

325 BLAKE ROAD - SITE B (BUILDING B)

325 BLAKE ROAD, HOPKINS, MN

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: 
Typed or printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 10/29/2021

PUD SUBMITTAL
10/29/2021

#	DATE	COMMENTS

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SHEET CONTENTS:
SITE B - TITLE SHEET

SHEET NO.

A101B

21180

BUILDING METRICS

325 BLAKE ROAD		ALATUS, LLC		2021180			
UNIT TABULATION - BUILDING B-5 STORY SENIOR COOP WITH 2 LVL PODIUM PARKING				10/22/21			
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
A0	1br/1ba	800	4	4	4%	3,200	8%
A1	1br/1ba	840	5	5	4%	4,200	8%
A2	1br/1ba	1,080	10	10	9%	10,800	9%
B1	2br/2ba	1,070	10	20	9%	10,700	9%
B2	2br/2ba	1,120	18	36	16%	20,160	16%
B3	2br/2ba	1,140	9	18	8%	10,260	8%
B4	2br/2ba	1,180	5	10	4%	5,900	17%
B5	2br/2ba	1,260	5	10	4%	6,300	
B6	2br/2ba	1,300	10	20	9%	13,000	
B7	2br/2ba	1,400	5	10	4%	7,000	20%
B8	2br/2ba	1,470	7	14	6%	10,290	
B9	2br/2ba	1,500	5	10	4%	7,500	9%
B10	2br/2ba	1,515	5	10	4%	7,575	
B11	2br/2ba	1,600	10	20	9%	16,000	13%
B12	2br/2ba	1,700	4	8	4%	6,800	
TOTALS			112	205	100%	139,585	100%

UNIT AVERAGE NET SF: 1,246

* 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, PATIOLAS, LOUNY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF: 1,246 S.F.
Chairs/seat: 5,448 S.F.

PARKING: 184 SPACES
RATIO: 1.64 SPACES/UNIT

DRAWING INDEX

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A421	BUILDING B - FLOOR PLANS
A422	BUILDING B - ELEVATIONS
A423	BUILDING B - ELEVATIONS
A424	BUILDING B - MATERIAL BOARD
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L2-1B	LANDSCAPE PLAN AND SCHEDULES
L4-1B	SECTIONS
L5-1	PLANTING AND SCREENING DETAILS

PROJECT TEAM

OWNER/DEVELOPER: Alatus, LLC

ARCHITECT: Humphreys & Partners Architects, LP
5339 Alpha Road, Suite 300
Dallas, TX 75240
Ph: 972-701-9636

LANDSCAPE ARCHITECT: Damon Farber Landscape Architects
401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401
Ph: 612-332-7522

CIVIL ENGINEER: Loucks Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
Ph: 763-424-5505

STRUCTURAL ENGINEER:

MEP:



PROJECT LOCATION



Neighborhood Context Map



Site Location

FILE: Z:\JOBS\2021\180 - Hopkins\PROCESS\180-COVER, SITE B.dwg LAYOUT: 30A2
SCALE: 3/4" = 1'-0" DATE/TIME: Oct 28, 2021 3:30pm
USER: mcor ARETNG: 21180 TBL: 1/1/2021 Editor: jkg, blake, dng, x.loucks, j.d.farber, j.p.dmg, j.loucks, j.mcor, z.dmg

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City of Hopkins

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SHEET CONTENTS:
ARCHITECTURAL SITEPLAN

SHEET NO.

A201

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	187 units	15 story	854 s.f.
Building C-Wrap	155 units	5 story	794 s.f.
Building D	162 units	5 story	841 s.f.
Townhomes	33 units	3 story	1,790 s.f.
Rest./boat house		1 story	
TOTALS	761 units		

townhomes
3 story 33 units 1,790 s.f.
Town homes garages- 66 spaces

BUILDING A
5 story 112 units 891 s.f.

PODIUM PARKING - 2 levels- 110 spaces

CLUBHOUSE & LEASING -2,300 s.f.

CLUBHOUSE - 8,000 (total area)

SENIOR COOP

BUILDING B
5 story 112 units 1,246 s.f.

PODIUM PARKING - 2 levels- 184 spaces

ACCESS

BUILDING C
15 story 187 units 854 s.f.

5 story 155 units 794 s.f.

PARKING - 7 levels-520 spaces

BUILDING D
5 story 162 units 841 s.f.

PARKING - 5 levels- 277 spaces



SCALE: 1" = 40' - 0" (24"x36" SHEET)
0' 40' 80' 160'

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SCALE: 7/8" DATE/TIME: 04/29/2021 9:14am
USER: gfaulkner PROJECT: 325 BLAKE ROAD PROJECT: 10/29/2021
PLOT: 10/29/2021 10:29:21 AM

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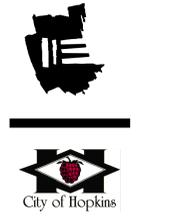
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SHEET CONTENTS:
 ARCHITECTURAL SITEPLAN

