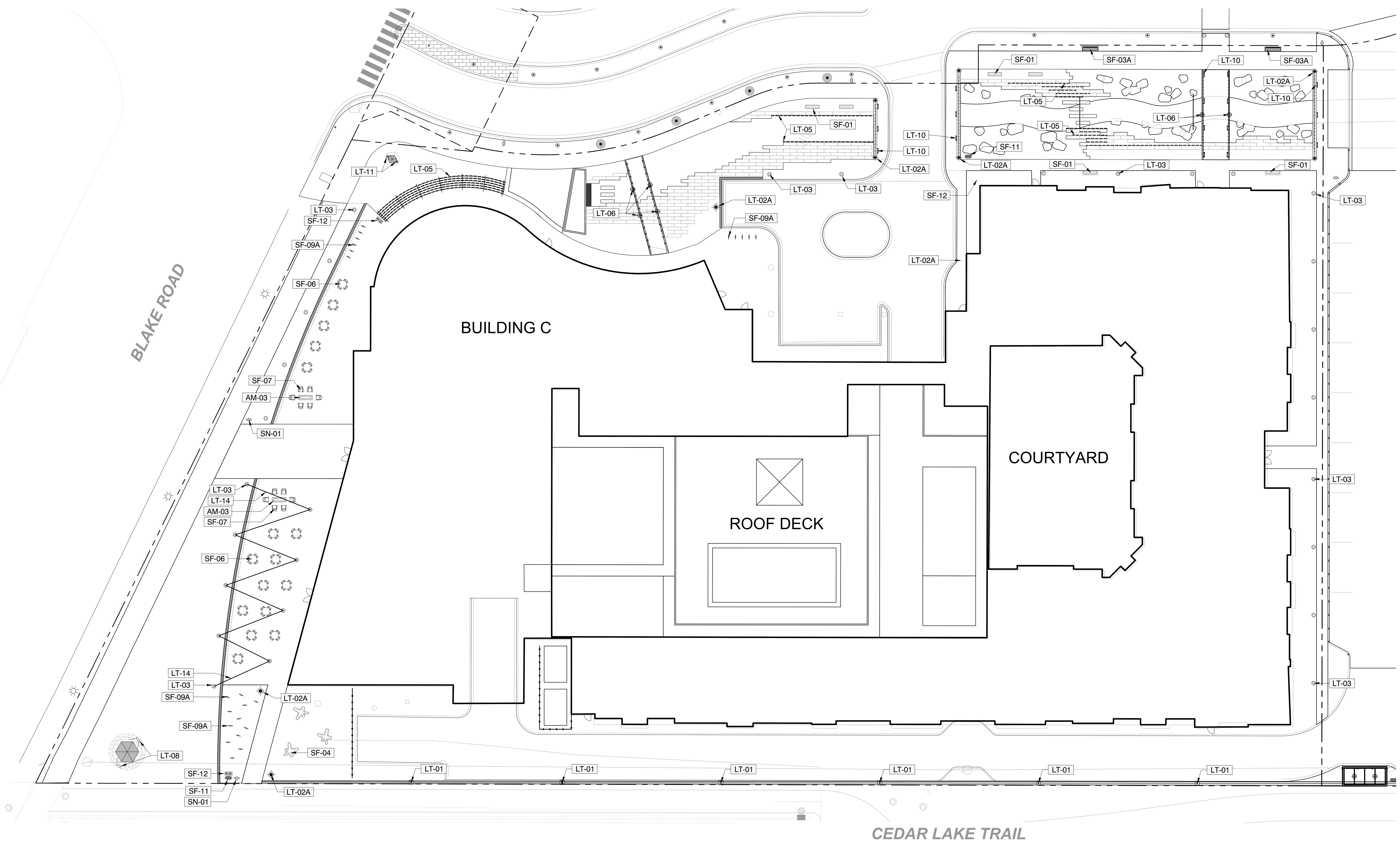
SYMBOL	DESCRIPTION	QTY
LT-01	LIGHTING TYPE 01 - ROAD SCALED POLE MOUNTED LIGHTS	6
LT-02A	LIGHTING TYPE 02A - PEDESTRIAN SCALE POLE LIGHT	8
LT-03	LIGHTING TYPE 03 - LIGHT COLUMN	28
LT-05	LIGHTING TYPE 05 - LED STRIP LIGHT	633 LF
LT-06	LIGHTING TYPE 06 - DOWN LIGHTS	6
LT-08	LIGHTING TYPE 08 - UP/FLOOD LIGHT	2
LT-10	LIGHTING TYPE 10 - BRIDGE RECESSED WALL LIGHT	17
LT-11	LIGHTING TYPE 11 - FOUNTAIN IN GROUND LIGHT	2
LT-14	LIGHTING TYPE 14 - STRING LIGHTS	238 LF

SITE FURNITURE

SYMBOL	DESCRIPTION	QTY
SF-01	SITE FURNITURE TYPE 01 - MONOLITHIC LIMESTONE BENCH	6
SF-03A	SITE FURNITURE TYPE 03A - SURFACE MOUNTED BENCH - BACKED 6'	2
SF-04	SITE FURNITURE TYPE 04 - PRECAST BENCH	3
SF-06	SITE FURNITURE TYPE 06 - MOVABLE TABLE + CHAIR SET	16
SF-07	SITE FURNITURE TYPE 07 - ADIRONDACK CHAIR	12
SF-09A	SITE FURNITURE TYPE 09A - BIKE RACK OVER CONCRETE	23
SF-11	SITE FURNITURE TYPE 11 - PET STATION	2
SF-12	SITE FURNITURE TYPE 12 - DUAL TRASH & RECYCLE RECEPTACLE	2

SIGNAGE

SYMBOL	DESCRIPTION	QTY
SN-01	SIGNAGE TYPE 01 - WAYFINDING SIGN	2



0 20 40 60
SCALE: 1" = 20'

NORTH

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

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pope DESIGN GROUP

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SHEET CONTENTS:
LIGHTING, SIGNAGE, & FURNITURE PLAN

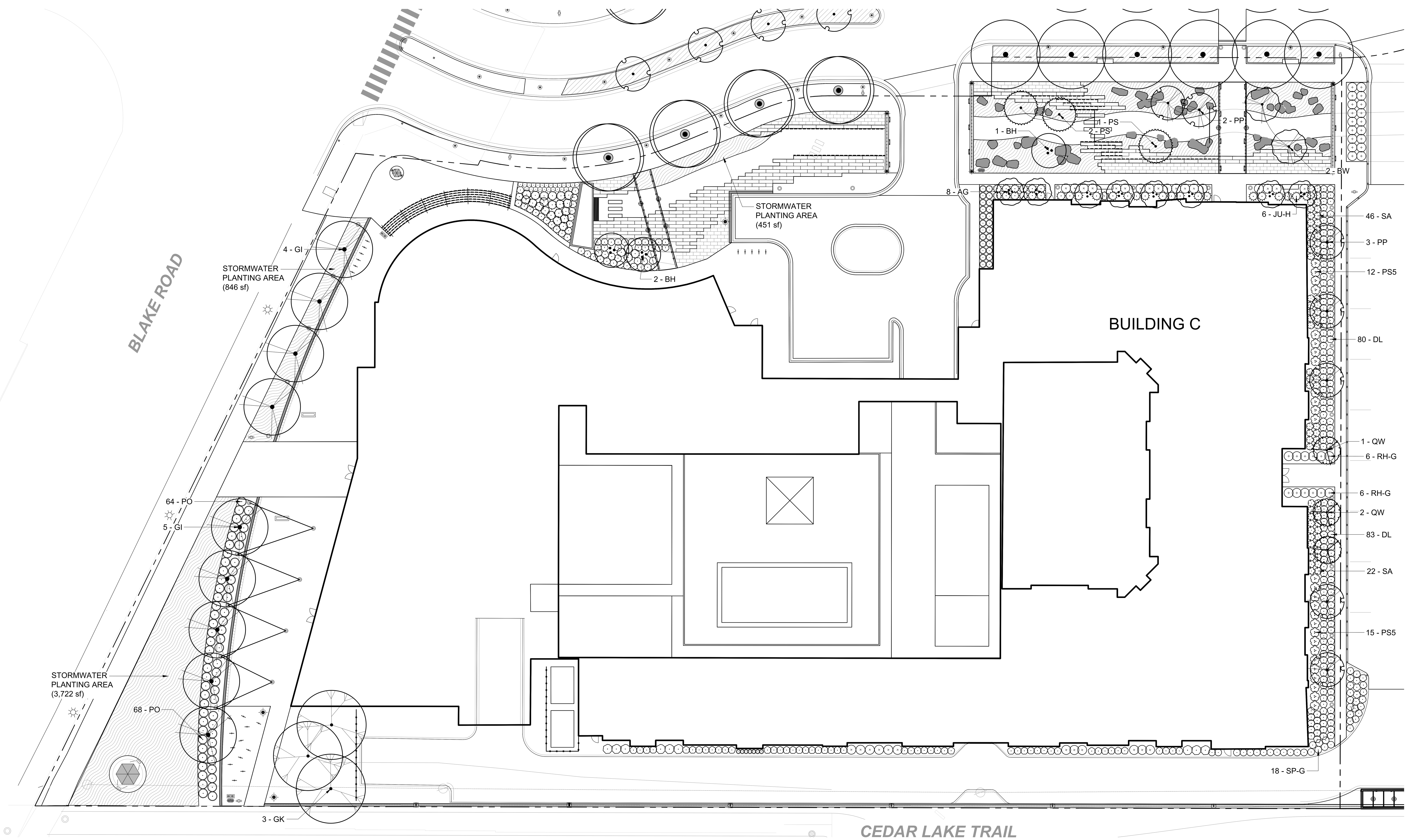
SHEET NO.
L120

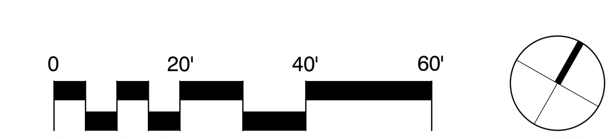
21180

PLANTING LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	BH	3	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH
	BW	2	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH
	GI	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' T SKYLINE HONEY LOCUST
	GK	3	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	PP	7	POPULUS TREMULOIDES 'NE ARB' TM PRAIRIE GOLD QUAKING ASPEN
	QW	3	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK
EVERGREEN TREES			
	PS	3	PINUS STROBUS WHITE PINE
ORNAMENTAL TREES			
	AG	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	AU	24	ARONIA MELANOCARPA `UCONNAM165` LOW SCAPE MOUND CHOKEBERRY
	DL	272	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE
	IA	9	ILEX VERTICILLATA `AFTERGLOW` AFTERGLOW WINTERBERRY
	PO	64	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` DART`S GOLD NINEBARK
	PS5	27	PHYSOCARPUS OPULIFOLIUS `SEWARD` SEWARD NINEBARK
	RH-G	42	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
	SA	68	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER BUMALD SPIRAEA
	SP-G	20	SPIRAEA X BUMALDA `GOLDFLAME` GOLDFLAME SPIREA
EVERGREEN SHRUBS			
	JU-H	32	JUNIPERUS HORIZONTALIS `BLUE PRINCE` BLUE PRINCE JUNIPER
	TE	24	TAXUS X MEDIA `EVERLOW` EVERLOW YEW
PERENNIALS			
	CK	7	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS
	SH	25	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
	STORMWATER PLANTING AREA	7,320 SF	





325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: JEFFERY MCMENIMEN
License #:
Date Plotted: 1/3/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

pope DESIGN GROUP

WHITTEN ASSOCIATES, INC.

DEVELOPERS

City of Hopkins

ARTESSA LIFESTYLE COMMUNITIES

ALATUS

RON CLARK

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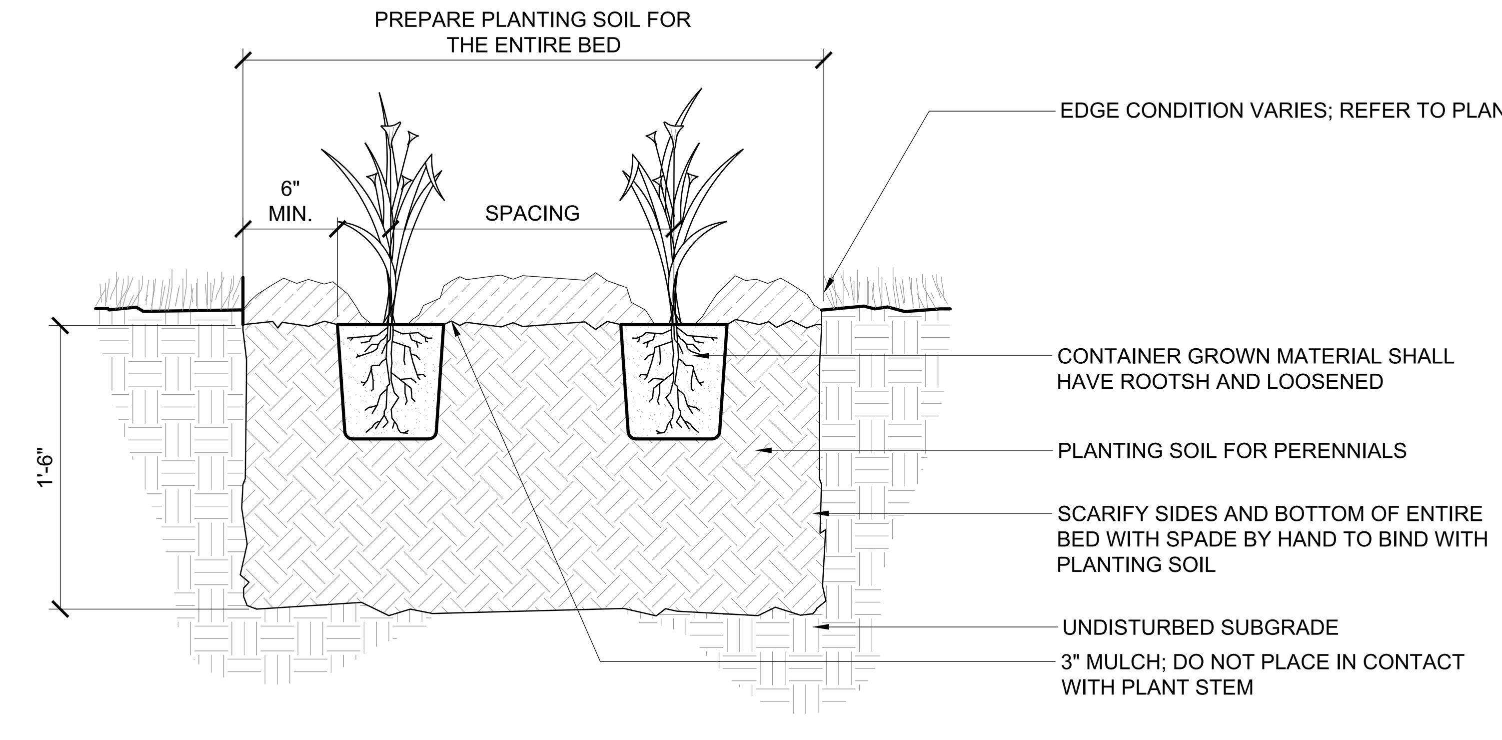
SHEET CONTENTS:
PLANTING PLAN

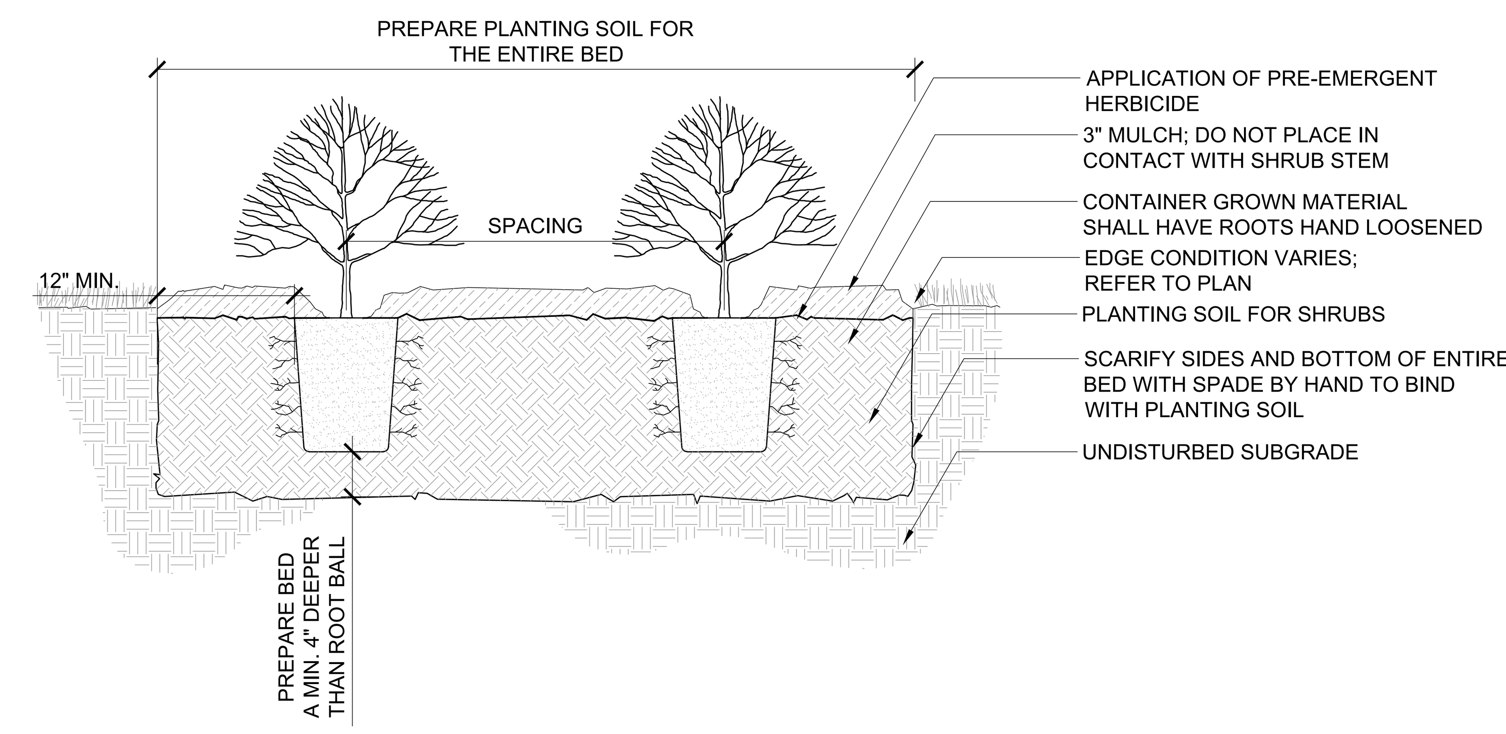
SHEET NO.
L130

21180



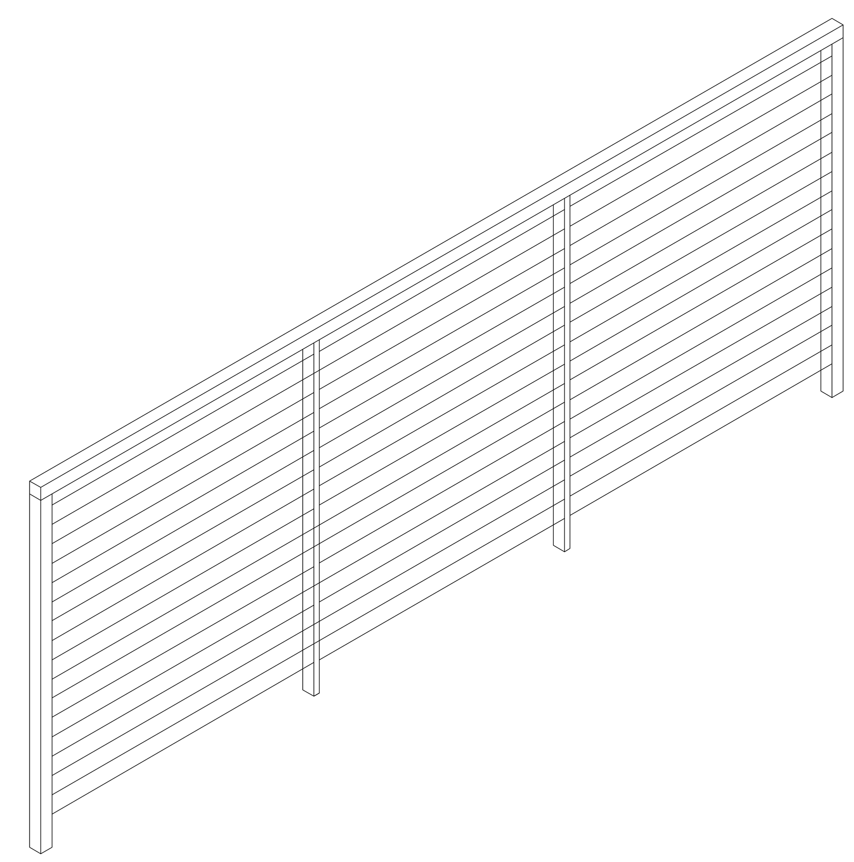
3 DETAIL - PERENNIAL PLANTING

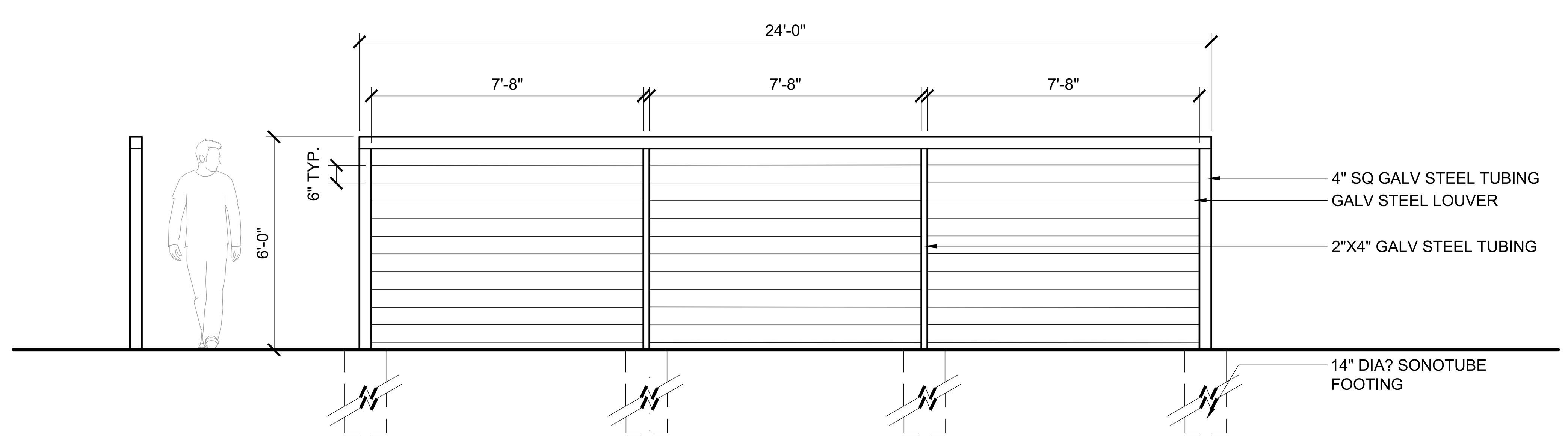
1 1/2" = 1'-0" P-20 199B-255



2 DETAIL - SHRUB PLANTING

1" 1'-0"d P-20 199B-254





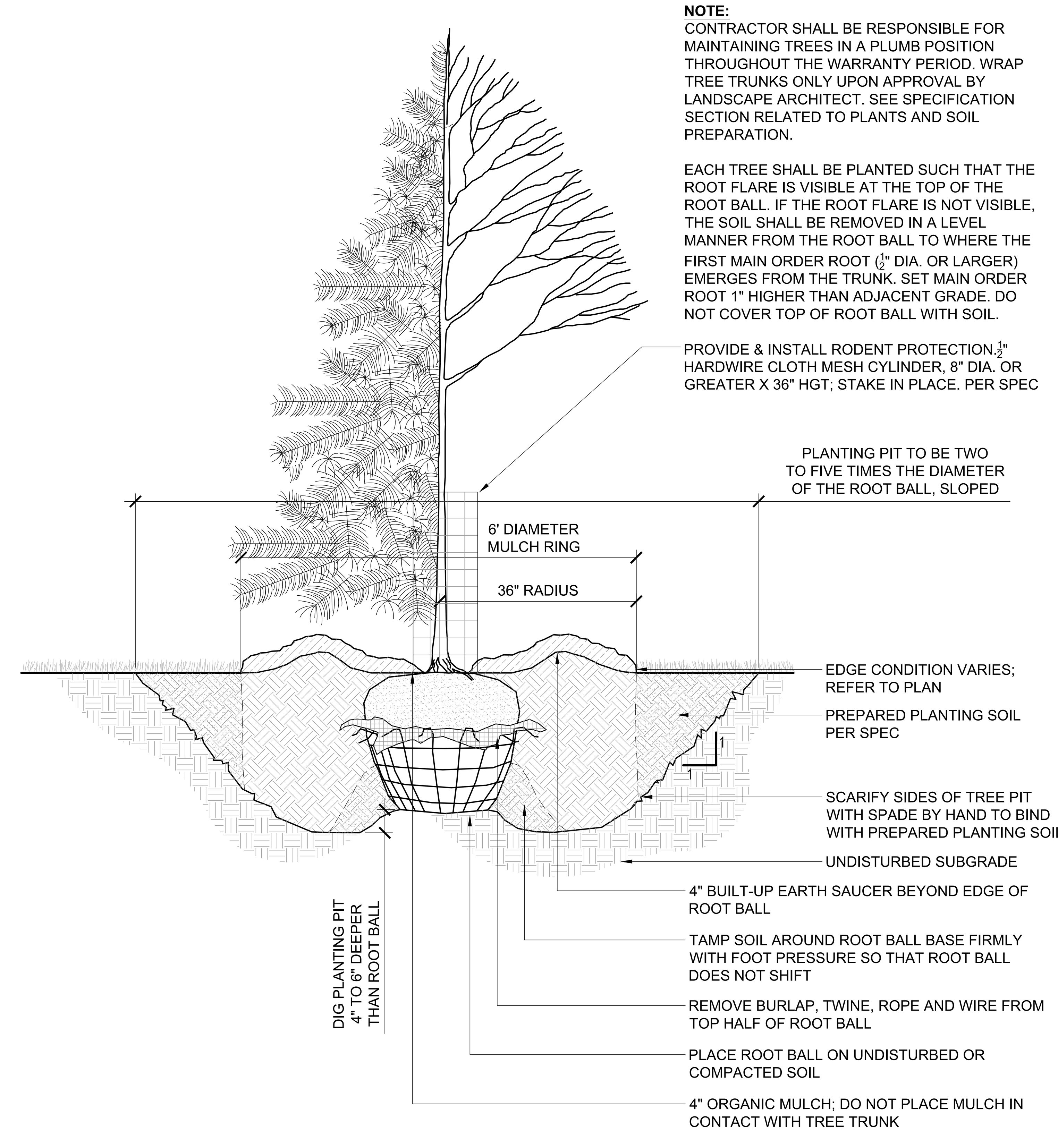
ELEVATION

4 DETAIL - LOUVERED SCREEN FENCE

3/8" = 1'-0" P-20 199B-256

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (½" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



1 DETAIL - TREE PLANTING

3/4" = 1'-0" P-20 199B-15

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: JEFFERY MCMENIMEN
License #:
Date Plotted: 1/3/2023

Revisions:

#	DATE	COMMENTS
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SHEET CONTENTS:
LANDSCAPE DETAILS

SHEET NO.
L500

21180

Attn: Mr. Ryan Krzos
City Planner
City of Hopkins
1010 1st Street S, Hopkins, MN 55343

Applicant: Alatus LLC
Application: 325 Blake Road N – Site Plan Review – Duet Apartments (Building D)

PROJECT OVERVIEW

Duet Apartments is a 8-story, 215-unit multi-family mixed-income development with 446 above-and below-ground parking stalls; some stalls available for flexible commercial space parking for nearby restaurants. 42 of the units we be designated at 60% AMI rental and income rates for the region. The project is located to the east of proposed Crescendo Apartments (Building C) and just to the north of the Cedar Lake Regional Trail.

BUILDING DESIGN

Blake Road N creates an exciting, high-density, mixed-use development oriented towards pedestrians, bicyclists, and public transportation. It offers not only its residents, but the neighborhood and the regional network in its entirety, a place to live, work and play.

Duet Apartments, is to be constructed as a wood frame building, five-story Type III construction methodology wrapping over a 3-level parking structure. The project seeks to minimize the externalities created by surface level parking and maximize the density and pedestrian configurations for an urban experience in an otherwise suburban location. The site plan has significant design characteristics that will make public transportation, multi-modal sharing, and access to the Green Line Blake Road LRT Station a comfortable and intuitive experience to encourage alternatives to single occupancy vehicles and corresponding trips. This could only be done with the tremendous infrastructure improvements that the City of Hopkins, Three Rivers District, and Met Council have already invested in.

Architecturally, the project proposes a contemporary but timeless architecture. Designed for human scale and with the pedestrian at top of mind, the Project offers a distinct base on all buildings, and a clear top level with distinct materials and color palette. While all buildings follow this format, each one has its own character and individually unique characteristics. The design looks for individuality without sacrificing being contextual within the overall development project.

All dwelling units will support the latest in technology while striving to provide a sustainable living experience. Housing units, common areas, and amenities incorporate high efficiency and WiFi controlled appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and solar panels for electricity generation. Acoustical performance between units will exceed Building Code requirements for resident comfort and privacy. Select buildings within the Project will also seek LEED Certification and commissioning.

Exterior materials used are a combination of brick, cast stone, metal and glazing to ensure durability and quality for a generational development asset. Conceptually, lower levels use a combination of brick and cast stone as primary materials at the base, corners, building entries and garage entries. Metal, in various forms, is used mostly on upper levels and above the pedestrian scale that will be encountered. Intermediate levels are a combination of these two materials mentioned plus different cementitious panel solutions with multiple façade aesthetic options. An enhanced and energy efficient HVAC variable refrigerant flow (VRF) system ensures that building facades are uninterrupted, rather than the common solution that presents louvers into the façade design for a sometimes-unsightly exterior aesthetic.

STREETSCAPE AND PUBLIC REALM

The development team has approached this site as a unique opportunity to create a water-centric development that capitalizes on its' adjacency to Minnehaha Creek, the Blake Road LRT station, and the Cedar Lake Regional Trail. The proposed 325 Blake Road N development project will transform the former cold storage site with a rich variety of green open spaces and streetscape design improvements. Proposed open spaces and streetscapes are designed to not only provide safe and convenient connections to the creek, regional trail, and LRT station, but to create a rich outdoor environment for future residents, visitors, and community members. Duet Apartments is surrounded by vibrant public open space on all sides. The northern edge fronts onto the Cascade and Central Plaza, with the western edge facing the woonerf and pedestrian access to the regional trail, the southern façade looks over the Cedar Lake Regional Trail and the eastern edge looks over the Minnehaha Creek Greenway.

Cascade

Central to the open space network are a series of plazas, water features, stormwater treatment features, and landscaped gathering areas, reaching from the project entry at Blake Road to the Central Plaza located next to future restaurants and the Minnehaha Creek Greenway. The primary vehicular and pedestrian entry at Blake Road N features gateway plazas on either side of the entry road. These will include water features, special paving, lighting, and seating areas. The central water cascade feature, located adjacent to the entry road/parkway, provides a water channel designed to manage stormwater. Stormwater will be pumped from the future Minnehaha Creek Watershed District ("MCWD") stormwater pond to the west end of the water cascade feature, providing the ability to create a water feature that not only provides an amenity for the development, but also filters and delivers cleaner stormwater back into the pond. It is designed to provide places for people to gather and stroll along the waterway. Native plant materials, special paving and lighting, site furnishings, and native stone elements will be incorporated to create an environment that will reconnect people to local and regional landscape experiences.

Central Plaza and Greenway Commons

The plazas and restaurant deck spaces, located at the east end of the water cascade, will provide outdoor gathering spaces, and connect people to the future stormwater pond and Minnehaha Creek. The central plaza, located to the west of the future restaurants, will feature a large area for people to gather, a splash pad, outdoor seating, plantings, and a pergola. It is designed to provide places for people to interact with the restaurants and the water cascade. The pocket plaza between the future restaurants and deck spaces outside the restaurants will provide opportunities for outdoor dining, and the ability to engage with and view the pond and creek. The Central Plaza and Greenway Commons will feature special paving, native plantings, native stone elements, and site lighting to create an inviting outdoor environment.

Woonerf

The drive located between Crescendo Apartments and Duet Apartments is designed to be pedestrian-oriented (woonerf) while providing important vehicular access to Duet Apartments and fire access to both buildings. The driving surface will incorporate decorative permeable pavers. Parallel parking spaces are provided along the west side of the drive. While the entire woonerf is designed to be pedestrian-friendly, sidewalks are provided along the west side of the driving/parking surface and on the east side of the drive at the north end/entry to Duet Apartments. At the south end of the woonerf pedestrian and bike facilities will connect people to the Cedar Lake Trail. A pergola at this terminus provides a focal element drawing people to the trail. Materials will include permeable paving, native plantings, site lighting, pavement markings, wayfinding, and bollards.

Cedar Lake Trail Connections

Three opportunities to connect with the Cedar Lake Regional Trail are provided – at the Tower Plaza, the Woonerf, and promenade that connects the Central Plaza and Greenway Commons to the future trailhead designed by MCWD. The goal is to provide safe and convenient connections to the regional trail from the proposed development, encouraging people to walk, bicycle, and utilize public transit, and to invite trail users to visit the amenities provided within the development at 325 Blake Road N.

Streetscapes
The primary roadway through the site is designed as a tree-lined parkway, delivering people from Blake Road through the site to development parcels, parking garages, open spaces, the Minnehaha Creek Greenway, and eventually connecting to Lake Street. The parkway will include turf boulevards, street tree plantings, pedestrian-scaled street lighting, site furnishings, and wayfinding signage. On-street parallel parking and detached sidewalks will provide a safe environment for pedestrians. Raised benches are designed to provide traffic calming measures and safe pedestrian crossings where pedestrian spines cross the parkway. ADA compliant concrete sidewalks will be provided for pedestrian movement throughout the site, providing connections to open spaces and trails for everyone.

DEVELOPMENT PHASING

Commencement of construction of the various phases is dependent upon market conditions now and into the future as well as other external factors relating to the various entities and stakeholders that will be working through the redevelopment effort for the site located at 325 Blake Road N. Subject to those conditions, the development team currently anticipates the following construction start date for Duet Apartments: Q2/Q3 2024

CITY APPLICATIONS/APPROVALS

- Site Plan Approval – Duet Apartments (Building D)

PROPOSED DEVIATIONS FROM RX-TOD ZONING STANDARD

Please refer to the Applicant's Amendment to PUD / Re-Zoning Application – Exhibit A for detail surrounding deviations from the RX-TOD zoning standards.

SUPPORT FOR PROPOSED DEVIATIONS

The applicant believes the development, as proposed with deviations from zoning code ordinances, is a high-quality proposal for the City of Hopkins and aligns with overall Comprehensive Plan goals. To ensure a high-quality development, the applicant is proposing the following enhancements in support of the proposed deviations:

Site Access Improvements
A new network of publicly accessible streets and pedestrian corridors divides the site into pedestrian-scaled, walkable quadrants and connects the surrounding context to the Blake Road LRT station, Minnehaha Creek, and the Cedar Lake Regional Trail. The new tree-lined parkway becomes the crucial spine from which stems primary building entries, active uses, and a series of common open spaces. The East/West and North/South pedestrian spines further break down proposed development sites, improving pedestrian circulation and creating a tree-lined pedestrian ways and walk-up residential units.

As described under the 'Streetscape and Public Realm' section, the project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. Building setbacks provide comfortable buffer zones between street right-of-way and the building edges. The proposed setbacks offer a balance of enough distance to create green zones without compromising the more urban goals of transit-oriented development. This balance of ample though not excessive setbacks prioritizes pedestrians and human activity in and around the site.

Exceeding Stormwater Standards

The applicant is exceeding the Minnehaha Creek Watershed District and City of Hopkins' minimum standards for stormwater treatment. Duet Apartments stormwater is managed by the overall system described in the 325 Blake Road N PUD. Runoff from this site will be conveyed to the proposed 325 Blake Road N regional stormwater treatment facilities via a combination of proposed storm sewer, the Lake Street Diversion and recirculation of pumped stormwater through the Cascade. The previous Cold Storage facility had large impervious area of both rooftop and pavement that flowed untreated to Minnehaha Creek. The proposed project reduces the amount of impervious surface and provides rate control, treatment, and volume control through the use of permeable pavements, filtration, infiltration, underground storage and cycling of pumped stormwater through the Cascade to provide biofiltration, infiltration and storage. The pumped stormwater will flow through Cascade in a series of pools and riffles and end in a waterfall into the upper cell of the MCWD pond, then flow over a weir to the lower cell, where the water will be drawn up at the Pavilion, screened of floatables and pumped through a forcemain to the west end of the Cascade to start the cycle over. The pump will have a base flow to keep water flowing through the Cascade continuously, then will be throttled up during stormwater events to engage the upper portions of the Cascade storage and overflow into the underground stormwater chambers under the skating plaza. This pumped system allows for water level control and continuous infiltration that is not feasible with a traditional gravity system.

This is a substantial improvement from the Cold Storage site condition that was primarily impervious surface with stormwater that ran off without any treatment or attenuation. A total existing (previous) assumed impervious for the site was 10.57 acres, the proposed impervious is 9.75 acres, a reduction of 0.82 acres.