SHEET NO.
A202

PARKING SPACES		
Building	spaces	levels
Podium -Bldg A	110 spaces	
Podium -Bldg B	184 spaces	2 levels
Parking -Bldg C	520 spaces	6 levels
Parking -Bldg D	277 spaces	5 levels
Townhomes garages	66 spaces	—
Surface parking	39 spaces	—
Podium restaurants	43 spaces	
TOTALS	1,239 spaces	

townhomes
 3 story 33 units 1,790 s.f.
Town homes garages- 66 spaces

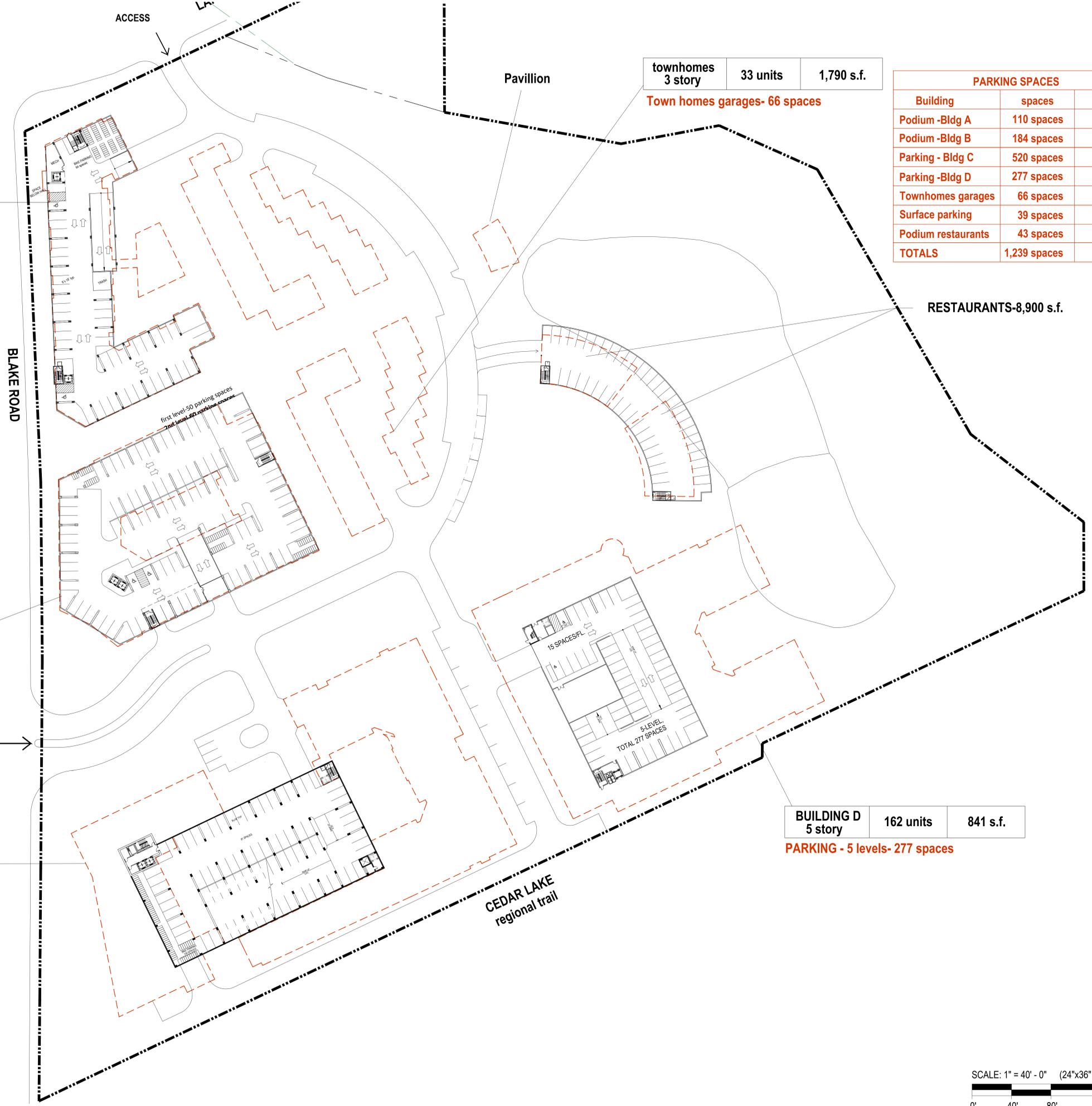
RESTAURANTS-8,900 s.f.

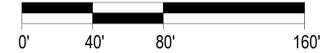
BUILDING D
 5 story 162 units 841 s.f.
PARKING - 5 levels- 277 spaces

BUILDING A
 5 story 110 units 891 s.f.
PODIUM PARKING - 2 levels- 110 spaces

BUILDING B
 5 story 112 units 1,246 s.f.
PODIUM PARKING - 2 levels- 184 spaces

BUILDING C
 15 story 187 units 854 s.f.
 5 story 155 units 794 s.f.
PARKING - 7 levels-520 spaces



SCALE: 1" = 40' - 0" (24"x36" SHEET)


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 PLOT SCALE: 1/8" PLOT SHEET: 1 OF 1