The required infiltration of the 1-inch event requires volume control of 0.8125 acre-ft. The infiltration systems as proposed provide 0.689 acre-ft of volume at a conservative 0.45 in/hr infiltration rate. The soil infiltration rates will be confirmed and adjusted to actual rates using Double Ring Infiltrometer testing. The remaining 0.124 acre-ft will come from the Cascade and the pumping system, the proposed design displaces approximately 12,000 cf of treatment volume = 0.275 acre-ft.

MCWD requires proposed runoff rates to be equal to or less than the existing condition. Total proposed site runoff rates will be reduced significantly, by approximately 25% in all rainfall events from the existing condition. The system also takes on offsite drainage from the Cedar Lake Trail that would otherwise go untreated.

The majority of the new/reconstructed site area will be dedicated to roof drainage, which is assumed cleaner than pavement runoff. This will further reduce pollutant loadings discharged from the site.

<u>Enhanced Landscaping</u>
The deviations in setbacks offer yards that are both deep enough for landscaping and green space and reasonable for creating a "street wall" for the pedestrian experience. The deviations also help to implement a comprehensive plan goal of creating a 'positive relationship to the street' by proposing appropriate setbacks for the residential density guided by the 2040 Comprehensive Plan (75-150 units per acre within ¼ mile of an LRT station platform).

<u>High Quality Common Open Spaces</u>
As previously mentioned under 'Streetscape and Public Realm,' the master plan includes a series of high quality common open spaces for residents, visitors, and community members to gather, recreate, and connect to nature. They also provide important opportunities to reduce urban heat island effect and stormwater runoff, while improving water and air quality.

Multi-Modal Opportunities
With immediate access to the Minnehaha Creek Greenway, Cedar Lake Trail, and Blake Road LRT station, proposed pedestrian and bike facilities will promote the use of multiple modes of transportation for residents and patrons to and from the project site. The proposed project includes additional bike facilities such as bike pump/repair stations, trail maps, seating for trail users and wayfinding signage. The applicant will continue to work with the City of Hopkins and other stakeholders to ensure that bicycle infrastructure is dynamic, accessible and progressive. Additionally, applicant will target a minimum of 10% of all structured parking stalls with electric vehicle charging facilities installed on, in addition to conduit-readiness for at least 50% of structured parking stalls. This is to ensure the long-term electric infrastructure capacity over time as internal combustion engines make-way for electric vehicles.

Support of Comprehensive Plan Goals
The project supports and further advances a number of goals outlined in the City's 2040 Cultivate Hopkins Plan. See summary of these goals within the Amendment to PUD Application statement section.

325 BLAKE ROAD - SITE D (BUILDING D)

325 BLAKE ROAD, HOPKINS, MN

BUILDING METRICS

325 BLAKE ROAD						ALATUS, LLC	2021180
UNIT TABULATION - BUILDING D 5 STORY RESIDENTIAL ABOVE 3-LVL PODIUM GARAGE PARKING							12/18/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT %	TOTAL AREA	% BREAKDOWN
S0	studio	450	50	50	23.3%	22,500	39.1%
S1	studio	547	23	23	10.7%	12,581	
S1-ALT	studio	561	10	10	4.7%	5,610	
S1-ALT-2	studio	529	1	1	0.5%	529	
A1	1br/1ba	660	57	57	26.5%	37,620	39.1%
A1-ALT	1br/1ba	648	3	3	1.4%	1,944	
A2	1br/1ba	745	24	24	11.2%	17,880	
B1	2br/2ba	1,025	17	34	7.9%	17,425	19.5%
B1-ALT	2br/2ba	1,001	3	6	1.4%	3,003	
B2	2br/2ba	991	5	10	2.3%	4,955	
B3	2br/2ba	1,140	8	16	3.7%	9,120	
B4	2br/2ba	1,050	9	18	4%	9,450	
C1	3br/2ba	1,319	5	15	2.3%	6,595	2.3%
TOTALS			215	267	100%	149,212	100%

UNIT AVERAGE NET SF : 694

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

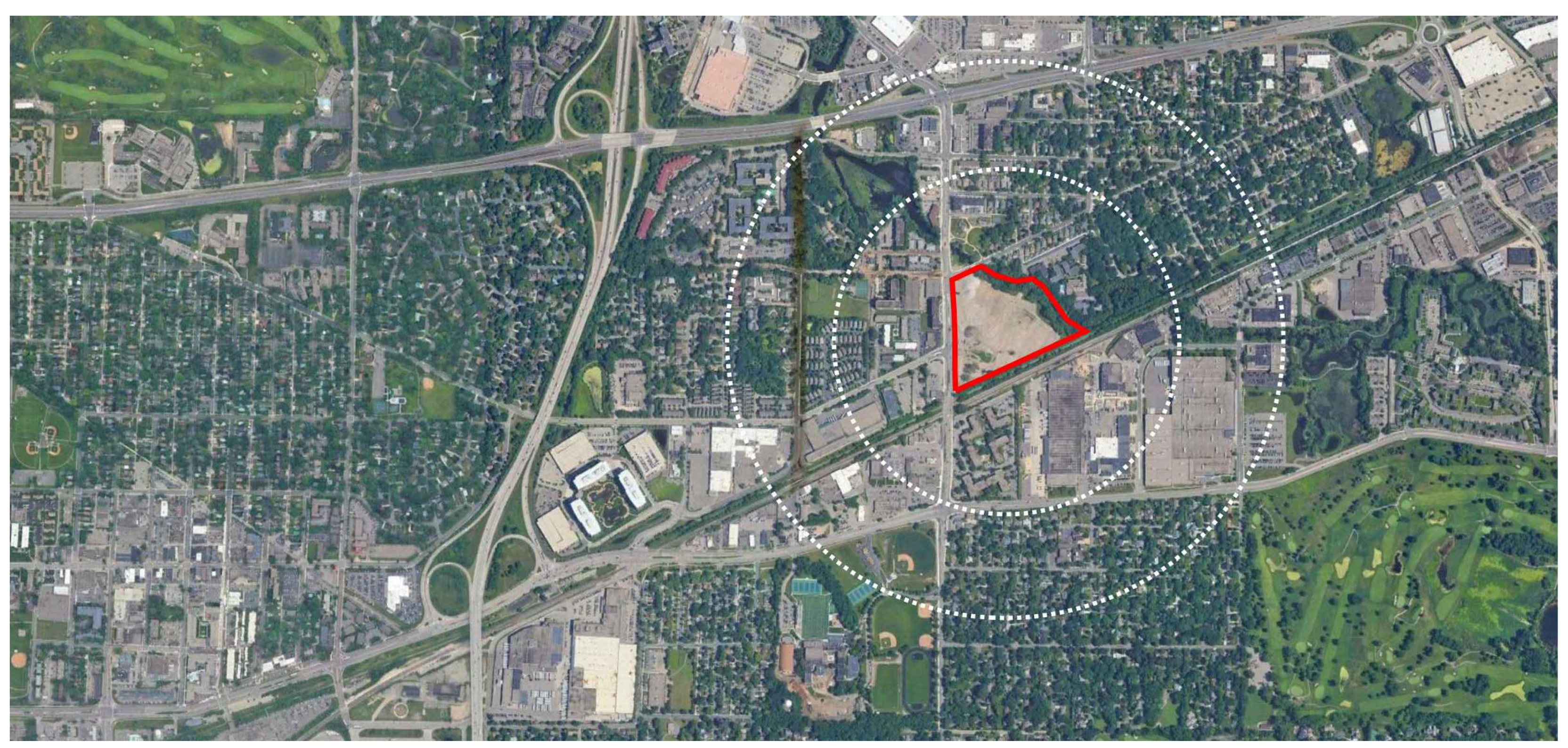
PROJECT DATA

ACERAGE:	2.56 ACRES	
UNIT AVERAGE NET SF :	694 S.F.	
DENSITY:	84	UNITS/ACRE
APT PARKING:	298 SPACES	
RESTAURANT PARKING	148 SPACES	
TOTAL PARKING	446 SPACES	
RATIO	1.39 SPACES/UNIT	

SITE AREA: 2.56 ACRES
TOTAL UNITS: 215
TOTAL PARKING PROVIDED: 441 SPACES
TOTAL LONG TERM BIKE PARKING PROVIDED: 109 SPACES
TOTAL SHORT TERM BIKE PARKING PROVIDED: 12 SPACES
TOTAL GROSS AREA EXCLUDING GARAGE: 185,778 S.F.
FAR: 1.65

DRAWING INDEX

PROJECT LOCATION



Neighborhood Context Map

Site Location

PROJECT TEAM

OWNER / DEVELOPER

ALATUS
80 S. 8TH STREET, SUITE 4155, MINNEAPOLIS, MN 55402
PHONE: 612-201-8487

ARCHITECT

HUMPHREYS & PARTNERS ARCHITECTS, LP
5339 ALPHA ROAD, SUITE 300, DALLAS, TX
PHONE: 972-701-9636

CIVIL

LOUCKS INC.
7200 HEMLOCK LANE, SUITE 300, MAPLE GROVE, MN 55369
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LANDSCAPE ARCHITECT:

DAMON FARBER LANDSCAPE ARCHITECTS
401 NORTH 2ND AVENUE, SUITE 410, MINNEAPOLIS, MN 55401
PHONE: 612-332-7522

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 12/21/2023

Revisions:

#	DATE	COMMENTS
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ARCHITECTS

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SHEET CONTENTS:
SITE D - TITLE SHEET

SHEET NO.
A101D

21180

3 story townhomes	32 units	2,015 s.f.

Townhome garages- 64 spaces
LONG TERM BIKE PARKING- 32 spaces

BUILDING A 5 story above 1-level podium	116 units	900 s.f.

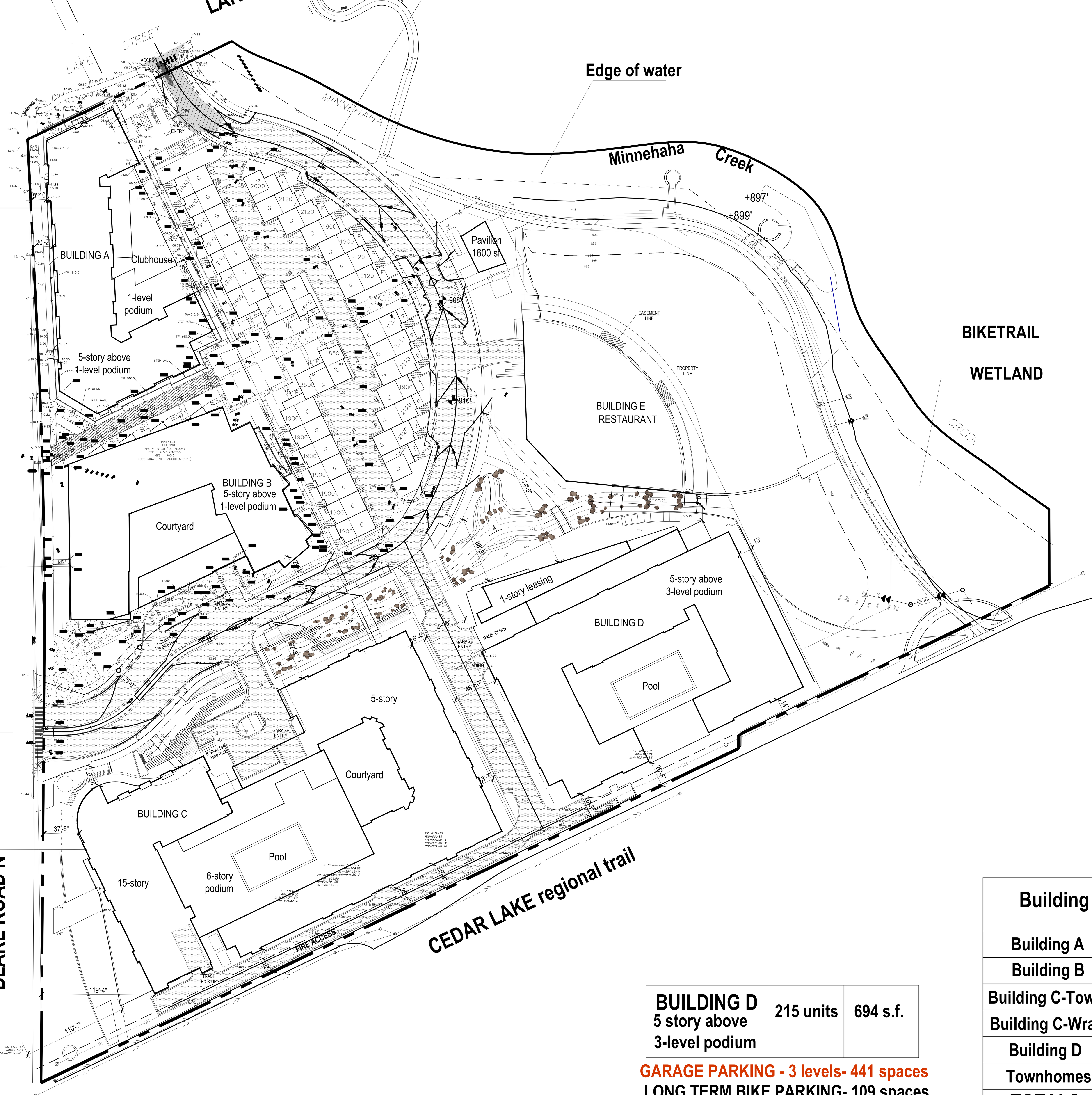
GARAGE PARKING - 1 level-75 spaces
Surface parking- 2 spaces
LONG TERM BIKE PARKING- 58 spaces
SHORT TERM BIKE PARKING- 6 spaces

BUILDING B 5 story above 1-level podium 1-level basement	65 units	1,415 s.f.

GARAGE PARKING - 2 levels- 96 spaces
LONG TERM BIKE PARKING- 37 spaces
SHORT TERM BIKE PARKING- 4 spaces

BUILDING C 15 story	231 units	797 s.f.
5 story	164 units	843 s.f.
Total	395 units	

GARAGE PARKING - 7 levels-602 spaces
Surface parking- 6 spaces
SHORT TERM BIKE PARKING- 20 spaces
LONG TERM BIKE PARKING- 198 spaces



BUILDING D 5 story above 3-level podium	215 units	694 s.f.

GARAGE PARKING - 3 levels- 441 spaces
LONG TERM BIKE PARKING- 109 spaces
SHORT TERM BIKE PARKING- 12 spaces

Parking counts		
Bldg A	77 spaces	1-level podium
Bldg B	96 spaces	1-level podium+basement
Bldg C	608 spaces	6 levels + basement
Bldg D	441 spaces	3-levels podium
Townhomes garages	64 spaces	
shared Surface parking	37 spaces	
Bldg E - Restaurants	in bldg.D	
	1,323 spaces	

Building	Units	Stories
Building A	116 units	5 story over 1 level podium
Building B	65 units	5 story over 1 level podium + basement
Building C-Tower	231 units	15 story over 6 levels podium +basement
Building C-Wrap	164 units	5 story with basement
Building D	215 units	5 story over 3-level podium
Townhomes	32 units	3 story
TOTALS	823 units	

N

SCALE: 1" = 60' - 0" (30"x42" SHEET)

0' 60' 120' 240'

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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Signature:
Printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 12/21/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENDMENT

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SHEET CONTENTS:
ARQUITECTURAL SITEPLAN
ARQUITECTURAL SITEPLAN

SHEET NO.
A201

21180

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SHEET NO.
A201-D
21180

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SHEET NO.

A102D

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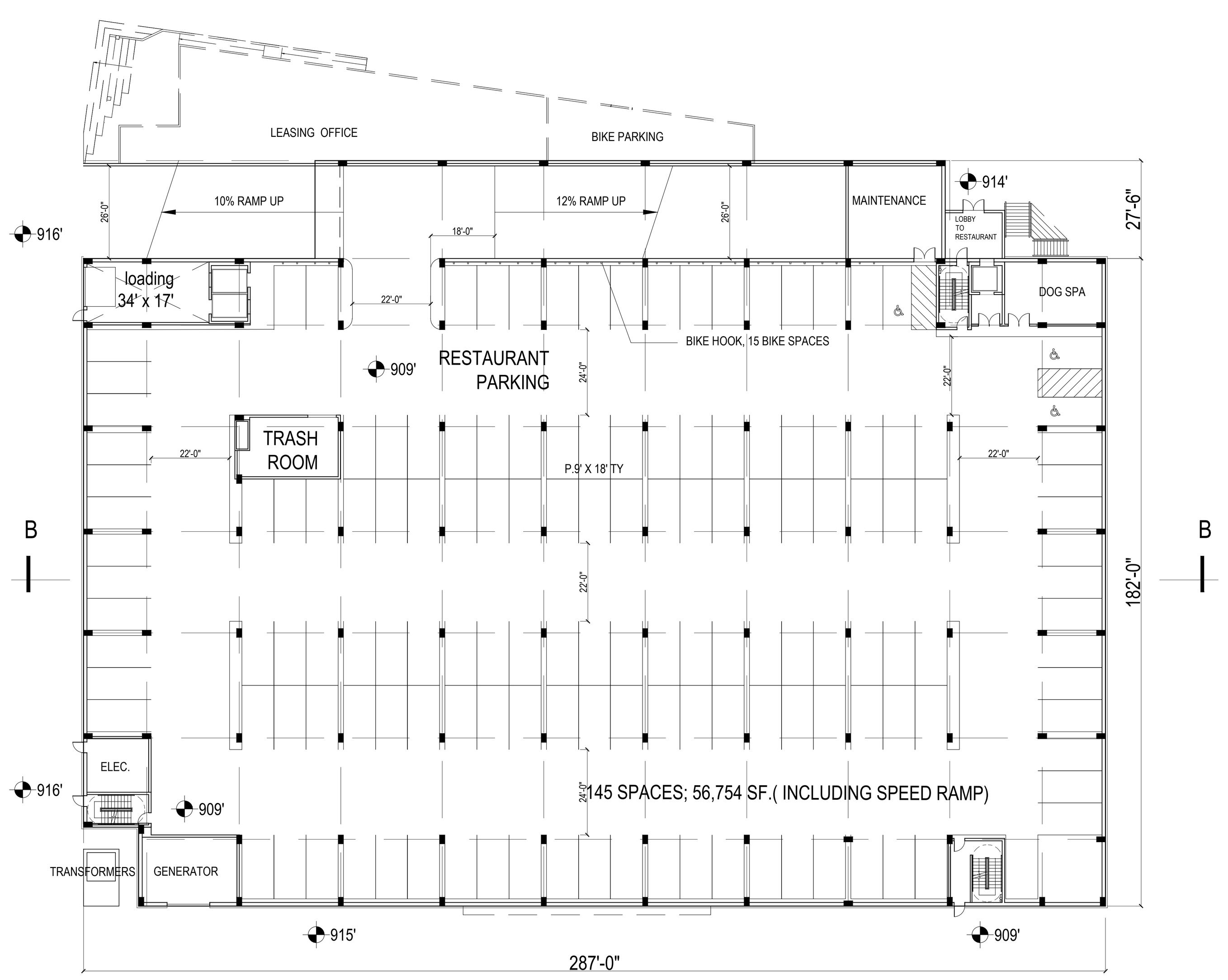
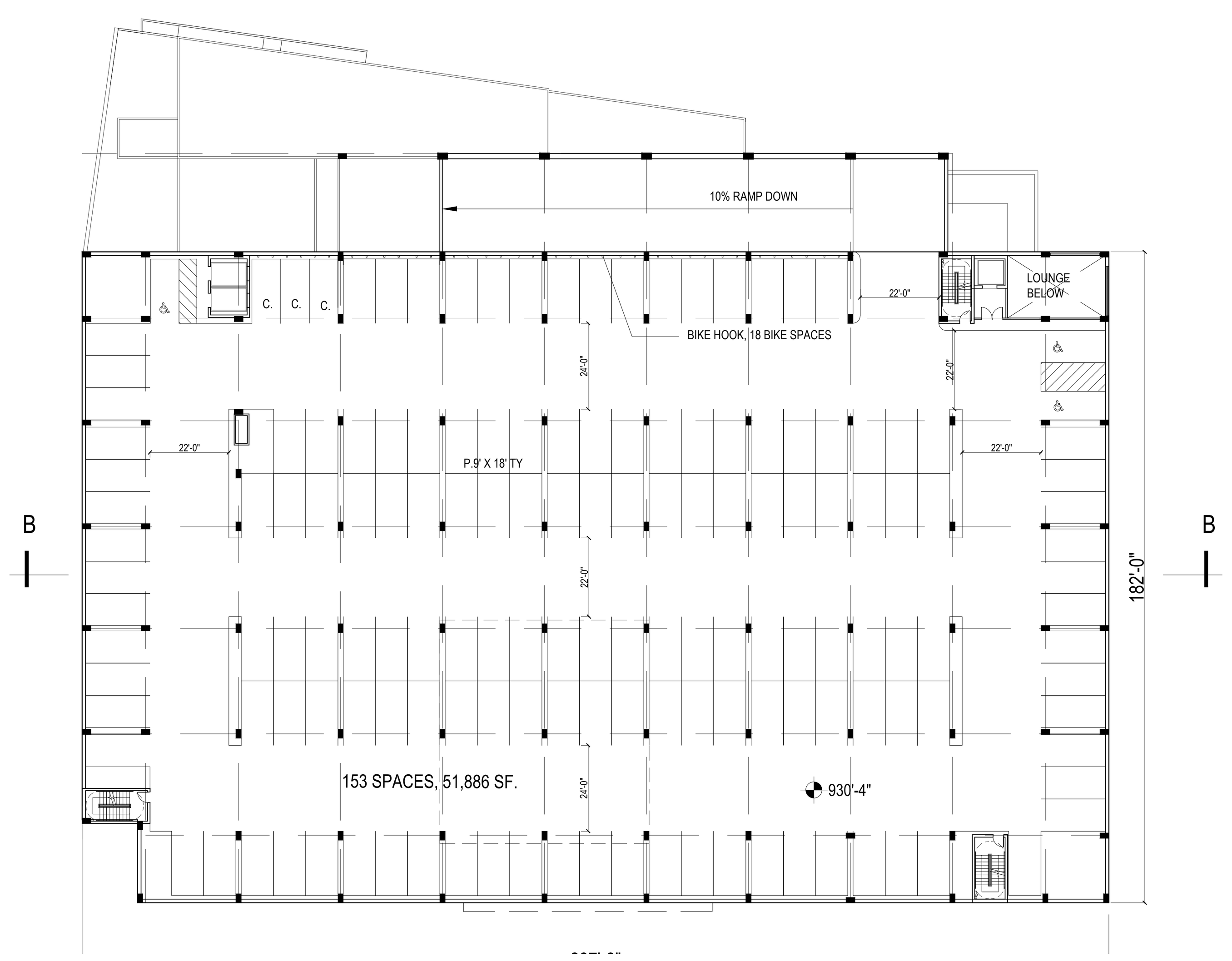
SHEET CONTENTS:
RENDERING

SHEET NO.
A103D

21180



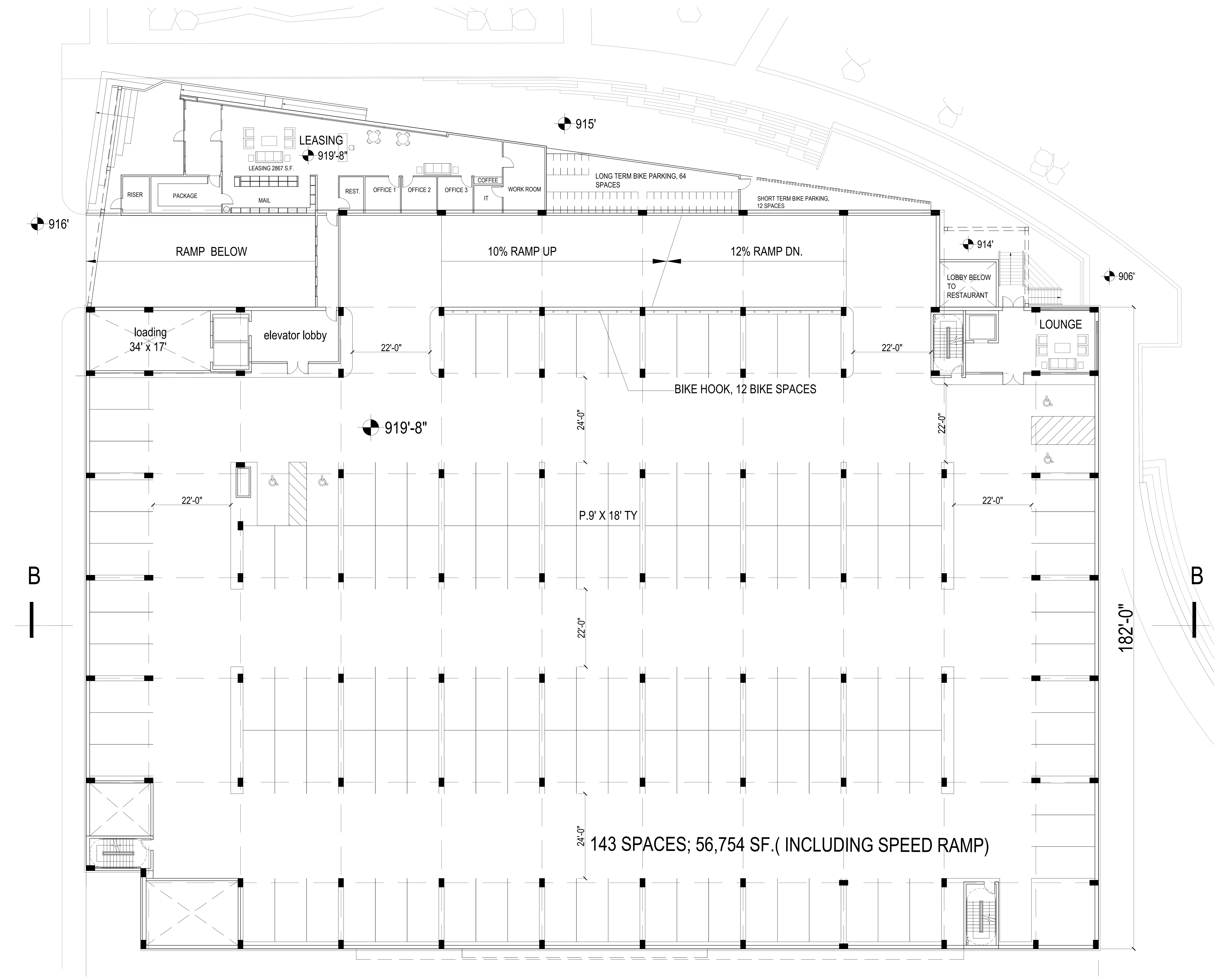
2ND FLOOR PLAN



3RD FLOOR PLAN

SCALE: 1/32" = 1'-0" (30"x42" SHEET)

0' 32' 64' 128'



SCALE: 1/16" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

1ST FLOOR PLAN

TOTAL 446 SPACES, 165,197 SF.
370 SF. / SPACE
RESIDENTIAL PARKING: 298 SPACES (1.36 SPACES/ UNIT)
RESTAURANT PARKING: 148 SPACES

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SHEET CONTENTS:

BUILDING D FLOOR PLANS

SHEET NO.

A440

21180

4TH FLOOR PLAN

GROSS AREA / FLOOR: 38,830 SF. (EXCLUDING BALCONIES)
CLUBHOUSE- 6,330 SF.
RENTABLE AREA / FLOOR : 28,078 SF.
EFFICIENCY: 72.3%

SCALE: ####" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

325 BLAKE ROAD
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SHEET CONTENTS:

BUILDING D
FLOOR PLANS

SHEET NO.
A441

21180

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SHEET CONTENTS:

BUILDING D FLOOR PLANS

SHEET NO.

A442

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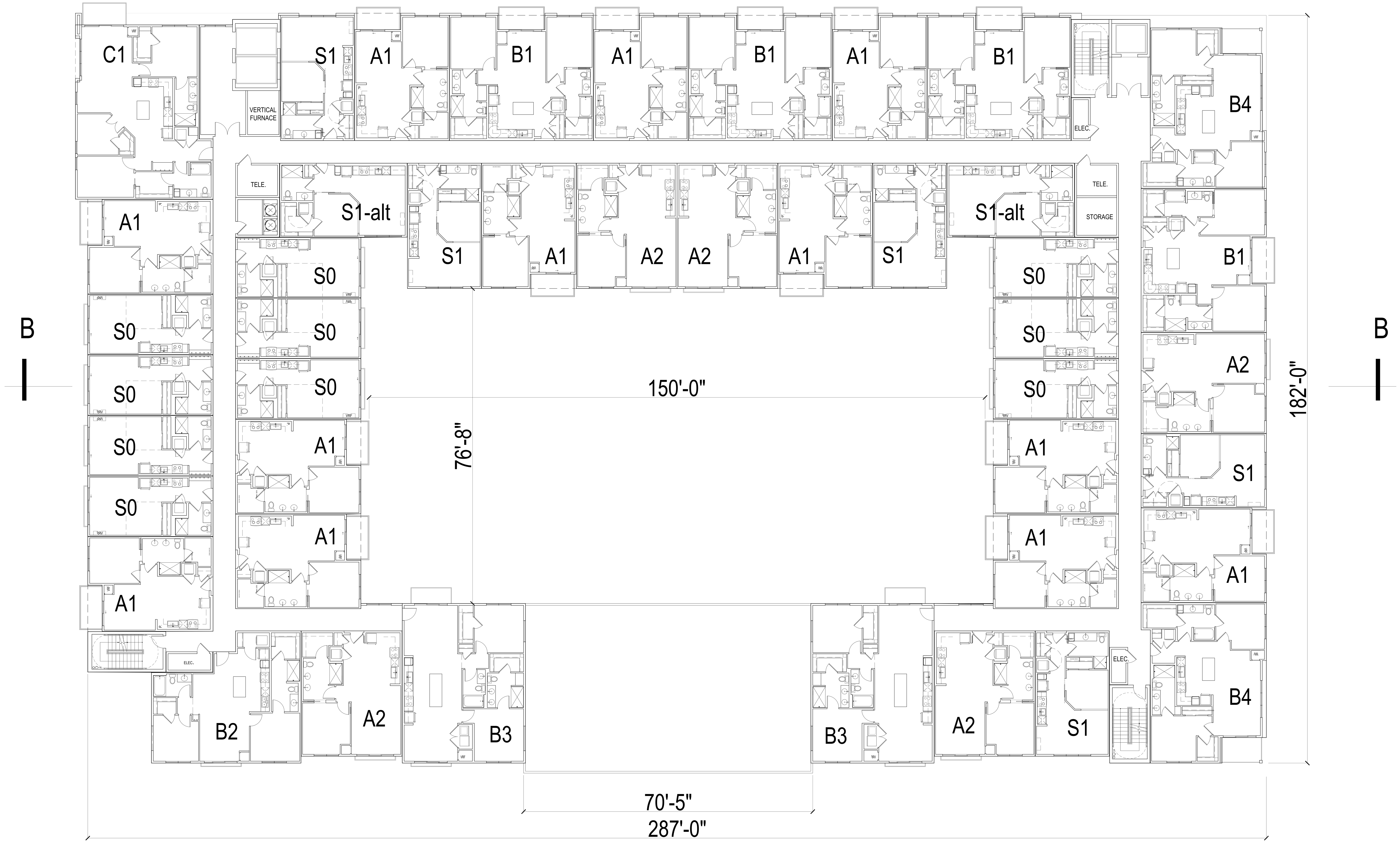

5TH-7TH FLOOR PLAN

GROSS AREA / FLOOR: 36,133 SF. (EXCLUDING BALCONIES)
RENTABLE AREA / FLOOR : 30,868 SF.
EFFICIENCY: 85.4%

SCALE: 3/32" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

8TH FLOOR PLAN

GROSS AREA / FLOOR: 36,103 SF. (EXCLUDING BALCONIES)
RENTABLE AREA / FLOOR : 30,868 SF.
EFFICIENCY: 85.5%

SCALE: 3/32" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

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SHEET CONTENTS:

BUILDING D FLOOR PLANS

SHEET NO.

A443

21180

NORTH ELEVATION

WEST ELEVATION

	MATERIAL %	NORTH		WEST		EAST		SOUTH	
MAJOR FACADE MATERIAL (MIN. 65%)	Thin brick	31%	85%	13%	59%	25%	77%	-	55%
	CMU block	12%		25%		29%		28%	
	Fiber cement woodtone	43%		21%		23%		27%	
MINOR FACADE MATERIAL (MAX. 35%)	Fiber cement panel	15%	15%	16%	41%	20%	23%	7%	45%
	Fiber cement lap siding	-		24%		3%		38%	

TRANSPARENCY PERCENTAGES	NORTH (FRONT FAÇADE)	WEST (NON FRONT)	EAST (NON FRONT)	SOUTH (NON FRONT)
TRANSPARENCY FRONT FAÇADE ON GROUND FL. (MIN 20%)	21%	------	------	------
TRANSPARENCY FRONT FAÇADE ON UPPER FL. (MIN 20%)	33%	------	------	------
TRANSPARENCY NON FRONT FAÇADE (MIN 18%)	------	28%	27%	29%

SCALE: 3/32" = 1'-0" (30"x42" SHEET)

0' 16' 32' 64'

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SHEET CONTENTS:

BUILDING D ELEVATIONS

SHEET NO.

A444

21180

EAST ELEVATION

SOUTH ELEVATION

	MATERIAL %	NORTH		WEST		EAST		SOUTH	
MAJOR FACADE MATERIAL (MIN. 65%)	Thin brick	31%	85%	13%	59%	25%	77%	-	55%
	CMU block	12%		25%		29%		28%	
	Fiber cement woodtone	43%		21%		23%		27%	
MINOR FACADE MATERIAL (MAX. 35%)	Fiber cement panel	15%	15%	16%	41%	20%	23%	7%	45%
	Fiber cement lap siding	-		24%		3%		38%	

TRANSPARENCY PERCENTAGES	NORTH (FRONT FAÇADE)	WEST (NON FRONT)	EAST (NON FRONT)	SOUTH (NON FRONT)
TRANSPARENCY FRONT FAÇADE ON GROUND FL. (MIN 20%)	21%	------	------	------
TRANSPARENCY FRONT FAÇADE ON UPPER FL. (MIN 20%)	33%	------	------	------
TRANSPARENCY NON FRONT FAÇADE (MIN 18%)	------	28%	27%	29%

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0' 16' 32' 64'

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SHEET CONTENTS:

BUILDING D ELEVATIONS

SHEET NO.

A445

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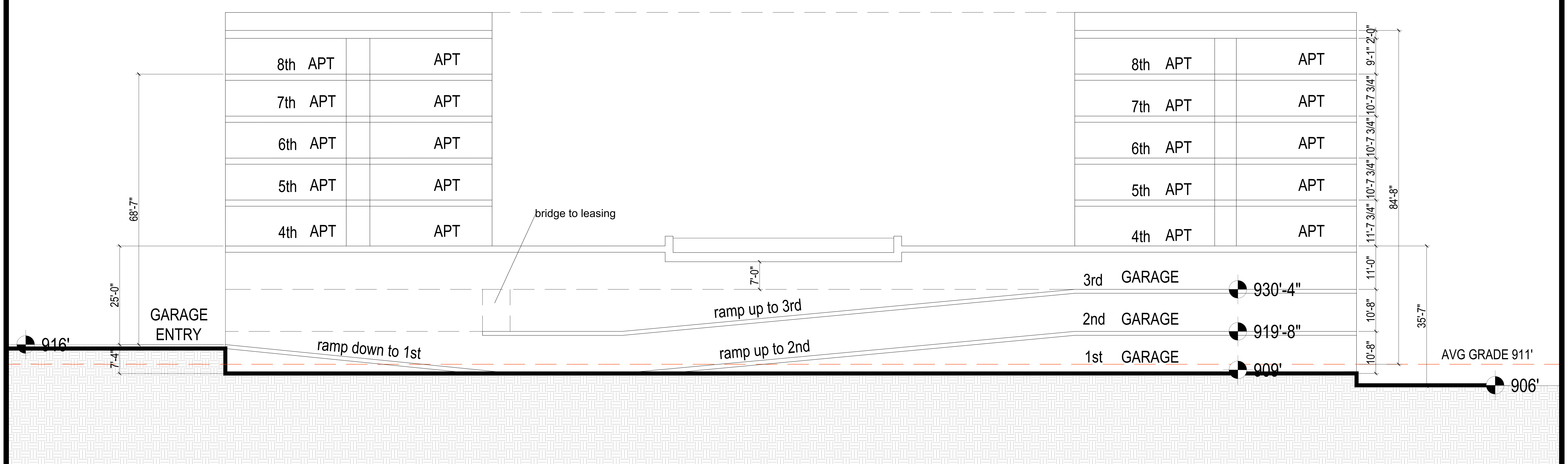

SECTION B - B

SCALE: 3/32" = 1'-0" (30"x42" SHEET)

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SHEET CONTENTS:

BUILDING D
SECTION B-B

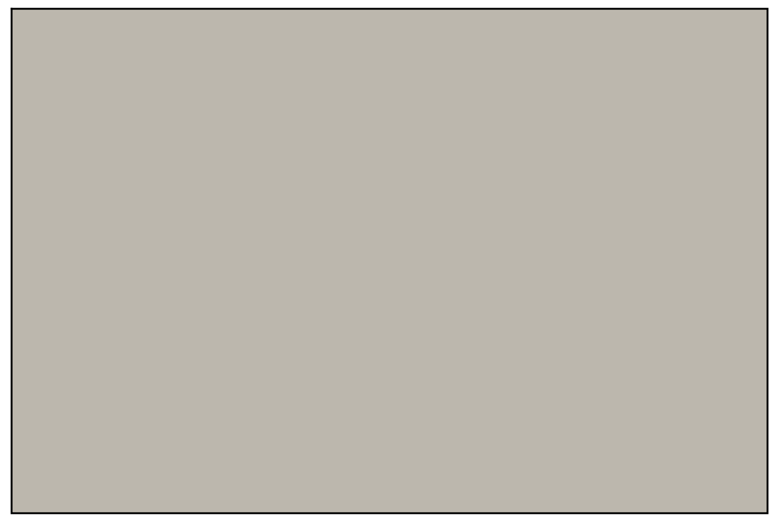
SHEET NO.