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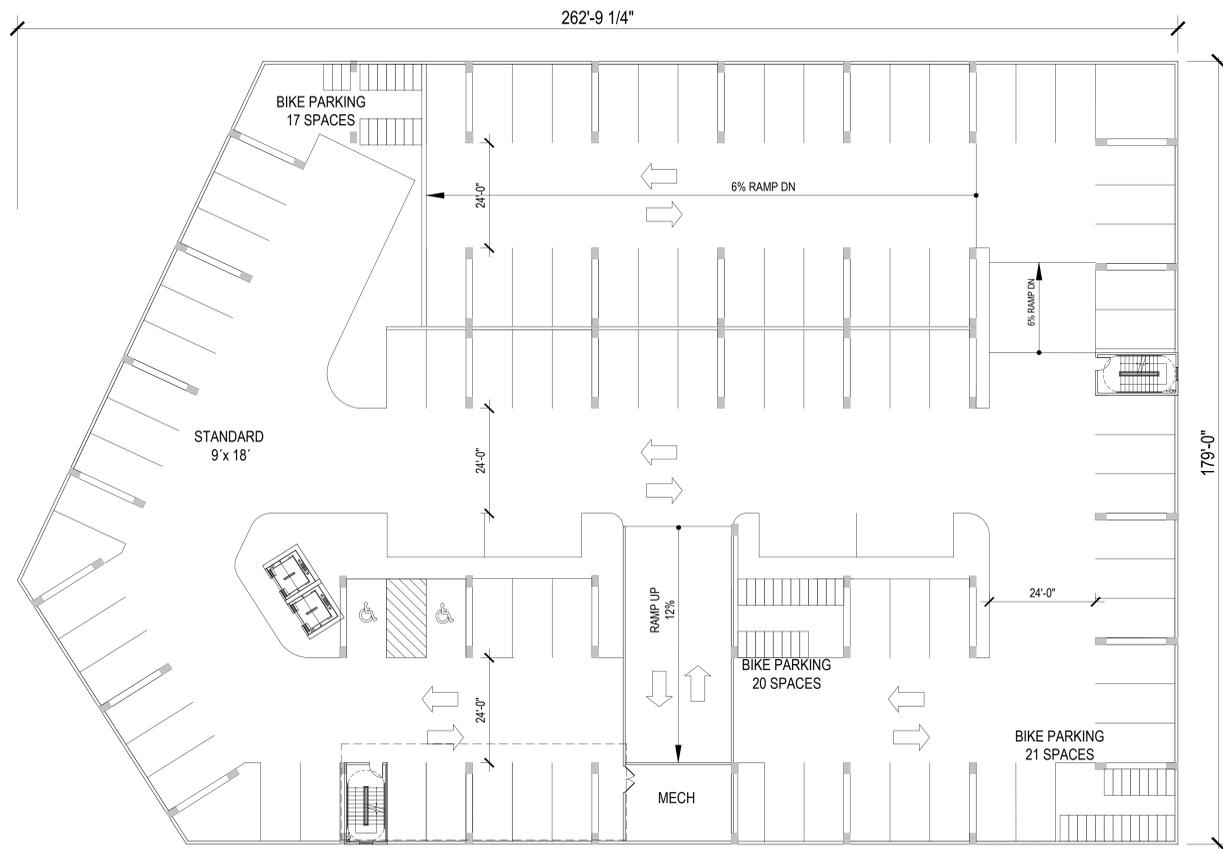
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SHEET CONTENTS:
 BUILDING B - BUILDING PLANS

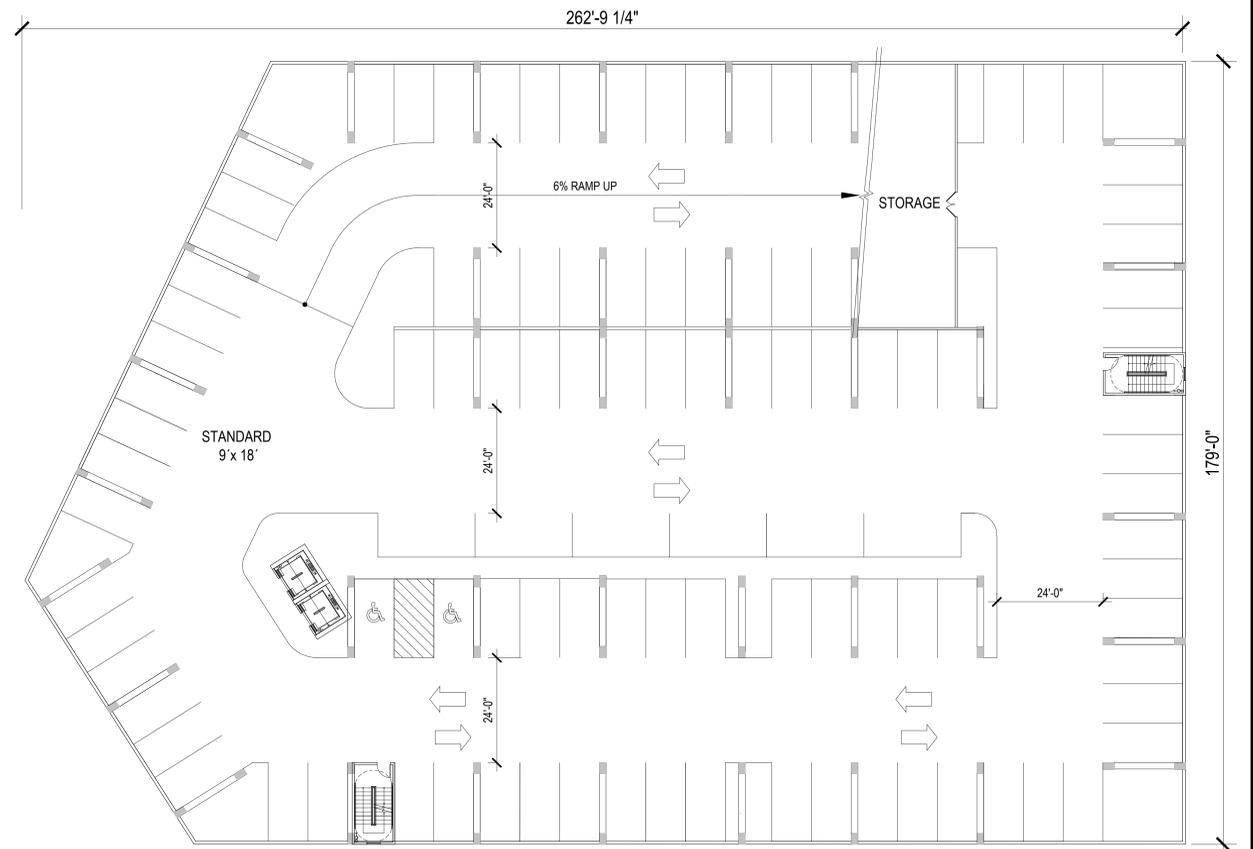
SHEET NO.