A446

21180

MATERIAL BOARD

1 - FIBERCEMENT PANEL
COLOR: IRON ORE (SW 7069)



1 - FIBERCEMENT PANEL
COLOR: MINDFUL GRAY (SW 7016)

2 - GLEN-GERY BRICK OR EQUIVALENT
COLOR: WHITE VELOUR

3 - WOODTONE OR SIMILAR
COLOR: WEST COAST IPA

4 - CMU BLOCK

5 - HARDIE SIDING OR EQUIVALENT
COLOR: PEARL GRAY

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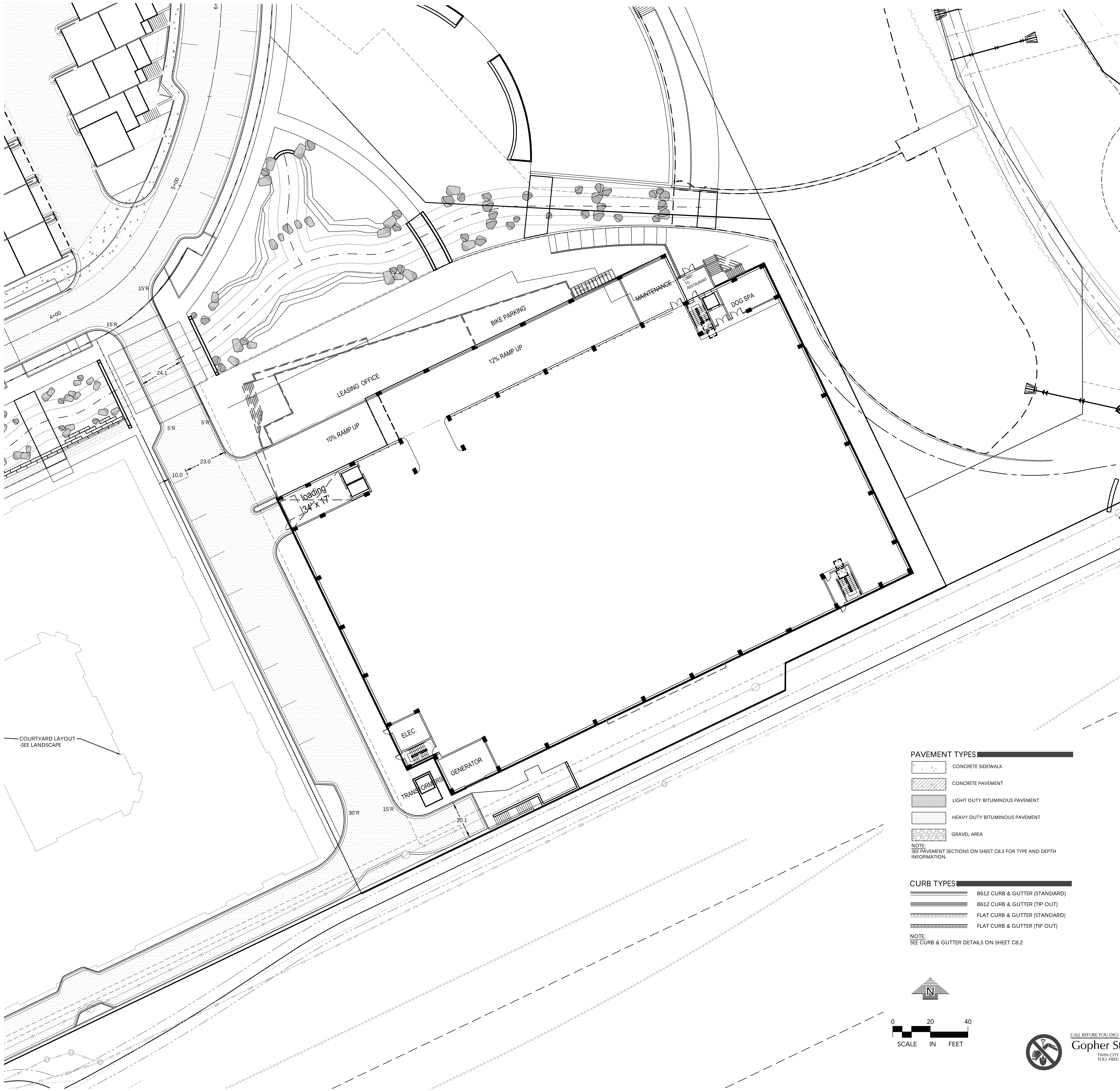

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL AREA

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8.2

N

0 20 40
SCALE IN FEET

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	
O O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
× 972.5	SPOT ELEVATION	× 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY DATED 11/30/16.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

LOUCKS

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Maple Grove, MN 55369
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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE

License No. 24440
Date 12-21-2023

QUALITY CONTROL

Loucks Project No.	20503D1
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

SITE PLAN

C2-1

Plotted: 12 / 21 / 2023 2:35 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Building D\C2-1 SITE PLAN - BUILDING D

MATERIALS SCHEDULES

AMENITY

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER
AM-02	AMENITY TYPE 02 - PEDESTRIAN BRIDGE	81 LF	STREEL FRAME, WIDTH AND LENGTH VARIES, REFER TO PLANS	CUSTOM

BOLLARD

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
BO-01	BOLLARD TYPE 01 - FIXED BOLLARD	81	3` HT. FIXED BOLLARD	RELIANCE FOUNDRY	R-7303, SET SCREW INSTALL

HANDRAIL

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER
HR-02	HANDRAIL TYPE 02 - STAIR HANDRAIL WALL MOUNTED	21 LF		
HR-03	HANDRAIL TYPE 03 - PEDESTRIAN GUARDRAIL	420 LF	GALVANIZED STEEL	CUSTOM
HR-04	HANDRAIL TYPE 04 - PEDESTRIAN GUARDRAIL @ SERVICE ROAD	222 LF	GALVANIZED STEEL	CUSTOM
HR-05	HANDRAIL TYPE 05 - PEDESTRIAN BRIDGE GUARDRAIL	163 LF	GALVANIZED STEEL	CUSTOM
HR-06	HANDRAIL TYPE 06 - VEHICULAR BRIDGE GUARDRAIL	31 LF	GALVANIZED STEEL	CUSTOM

LIGHTING

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
LT-01	LIGHTING TYPE 01 - ROAD SCALED POLE MOUNTED LIGHTS	2	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	
LT-02A	LIGHTING TYPE 02A - PEDESTRIAN SCALE POLE LIGHT	2	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	CFT530 LED
LT-03	LIGHTING TYPE 03 - LIGHT COLUMN	9	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	WE-EF	
LT-04	LIGHTING TYPE 04 - PATHWAY/GARDEN LIGHT BOLLARD	3	SET OVER CONCRETE FOOTING OVER COMPACTED AGGREGATE BASE	COOPER	ASPEN
LT-06	LIGHTING TYPE 06 - DOWN LIGHTS	5			
LT-10	LIGHTING TYPE 10 - BRIDGE RECESSED WALL LIGHT	3			

PAVING

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
P-01A	PAVING TYPE 01A - 4" CONCRETE PAVING	13,159 SF	4" REINFORCED CONCRETE PAVING	-	-
P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE PAVING - VEHICULAR	1,531 SF	6" INTEGRAL COLORED CONCRETE PAVING		
P-04B	PAVING TYPE 04B - PERMEABLE CONCRETE UNIT PAVERS - VEHICULAR	7,727 SF	80MM THICK PERMEABLE CONCRETE UNIT PAVERS OVER COMPACTED CLEAN STONE BASE, COMPACTED SUBGRADE	BELGARD	AQUALINE
P-06A	PAVING TYPE 06A - LIMESTONE FLAGGING	3,924 SF	1-5/8" THICK (TYPE 3) CUT FLAGSTONE OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE	VALDERS STONE	VALDERS FLAGSTONE

ROCK

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY
RO-03	ROCK TYPE 03 - RIVER ROCK OVER LINER	4,000 SF	6" DEPTH WASHED RIVER ROCK, 3-6" DIA OVER EPDM LINER, OVER 6" DEPTH BENTONITE, OVER COMPACTED AGGREGATE BASE

SITE FURNITURE

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
SF-06	SITE FURNITURE TYPE 06 - MOVABLE TABLE + CHAIR SET	11			
SF-07	SITE FURNITURE TYPE 07 - ADIRONDACK CHAIR	11			
SF-09A	SITE FURNITURE TYPE 09A - BIKE RACK OVER CONCRETE	12	BIKE RACK EMBEDDED IN CONCRETE PAVING	DERO	HOOP
SF-11	SITE FURNITURE TYPE 11 - PET STATION	1	PET WASTE DISPOSAL STATION OVER CONCRETE FOOTING	MUTT MITT	DOG WASTE STATION - BEST CHOICE
SF-12	SITE FURNITURE TYPE 12 - DUAL TRASH & RECYCLE RECEPTACLE	3	TONYO LITTER & RECYCLING RECEPTACLE	FORMS + SURFACES	TONYO

SIGNAGE

SYMBOL	DESCRIPTION	QTY
SN-01	SIGNAGE TYPE 01 - WAYFINDING SIGN	5

STAIRS

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY
ST-01A	STAIR TYPE 01A - CIP CONCRETE STAIRS	76 LF	CIP CONCRETE STAIRS OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE
ST-01B	STAIR TYPE 01B - CIP CONCRETE STAIRS W/ NO FOOTINGS	16 LF	

WALL

SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
WL-01A	WALL TYPE 01A - CIP CONCRETE WALL	457 LF	8" THICK CIP CONCRETE WALL WITH FROST FOOTING OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE	REFER TO ARCHITECTURE	-
WL-01C	WALL TYPE 01C - CIP CONCRETE WALL W LIGHTING & RAIL	168 LF	12" THICK CIP CONCRETE WALL WITH FROST FOOTING OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
WL-07	WALL TYPE 07 - BRIDGE PARAPET WALL	34 LF	CIP CONCRETE BRIDGE HEADWALL AND PARAPET WALL, GUARDRAIL & LIGHTING MOUNTED TO TOP OF PARAPET	CUSTOM	

PLANTING SCHEDULES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	BH	9	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	8` HT. MULTI-STEM	B&B
	BW	2	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH	2" CAL.	B&B
	GI	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE HONEY LOCUST	2.5" CAL.	B&B
	PP	8	POPULUS TREMULOIDES 'NE ARB' TM PRAIRIE GOLD QUAKING ASPEN	2" CAL.	B&B
EVERGREEN TREES					
	LL	2	LARIX LARICINA TAMARACK	6` HT.	B&B
ORNAMENTAL TREES					
	CA	4	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	8` HT. CLUMP	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING
DECIDUOUS SHRUBS						
	DL	461	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE	#5	CONT.	36" o.c.
	PS5	12	PHYSOCARPUS OPULIFOLIUS `SEWARD` SEWARD NINEBARK	#5	CONT.	48" o.c.
	PF	41	PHYSOCARPUS OPULIFOLIUS `UMNHARPELL` TM FIRESIDE NINEBARK	#5	CONT.	48" o.c.
	RH-G	63	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	#5	CONT.	48" o.c.
	SN	14	SPIRAEA NIPPONICA `SNOWMOUND` SNOWMOUND SPIREA	#5	CONT.	36" o.c.
	SA	84	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER BUMALD SPIRAEA	#5	CONT.	36" o.c.
PERENNIALS						
	SS	249	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN' BLUE HEAVEN LITTLE BLUESTEM	#1	CONT.	24" o.c.
	SH	220	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	#1	CONT.	24" o.c.

STORMWATER PLANTING AREA 3,312 SF

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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Signature:

Printed name: JEFFERY MCMENIMEN

License #:

Date Plotted: 1/3/2023

Revisions:

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1	12-21-2023	PUD ADMENTMENT

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ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

pope DESIGN GROUP

WHITTEN ASSOCIATES, INC.

1/26/22 PLANNING SET UPDATE

City of Hopkins

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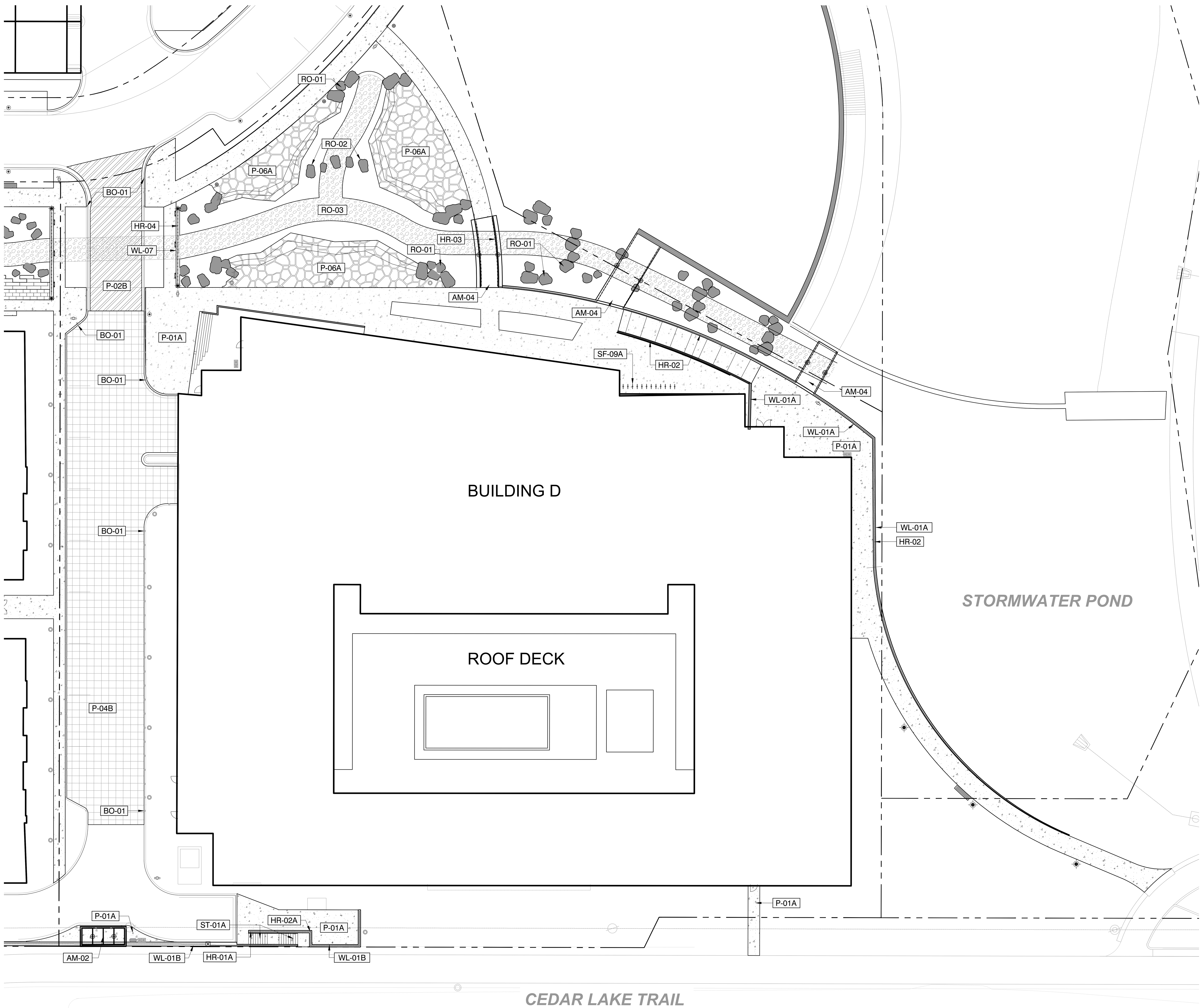
SHEET CONTENTS:

LANDSCAPE SCHEDULES

SHEET NO.

L010

21180



MATERIALS LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

AMENITY

SYMBOL	DESCRIPTION	QTY
AM-02	AMENITY TYPE 02 - PEDESTRIAN BRIDGE	81 LF

BOLLARD

SYMBOL	DESCRIPTION	QTY
BO-01	BOLLARD TYPE 01 - FIXED BOLLARD	81

HANDRAIL

SYMBOL	DESCRIPTION	QTY
HR-02	HANDRAIL TYPE 02 - STAIR HANDRAIL WALL MOUNTED	21 LF
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P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE PAVING - VEHICULAR	1,531 SF
P-04B	PAVING TYPE 04B - PERMEABLE CONCRETE UNIT PAVERS - VEHICULAR	7,727 SF
P-06A	PAVING TYPE 06A - LIMESTONE FLAGGING	3,924 SF

ROCK

SYMBOL	DESCRIPTION	QTY
RO-03	ROCK TYPE 03 - RIVER ROCK OVER LINER	4,000 SF

STAIRS

SYMBOL	DESCRIPTION	QTY
ST-01A	STAIR TYPE 01A - CIP CONCRETE STAIRS	76 LF
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WALL

SYMBOL	DESCRIPTION	QTY
WL-01A	WALL TYPE 01A - CIP CONCRETE WALL	457 LF
WL-01C	WALL TYPE 01C - CIP CONCRETE WALL W LIGHTING & RAIL	168 LF
WL-07	WALL TYPE 07 - BRIDGE PARAPET WALL	34 LF

0 20 40 60
SCALE: 1" = 20'
NORTH

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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ARCHITECTS

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ARTESSA LIFESTYLE COMMUNITIES

APA GREAT PLACES IN AMERICA
Artery Hopkins has been recognized by the American Planning Association as a 2019 Great Street in America.

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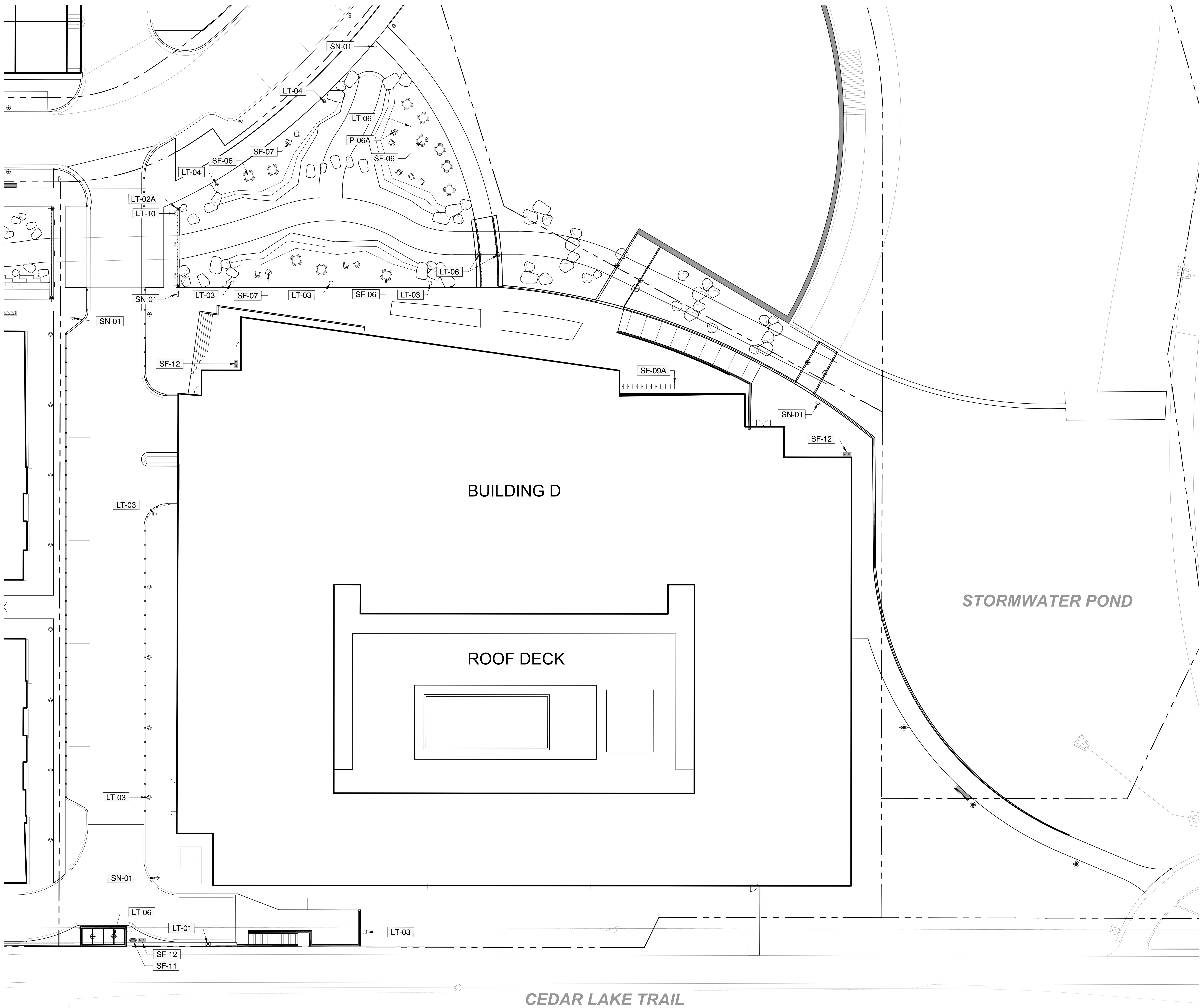
SHEET CONTENTS:

MATERIALS PLAN

SHEET NO.

L110

21180



LIGHTING, SIGNAGE, & FURNITURE LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

LIGHTING

SYMBOL	DESCRIPTION	QTY
LT-01	LIGHTING TYPE 01 - ROAD SCALED POLE MOUNTED LIGHTS	2
LT-02A	LIGHTING TYPE 02A - PEDESTRIAN SCALE POLE LIGHT	2
LT-03	LIGHTING TYPE 03 - LIGHT COLUMN	9
LT-04	LIGHTING TYPE 04 - PATHWAY/GARDEN LIGHT BOLLARD	3
LT-06	LIGHTING TYPE 06 - DOWN LIGHTS	5
LT-10	LIGHTING TYPE 10 - BRIDGE RECESSED WALL LIGHT	3

SITE FURNITURE

SYMBOL	DESCRIPTION	QTY
SF-06	SITE FURNITURE TYPE 06 - MOVABLE TABLE + CHAIR SET	11
SF-07	SITE FURNITURE TYPE 07 - ADIRONDACK CHAIR	11
SF-09A	SITE FURNITURE TYPE 09A - BIKE RACK OVER CONCRETE	12
SF-11	SITE FURNITURE TYPE 11 - PET STATION	1
SF-12	SITE FURNITURE TYPE 12 - DUAL TRASH & RECYCLE RECEPTACLE	3

SIGNAGE

SYMBOL	DESCRIPTION	QTY
SN-01	SIGNAGE TYPE 01 - WAYFINDING SIGN	5

0 20 40 60
SCALE: 1" = 20'

NORTH

325 BLAKE ROAD MASTERPLAN

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SHEET CONTENTS:
LIGHTING, SIGNAGE, & FURNITURE PLAN

SHEET NO.
L120

21180

PLANTING LEGEND - SEE L010 SERIES FOR FULL SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	BH	9	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH
	BW	2	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH
	GI	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE HONEY LOCUST
	PP	8	POPULUS TREMULOIDES 'NE ARB' TM PRAIRIE GOLD QUAKING ASPEN
EVERGREEN TREES			
	LL	2	LARIX LARICINA TAMARACK
ORNAMENTAL TREES			
	CA	4	CORNUS ALTERNIFOLIA PAGODA DOGWOOD

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	DL	461	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE
	PS5	12	PHYSOCARPUS OPULIFOLIUS `SEWARD` SEWARD NINEBARK
	PF	41	PHYSOCARPUS OPULIFOLIUS `UMNHARPELL` TM FIRESIDE NINEBARK
	RH-G	63	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
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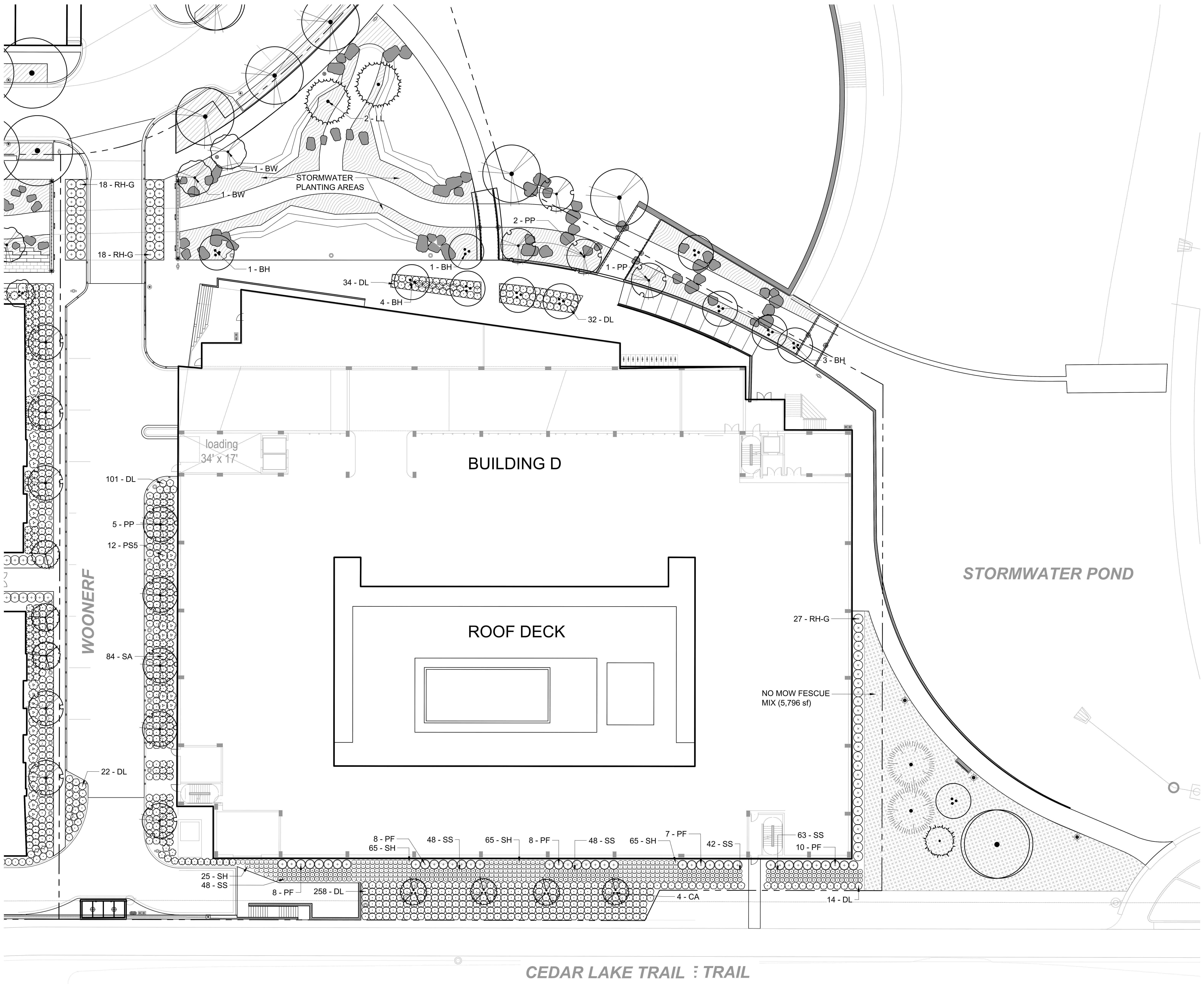
	SA	84	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER BUMALD SPIRAEA
PERENNIALS			
	SS	249	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN' BLUE HEAVEN LITTLE BLUESTEM
	SH	220	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
	STORMWATER PLANTING AREA	3,312 SF	



0 20' 40' 60'
SCALE: 1"=20'

NORTH

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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Revisions:

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ARCHITECTS

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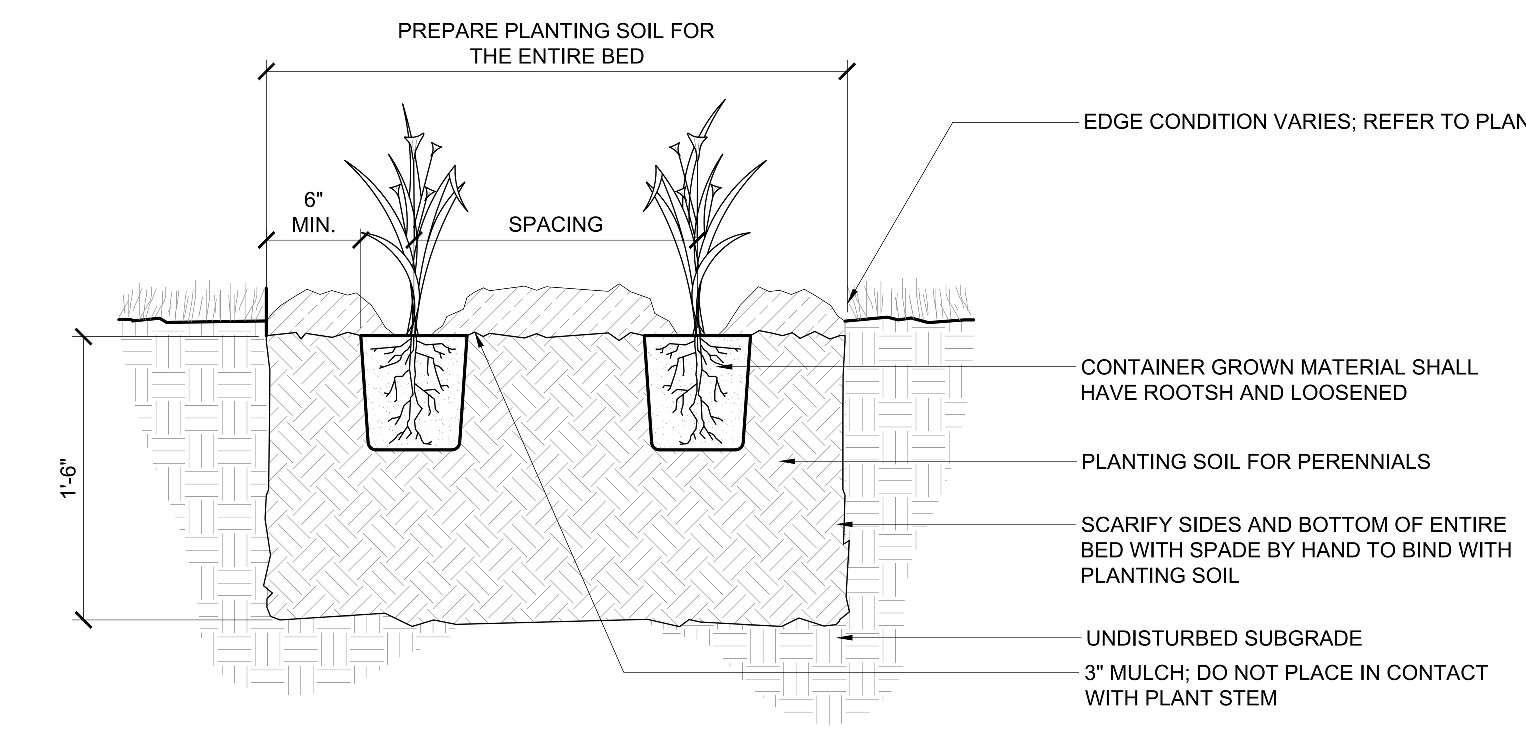
SHEET CONTENTS:
PLANTING PLAN

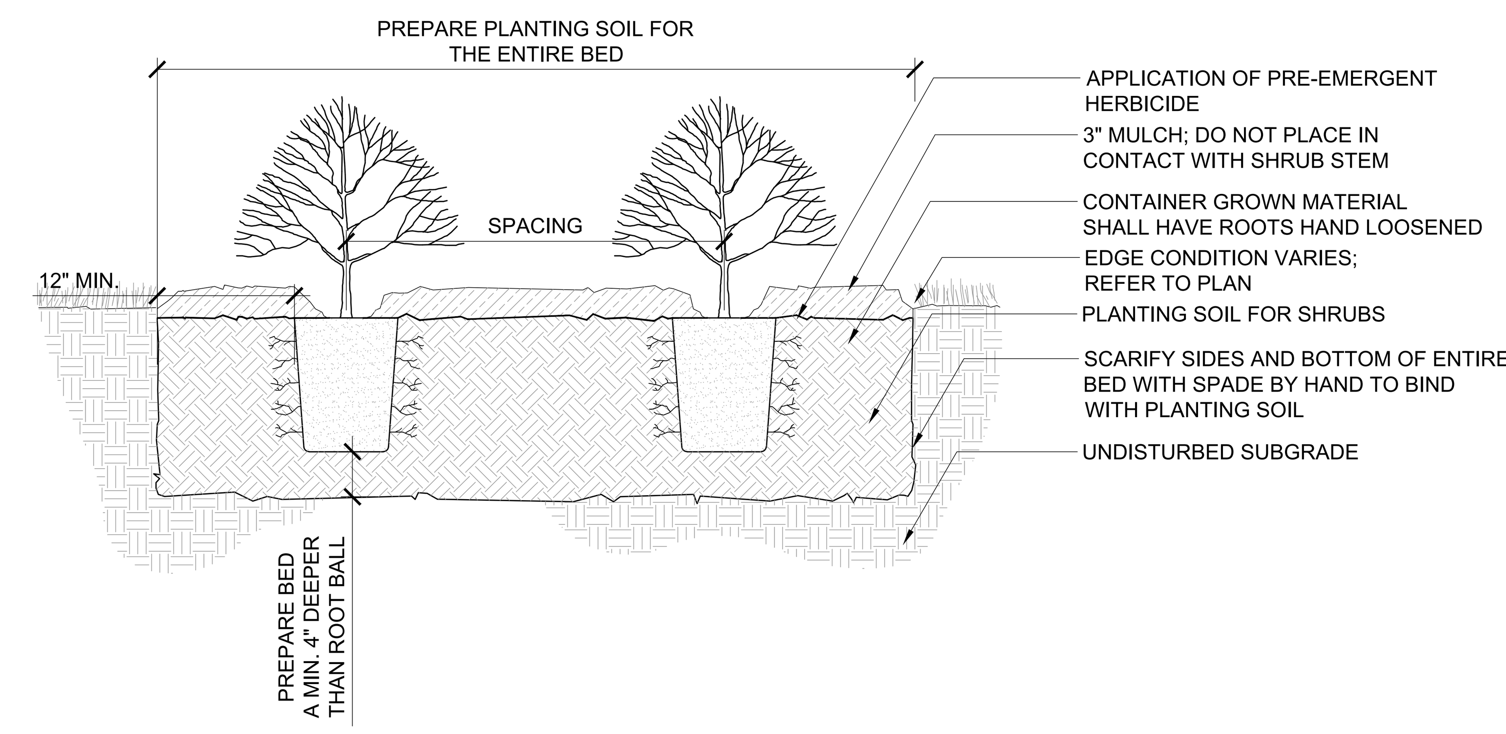
SHEET NO.
L130

21180



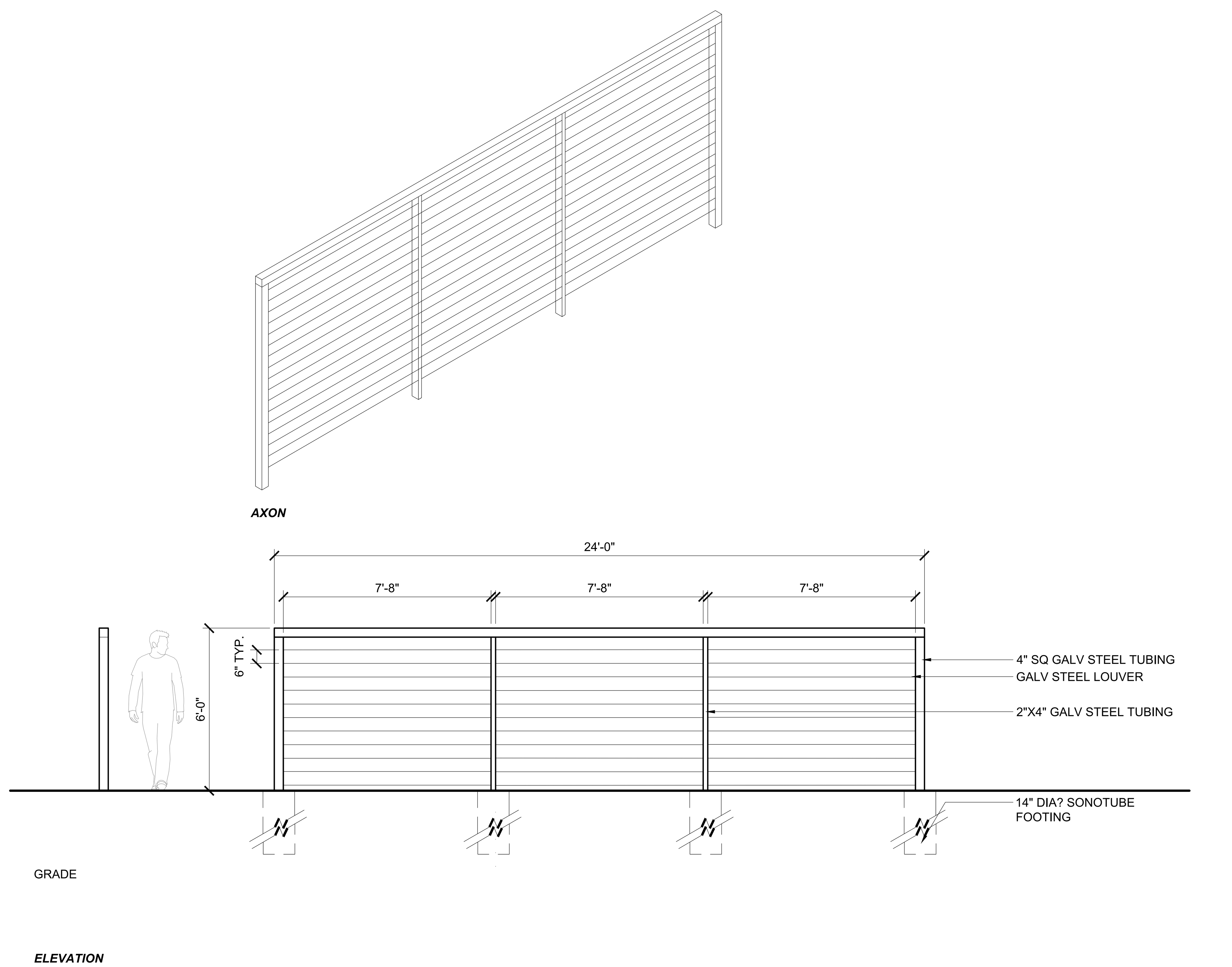
3 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0" P-20 199B-255