A420

21180



**PODIUM PARKING -First
 LEVEL**



**PODIUM PARKING -Second
 LEVEL**

first level-99 parking spaces
 2nd level-85 parking spaces
 TOTAL- 184 parking spaces

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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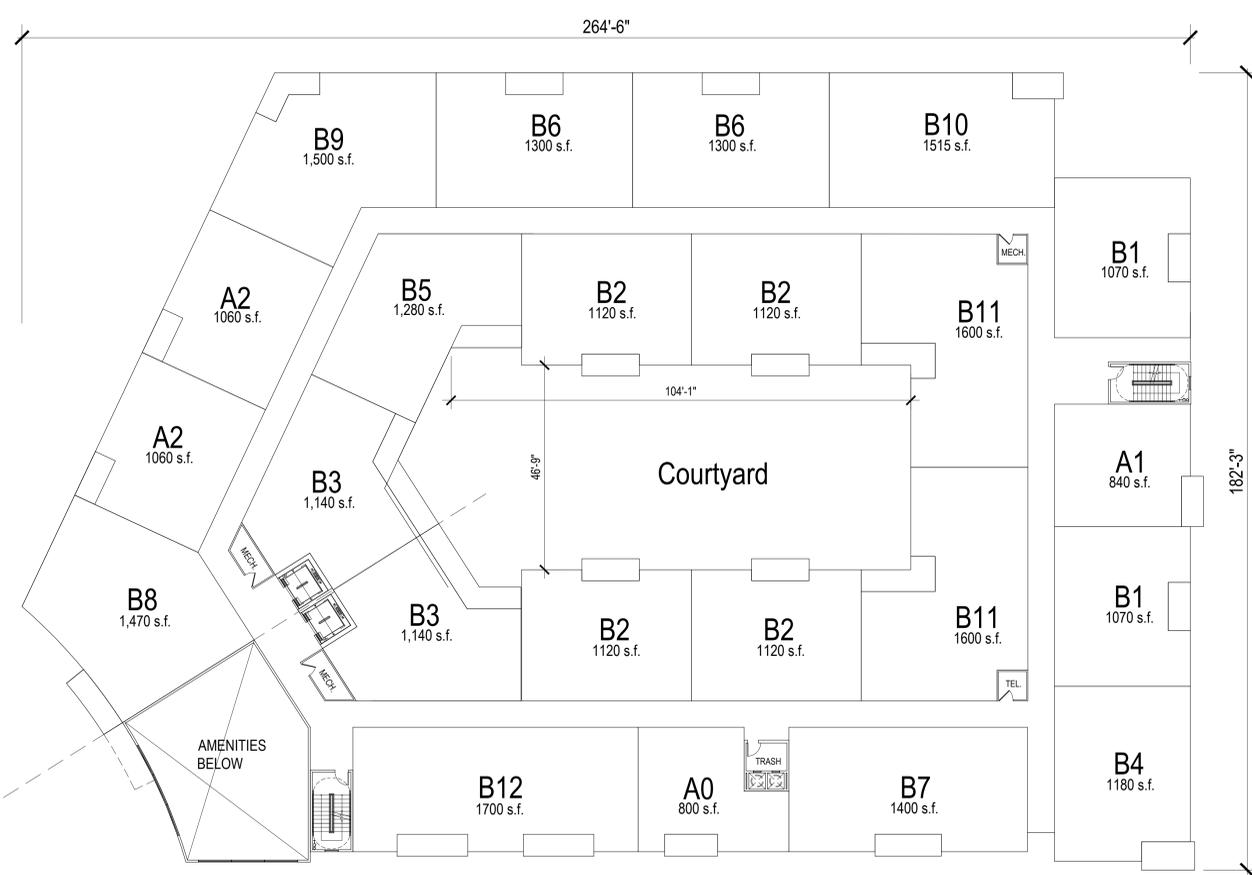
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SHEET CONTENTS:
 BUILDING B - BUILDING PLANS