2 DETAIL - SHRUB PLANTING

1" 1'-0"d P-20 199B-254

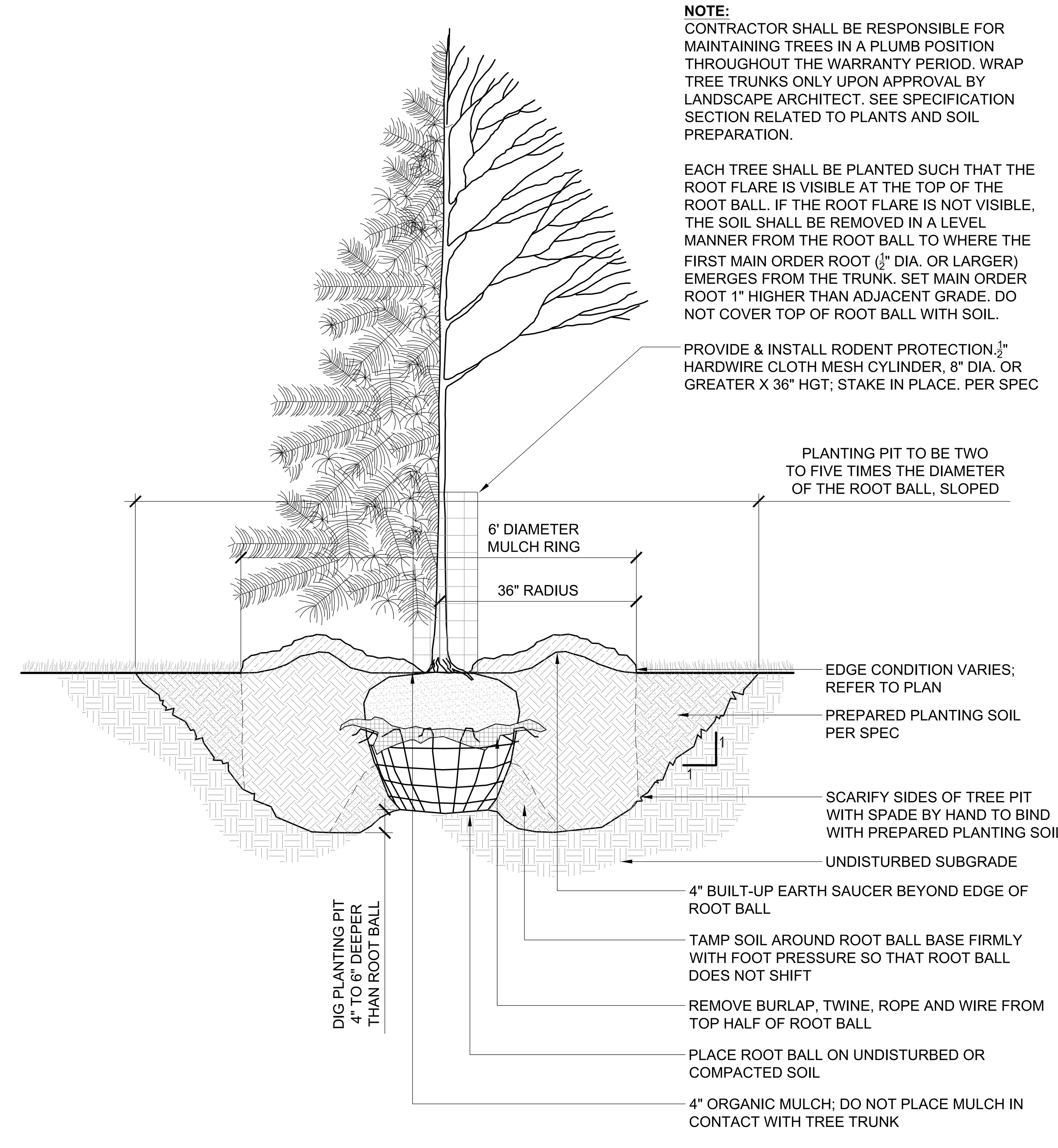


4 DETAIL - LOUVERED SCREEN FENCE

3/8" = 1'-0" P-20 199B-256

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT ($\frac{1}{2}$" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



1 DETAIL - TREE PLANTING

3/4" = 1'-0" P-20 199B-15

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: JEFFERY MCMENIMEN
License #:
Date Plotted: 1/3/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENDMENT

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DEVELOPERS

City of Hopkins

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Minneapolis, MN 55415 p: 612.332.7522

SHEET CONTENTS:
LANDSCAPE DETAILS

SHEET NO.
L500

21180

Thursday, December 21, 2023, updated January 14, 2024

Ryan Krzos
City of Hopkins
1010 First Street South
Hopkins, MN 55343

RE: Blake Road Townhome project (Part of the old Refrigerated Storage site Redevelopment)

Ron Clark Construction is proposing a 32-unit three-story townhome neighborhood on the site located at 325 Blake Road. This site previously received PUD approval in 2021, we are now requesting and Amended PUD / Re-Zoning, Preliminay Plat and Final Plat approval for the 1.58-acre Outlot C area that was planned for townhomes.

The proposed townhome neighborhood will have 32 three story townhomes, the site will have access to walking trails along a newly constructed creek bed, wetland complex and nature areas being created by the Minnehaha Creek Watershed District. Each home will have a 2-car garage accessed off the rear alley and will have guest parking on the adjacent public street as well as in the adjacent Building D parking ramp.

It is proposed to have For-Sale townhomes with two- bedrooms on the upper level, all the family & entertaining spaces on the main level and a flex room on the garage level. We will have some three-bedroom options. The finished units will range from about 1,800-2,500 sq ft. All the townhomes will be a row style design with walkup front entries with direct access to the public walkways. The garages will be accessed from the rear off of a private drive with room for 2 cars and 1-2 bikes in each one. Each home along the public street will have a raised patio area to the front along with a deck off the upper level and/or a roof top deck option. The units facing the west, adjacent to the Apartment and Co-op buildings, will have access to the internal sidewalk system with decks off the second and/or third story facing east away from the Apartment and Co-op buildings and/or a roof top deck option. Each garage will have a Rough-in for a 50amp outlet for a future EV charging station and at least 4 units will have the charging outlet installed.

Comp Plan Guidance: The townhome use is consistent with the current City's Comprehensive Guide Plan guidance. . The Mixed Uses District in the comprehensive plan re-guidance would align with the zoning density of 20.3 units/acre (32 units/1.58 acre). Additionally, when combined with the rest of the housing units as a whole for the 325 Blake Road development, the units per developable acre (absent the space retained by Minnehaha Creek Watershed District), is 79 units / acre (823 housing units / 10.39 acres).

Zoning: The proposed residential project area is currently zoned RX-TOD, which allows for the proposed townhome project. As part of this approval, Amended PUD / Re-Zoning, Preliminay Plat and Final Plat approval for the 1.58-acre Outlot C area that was planned for townhomes.

Building Design: The proposed townhomes are designed with flat roofs and row style transitional exterior elements. We have included perspective renderings of the section of the streetscape along with views from public street showing the landscaping and new trees at various stages of their growth. The front elevations exterior materials will include Hardi or LP SmartSide lap siding, panels, and trim, with brick and stone accents The sides and rear elevations will include Hardi or LP SmartSide lap siding, panels, and trim and the architectural elements will be consistent on all 4 sides. Each unit will include a concrete patio and/or deck depending on the home style. The proposed building's scale and density will be consistent with the overall theme of the community.

Stormwater Management: The stormwater management system is being designed by Loucks in conjunction with the overall development and will work in harmony with the restoration work being done by the Minnehaha Creek Watershed District.

Professional Homeowners Association Management: The project will be part of the overall Master Association combining the three apartment owners, the Co-op Homeowners Association and the sub association for our site. Our townhome association will maintain our private drive, all exterior building and site maintenance, snow removal on all hard surfaces and maintain the lawn, shrubs and trees on our lots. They will also contribute to the overall maintenance of the project's common elements.

Development team: We are excited to bring another quality neighbor to the city of Hopkins and our team looks forward to continuing to work with city staff and your elected officials to achieve that goal.

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Loucks, Inc. – Mike St Martin (Principal Civil Engineer) and Neal Cooper

Landscape Architect – Loucks, Inc. – Kevin Kroen PLA, ASLA

Developers – Ron Clark Construction – Mike Waldo - mwaldo@ronclark.com 952-947-3037
- Landon Wittenberg - LWittenberg@ronclark.com

TOWNHOMES

BLAKE ROAD, HOPKINS, MN

SHEET INDEX

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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Signature:
Printed name: TIM WHITTEN
License #: 16367
Date Plotted: 12/21/2023

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1	12-21-2023	PUD ADMENTMENT

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SHEET CONTENTS:
COVER SHEET

SHEET NO.
A000

ENLARGED SITE PLAN

SCALE: 1” = 5’-0”

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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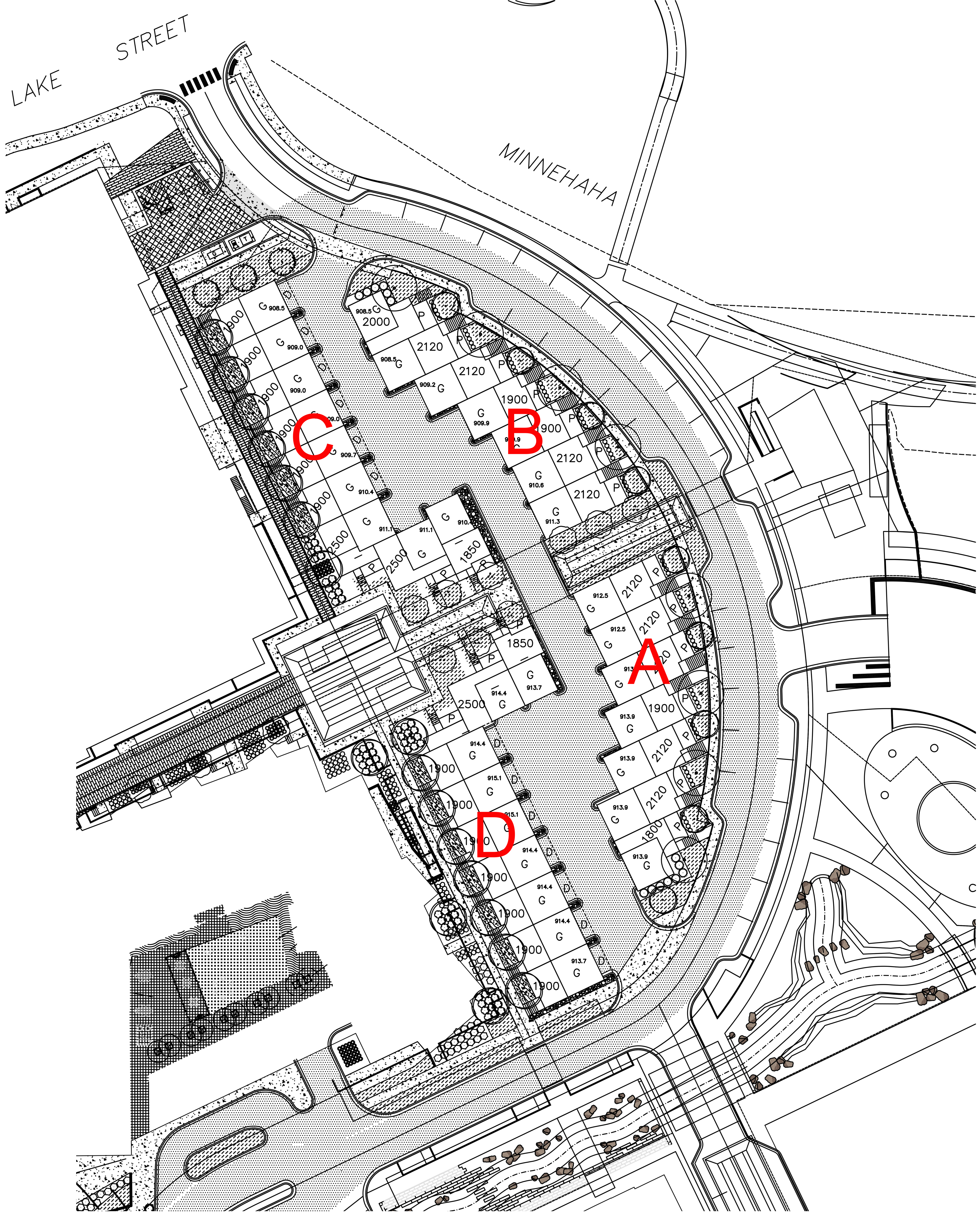
SHEET CONTENTS:
ENLARGED
SITE PLAN

SHEET NO.
A100



SITE PLAN KEY

NO SCALE

325 BLAKE ROAD MASTERPLAN

HOPKINS, MINNESOTA

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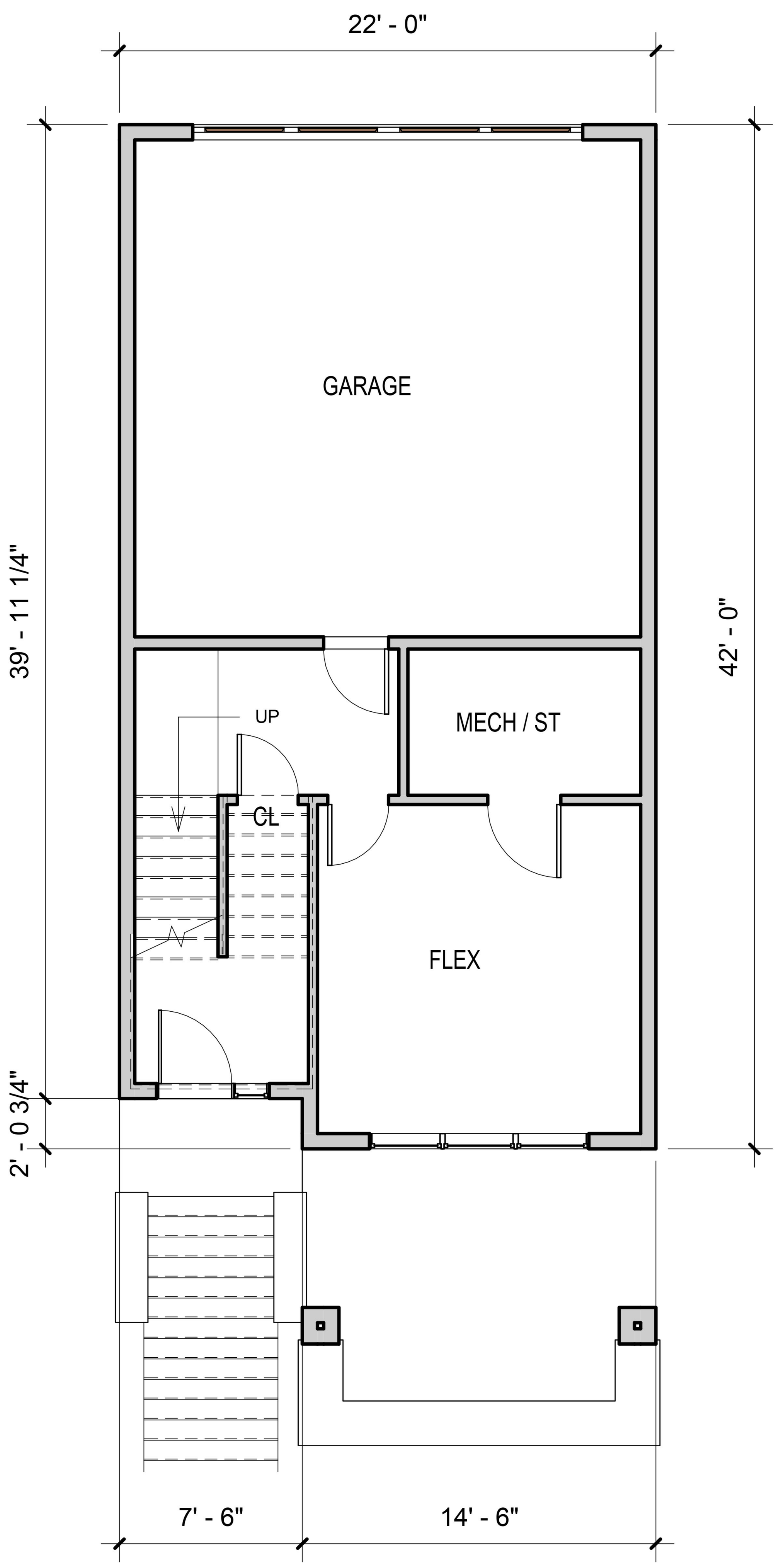
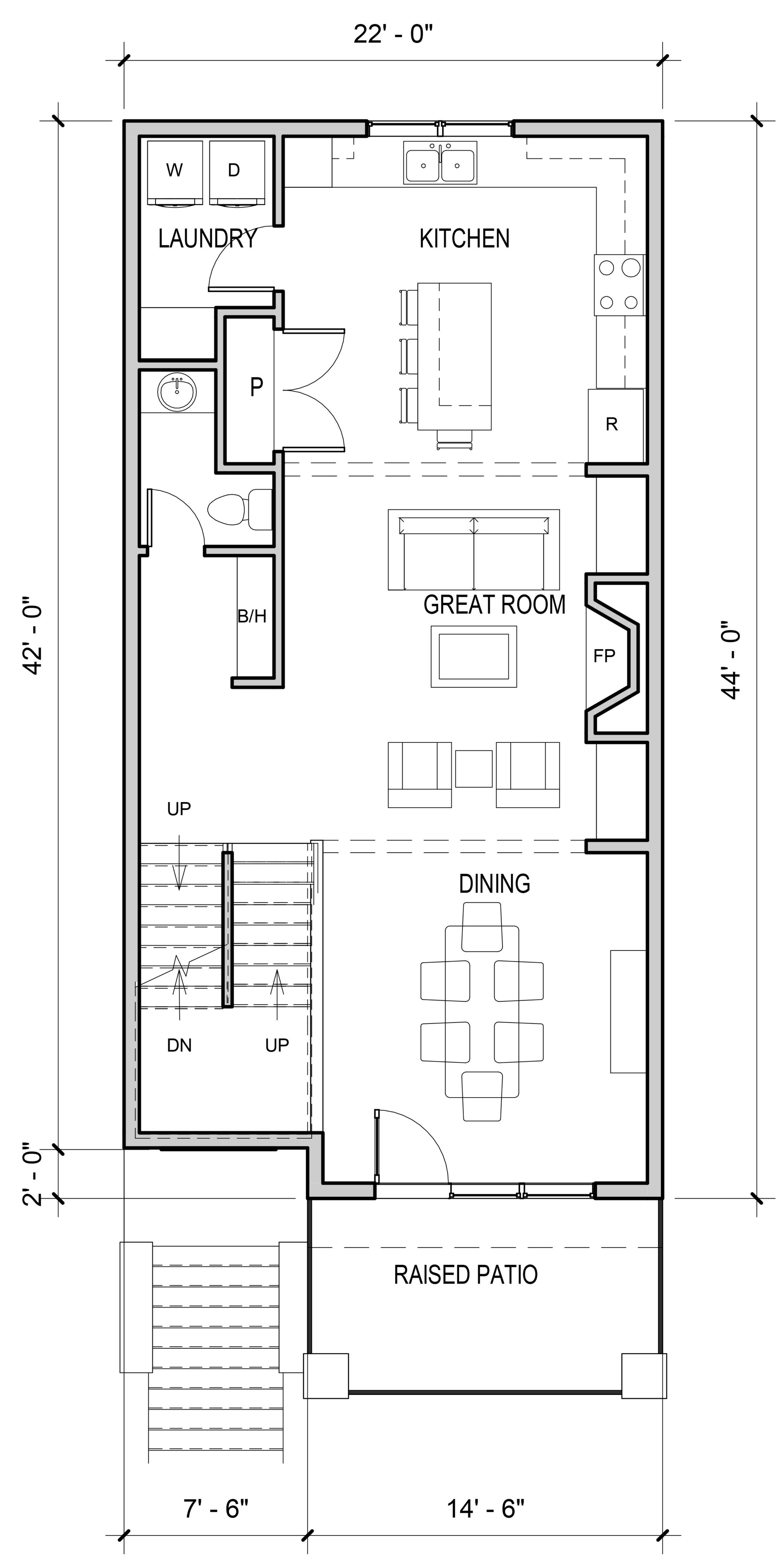
SHEET CONTENTS:
SITE PLAN KEY

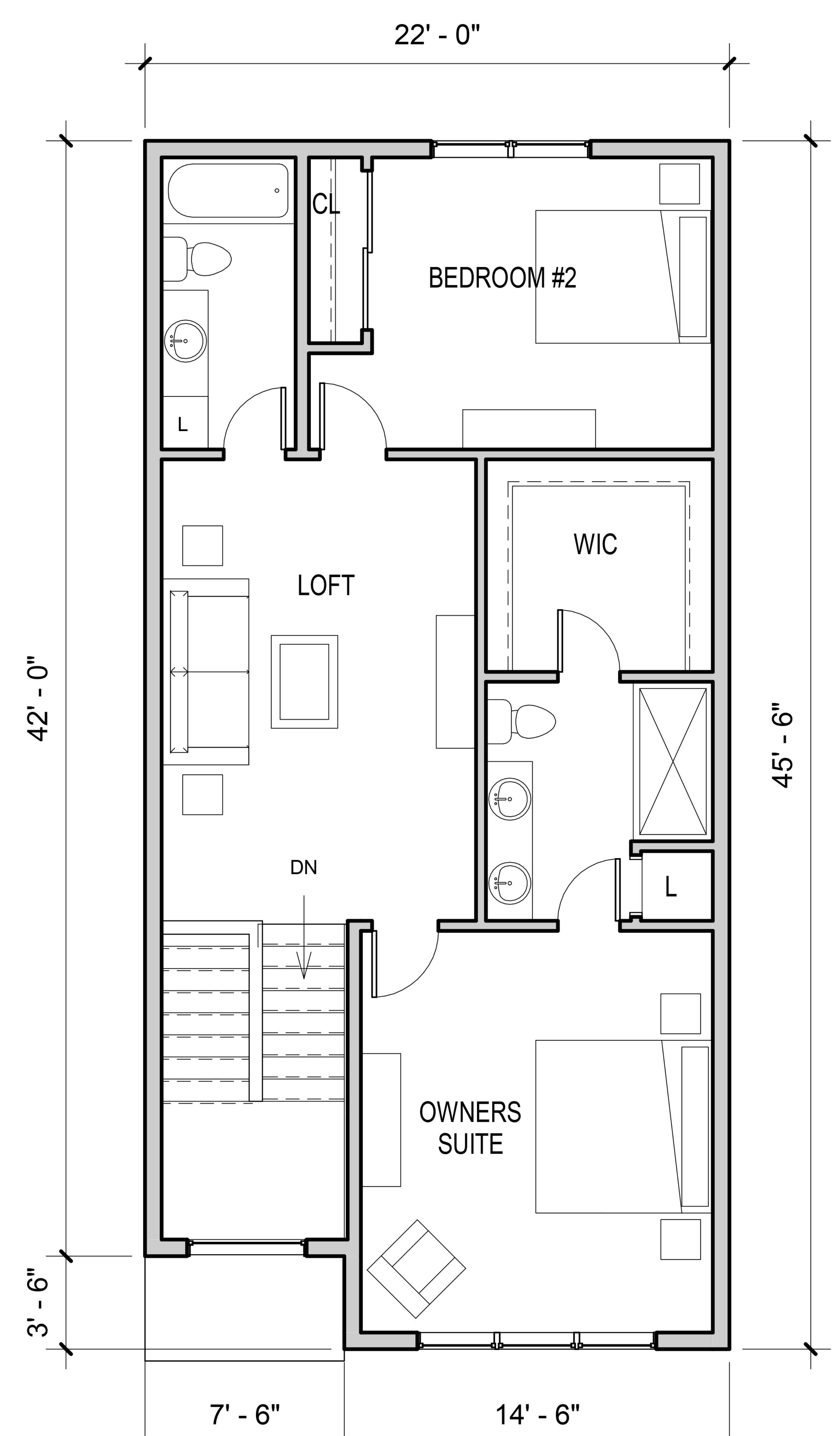
SHEET NO.
A101



LOWER LEVEL
SCALE: 1/4" - 1'-0"
200 fin. sf



MAIN LEVEL
SCALE: 1/4" - 1'-0"
952 sf



UPPER LEVEL
SCALE: 1/4" - 1'-0"
974 sf

3 STORY TOWNHOME 22'w 2100sf

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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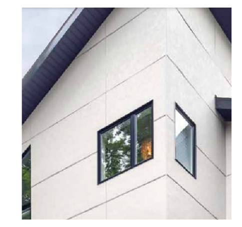
SHEET CONTENTS:
UNIT PLANS 2100

SHEET NO.
A200

BUILDING MATERIALS

CUT STONE

FACE BRICK



HARDIE OR SIM. PANEL

BLACK METAL ACCENTS

BUILDING A FRONT ELEVATION
SCALE: 3/16" = 1'-0"

29.4% GLAZING
19% CUT STONE
41% BRICK
40% HARDIE OR SIM. PANEL

BUILDING A REAR ELEVATION
SCALE: 3/16" = 1'-0"

10.1% GLAZING
4% CUT STONE
14% BRICK
82% HARDIE OR SIM. PANEL

BUILDING A SIDE ELEVATION
SCALE: 3/16" = 1'-0"

9.5% GLAZING
16% CUT STONE
51% BRICK
33% HARDIE OR SIM. PANEL

BUILDING A SIDE ELEVATION
SCALE: 3/16" = 1'-0"

14.8% GLAZING
14% CUT STONE
33% BRICK
53% HARDIE OR SIM. PANEL

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:
EXTERIOR ELEVATIONS
BUILDING A

SHEET NO.
A201

PERSPECTIVE VIEW BUILDING A

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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Signature:
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License #: 16367
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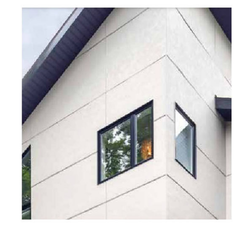
SHEET CONTENTS:
PERSPECTIVE VIEW BUILDING A

SHEET NO.
A202

BUILDING MATERIALS


CUT STONE


FACE BRICK


HARDIE OR SIM. PANEL

BLACK METAL ACCENTS

BUILDING B FRONT ELEVATION
SCALE: 3/16" = 1'-0"

29.4% GLAZING
19% CUT STONE
41% BRICK
40% HARDIE OR SIM. PANEL

BUILDING B REAR ELEVATION
SCALE: 3/16" = 1'-0"

10.1% GLAZING
4% CUT STONE
14% BRICK
82% HARDIE OR SIM. PANEL

9.5% GLAZING
16% CUT STONE
5% BRICK
33% HARDIE OR SIM. PANEL

BUILDING B SIDE ELEVATION
SCALE: 3/16" = 1'-0"

14.8% GLAZING
14% CUT STONE
33% BRICK
53% HARDIE OR SIM. PANEL

BUILDING B SIDE ELEVATION
SCALE: 3/16" = 1'-0"

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

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SHEET CONTENTS:
EXTERIOR ELEVATIONS BUILDING B

SHEET NO.
A203

PERSPECTIVE VIEW BUILDING B

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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License #: 16367
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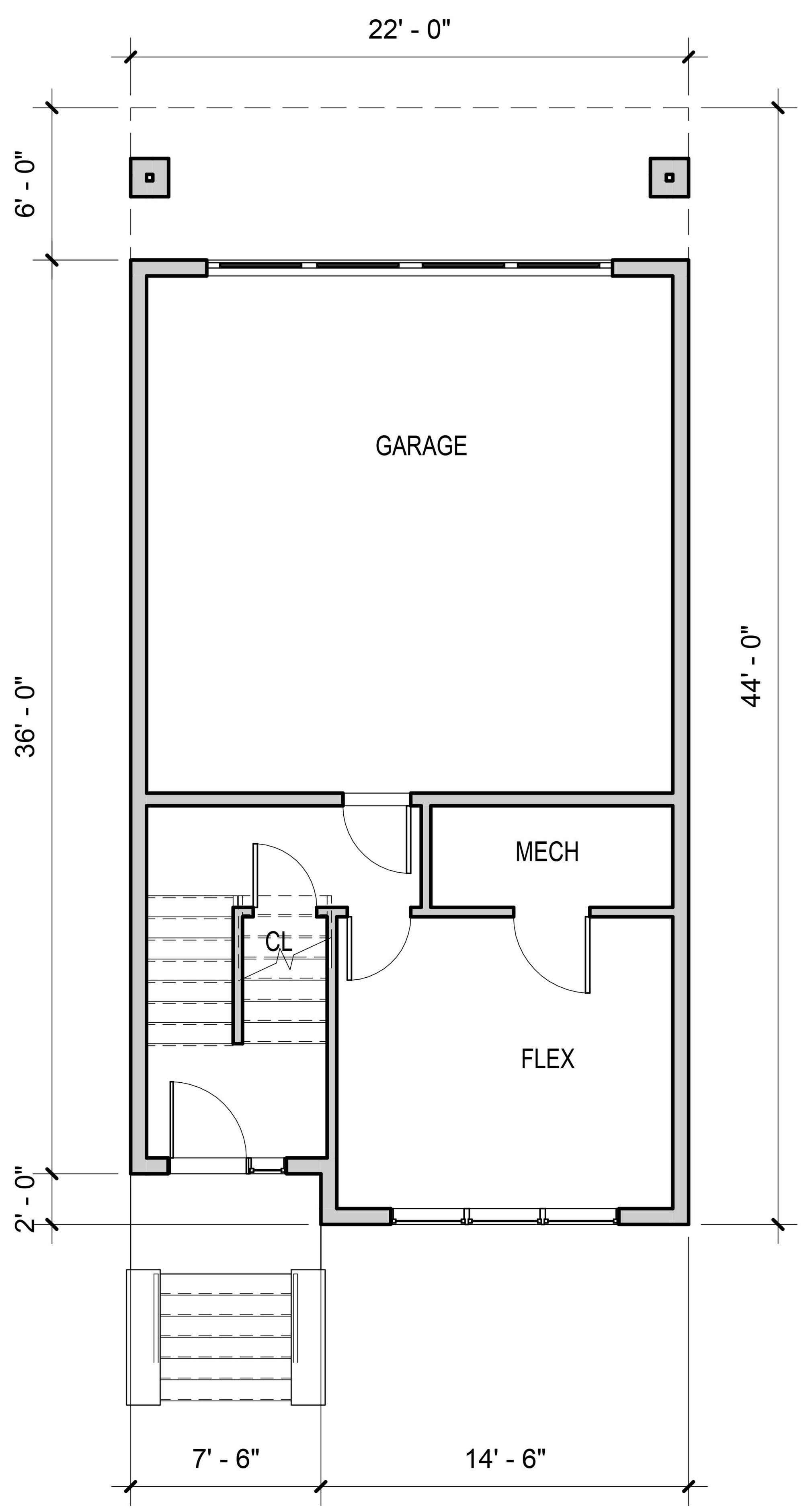
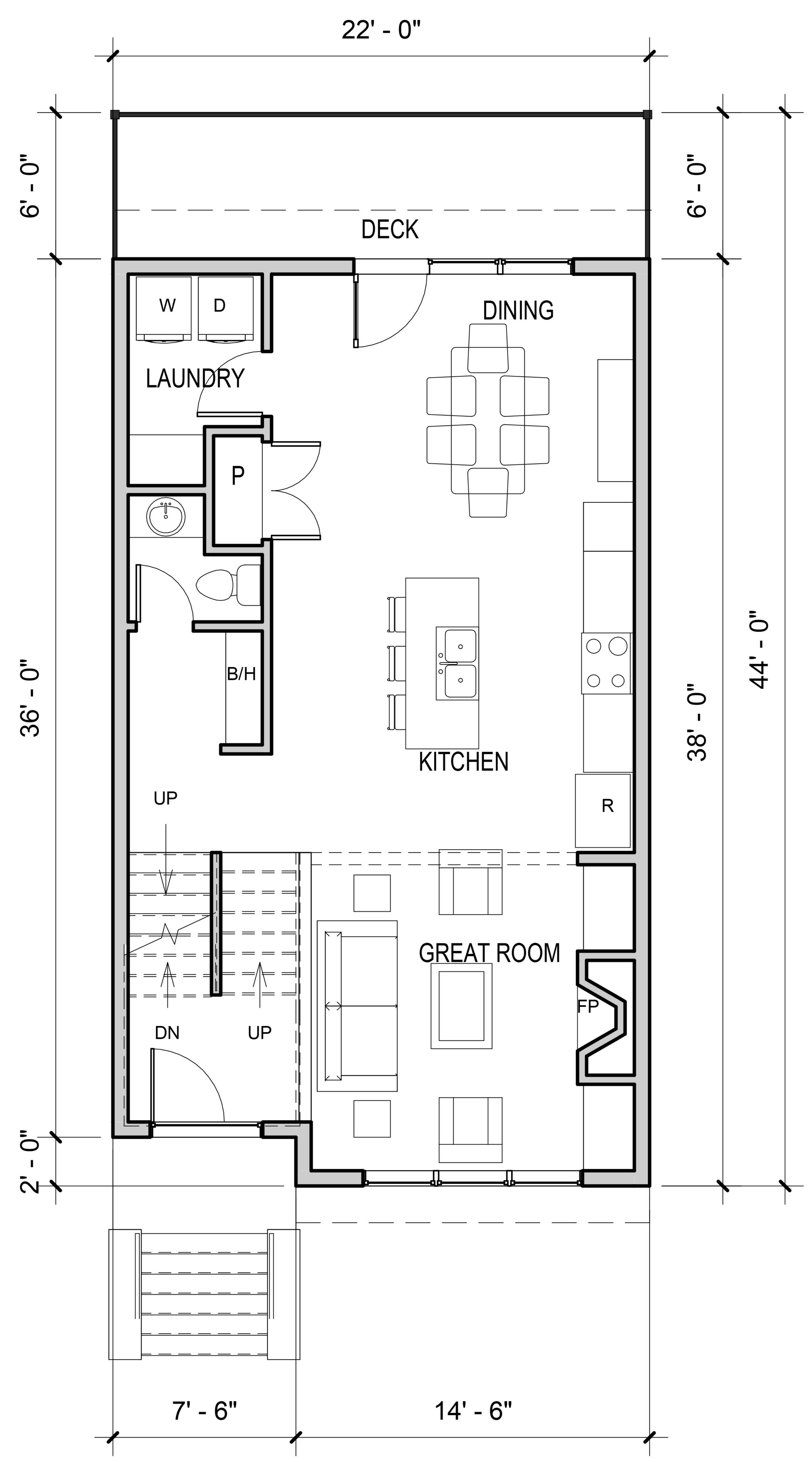
SHEET CONTENTS:
PERSPECTIVE VIEW BUILDING B

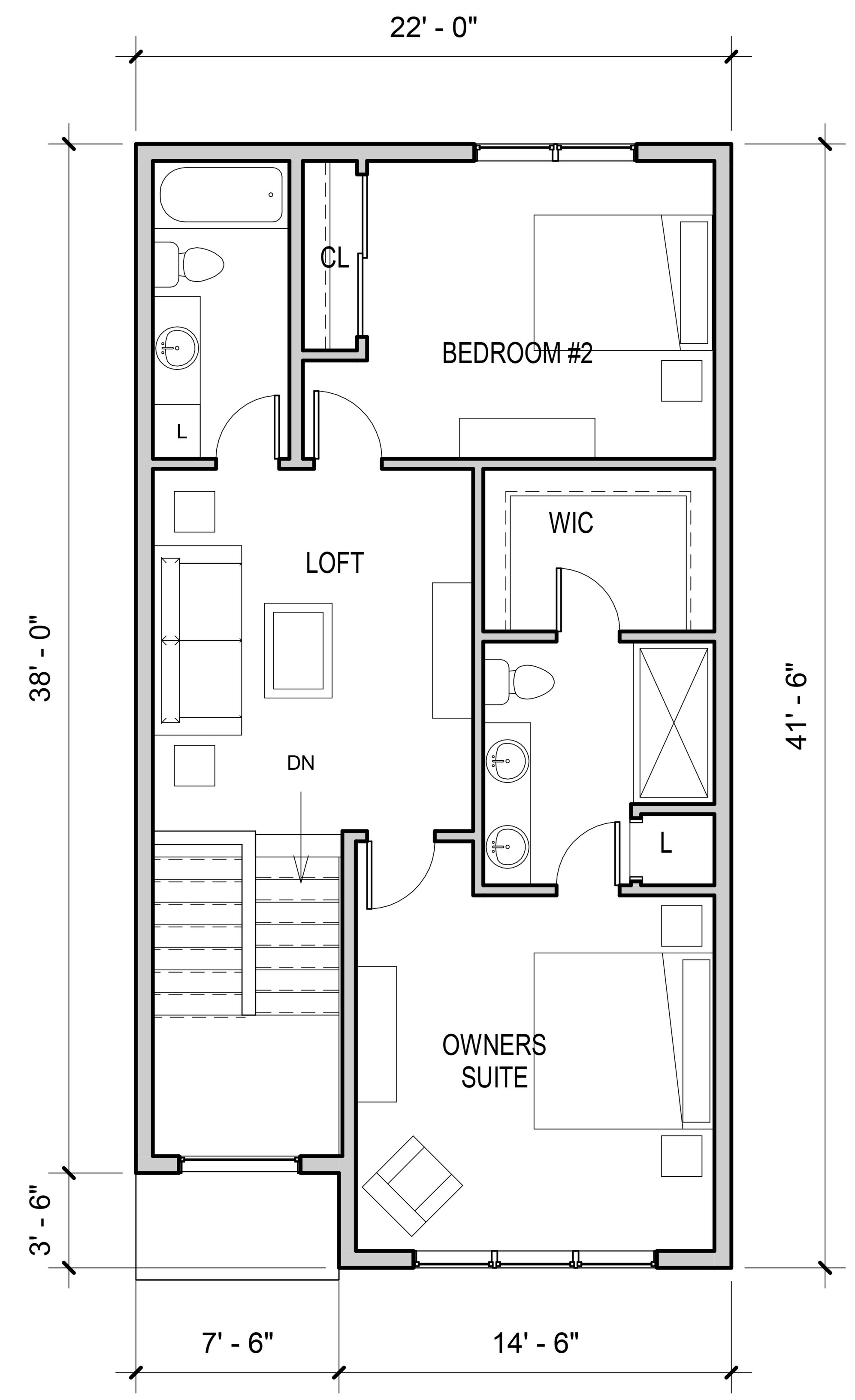
SHEET NO.
A204



LOWER LEVEL
SCALE: 1/4” - 1’-0”
180 fin. sf



MAIN LEVEL
SCALE: 1/4” - 1’-0”
820 sf



UPPER LEVEL
SCALE: 1/4” - 1’-0”
887 sf

3 STORY TOWNHOME 22'w 1900sf

325 BLAKE ROAD
MASTERPLAN
HOPKINS, MINNESOTA

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Minneapolis, MN 55415 p: 612.332.7522

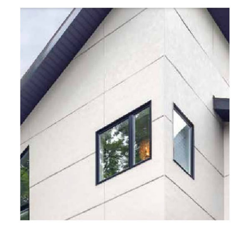
SHEET CONTENTS:
UNIT PLANS 1900

SHEET NO.
A300

BUILDING MATERIALS

CUT STONE

FACE BRICK



HARDIE OR SIM. PANEL

BLACK METAL ACCENTS

BUILDING C FRONT ELEVATION
SCALE: 1/8" = 1'-0"

27% GLAZING
29% CUT STONE
40% BRICK
31% HARDIE OR SIM. PANEL

BUILDING C REAR ELEVATION
SCALE: 1/8" = 1'-0"

14.3% GLAZING
16% CUT STONE
10% BRICK
74% HARDIE OR SIM. PANEL

30.1% GLAZING
24% CUT STONE
25% BRICK
51% HARDIE OR SIM. PANEL

BUILDING C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

12.7% GLAZING
37% CUT STONE
63% HARDIE OR SIM. PANEL

325 BLAKE ROAD MASTERPLAN
HOPKINS, MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name:
License #:
Date Plotted: 12/21/2023

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADMENTMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

pope DESIGN GROUP

WHITTEN ASSOCIATES, INC.