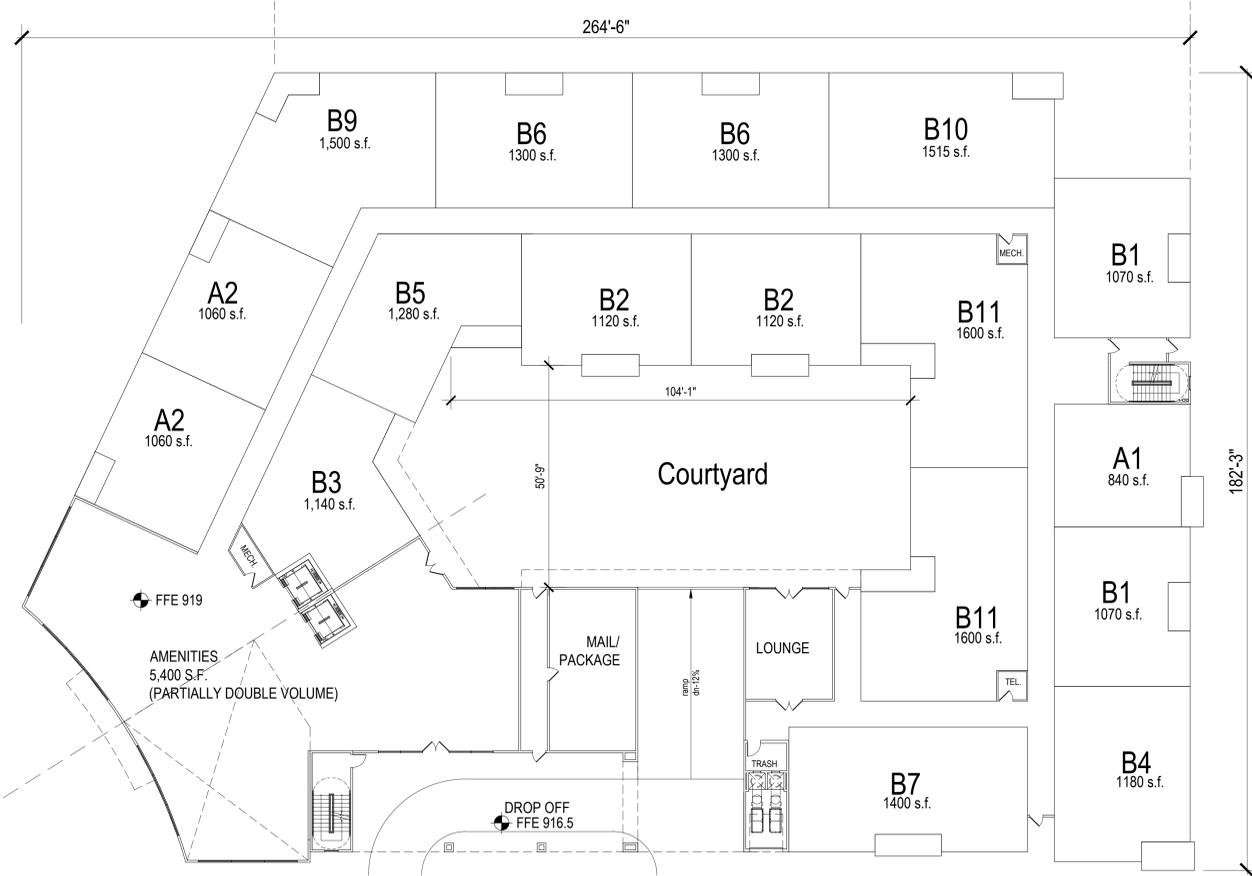
SHEET NO.

A421

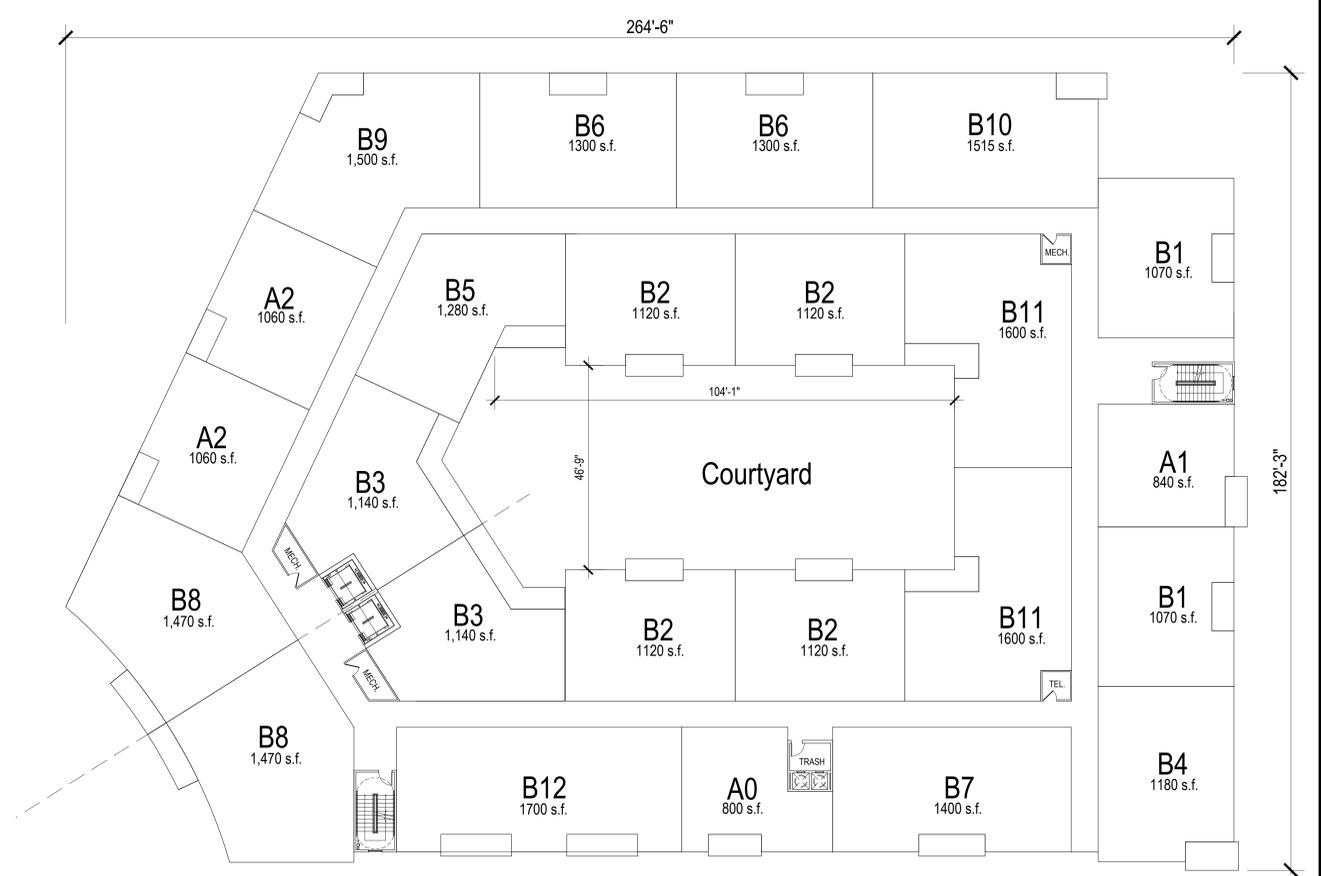
21180



2nd floor plan



Ground floor plan



Typical floor plan

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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 SCALE: 3/8" DATE/TIME: Oct 28, 2021 7:27pm
 USER: mmas ASSETID: 2021\180\180.dwg PLOT: 10/29/2021 10:58:11 AM

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SHEET CONTENTS:
 BUILDING B - ELEVATIONS

SHEET NO.

A422



BUILDING B -BLAKE ROAD ELEVATION (west)
BUILDING B -BLAKE ROAD ELEVATION (west)



BUILDING B -BLAKE ROAD AND 2nd ELEVATION
BUILDING B -BLAKE ROAD AND 2nd ELEVATION

	NORTH	SOUTH	EAST	WEST	Chamfer
GLASS	35 %	38 %	35 %	35 %	42 %
CAST STONE	25 %	22 %	25 %	25 %	43 %
METAL PANEL	15 %	15 %	15 %	15 %	15 %
Fiber Cement panel-reveal system	25 %	25 %	25 %	25 %	

SCALE: 1/8" = 1'-0"



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Revisions:

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SHEET CONTENTS:
 BUILDING B - ELEVATIONS

SHEET NO.

A423

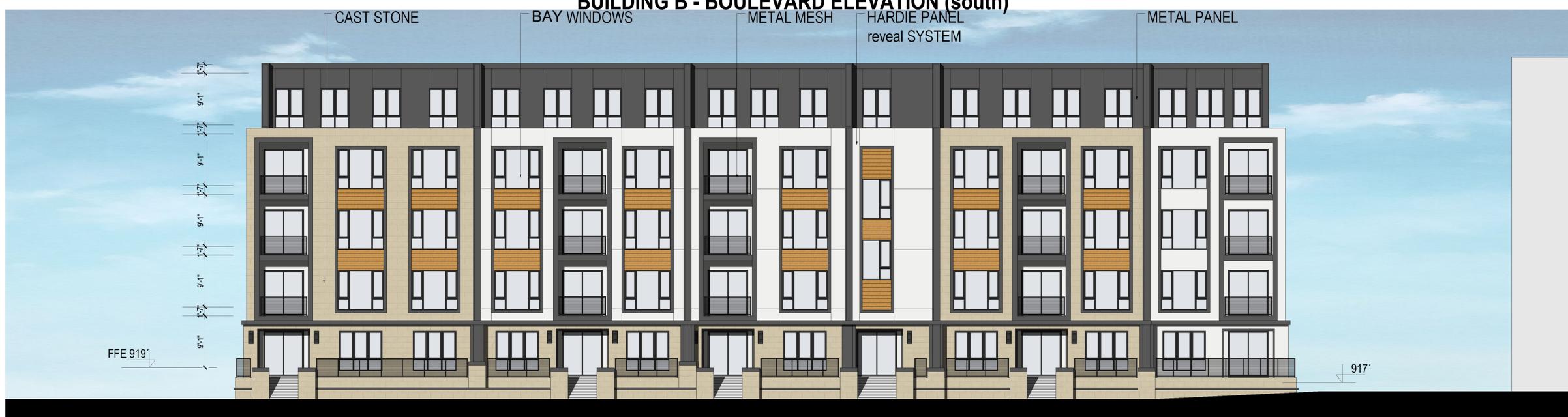
21180



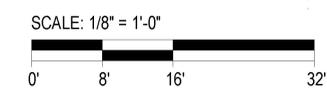
BUILDING B - NORTH ELEVATION



BUILDING B - BOULEVARD ELEVATION (south)



BUILDING B - EAST ELEVATION



LEGEND

EXISTING	PROPOSED



APPROXIMATE WESTERN LIMITS OF MCWD REGIONAL STORMWATER PROJECT

PROPOSED CEDAR LAKE TRAIL

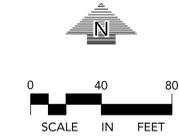
PROPOSED SMART

EXISTING FREIGHT LINE

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

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SUBMITTAL REVISIONS

10/22/21	PUD SUBMITTAL
10/29/21	CITY RESUBMITTAL

PROFESSIONAL SIGNATURE

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License No.	24440
Date	10-22-21

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	TRG
Checked By	MKK
Review Date	10-22-21

SHEET INDEX

C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
C2-1A-D	SITE PLAN
C3-1A-D	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANIT. AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

EXISTING	PROPOSED

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

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Michael J. St. Martin - PE	24440
License No.	10-22-21
Date	

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	TRG
Checked By	MKK
Review Date	10-22-21

SHEET INDEX

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C4-1A-D	SANIT. AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

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

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	
	FORCE MAIN	
	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	
	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 SHEETS(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.

PARKING CALCULATIONS

PROPOSED SURFACE PARKING PROVIDED: 39 STALLS
 PROPOSED GARAGE PARKING PROVIDED: 1,134 STALLS
PROPOSED TOTAL PARKING PROVIDED: 1,173 STALLS

SITE DATA

CURRENT ZONING: I-2 (INDUSTRIAL)
 PROPOSED ZONING: PUD

SETBACKS SHOWN BELOW ARE CITY CODE MINIMUMS, SEE PLAN FOR PROPOSED SETBACKS THAT DEVIATE FROM CODE MINIMUMS.