DEVELOPERS

City of Hopkins

ARTESSA LIFESTYLE COMMUNITIES

ALATUS

RON CLARK

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LANDSCAPE

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SHEET CONTENTS:
EXTERIOR ELEVATIONS BUILDING C

SHEET NO.
A301

PERSPECTIVE VIEW BUILDING C

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MASTERPLAN
HOPKINS, MINNESOTA

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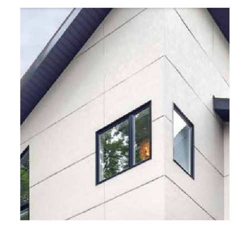
SHEET CONTENTS:
PERSPECTIVE VIEW
BUILDING C

SHEET NO.
A302

BUILDING MATERIALS

CUT STONE

FACE BRICK



HARDIE OR SIM. PANEL

BLACK METAL ACCENTS

BUILDING D FRONT ELEVATION
SCALE: 1/8" = 1'-0"

27% GLAZING
29% CUT STONE
40% BRICK
31% HARDIE OR SIM. PANEL

BUILDING D REAR ELEVATION
SCALE: 1/8" = 1'-0"

14.3% GLAZING
16% CUT STONE
10% BRICK
74% HARDIE OR SIM. PANEL

12.7% GLAZING
37% CUT STONE
63% HARDIE OR SIM. PANEL

BUILDING D SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING D SIDE ELEVATION
SCALE: 1/8" = 1'-0"

30.1% GLAZING
24% CUT STONE
25% BRICK
51% HARDIE OR SIM. PANEL

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SHEET CONTENTS:
EXTERIOR ELEVATIONS
BUILDING D

SHEET NO.
A303

PERSPECTIVE VIEW BUILDING D

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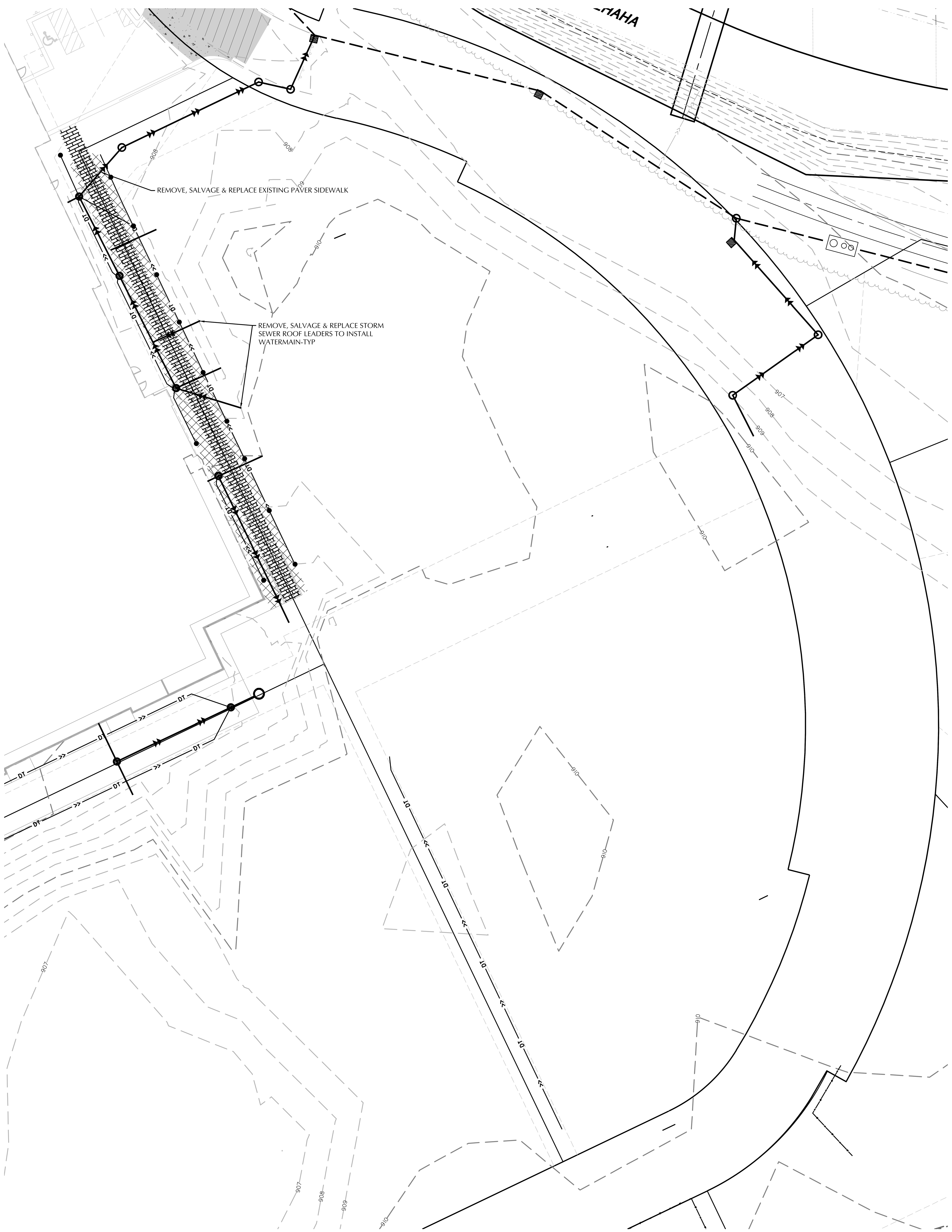
SHEET CONTENTS:
PERSPECTIVE VIEW BUILDING D

SHEET NO.
A304



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GAS METER
- GUY WIRE
- HAND HOLE
- LIGHT POLE
- POWER POLE
- ROOF DRAIN
- TELEPHONE PEDESTAL
- SIGN
- 2 PARKING STALL COUNT
- DISABLED PARKING STALL
- 1 SCHEDULE B II ITEM
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- S SANITARY SEWER SERVICE
- W WATER SERVICE
- ELE UNDERGROUND ELECTRIC
- FOP UNDERGROUND FIBER OPTIC
- GAS UNDERGROUND GAS
- TEL UNDERGROUND TELEPHONE
- OH OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- 972 CONTOUR
- x972.5 SPOT ELEVATION
- TREE LINE
- CONIFEROUS TREE
- PI PINE
- DECIDUOUS TREE
- AS ASH
- MA MAPLE
- TR TREE (GEN)

SITE DEMOLITION SPECIFICATIONS

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
10. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

DEMOLITION LEGEND

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL AREA
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

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CADD QUALIFICATION

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Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

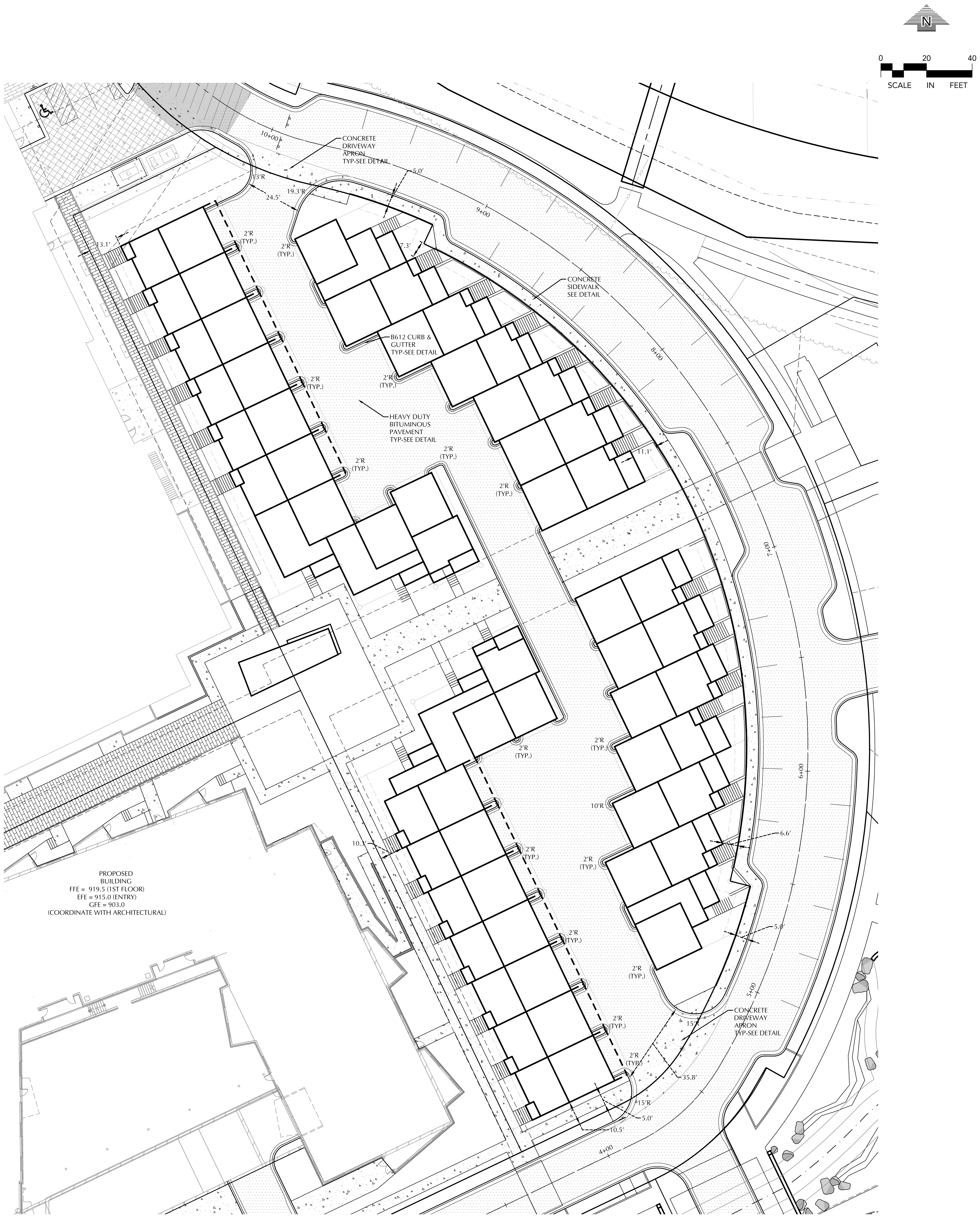
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

EX COND & DEMO PLAN

C1-1

Plotted: 12 /21 / 2023 2:13 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Townhomes\C1-1 EX COND & DEMO PLAN



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PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL AREA

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8.2

LEGEND

EXISTING / PROPOSED

CATCH BASIN
STORM MANHOLE
FLARED END SECTION
SANITARY MANHOLE
HYDRANT
GATE VALVE
POST INDICATOR VALVE
WATER MANHOLE / WELL
LIGHT POLE
POWER POLE
ELECTRIC METER
GAS METER
TELEPHONE PEDESTAL
SIGN
BENCHMARK
SOIL BORING
PARKING STALL COUNT
ACCESSIBLE PARKING STALL
STORM SEWER
DRAINTILE
SANITARY SEWER
FORCEMAIN
WATERMAIN
SANITARY SEWER SERVICE
WATER SERVICE
UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC
UNDERGROUND GAS
UNDERGROUND TELEPHONE
OVERHEAD UTILITY
FENCE
CHAIN LINK FENCE
CONCRETE CURB
RETAINING WALL
CONCRETE
NO PARKING
BUILDING
CONTOUR
SPOT ELEVATION
DIRECTION OF FLOW
TREE LINE
PARKING SETBACK LINE
BUILDING SETBACK LINE

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY DATED 11/30/16.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

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HOPKINS, MN

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SHEET INDEX

SITE PLAN

C2-1

Plotted: 12/21/2023 2:14 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Townhomes\C2-1 SITE PLAN - TOWNHOMES

0 20 40
SCALE IN FEET

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5 1.0%
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
10. SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.

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Michael J. St. Martin - PE
License No. 24440
Date 12-21-2023

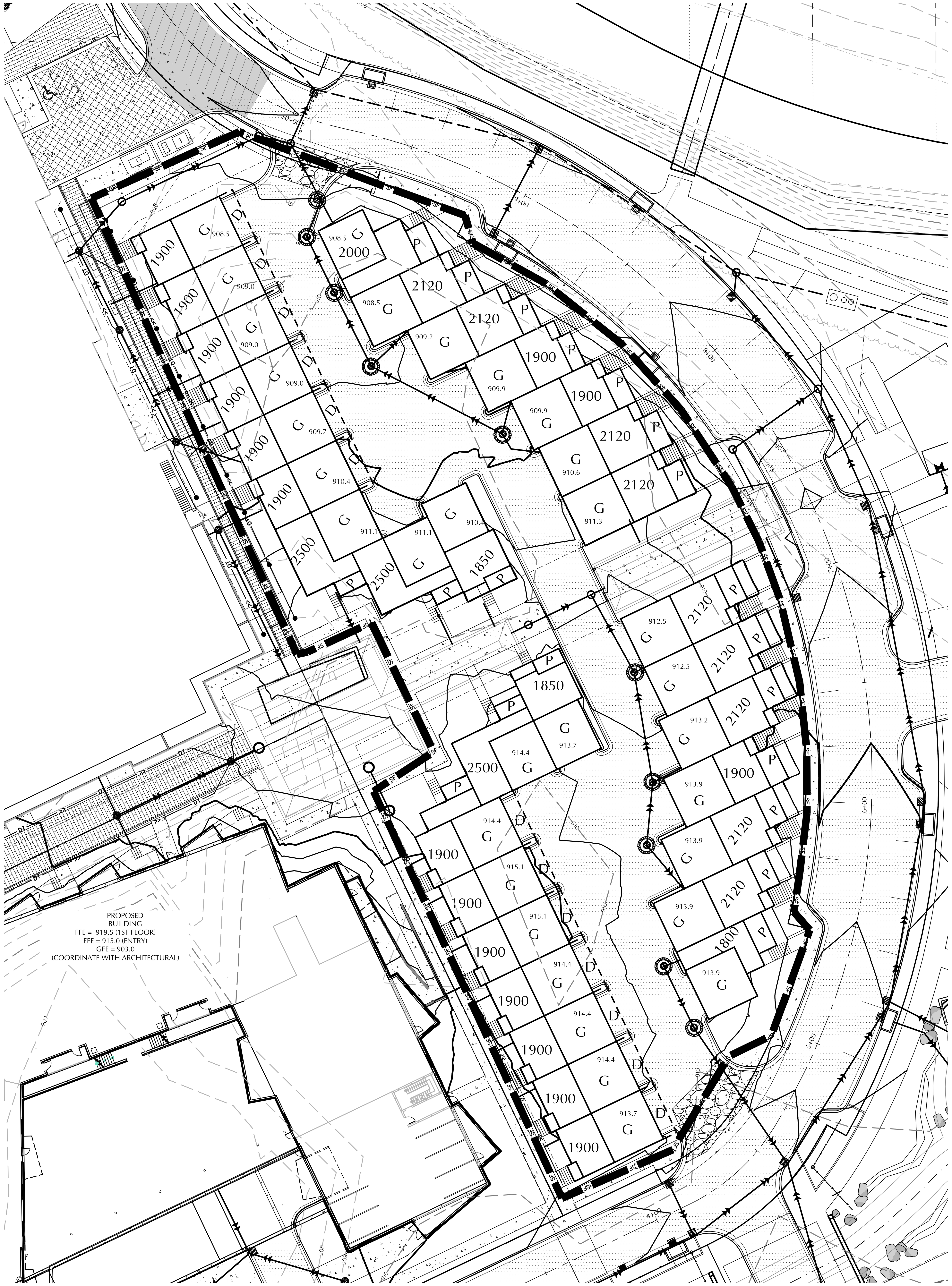
QUALITY CONTROL

Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

GRADING PLAN

C3-1



N

0 20 40
SCALE IN FEET

LEGEND

EXISTING — PROPOSED

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE

GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES AND C3-4 FOR SWPPP DETAILS.

SWPPP LEGEND

- SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

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SHEET INDEX

SWPPP PLAN

C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A FOUR-STORY APARTMENT BUILDING & THE ASSOCIATED PARKING, UTILITIES, & STORM WATER TREATMENT AREAS .

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL SILT FENCE AROUND SITE
3. INSTALL PROTECTIVE FENCE AROUND FILTRATION AREAS
4. CLEAR AND GRUB SITE
5. STRIP AND STOCKPILE TOPSOIL
6. REMOVE PAVEMENTS AND UTILITIES
7. CONSTRUCT STORMWATER MANAGEMENT BASINS
8. INSTALL SILT FENCE AROUND BASINS
9. ROUGH GRADE SITE
10. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
11. INSTALL UTILITIES
12. INSTALL BUILDING FOUNDATIONS
13. INSTALL CURB AND GUTTER
14. INSTALL PAVEMENTS AND WALKS
15. FINAL GRADE SITE
16. REMOVE ACCUMULATED SEDIMENT FROM BASINS
17. CONSTRUCT FILTRATION TRENCHES
18. SEED AND MULCH
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

AREA OF DISTURBANCE:	2.62± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.24 AC

GENERAL SOIL TYPE: CLAY, SANDY CLAY

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
   DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE, RUNOFF MUST BE PROPERLY CONTAINED.

12. NO ENGINE DEGREASING IS ALLOWED ON SITE.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR ALL APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN SECTIONS 3, 4, 6-24 OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
   A. FINAL STABILIZATION, PER NPDES PERMIT SECTION 13 HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE
   A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
   B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
   C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
   D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
   E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

20. CONCRETE WASHOUT AREA
   A. CONCRETE WASH-OUT IS NOT ALLOWED ON-SITE.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

22. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

23. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

24. TEMPORARY SEDIMENTATION BASINS
   A. THE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL PRIOR TO DISTURBANCE OF 10 OR MORE ACRES DRAINING TO A COMMON LOCATION.
   B. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHEN 10 OR MORE ACRES OF DISTURBED SOILS DRAIN TO A COMMON LOCATION. THE BASIN MUST PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PER ACRE DRAINED. IF HYDRAULIC CALCULATIONS ARE AVAILABLE, THE TEMPORARY SEDIMENTATION BASIN MUST PROVIDE A STORAGE VOLUME EQUIVALENT TO THE 2-YEAR, 24-HOUR STORM, BUT IN NO CASE LESS THAN 1800 CUBIC FEET PER ACRE DRAINED. THE TEMPORARY SEDIMENTATION BASIN MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE UP GRADIENT OF THE POND. THE TEMPORARY SEDIMENTATION BASIN SHALL BE DESIGNED TO PREVENT SHORT CIRCUITING. THE OUTFALL SHALL BE DESIGNED TO REMOVE FLOATABLE DEBRIS, ALLOW FOR COMPLETE DRAWDOWN OF THE POND FOR MAINTENANCE ACTIVITIES, AND HAVE ENERGY DISSIPATION. THE EMERGENCY SPILLWAY SHALL BE STABILIZED.
   C. TEMPORARY SEDIMENTATION BASINS SHALL BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY REQUIRED BUFFER ZONE, AND MUST BE DESIGNED TO AVOID DRAINING WETLANDS, UNLESS THE IMPACT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
   D. EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED WILL NOT BE PERMITTED TO DISCHARGE FROM SITE.

25. DEWATERING AND BASIN DRAINING
   A. TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE TEMPORARY OR PERMANENT BASIN MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT THE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND PROPER VELOCITY DISSIPATION PROVIDED.
   B. ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN THE RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
   C. IF FILTERS WITH BACKWASH WATERS ARE USED, THE BACKWASH WATER SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINING OF THE TREATMENT PROCESS, OR INCORPORATED INTO SITE IN A MANNER THAT DOES NOT CAUSE EROSION. BACKWASH WATER MAY BE DISCHARGED TO SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY.

26. POLLUTION PREVENTION
   A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
   C. HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROTECTED TO PREVENT VANDALISM.
   D. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
   E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
   F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. DESIGN CALCULATIONS
   TEMPORARY & PERMANENT STORMWATER TREATMENT ARE DESIGNED TO MEET MPCA GENERAL & SPECIAL WATER REQUIREMENTS. CALCULATIONS ARE PART OF THE HYDROLOGY REPORT, WHICH IS TO BE CONSIDERED PART OF THE SWPP DOCUMENTS. SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.

28. GENERAL STORMWATER DISCHARGE REQUIREMENTS
   ALL REQUIREMENTS LISTED IN SECTIONS 5-7, 14, 16-19, 21, 24 OF THE PERMIT FOR DESIGN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND DISCHARGE HAVE BEEN INCLUDED IN THE PREPARATION OF THIS SWPP. THESE INCLUDE BUT ARE NOT LIMITED TO:
   A. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION PRECIPITATION.
   B. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE.
   C. PEAK FLOW RATES AND STORWATER VOLUMES TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
   D. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.

29. CONSTRUCTION OF FILTRATION BASINS
   A. NO HEAVY TRAFFIC ON FILTRATION AREAS. CONSTRUCTION TO BE DONE WITH MINIMAL COMPACTION TO FILTRATION AREAS. IF COMPACTION IS ENCOUNTERED, BASIN SOILS FOR THE FIRST & MUST BE REMOVED & RELAID.
   B. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAD BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSIN PREVENTION AND SEDIMENT CONTROLS ARE PROVIDED(SECTION 16.4).
   C. WHEN AN INFILTRATION SYSTEM IS EXCAVATED TO FINAL GRADE (OR WITHIN THREE (3) FEET OF FINAL GRADE), THE PERMITTEE(S) MUST EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT WILL NOT COMPACT THE SOIL IN THE PROPOSED INFILTRATION AREA.
   D. TO PREVENT CLOGGING OF THE INFILTRATION OR FILTRATION SYSTEM, THE PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, SMALL SEDIMENTATION BASIN, OR WATER QUALITY INLET (E.G., GRIT CHAMBER) TO SETTLE PARTICULATES BEFORE THE STORMWATER DISCHARGES INTO THE INFILTRATION OF FILTRATION SYSTEM.

30. POST CONSTRUCTION
   THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN SECTION 15 SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE SECTION 15. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

31. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A CONTRACTOR WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

32. TRAINING REQEMENTS
   THE PERMITTES(S) SHALL ENSURE THE FOLLOWING INDIVIDUALS IDENTIFIED IN THIS PART HAVE BEEN TRIANED IN ACCORDANCE WITH THIS PERMIT'S TRAINING REQUIREMENTS.
   1. WHO MUST BE TRAINED:
      A. INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT
      B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING, AND/OR AMENDING THE SWPPP AND INDIVIDUALS(S) PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
   C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THES JOB DUTIES.
   2. TRAINING CONTENT:
      THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT FOR THE PROJECT. AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAVILABLE TO THE PROJECT SITE IN 72 HOURS) MUST BE TRAINED IN THE JOB DUTIES DESCRIBED IN SECTION 21.2B AND SECTION 21.2C.

33. THE PERMITTEE(S) SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT. AN UPDATE REFESHER-TREINING MUST BE ATTENDED EVERY THREE (3) YEARS STARTING THREE (3) YEARS FROM THE ISSUANCE DATE OF THIS PERMIT.

33. LIST OF CONTACTS

TITLE	NAME	COMPANY	PHONE NUMBER
OWNER	PETER WORTHINGTON	MWF PROPERTIES	612-259-7110
PROJECT MANAGER	TODD MCLOUTH	LOUCKS	763-496-6742
ENGINEER SWPPP	VAL ANDERSON	LOUCKS	763-496-6728
CONTRACTOR	PENDING		
SITE MANGER			

* MPCA 24HR. HAZARDOUS SPILL HOTLINE: 651-649-5457 OF 80420798

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	1,174
EROSION CONTROL BLANKET	SY	N/A
INLET PROTECTION	EA	10
SEEDING	AC	1.0±

STORMWATER POND 1

PERMANENT POND VOLUME = 0.89 AF
WATER QUALITY VOLUME REQUIRED = 1.0" * 1.4 AC * 1/12 = 0.27 AF
WATER QUALITY VOLUME PROVIDED =0.89 AF (TOTAL LIVE STORAGE)

RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMAIRED WATER	TYPE OF SPECIAL WATER
CREDIT RIVER	CREEK	NO	YES	

CERTIFICATION

325 BLAKE ROAD N
HOPKINS, MN

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80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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SWPPP NOTES
C3-3

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
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	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER

9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOIN.T
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date 12-21-2023

QUALITY CONTROL

Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

SAN.& WATERMAIN PLAN

C4-1

N

0 20 40
SCALE IN FEET

LEGEND

EXISTING / PROPOSED

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.

2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.

3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.

4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.

5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.

6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.

7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
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Michael J. St. Martin - PE
License No. 24440
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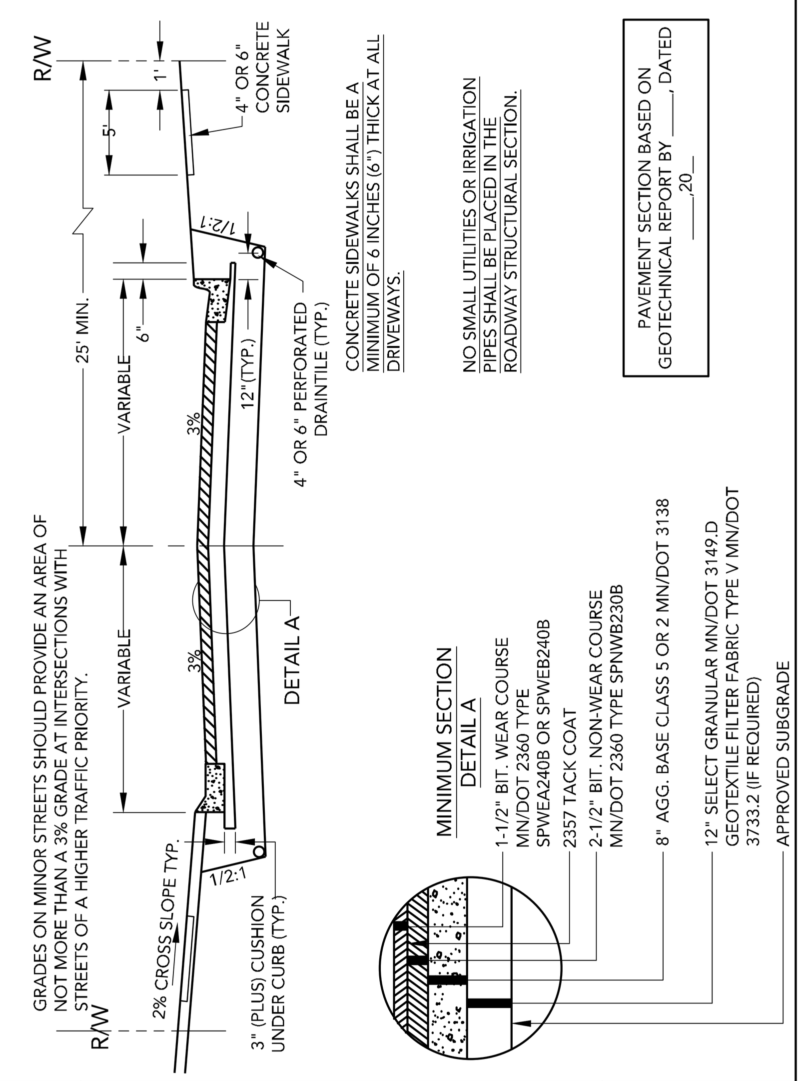
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

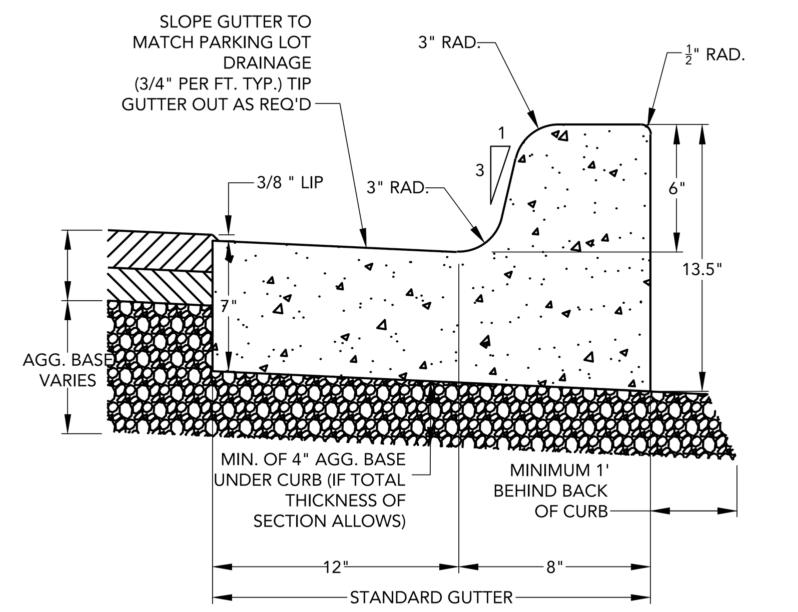
STORM SEWER PLAN

C4-2

Plotted: 12 /21 / 2023 2:17 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Townhomes\C4-2 STORMSEWER PLAN

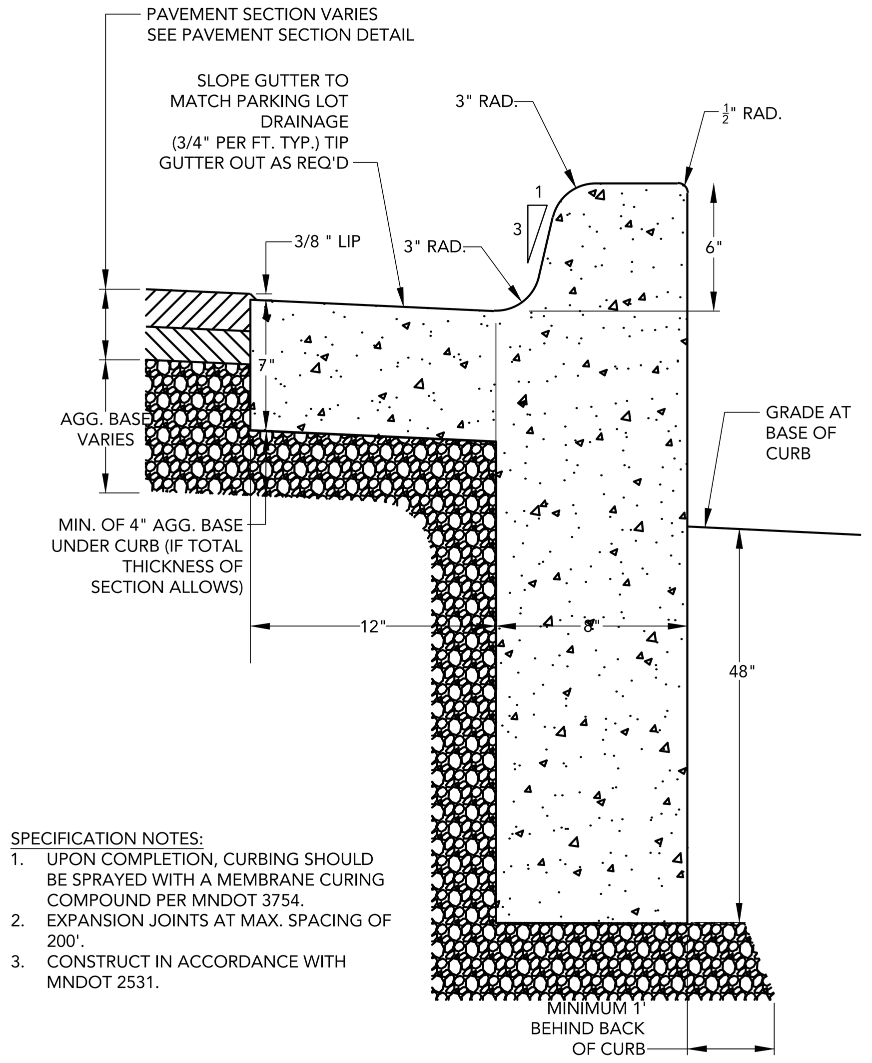


RESIDENTIAL STREET SECTION	LOUCKS PLATE NO. 2004	DRAWN 12/2016



SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009	DRAWN 2/2016



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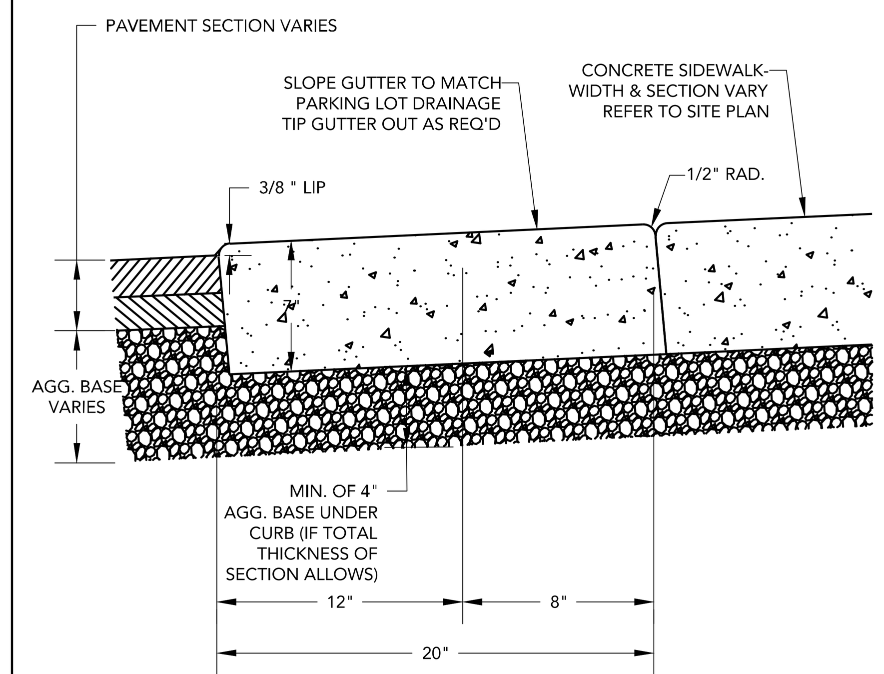
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

B6 STYLE CONCRETE CURB AND GUTTER / WALL	LOUCKS PLATE NO. 2009A	DRAWN 2/2016



SPECIFICATION NOTES:
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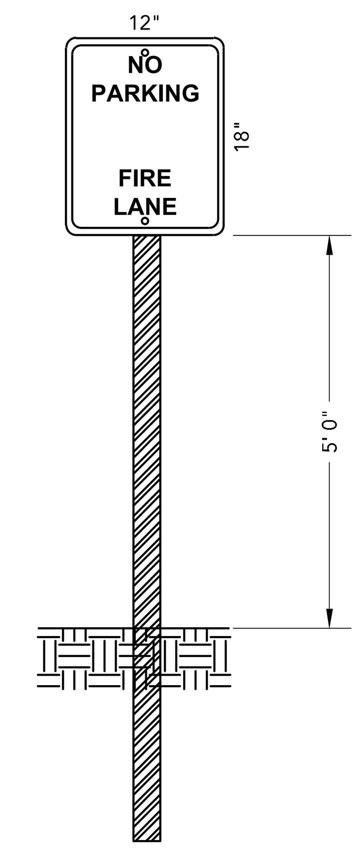
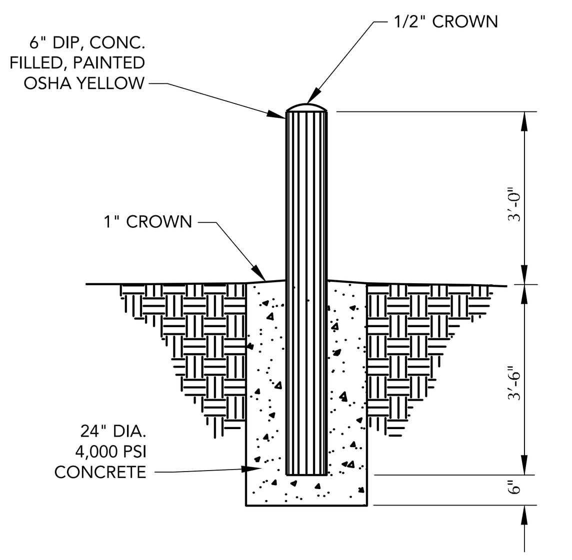
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012	DRAWN 2/2016

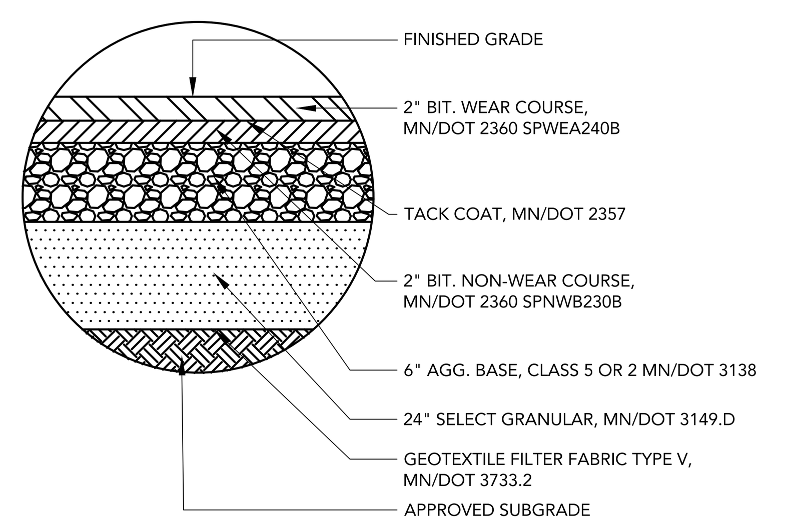


NOTES:
1. "NO PARKING FIRE LANE", R7-22 OR APPROVED EQUAL. SIGN MUST BE A MINIMUM OF 12" X 18", ALUMINUM PLATE, .063 MIN. THICKNESS, HIGH INTENSITY SHEETING, INSTALLED AT A HEIGHT 5' ABOVE GROUND, WITH RED LETTERING ON WHITE BACKGROUND (STANDARD).
2. THE SIGN SUPPORTS WILL BE A U POST.
3. THE SUPPORTING POSTS SHALL BE SET BACK A MINIMUM OF 12" BUT NOT MORE THAN 36" FROM THE CURB ON BOTH SIDES OF THE FIRE LANE.
4. ALL SIGNS SHALL FACE THE DIRECTION OF TRAVEL AND BE INSTALLED ACCORDING TO THE LOCATIONS IDENTIFIED BY THE CITY ON THE APPROVED SITE PLAN FOR THE DEVELOPMENT.

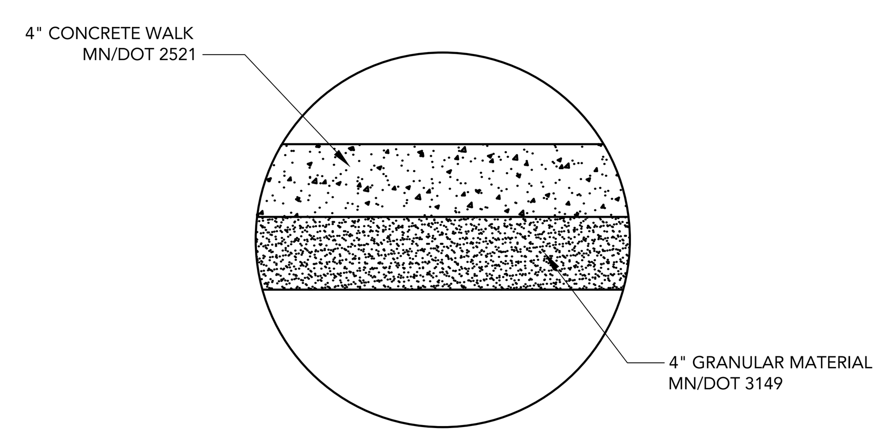
FIRE LANE SIGN	LOUCKS PLATE NO. 2026	DRAWN 2/2016



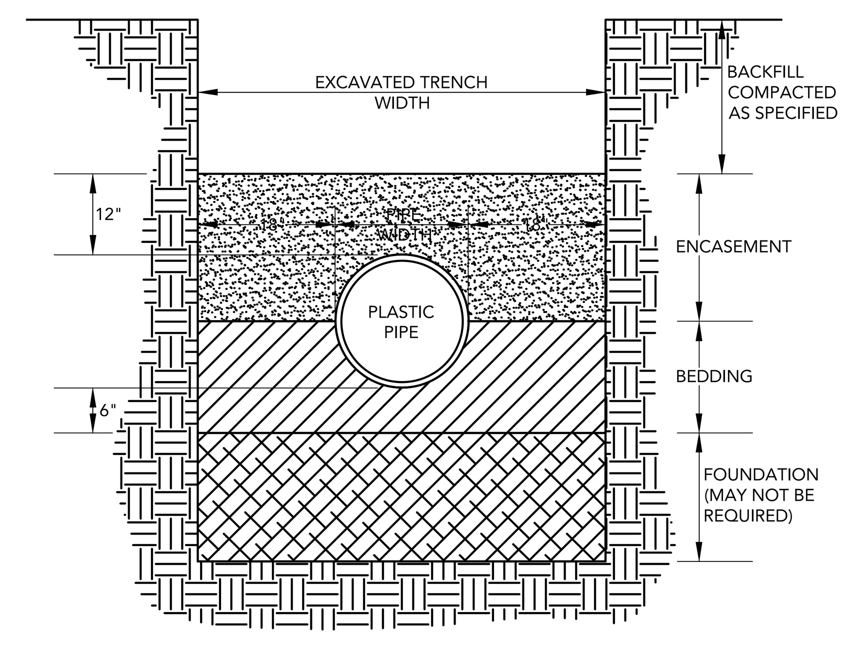
BOLLARD	LOUCKS PLATE NO. 2039	DRAWN 12/2016



HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032	DRAWN 12/2016

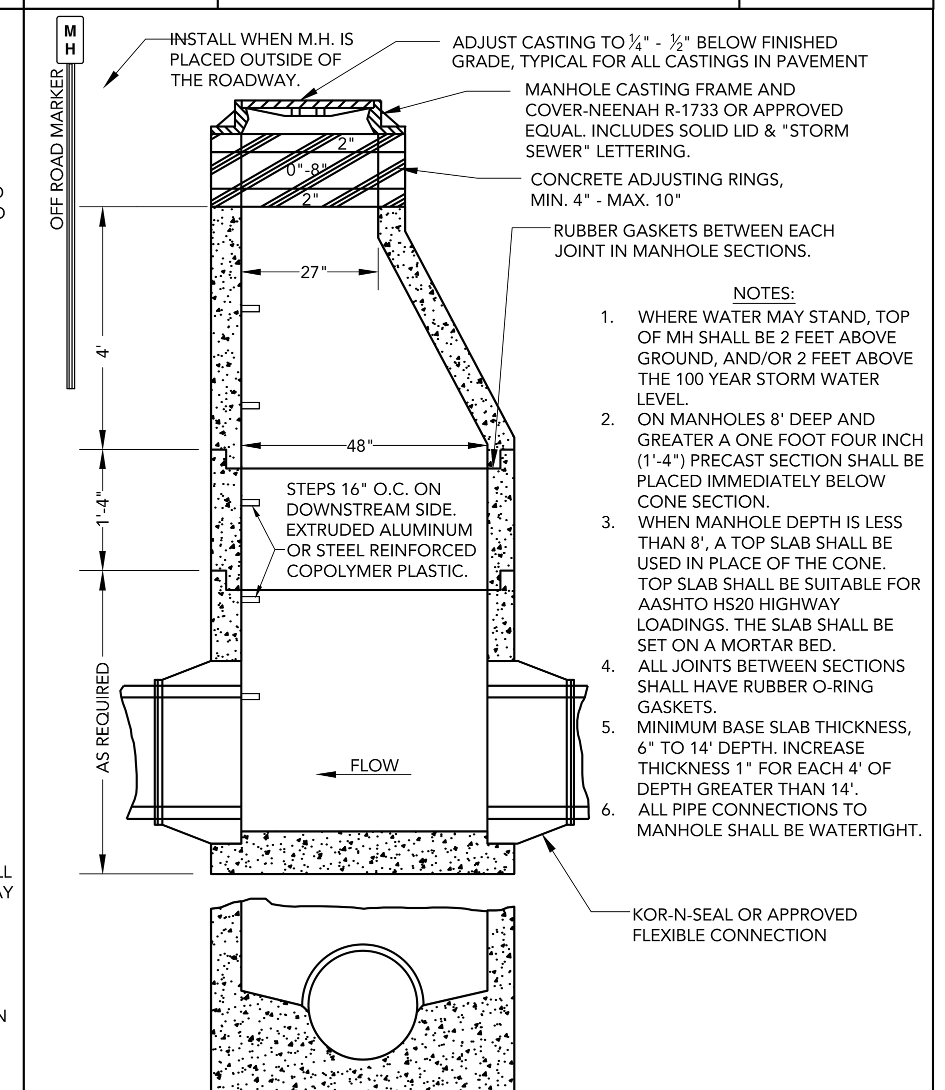


CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034	DRAWN 12/2016



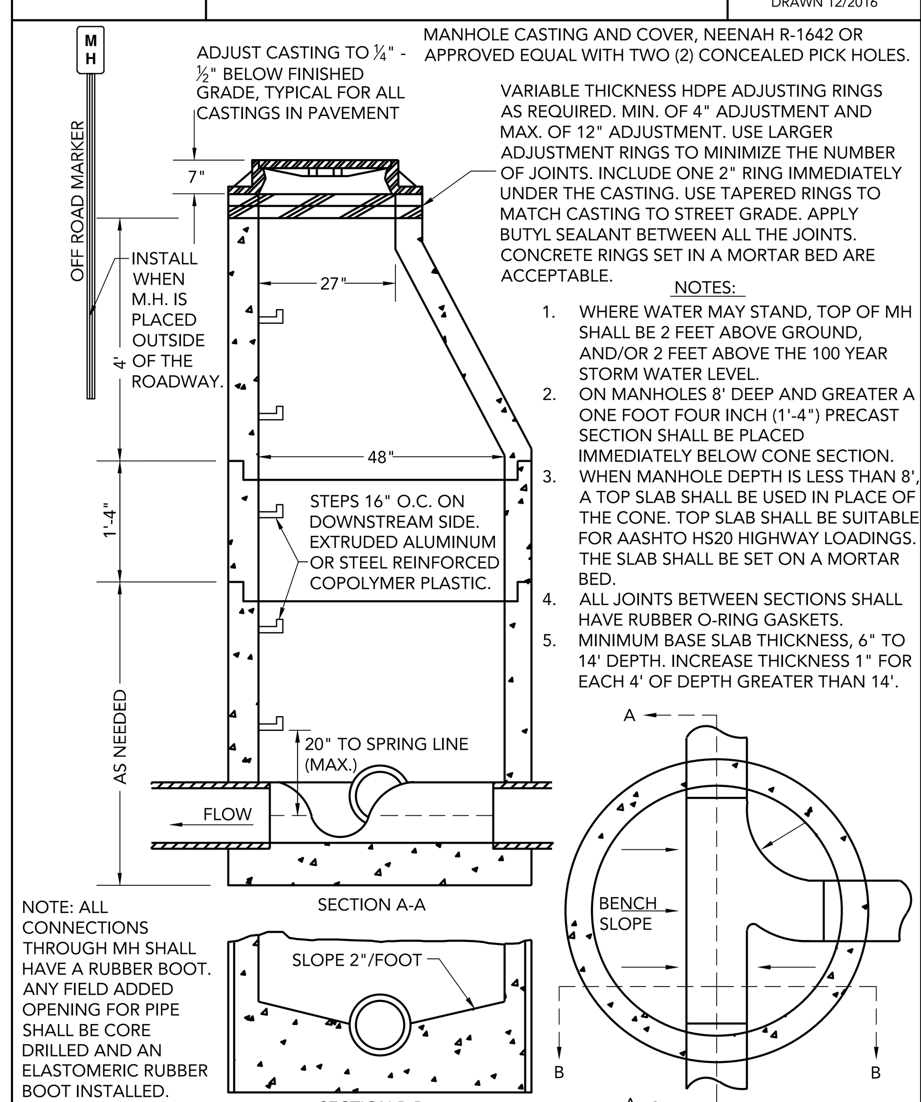
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008	DRAWN 2/2016



NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.
6. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.

STANDARD STORM SEWER MANHOLE WITH CONE SECTION	LOUCKS PLATE NO. 4300	DRAWN 2/2016



MANHOLE CASTING AND COVER, NEENAH R-1642 OR APPROVED EQUAL WITH TWO (2) CONCEALED PICK HOLES.

VARIABLE THICKNESS HDPE ADJUSTING RINGS AS REQUIRED. MIN. OF 4" ADJUSTMENT AND MAX. OF 12" ADJUSTMENT. USE LARGER ADJUSTMENT RINGS TO MINIMIZE THE NUMBER OF JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING. USE TAPERED RINGS TO MATCH CASTING TO STREET GRADE. APPLY BUTYL SEALANT BETWEEN ALL THE JOINTS. CONCRETE RINGS SET IN A MORTAR BED ARE ACCEPTABLE.

NOTES:
1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
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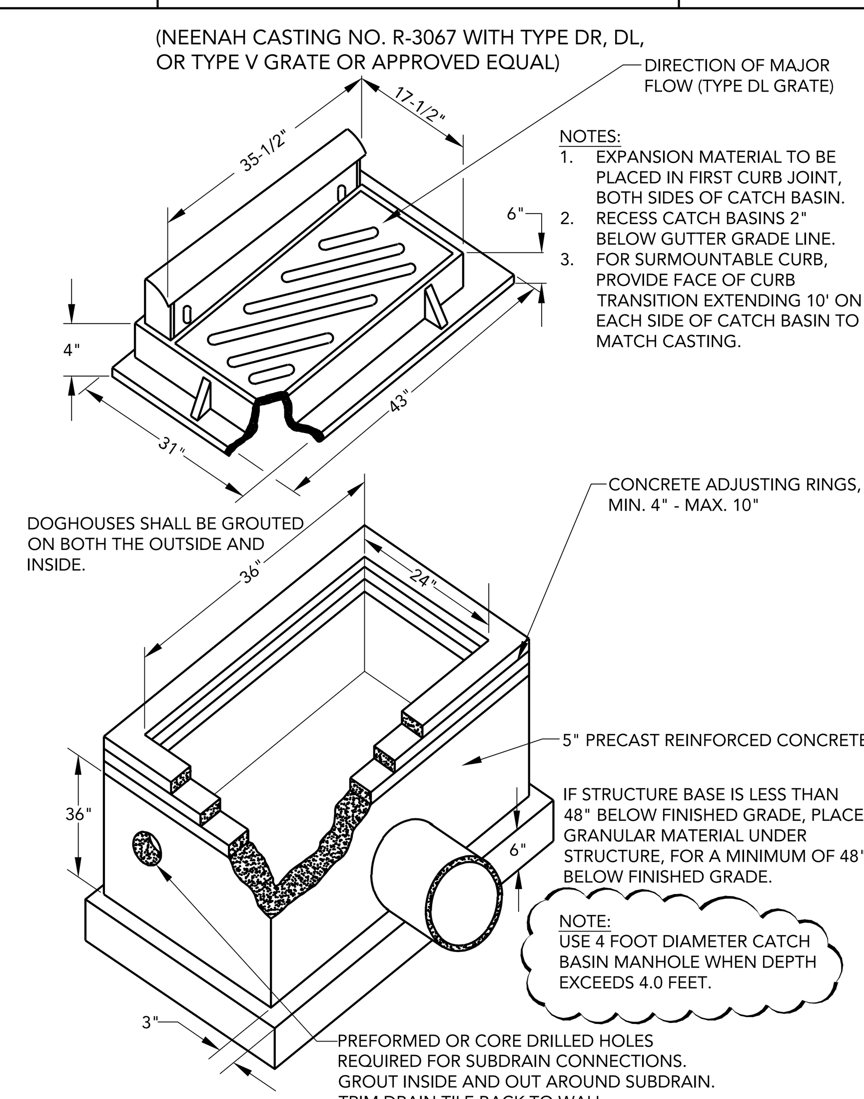
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.

NOTE: ALL CONNECTIONS THROUGH MH SHALL HAVE A RUBBER BOOT. ANY FIELD ADDED OPENING FOR PIPE SHALL BE CORE DRILLED AND AN ELASTOMERIC RUBBER BOOT INSTALLED.

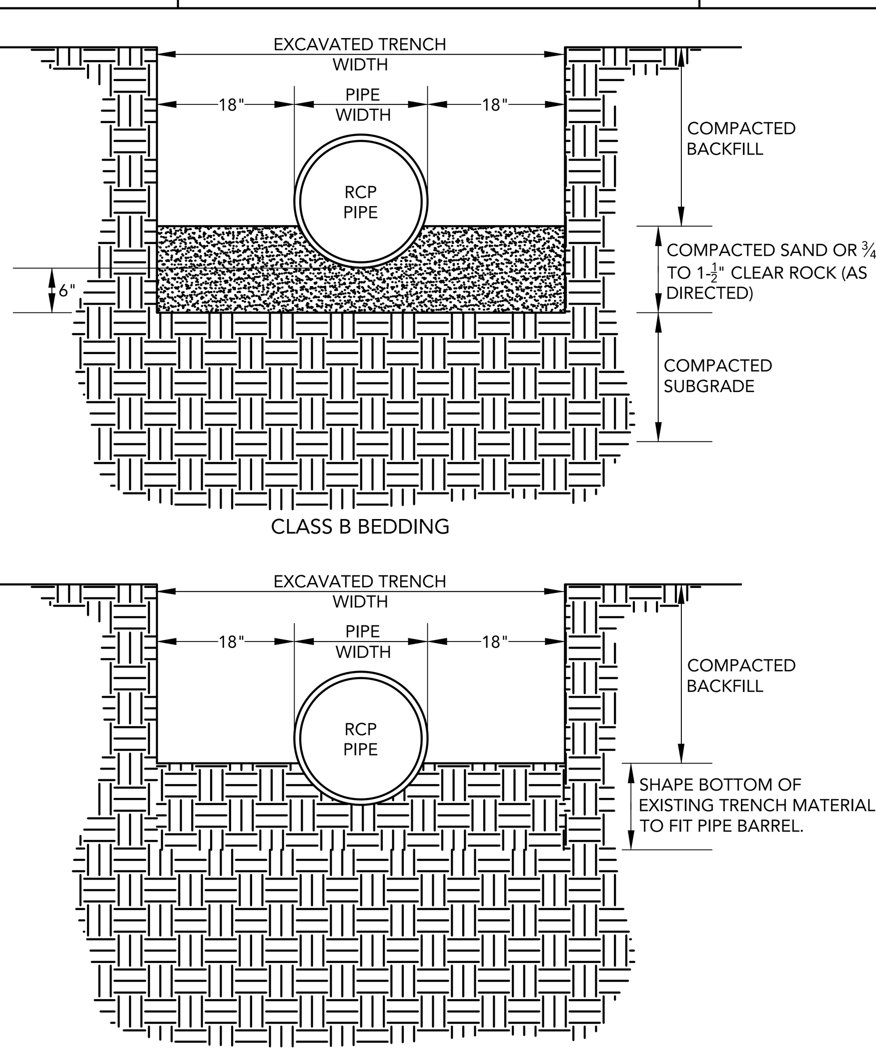
STANDARD SANITARY SEWER MANHOLE	LOUCKS PLATE NO. 4000	DRAWN 2/2016

(NEENAH CASTING NO. R-3067 WITH TYPE DR, DL, OR TYPE V GRATE OR APPROVED EQUAL)

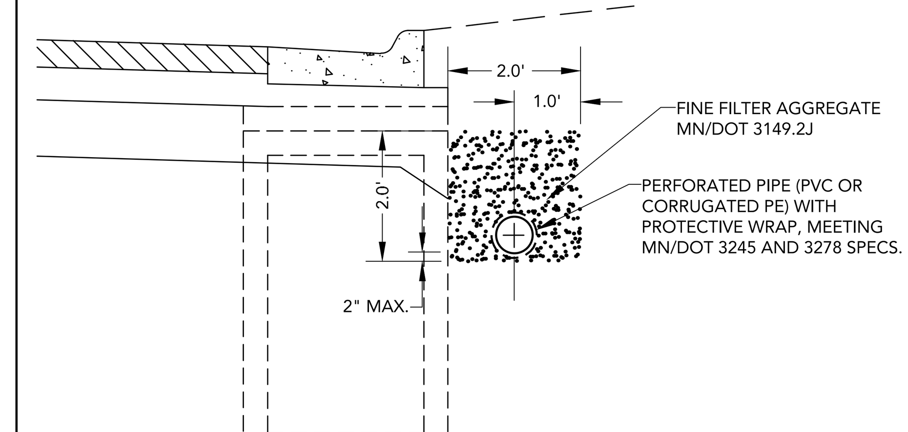


NOTES:
1. EXPANSION MATERIAL TO BE PLACED IN FIRST CURB JOINT, BOTH SIDES OF CATCH BASIN.
2. RECESS CATCH BASINS 2" BELOW GUTTER GRADE LINE.
3. FOR SURMOUNTABLE CURB, PROVIDE FACE OF CURB TRANSITION EXTENDING 10' ON EACH SIDE OF CATCH BASIN TO MATCH CASTING.

2'x3' CATCH BASIN (MAX. DEPTH 4.0')	LOUCKS PLATE NO. 4302	DRAWN 12/2016

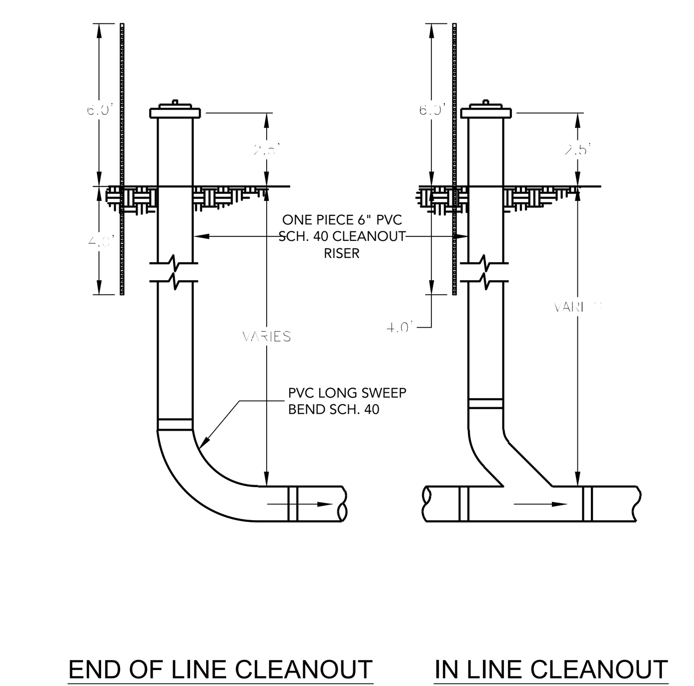


CONCRETE PIPE BEDDING	LOUCKS PLATE NO. 4310	DRAWN 2/2016



PERFORATED DRAIN TILE PIPE	LOUCKS PLATE NO. 4314	DRAWN 2/2016

NOTES:
- 6" HUB WITH THREADED PVC PLUG - DO NOT GLUE
- CASTING MAY BE REQUIRED SEE SPECIFICATIONS



END OF LINE CLEANOUT
IN LINE CLEANOUT

DRAINTILE CLEAN-OUT STRUCTURE	LOUCKS PLATE NO. 4315	DRAWN 2/2016

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Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

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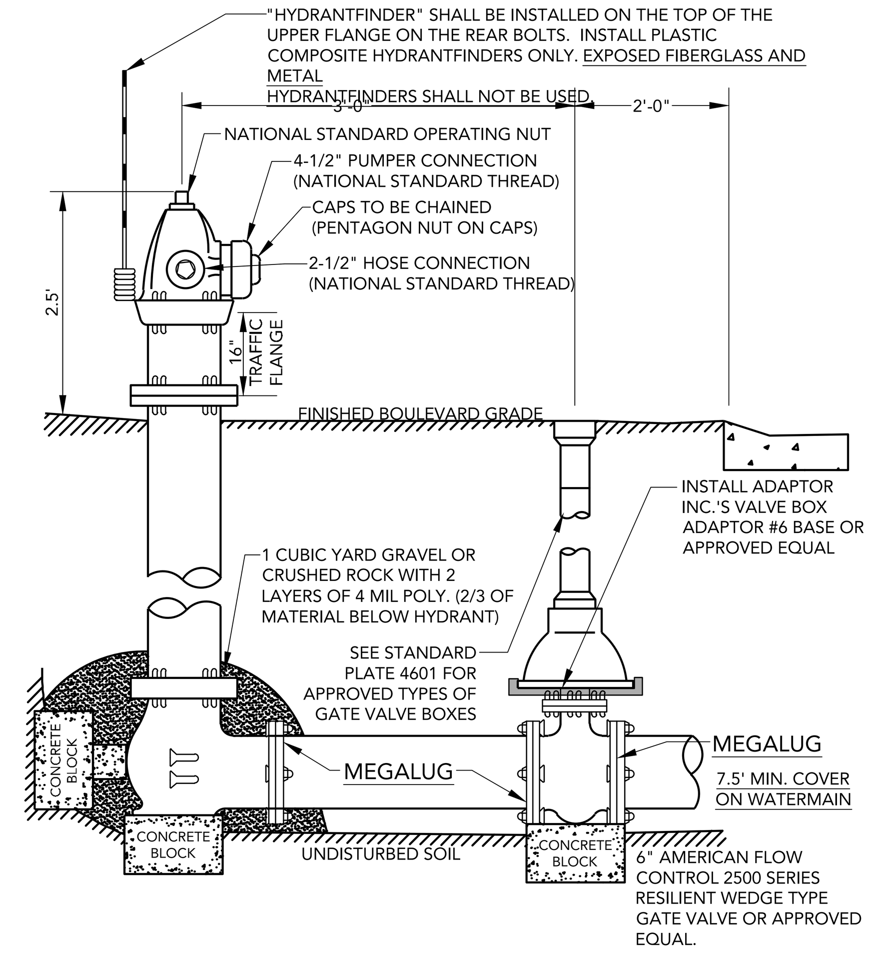
Review Date	12-21-2023

SHEET INDEX

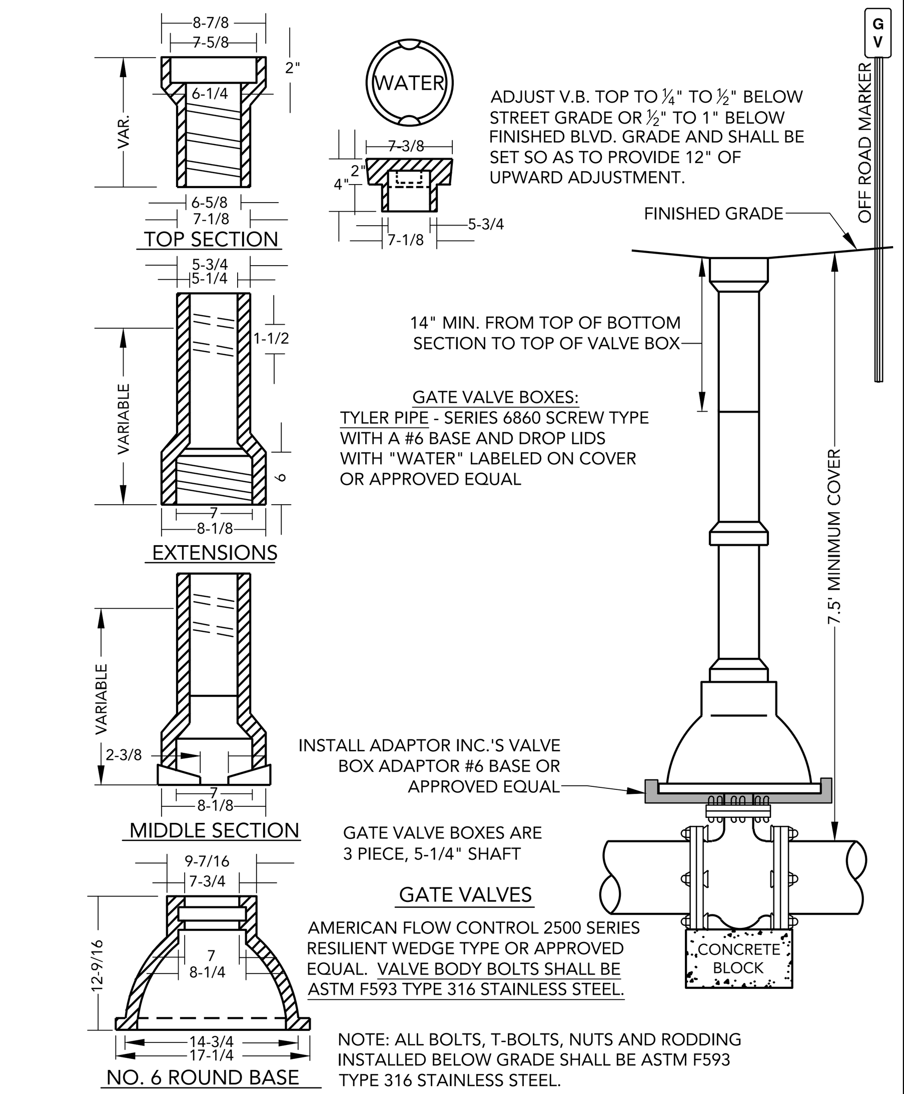
DETAILS

C8-1



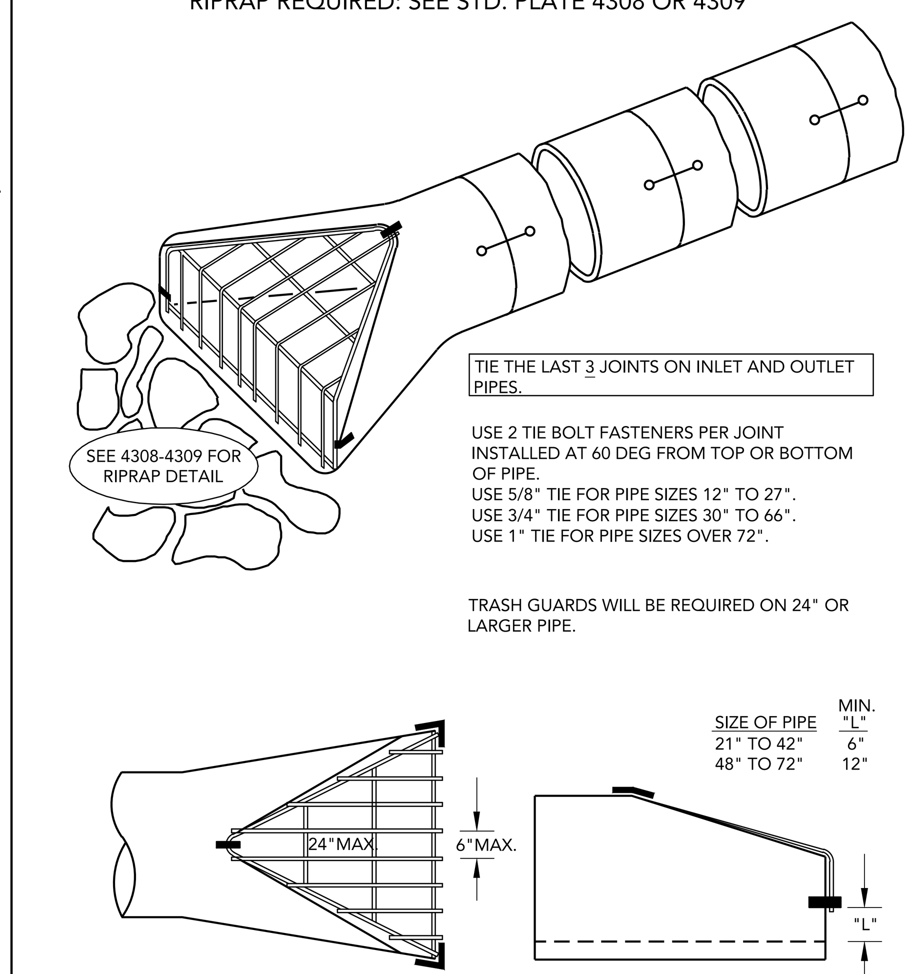
NOTES:
1. GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
2. THRUST BLOCKING REQUIRED BEHIND ALL HYDRANTS.
3. ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL. THIS INCLUDES HYDRANTS AND VALVES.

HYDRANT AND GATE VALVE INSTALLATION — LOUCKS PLATE NO. 4600 — DRAWN 12/2016



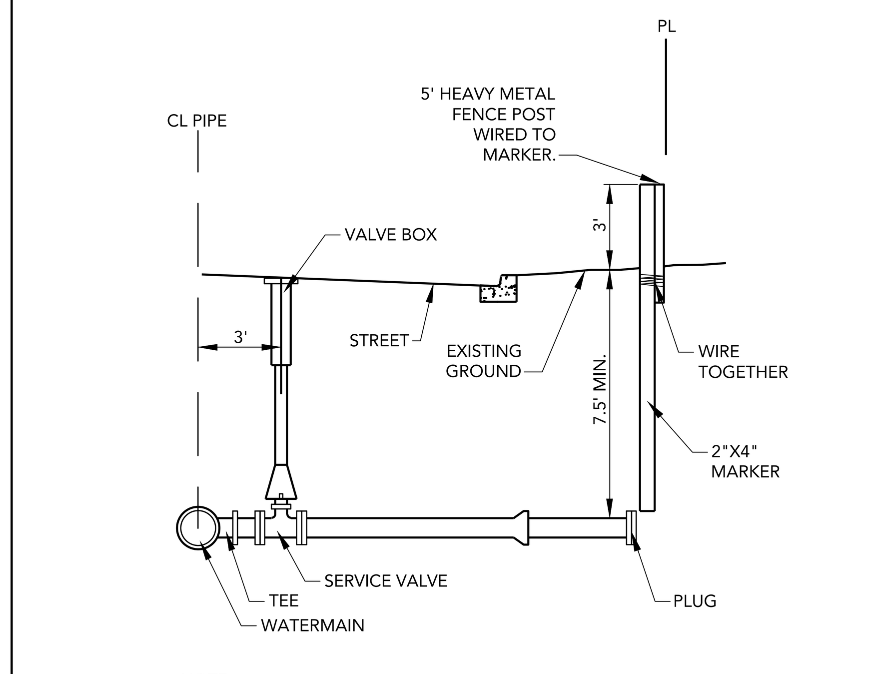
GATE VALVE AND BOX INSTALLATION — LOUCKS PLATE NO. 4601 — DRAWN 2/2016

RIPRAP REQUIRED: SEE STD. PLATE 4308 OR 4309



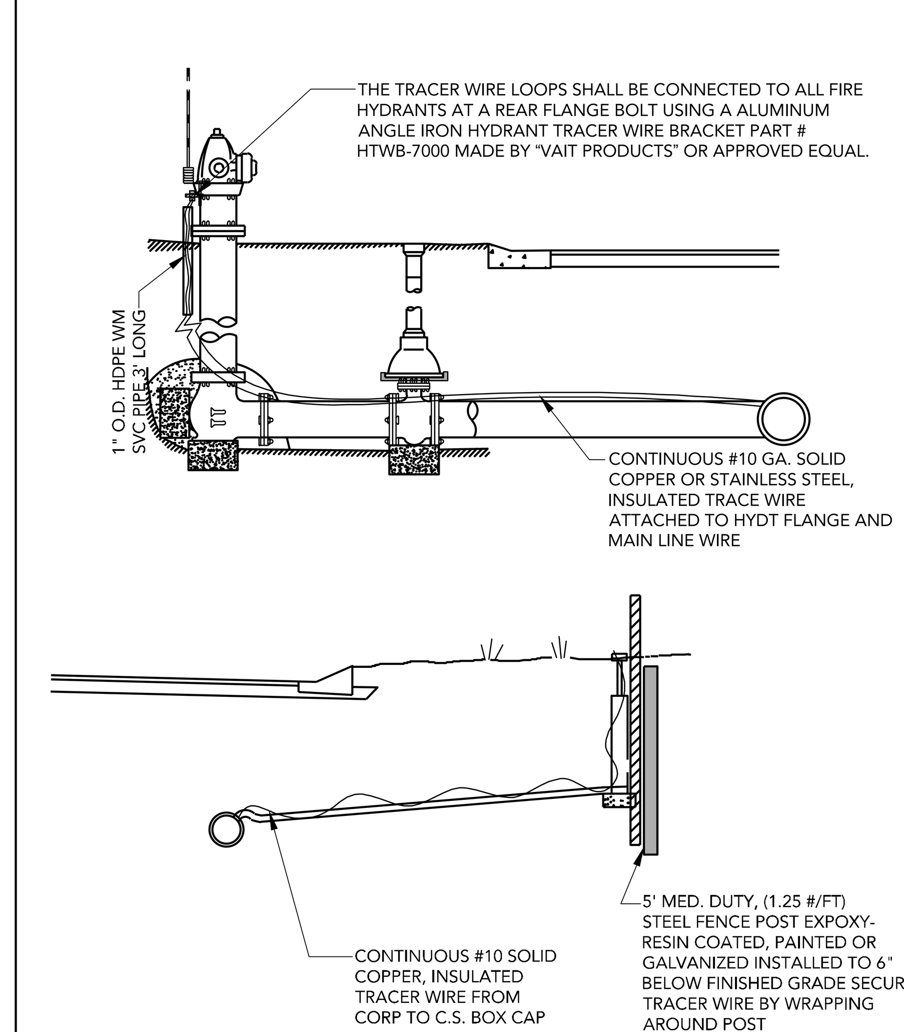
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. GALVANIZE AFTER FABRICATION.