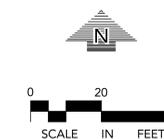
- (1) RESIDENTIAL BUILDING: 15 FEET TO 25 FEET.
- (2) OFFICE BUILDING: 25 FEET TO 40 FEET.
- (3) FRONT YARD SETBACKS ALONG 2ND STREET.
- (4) RESIDENTIAL BUILDING: FIVE FEET TO 15 FEET.
- (5) STRUCTURED PARKING: FIVE FEET TO 15 FEET.
- (6) OFFICE BUILDING: FIVE FEET TO 15 FEET.
- (7) SIDE YARD: TEN FEET.
- (8) REAR YARD: TEN FEET.

PROPERTY AREA: 16.87 AC
 EXISTING IMPERVIOUS AREA: 0.00 AC (0.00%)
 PROPOSED IMPERVIOUS AREA: 9.58 AC (56.7%)

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10/22/21 PUD SUBMITTAL
 10/29/21 CITY RESUBMITTAL

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 Date 10-29-21

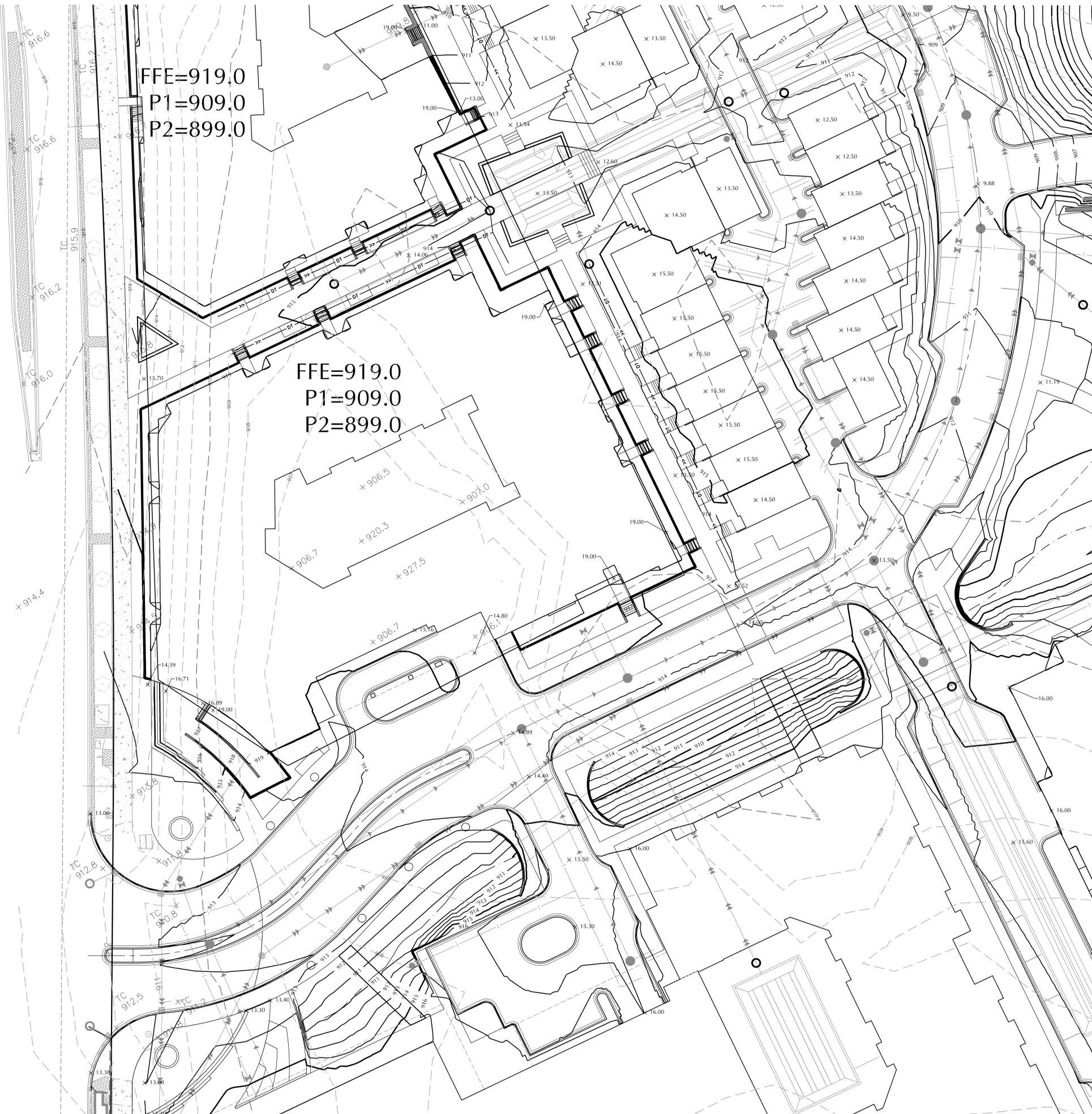
QUALITY CONTROL

Loucks Project No. 20503A
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BLAKE ROAD N



EXISTING	PROPOSED

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 SWEEP 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.