TRASH GUARD RCP APRON — LOUCKS PLATE NO. 4306 — DRAWN 2/2016



NOTE:
VALVES SHALL BE TIED TO TEE AT MAIN WITH 2 3/4"ROUND TIE RODS.
ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL.

LARGE WATER SERVICE CONNECTION — LOUCKS PLATE NO. 4604 — DRAWN 2/2016

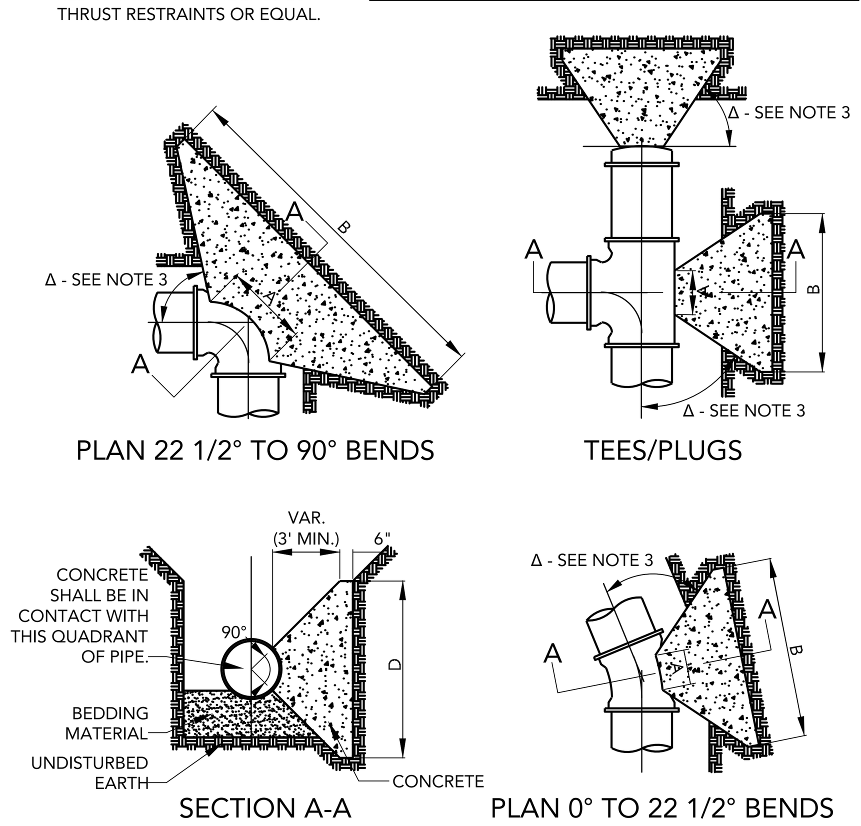


TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD — LOUCKS PLATE NO. 4605 — DRAWN 2/2016

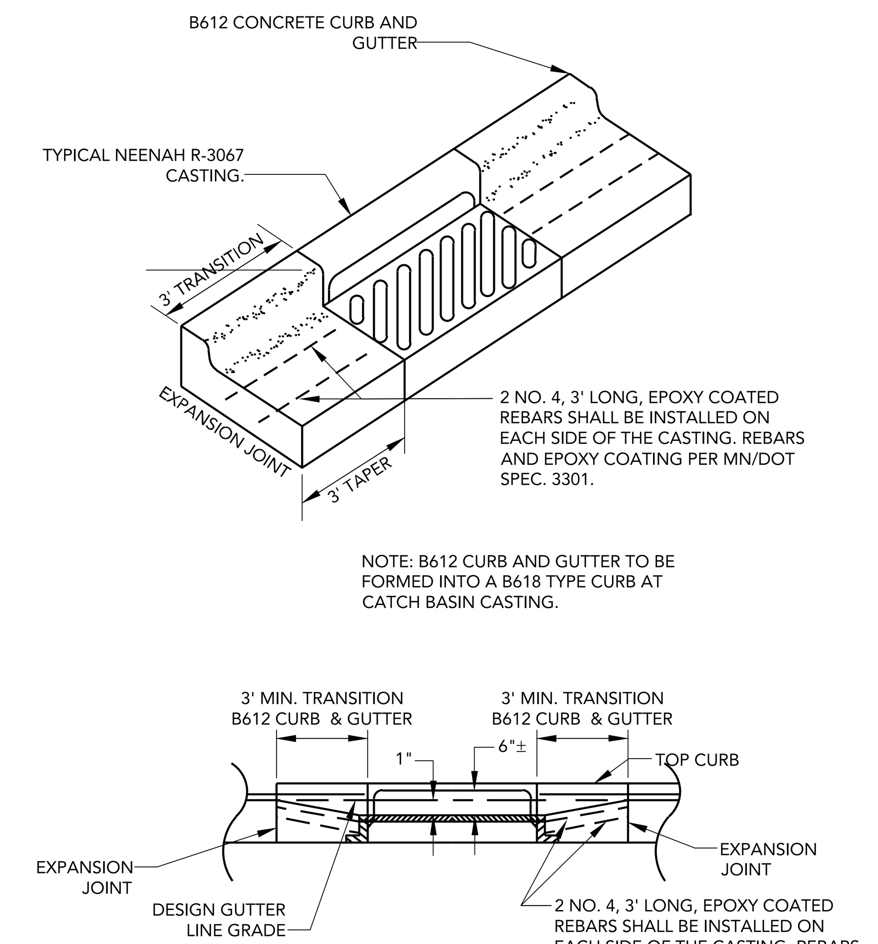
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION "A" SHOULD BE AS LARGE AS POSSIBLE.
3. Δ= 45° MINIMUM.
4. PLACE POLY SHEETING BETWEEN CONCRETE & PIPE.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH MEGALUGS THRUST RESTRAINTS OR EQUAL.

BUTTRESS DIMENSIONS

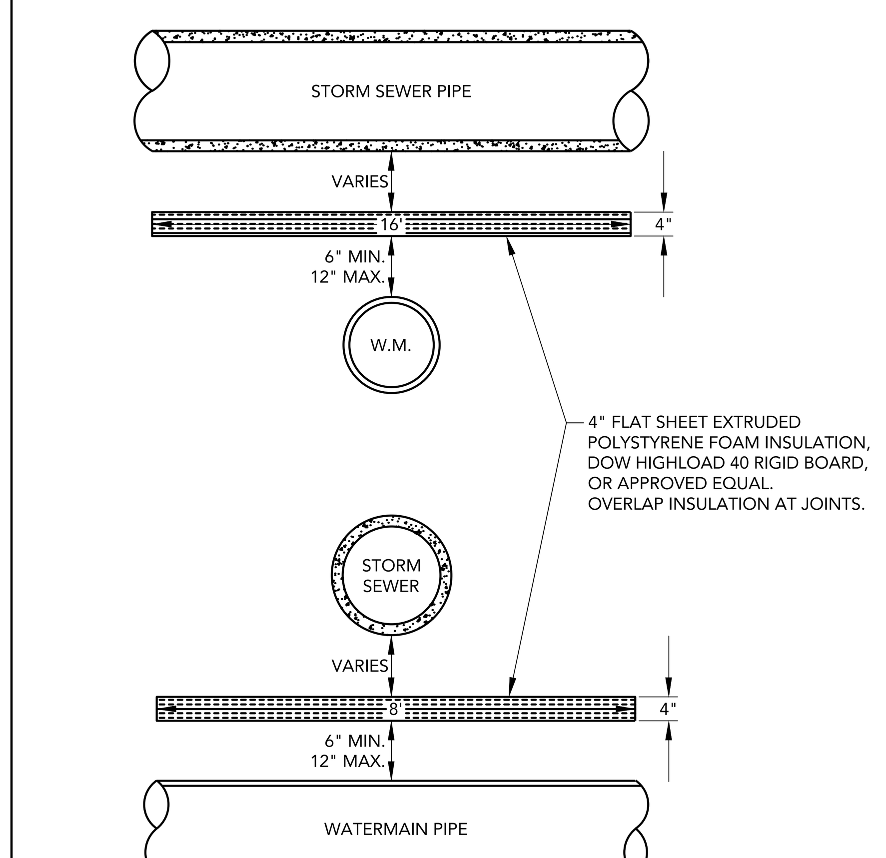
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND		TEE/PLUG	
	B	D	B	D	B	D	B	D
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"	2'-0"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"	1'-10"	2'-6"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"	3'-3"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"	4'-8"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"	5'-10"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	6'-9"	5'-0"



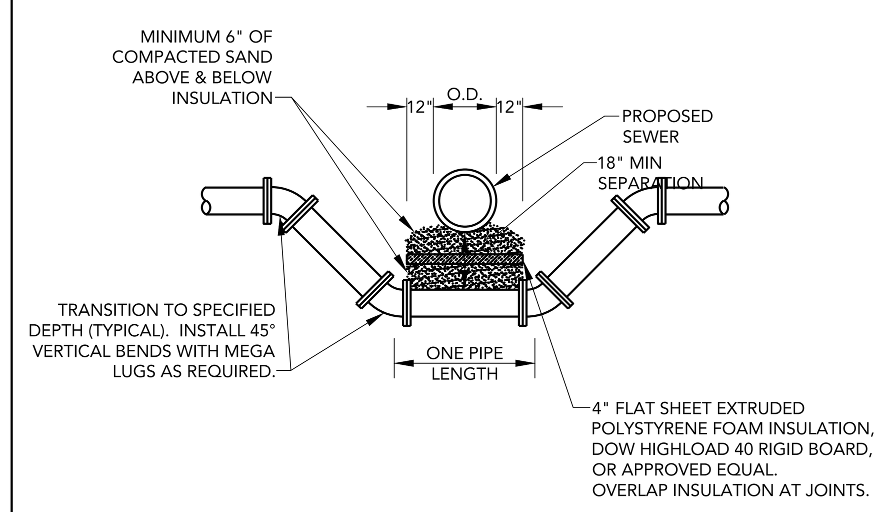
CONCRETE THRUST BLOCKING — LOUCKS PLATE NO. 4606 — DRAWN 2/2016



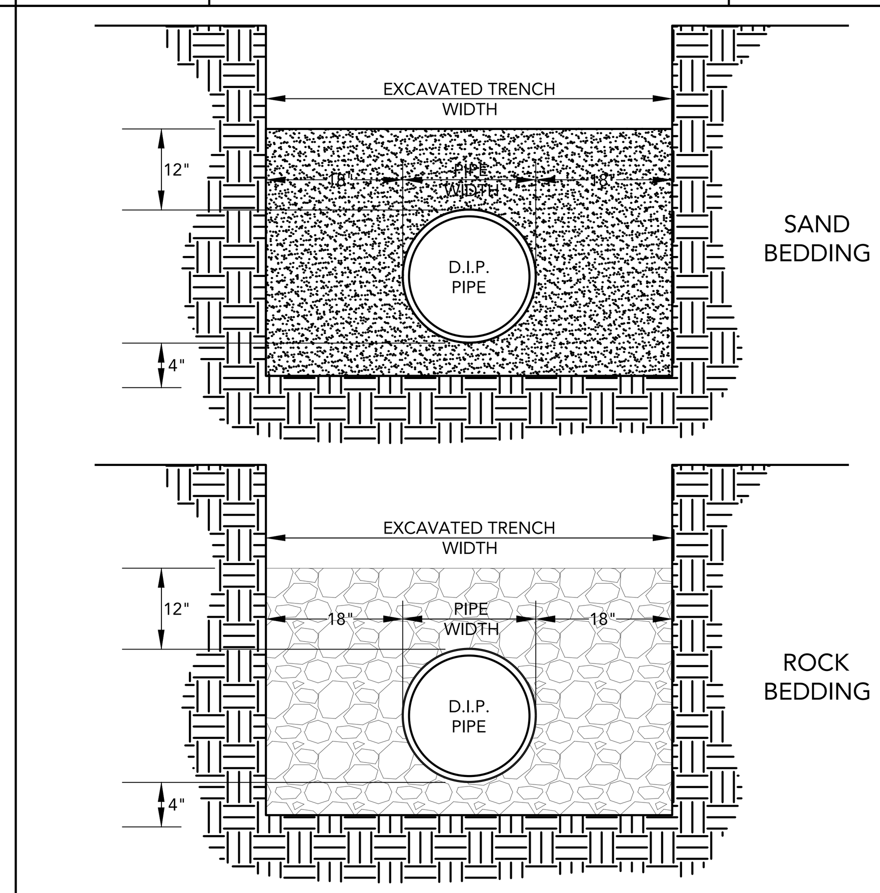
CATCH BASIN CASTING INSTALLATION B612 TO CASTING — LOUCKS PLATE NO. 4312 — DRAWN 12/2016



TYPICAL WATERMAIN INSULATION — LOUCKS PLATE NO. 4608 — DRAWN 2/2016



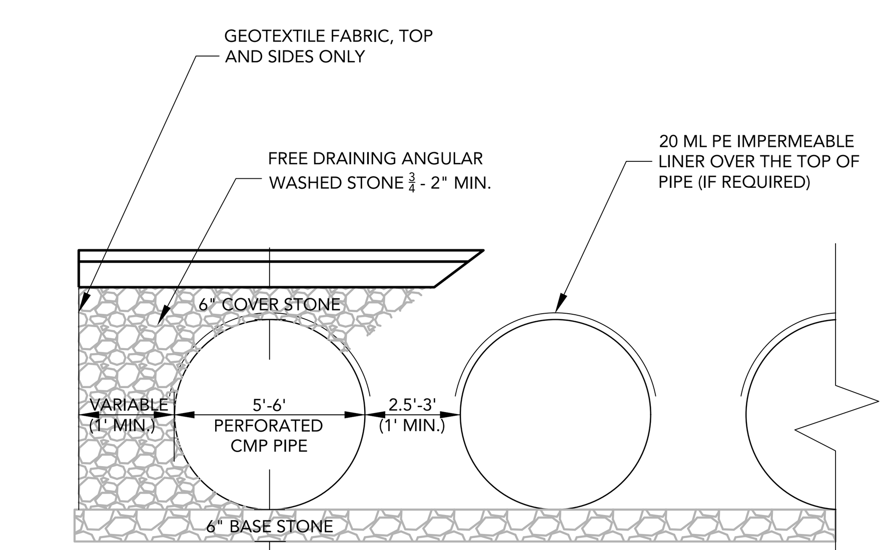
WATERMAIN UNDER SEWER DEFLECTION — LOUCKS PLATE NO. 4611 — DRAWN 2/2016



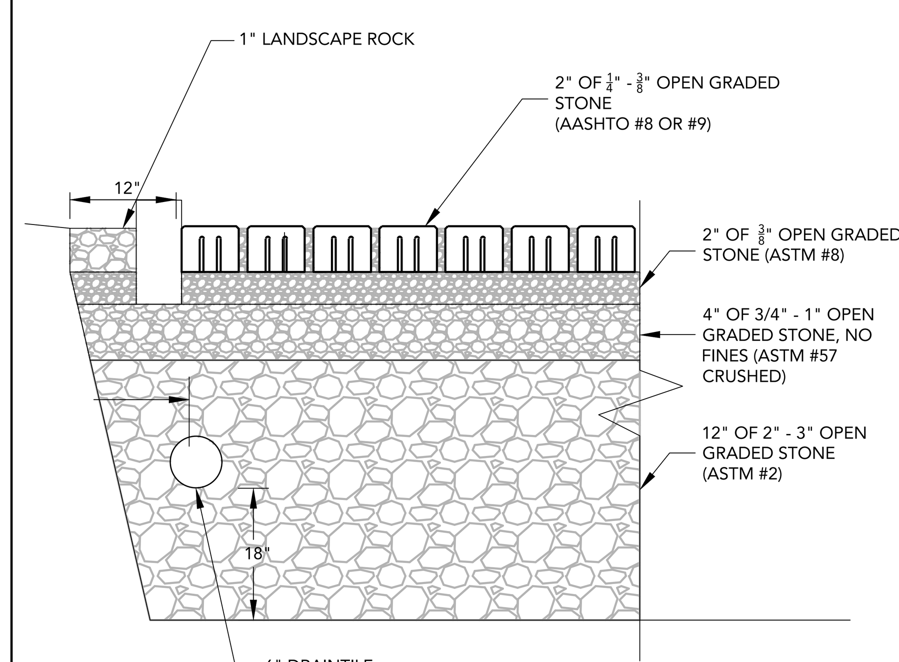
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.

ROCK BEDDING MATERIALS SHALL BE 3/4" TO 1-1/2" CLEAR ROCK. IF IN-SITU MATERIAL UNDER ROCK BEDDING IS UNSTABLE, USE AS MUCH ROCK AS NECESSARY TO STABILIZE.

DUCTILE IRON PIPE BEDDING — LOUCKS PLATE NO. 4615 — DRAWN 2/2016



NOTE:
IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date 12-21-2023

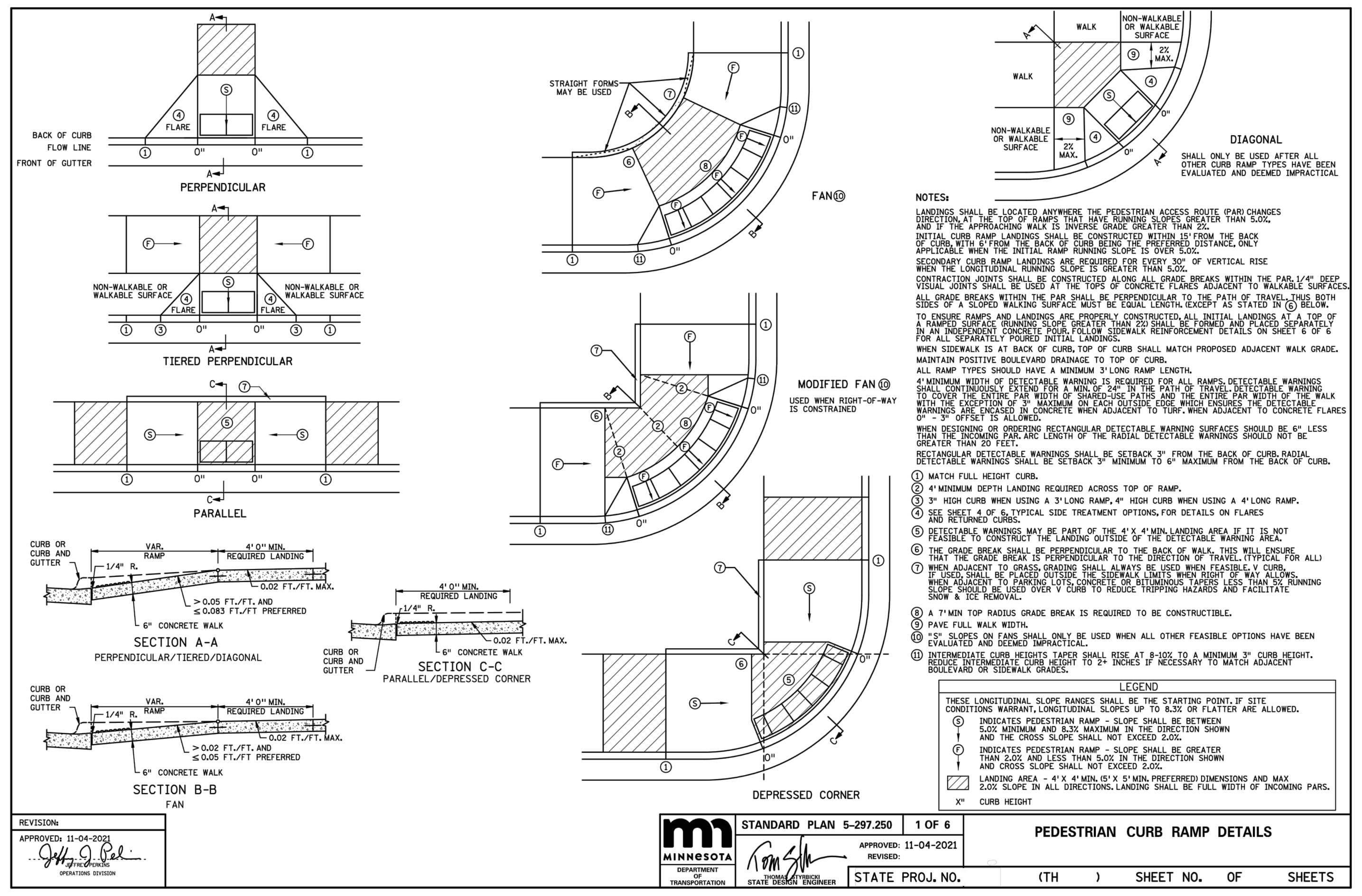
QUALITY CONTROL

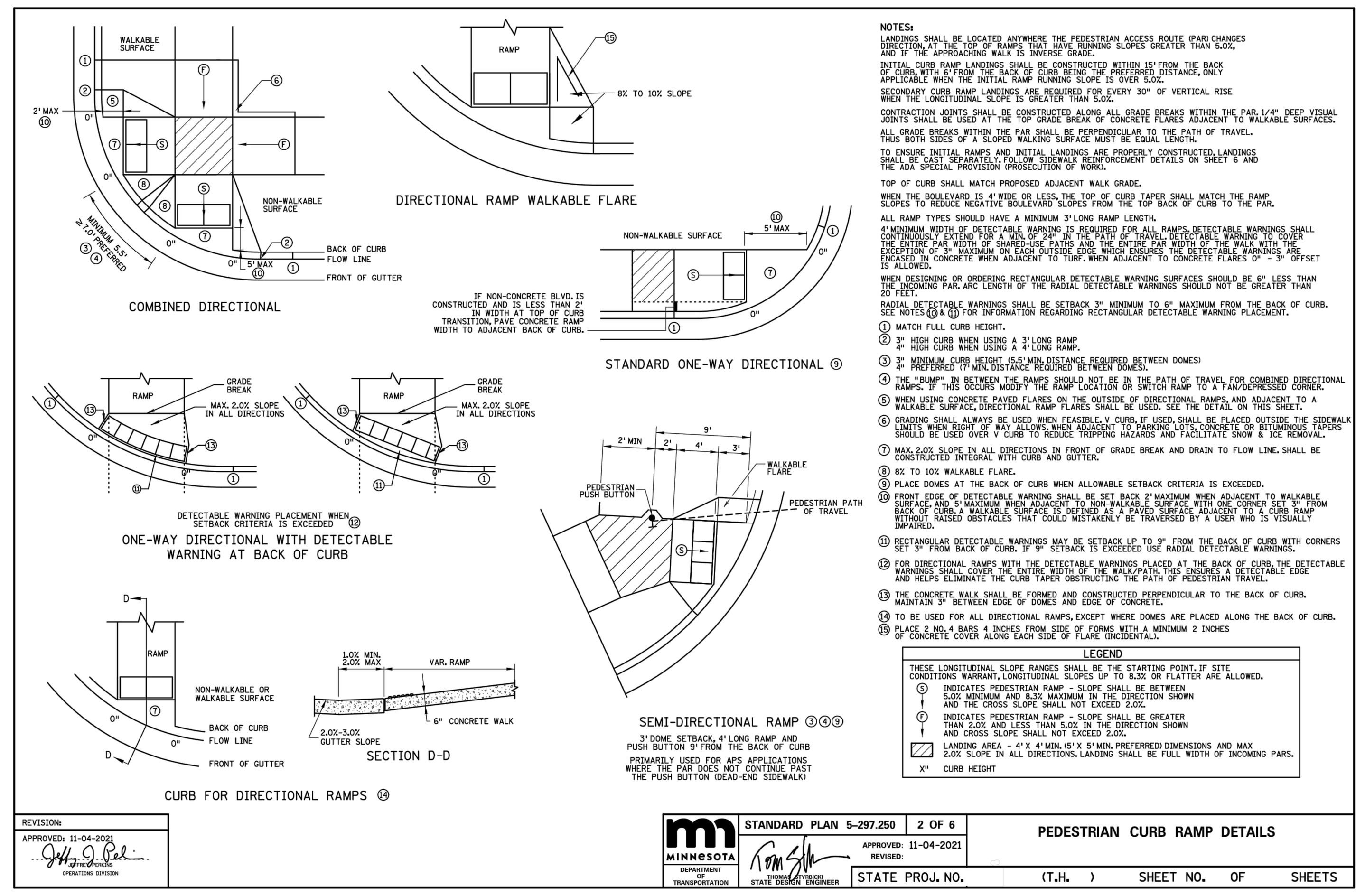
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

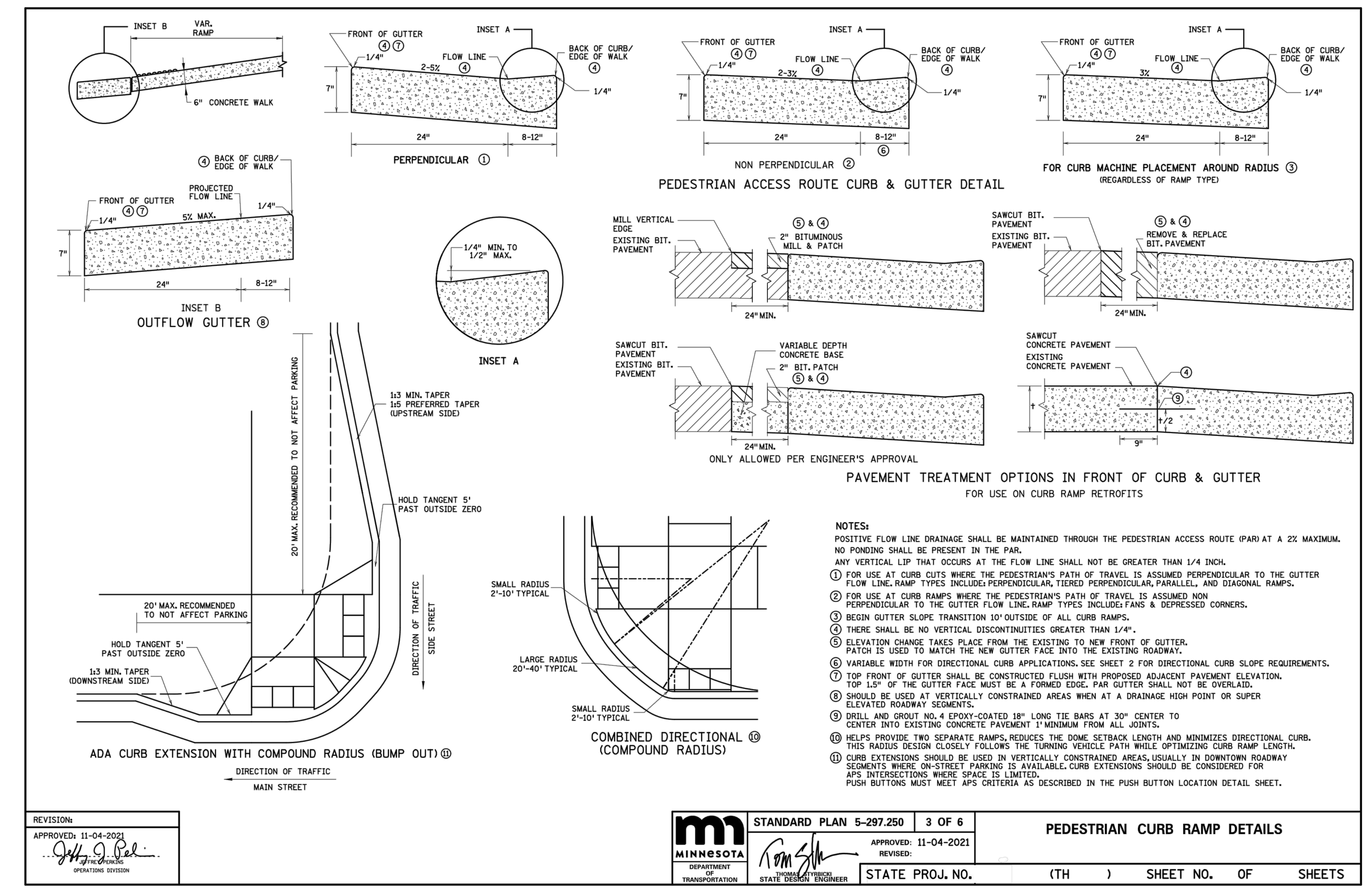
SHEET INDEX

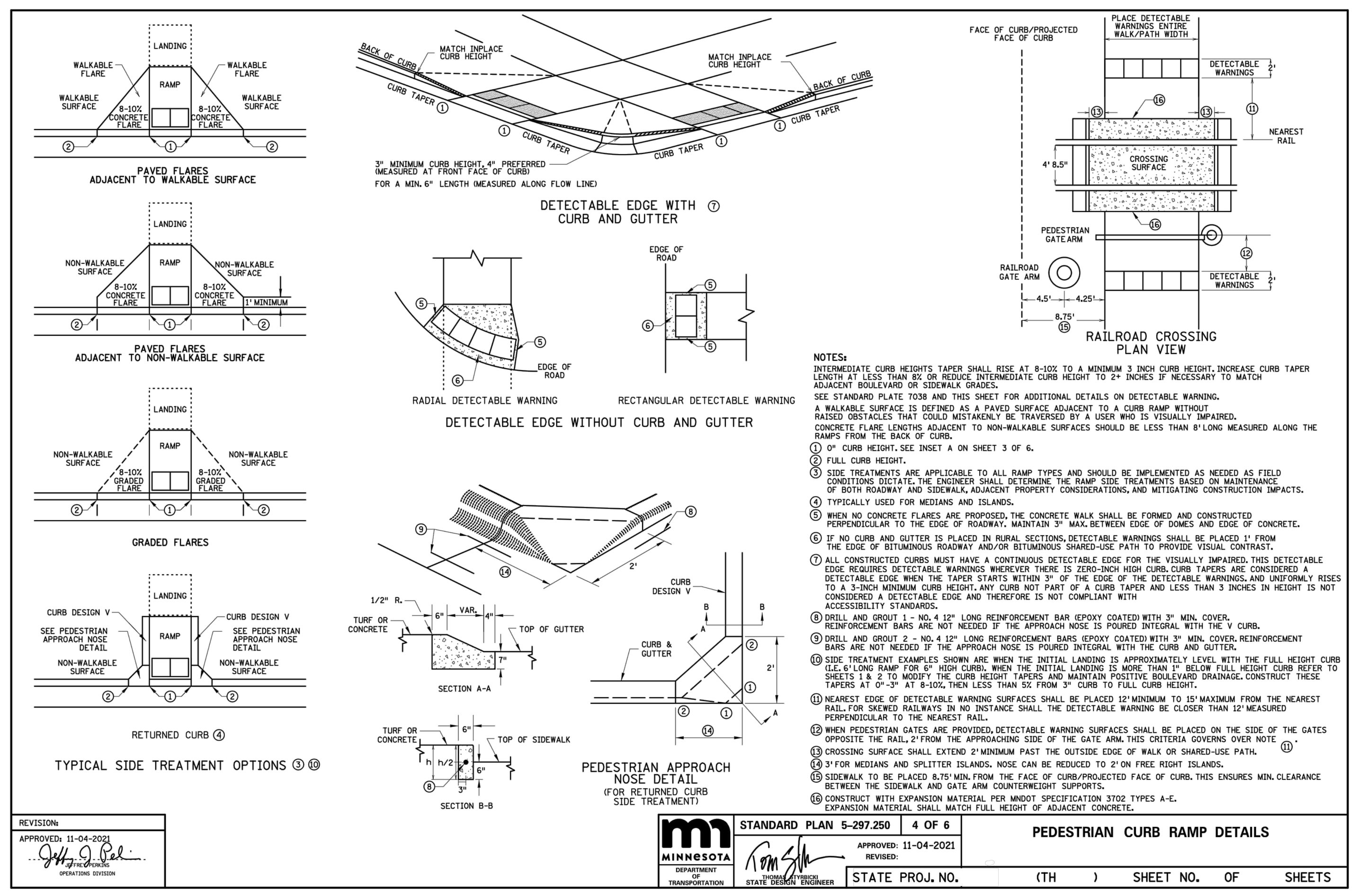
DETAILS

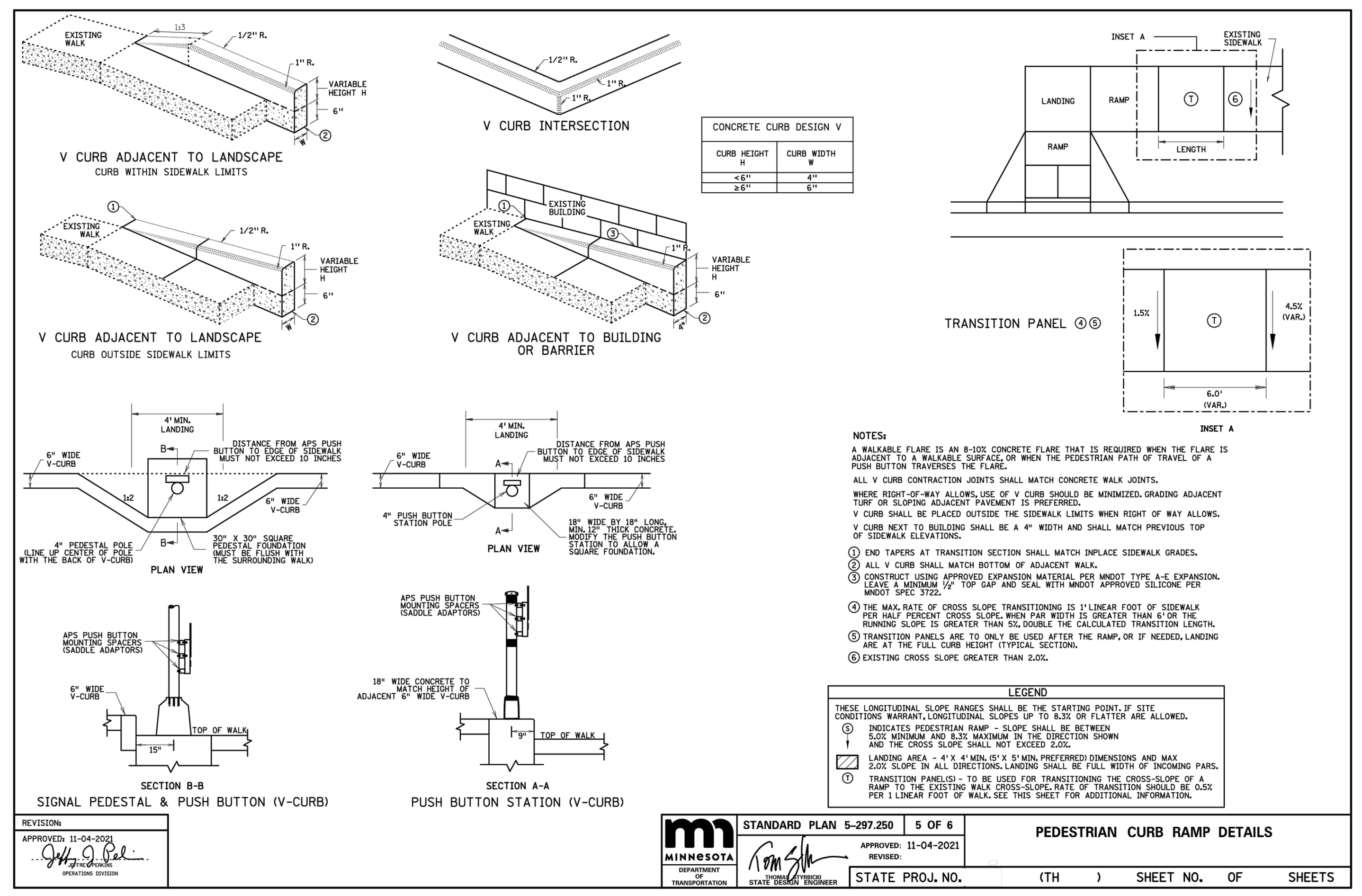
C8-2

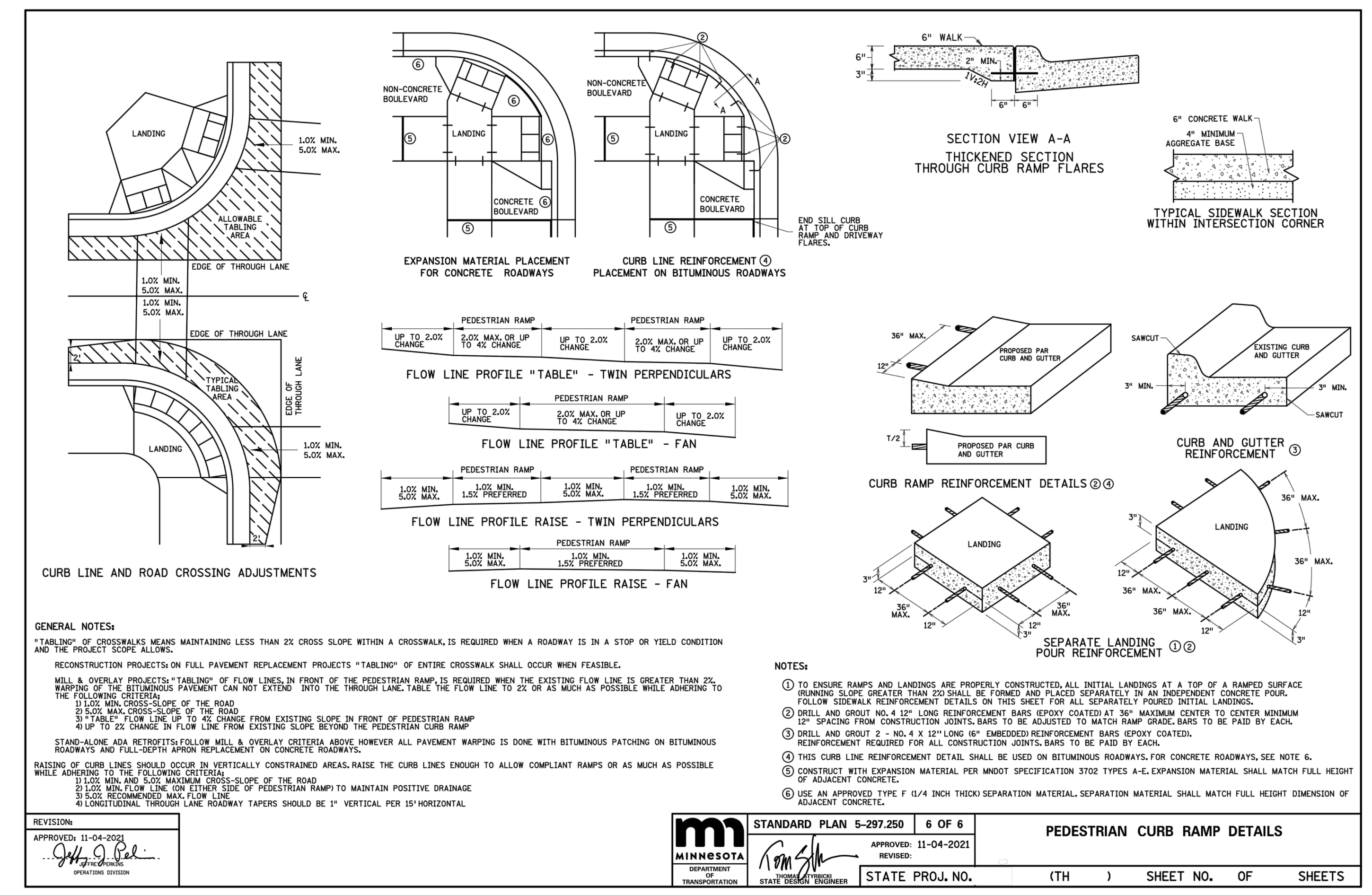












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Michael J. St. Martin - PE

License No.	24440
Date	12-21-2023

QUALITY CONTROL

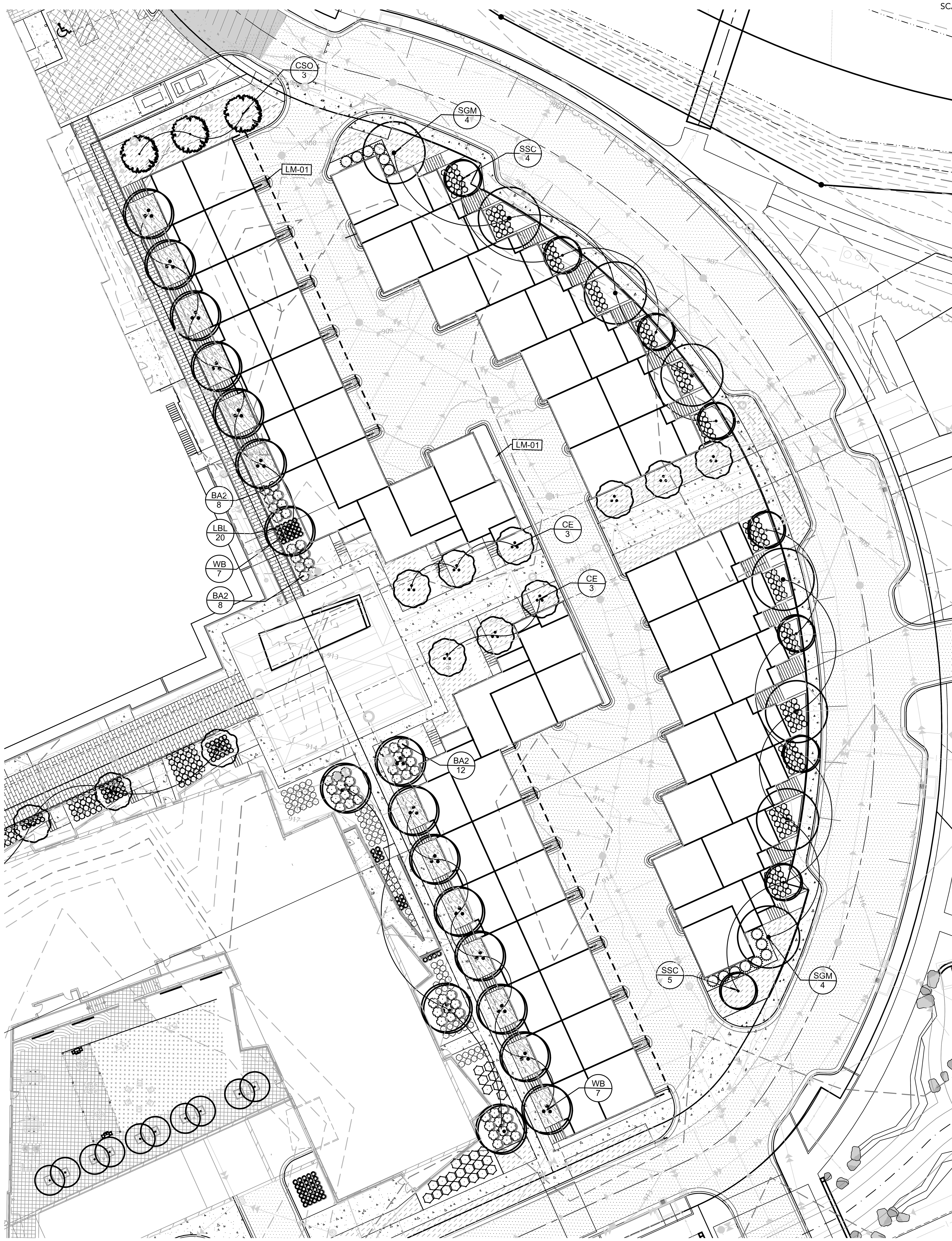
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

SHEET INDEX

DETAILS

C8-3

Plotted: 12 / 21 / 2023 2:18 PM W:\2020\20503A\CADD DATA\CIVIL_dwg Sheet Files\Phase 2 - Townhomes\C8-1 DETAILS



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

PLANT SCHEDULE TOWNHOME							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	
DECIDUOUS TREES							
	CSO	3	CRIMSON SPIRE OAK	QUERCUS ALBA X QUERCUS ROBUR	B & B	2.5"CAL	
	SGM	8	SIENNA GLEN MAPLE	ACER FREEMANII `SIENNA GLEN`	B & B	2.5"CAL	
	WB	15	WHITESPIRE BIRCH	BETULA POPULIFOLIA `WHITESPIRE SR.`	B & B	2.5"CAL	
ORNAMENTAL TREES							
	CE	9	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B & B	2.5"CAL	
	SSC	9	SPRING SNOW CRABAPPLE	MALUS X `SPRING SNOW`	B & B	1.5"CAL	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	SPACING
SHRUBS							
	ISH	70	INVINCIBELLE WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS `NCHA5'	5 GAL	24" HGT	30" o.c.
PERENNIALS							
	BA2	28	BLUE FALSE INDIGO	BAPTISIA AUSTRALIS	CONT.	5 GAL	48" o.c.
CONIFEROUS SHRUBS							
	SG	14	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS `SEA GREEN`	5 GAL	18" SPRD	60" o.c.
GRASSES							
	LBL	20	THE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM `THE BLUES`	1 GAL		24" o.c.
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	SIZE	CONT.	SPACING
SHRUB AREAS							
			WETLAND PLANTING				
	BA		BLACK SCALLOP AJUGA	AJUGA REPTANS `BLACK SCALLOP`	TRAY		10% @ 18" o.c.
	Cm		PALM SEDGE	CAREX MUSKINGUMENSIS	PLUG		30% @ 18" o.c.
	Cv2		BROWN FOX SEDGE	CAREX VULPINOIDEA	PLUG		30% @ 18" o.c.
	Fq		QUEEN-OF-THE-PRAIRIE	FILIPENDULA RUBRA	PLUG		15% @ 18" o.c.
	Iv		BLUE FLAG IRIS	IRIS VERSICOLOR	PLUG		15% @ 24" o.c.
GROUND COVERS							
	SOD		TURF SOD		SOD		

EDGING SCHEDULE					
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	COLOR
ED-01	LANDSCAPE EDGER	4/L4-1	32 94 13	STEEL	BLACK

LANDSCAPE MATERIALS SCHEDULE							
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
LM-01	ROCK MULCH TYPE 1 - TRAP ROCK	/	32 19 13	STONE	WASHED	NATURAL	2"-3" TRAP ROCK

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Kevin V. Kroen - LA
License No. 53757
Date 12-21-2023

QUALITY CONTROL

Loucks Project No. 20503T
Project Lead NWE
Drawn By KVK
Checked By NWE
Review Date 12-212023

SHEET INDEX

LANDSCAPE PLAN

L2-1

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD / ROCK MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

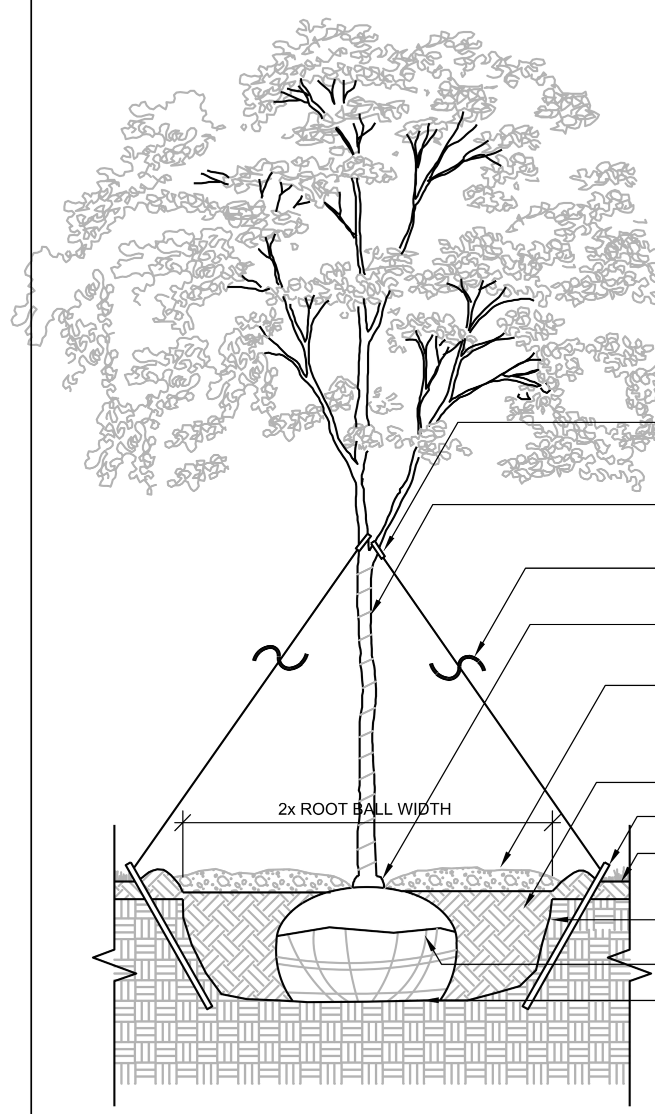
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

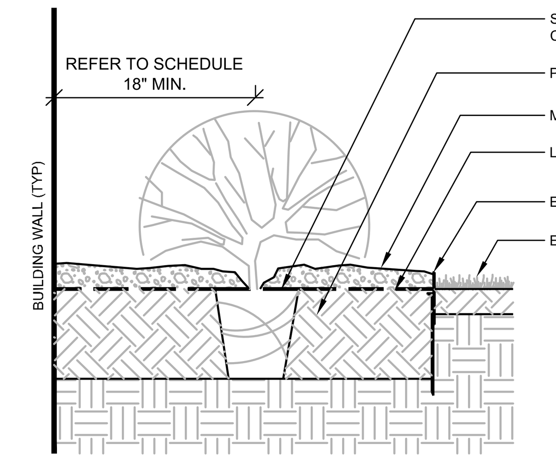
THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.
2. PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.
3. CUT BACK WIRE BASKET.
4. WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
5. CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.



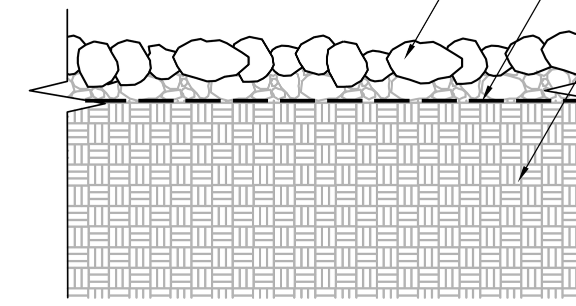
1	PLANTING - DECIDUOUS TREE	LOUCKS
	3/4" = 1'-0"	PROJ-2053A-01



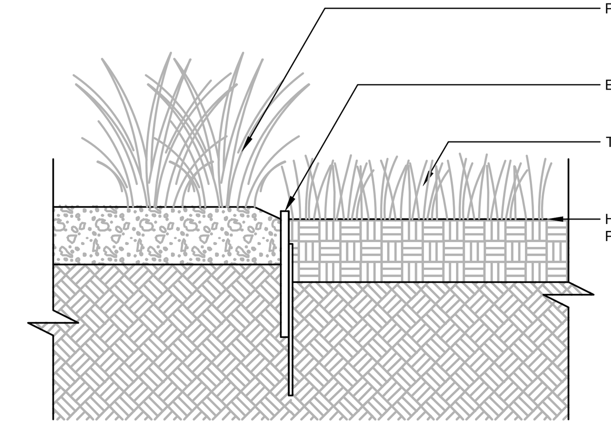
NOTES:

LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

2	PLANTING - SHRUB	LOUCKS
	1" = 1'-0"	PROJ-2053A-04



3	LM-01 - ROCK MULCH	LOUCKS
	1 1/2" = 1'-0"	PROJ-2053A-10



4	ED-01 - LANDSCAPE EDGER, TYP.	LOUCKS
	1 1/2" = 1'-0"	PROJ-2053A-12

325 BLAKE ROAD N

HOPKINS, MN

ALATUS LLC

80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

SUBMITTAL/REVISIONS

12/21/23 PUD AMENDMENT

THIS DRAWING SET IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Kevin V. Kroen - LA

License No.	53757
Date	12-21-2023

QUALITY CONTROL

Loucks Project No.	20503T
Project Lead	NWE
Drawn By	KVK
Checked By	NWE
Review Date	12-212023

SHEET INDEX

LANDSCAPE DETAILS

L4-1

Plotted: 12 / 21 / 2023 2:19 PM W:\2020\20503A\CADD DATA\LANDSCAPE_dwg Sheet Files\Phase 2 - Townhomes RC\L4-1 - Landscape Details

OUTLOT C MILE 14 ON MINNEHAHA CREEK

325 BLAKE RD
HOPKINS, MN 55343

ALATUS, LLC

IDS CENTER
80 SOUTH 8TH STREET
SUITE 4155
MINNEAPOLIS, MN 55402

LOUCKS

PLANNING
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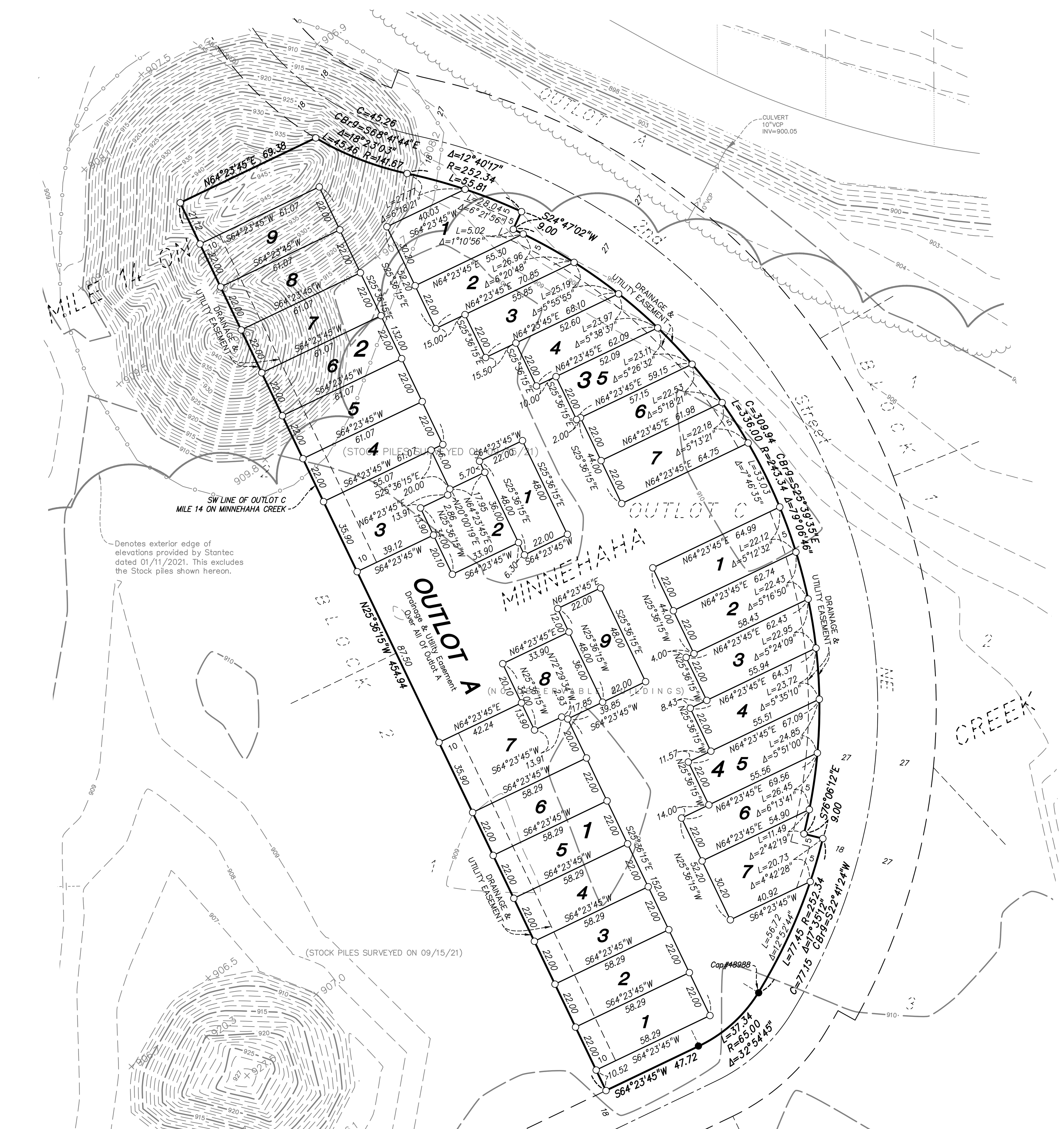


LEGAL DESCRIPTION

Outlot C, MILE 14 ON MINNEHAHA CREEK, Hennepin County, Minnesota.

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Alatus, LLC
IDS Center
80 S 8th Street, Suite 4155
Minneapolis, MN 55402
612-455-0712

1. Prepared December 14, 2023.
2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 325 Blake Road North, Hopkins, Minnesota 55343.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
3. Benchmark: MnDOT Name: 2706 A 1, Located in Hopkins, 0.1 mile south along Blake Road from the junction of Blake Road and Trunk Highway 7, then 0.2 mile west on Cambridge Street, 2.2 miles west of the junction of Trunk Highway 100 and Trunk Highway 7, 100.0 feet south of Trunk Highway 7, in the southeast corner of Cambridge Street bridge number 27574 over Minnehaha Creek.
   Elevation = 911.25 feet (NGVD29)

   Site Benchmark: Top nut of hydrant located in the southeast quadrant of Lake Street NE and Blake Road N.
   Elevation = 916.46 feet (NGVD29)
4. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (area is subject to flooding by the 1% annual chance flood) per Flood Insurance Rate Map No. 27053C0342F, Community Panel No. 2701660342F, effective date of 11/04/16.
5. The field work was completed on September 15, 2021.
6. The site is currently under construction.

ZONING INFORMATION

Current Zoning: I-2 General Industrial

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Hopkins Zoning Map and City Code, on 10/19/2021, information for the subject property is as follows:

Current Setbacks:
- Front 20 feet
- Front if across ROW from R District 50 feet
- Side 20 feet
- Side if across ROW from R District 40 feet
- Rear without alley abutting I or B District 20 feet
- Rear if abutting R District 40 feet
- Height 35 feet
- Height if abutting R District 35 feet

Sign Setbacks:
- Front 10 feet
- Side 10 feet
- Rear 10 feet
- Rear abutting R District 20 feet
- Front abutting a County Road 10 feet
- Side abutting a County Road 5 feet
- Rear abutting a County Road 10 feet
- 250 Square feet maximum. 4 square feet per front foot of lot plus 1 square foot per foot of side yard abutting a public right-of-way of 50 feet or more. Least width of frontage shall be considered front yard

Proposed Zoning: PUD Planed Urban Development: See Proposed Sight Plan for Proposed Setbacks.

SITE DATA

Areas:

Lot 1, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 2, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 3, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 4, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 5, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 6, Block 1	=	1,282 +/- square feet or	0.03 +/- acres
Lot 7, Block 1	=	1,867 +/- square feet or	0.04 +/- acres
Lot 8, Block 1	=	1,190 +/- square feet or	0.03 +/- acres
Lot 9, Block 1	=	1,056 +/- square feet or	0.03 +/- acres
Lot 1, Block 2	=	1,056 +/- square feet or	0.03 +/- acres
Lot 2, Block 2	=	1,191 +/- square feet or	0.03 +/- acres
Lot 3, Block 2	=	1,753 +/- square feet or	0.04 +/- acres
Lot 4, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 5, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 6, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 7, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 8, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 9, Block 2	=	1,344 +/- square feet or	0.03 +/- acres
Lot 1, Block 3	=	1,555 +/- square feet or	0.04 +/- acres
Lot 2, Block 3	=	1,394 +/- square feet or	0.03 +/- acres
Lot 3, Block 3	=	1,369 +/- square feet or	0.03 +/- acres
Lot 4, Block 3	=	1,266 +/- square feet or	0.03 +/- acres
Lot 5, Block 3	=	1,228 +/- square feet or	0.03 +/- acres
Lot 6, Block 3	=	1,314 +/- square feet or	0.03 +/- acres
Lot 7, Block 3	=	1,398 +/- square feet or	0.03 +/- acres
Lot 1, Block 4	=	1,409 +/- square feet or	0.03 +/- acres
Lot 2, Block 4	=	1,337 +/- square feet or	0.03 +/- acres
Lot 3, Block 4	=	1,306 +/- square feet or	0.03 +/- acres
Lot 4, Block 4	=	1,323 +/- square feet or	0.03 +/- acres
Lot 5, Block 4	=	1,354 +/- square feet or	0.03 +/- acres
Lot 6, Block 4	=	1,375 +/- square feet or	0.03 +/- acres
Lot 7, Block 4	=	1,499 +/- square feet or	0.03 +/- acres
Outlot A	=	25,877 +/- square feet or	0.59 +/- acres
Total Property Area	=	68,873 +/- square feet or	1.58 +/- acres

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 54850"
- FOUND CAST IRON MONUMENT
- ( ) INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- CB CATCH BASIN
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TC TOP OF CURB
- TNH TOP NUT HYDRANT
- RIM=972.5 INV=962.5–S; W INV=(962.5–S; W) STRUCTURE RIM & INVERT
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- POWER POLE
- ACCESS POST
- BENCH
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- GUY WIRE
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VALVE
- HAND HOLE
- TELEPHONE MANHOLE
- WATER MANHOLE / WELL
- HAND HOLE
- MONITORING WELL
- SIGN
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY SEWER SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- MAPPED STORM SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- MAPPED UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND GAS
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- PAVERS
- CONTOUR
- SPOT ELEVATION
- WATER LINE
- RAILROAD TRACKS
- TREE LINE
- DENOTES EXTERIOR EDGE OF CONTOURS FROM STANTEC DATED 01/11/2021
- MAPPED UNDERGROUND TELEPHONE
- MAPPED FORCE MAIN

CADD QUALIFICATION

SUBMITTAL/REVISIONS

12/18/23 SURVEY ISSUED

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DRAFT

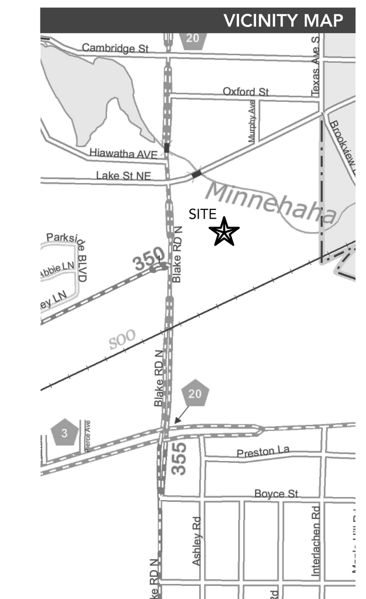
Max L. Stanislowski - PLS

License No. 48988
Date 12/18/23

QUALITY CONTROL

Loucks Project No.	21503T2
Project Lead	MLS
Drawn By	NJL
Checked By	MLS
Field Crew	SKS

VICINITY MAP



N

0 30 60
SCALE IN FEET

PRELIMINARY PLAT OF MILE 14 ON MINNEHAHA CREEK TOWNHOMES

1 OF 1

Plotted: 12 /18 / 2023 11:0 AM W:\2020\20503\CADD DATA\SURVEY\20503T2-PPLAT

MILE 14 ON MINNEHAHA CREEK TOWNHOMES

R.T. DOC. NO. ____________________

C.R. DOC. NO. ____________________

KNOW ALL PERSONS BY THESE PRESENTS: That Minnehaha Creek Watershed District, a Minnesota Statutes Chapter 103D governmental body, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Outlot C, MILE 14 ON MINNEHAHA CREEK, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as MILE 14 ON MINNEHAHA CREEK TOWNHOMES, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Minnehaha Creek Watershed District, a Minnesota Statutes Chapter 103D governmental body, has caused these presents to be signed by its proper officer this _______ day of _______________________, 20______.

MINNEHAHA CREEK WATERSHED DISTRICT

____

JAMES WISKER, DISTRICT ADMINISTRATOR

STATE OF ____________________
COUNTY OF __________________

This instrument was acknowledged before me this ________ day of _______________________, 20______, by James Wisker, as District Administrator of Minnehaha Creek Watershed District, a Minnesota Statutes Chapter 103D governmental body, on behalf of the governmental body.

______________________________ ______________________________

Signature Printed Name, Notary
Notary Public, ______________________ County, ____________________
My Commission Expires ________________________

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ________ day of _________________________, 20______.

____

Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ________ day of _______________________, 20______,
by Max L. Stanislowski.

______________________________ ______________________________

Signature Printed Name, Notary
Notary Public, _____________ County, Minnesota
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

This plat of MILE 14 ON MINNEHAHA CREEK TOWNHOMES was approved and accepted by the City Council of the City of Hopkins, Minnesota, at a regular meeting thereof held this ________ day of _________________________, 20______, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Hopkins, Minnesota

By: ____, Mayor By: ____________________________________, Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20______ and prior years have been paid for land described on this plat, dated this ________ day of _______________________, 20______.

__________ ___________________________, County Auditor By: ____________________________________, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this ________ day of _______________________, 20______.

Chris F. Mavis, County Surveyor By: ____________________________________

REGISTRAR OF TITLES, Hennepin County, Minnesota

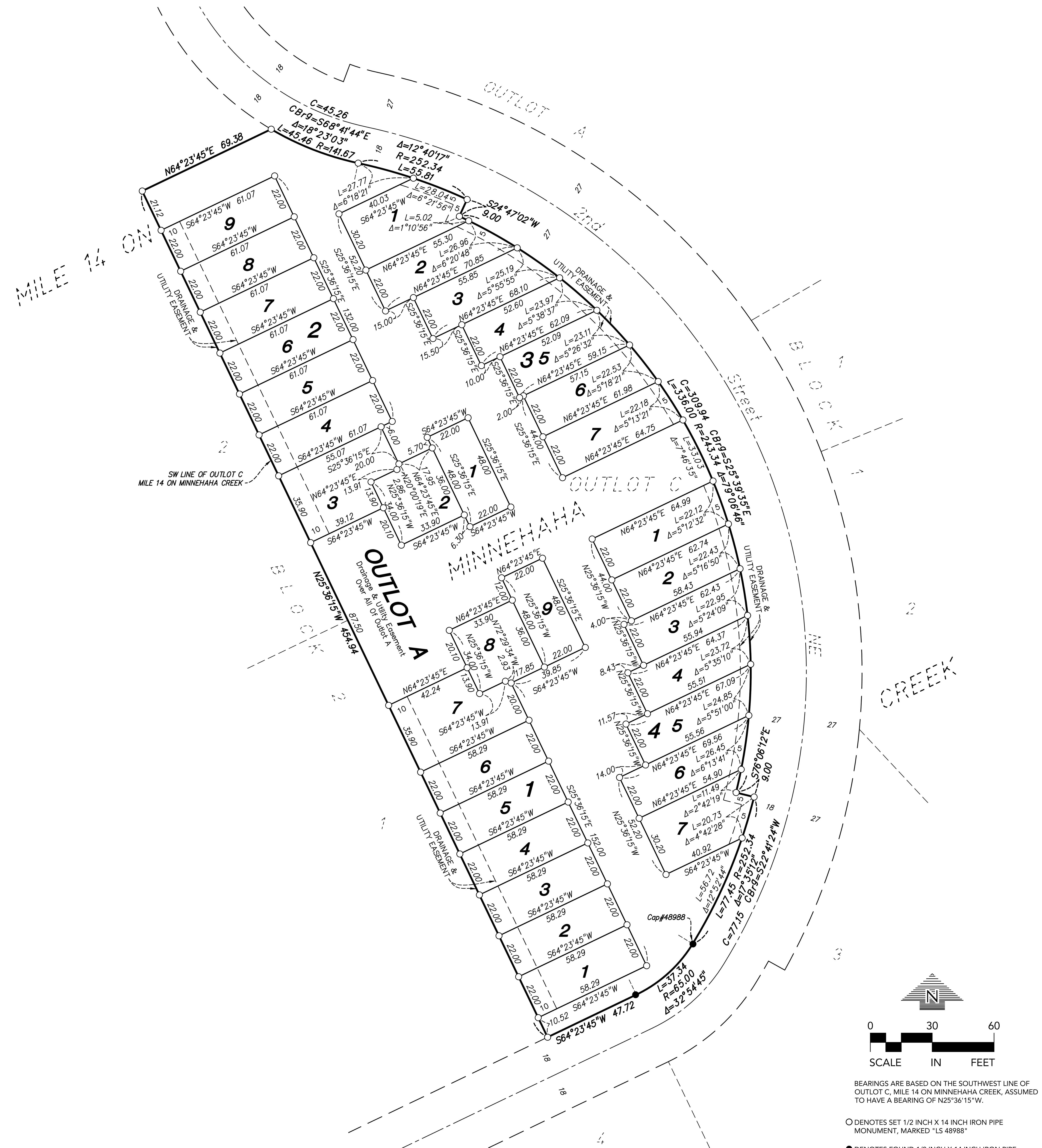
I hereby certify that the within plat of MILE 14 ON MINNEHAHA CREEK TOWNHOMES was filed in this office this ________ day of _______________________, 20______, at ______ o'clock _____.M.

Amber Bougie, Registrar of Titles By: ____________________________________, Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of MILE 14 ON MINNEHAHA CREEK TOWNHOMES was recorded in this office this ________ day of _______________________, 20______, at ______ o'clock _____.M.

Amber Bougie, County Recorder By: ____________________________________, Deputy



N

0 30 60

SCALE IN FEET

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF OUTLOT C, MILE 14 ON MINNEHAHA CREEK, ASSUMED TO HAVE A BEARING OF N25°36'15"W.

○ DENOTES SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT, MARKED "LS 48988"

● DENOTES FOUND 1/2 INCH X 14 INCH IRON PIPE MONUMENT, UNLESS OTHERWISE NOTED

LOUCKS

ALATUS

325 Blake Road – Neighborhood Meeting Minutes

Date:	Tuesday January 16, 2024
5:30-5:40pm	Bob Lux (Alatus) gave an overview of the 325 Blake Road development as well as an overview of other Alatus projects both past and present
5:40-5:50pm	Ben Landhauser (Lifestyle Communities) gave an overview of their part in the 325 Blake Road project, what Artessa is as a brand, and some of their other projects
5:50-6:00pm	Mike Waldo (Ron Clark) spoke about who they are as an organization and their part in 325 Blake Road
6:00-6:10pm	A representative from the MCWD explained their part in the 325 Blake Road project
6:10pm	Meeting wrapped up
Attendees:	From the neighborhood there were 3 attendees, a single man and a couple. The man did have any questions or raise any concerns. The couple asked Barrett (Alatus) at the end of the meeting why the tower was now 16 stories instead of 14, took a takeaway sheet with the QR code to the city's development website and left the meeting. Attendees were asked to sign-in but did not therefore there is no sign-in sheet to forward.
Misc:	A list of upcoming meetings was provided to attendees as well as a take away sheet that guides them to the city's development website so they can track the project's progress.

BUILDING A 5 story	112 units	891 s.f.

PODIUM PARKING - 2 levels- 147 spaces
LONG TERM BIKE PARKING - 64 spaces
SHORT TERM BIKE PARKING - 6 spaces

CLUBHOUSE & LEASING -2,300 s.f.

SENIOR COOP

BUILDING B 5 story	112 units	1,246 s.f.

PODIUM PARKING - 2 levels- 184 spaces
LONG TERM BIKE PARKING - 58 spaces
SHORT TERM BIKE PARKING - 6 spaces

CLUBHOUSE - 8,000 (total area)

BUILDING C 15 story	214 units	765 s.f.
5 story	175 units	721 s.f.

PARKING - 7 levels-520 spaces
LONG TERM BIKE PARKING - 216 spaces
SHORT TERM BIKE PARKING - 25 spaces

TOTAL UNITS PER BUILDING

Building	units	stories	NET avg
Building A	112 units	5 story	891 s.f
Building B	112 units	5 story	1,246 s.f
Building C-Tower	214 units	15 story	765 s.f
Building C-Wrap	175 units	5 story	721 s.f
Building D	187 units	5 story	677 s.f
Townhomes	33 units	3 story	1,790 s.f
Rest./boat house		1 story	
TOTALS	833 units		

townhomes 3 story	33 units	1,790 s.f.

Town homes garages- 66 spaces

RESTAURANTS-8,900 s.f.

BUILDING D 5 story	187 units	677 s.f.

PARKING - 5 levels- 277 spaces
LONG TERM BIKE PARKING - 102 spaces
SHORT TERM BIKE PARKING - 10 spaces

CLUBHOUSE -3,500 s.f.

0 40 80 120
SCALE: 1" = 40'
NORTH

OVERALL SITE PLAN LEGEND

HARDSCAPE
- ARTIFICIAL TURF
- DECKING
- BRIDGE
- CONCRETE PAVING
- CONCRETE PAVING - VEHICULAR
- DECORATIVE CONCRETE PAVING
- CONCRETE UNIT PAVERS
- CONCRETE UNIT PAVERS - VEHICULAR
- PERMEABLE CONCRETE UNIT PAVERS
- PERMEABLE CONCRETE UNIT PAVERS - VEHICULAR
- LIMESTONE UNIT PAVERS
- LIMESTONE FLAGGING
- CUT LIMESTONE TIERED BLOCKS
- CRUSHED AGGREGATE

LANDSCAPE
- LANDSCAPE PLANTING AREA
- STORMWATER PLANTING AREA
- TURF GRASS
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERGOLA
- WATER / WATER FEATURE

OVERALL SITE INFORMATION

SITE AREA:	543,446 sf
BUILDING FOOTPRINT:	224,881 sf (43%)
HARDSCAPE / IMPERVIOUS AREA:	185,168 sf (34%)
LANDSCAPE / PERVIOUS AREA:	123,397 sf (23%)
TREES:	316
SHRUBS:	3,066
GROUNDCOVER:	51,500 sf

325 BLAKE ROAD N
HOPKINS, MN

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DF/ DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue Suite 7050
Minneapolis, MN 55415 p: 612.332.7522

CADD QUALIFICATION

SUBMITTAL/REVISIONS
10/22/21 CITY SUBMITTAL
10/29/21 CITY RESUBMITTAL
11/15/21 CITY RESUBMITTAL

PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QUALITY CONTROL

DF/ Project No.	19-199B
Project Lead	JM
Drawn By	AM/JH
Checked By	JM/TW
Review Date	

SHEET INDEX

MASTER DEVELOPMENT PLAN

L1-1

Plotted: 11/15/2021 1:47 PM \2020 Projects\20-199B 325 Blake Road - Alatus\0 CAD\20-199B_PUD