325 BLAKE ROAD N
HOPKINS, MN

ALATUS LLC

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MINNEAPOLIS, MN 55402

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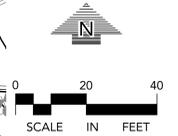
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GRADING PLAN BUILDING II
C3-1B

Plotted: 10/29/2021 10:56 AM W:\2020\20503A\CADD\DATA\CADD\DWG\Sheet Files\Full Size\C3-1 Grading Plan-Full Size

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING FIVE RESIDENTIAL BUILDINGS, THIRTY SIX TOWNHOMES, AND A RESTAURANT, ASSOCIATED SURFACE PAVEMENTS, STORMWATER MANAGEMENT SYSTEMS AND UTILITIES.
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 1. INSTALL VEHICLE TRACKING BMP
 2. INSTALL SILT FENCE AROUND SITE
 3. CLEAR AND GRUB SITE
 4. STRIP AND STOCKPILE TOPSOIL
 5. REMOVE PAVEMENTS AND UTILITIES
 6. CONSTRUCT STORMWATER MANAGEMENT FACILITY
 7. ROUGH GRADE SITE
 8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
 9. INSTALL UTILITIES
 10. INSTALL BUILDING FOUNDATIONS
 11. INSTALL CURBS AND GUTTER
 12. INSTALL PAVEMENTS AND WALKS
 13. FINAL GRADE SITE
 14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
 15. SEED AND MULCH
 16. 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:	16.87 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	9.58 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 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 EXEMPT 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 DEGRASING 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 PARTS II.B., PART II.C., PART II.B.F., PART V, PART IV, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C, 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 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G., 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 0.5" 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 RECORDS, 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 OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
22. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES 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.
23. RESPONSIBILITIES
 - A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: _____

COMPANY: _____

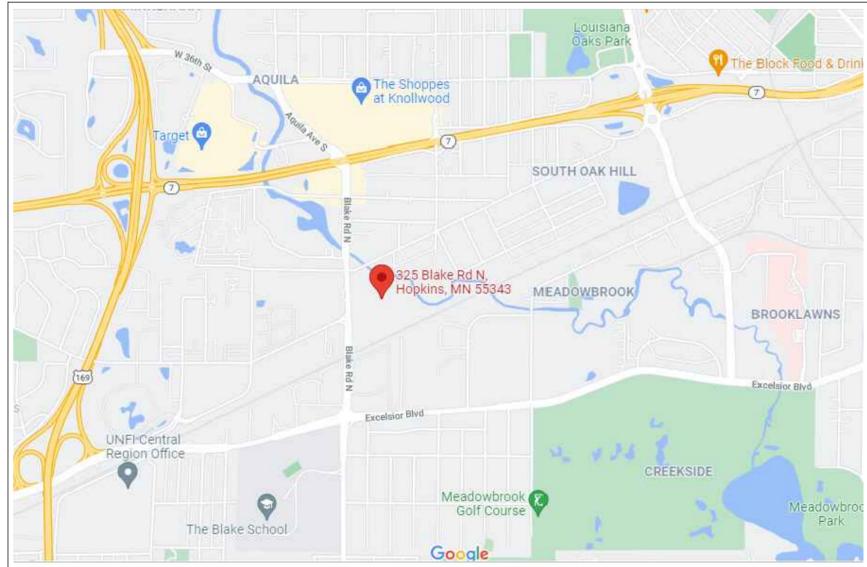
PHONE: _____
 - B. THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

CONTACT: _____

COMPANY: _____

PHONE: _____
24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

SITE VICINITY MAP



ESTIMATED QUANTITIES

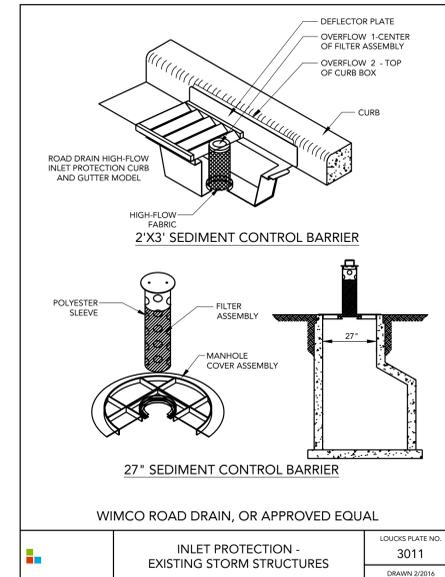
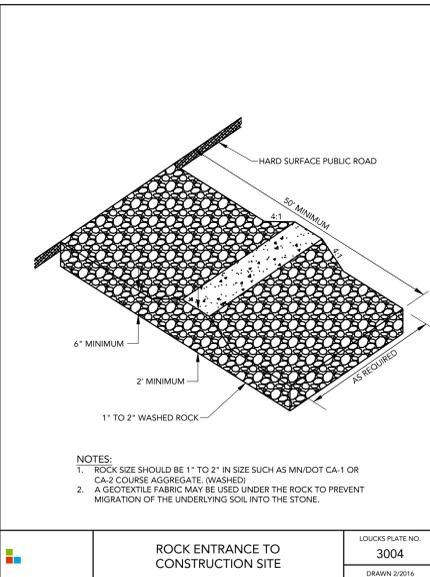
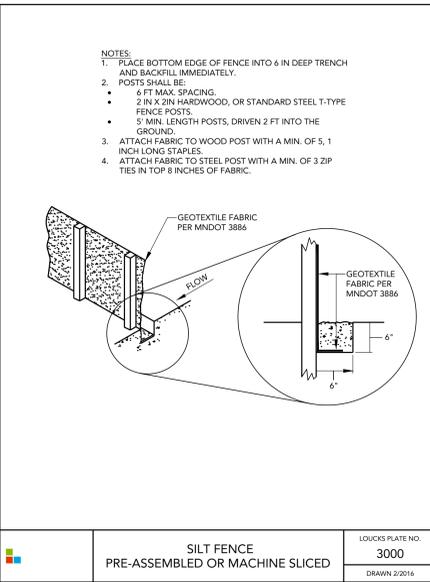
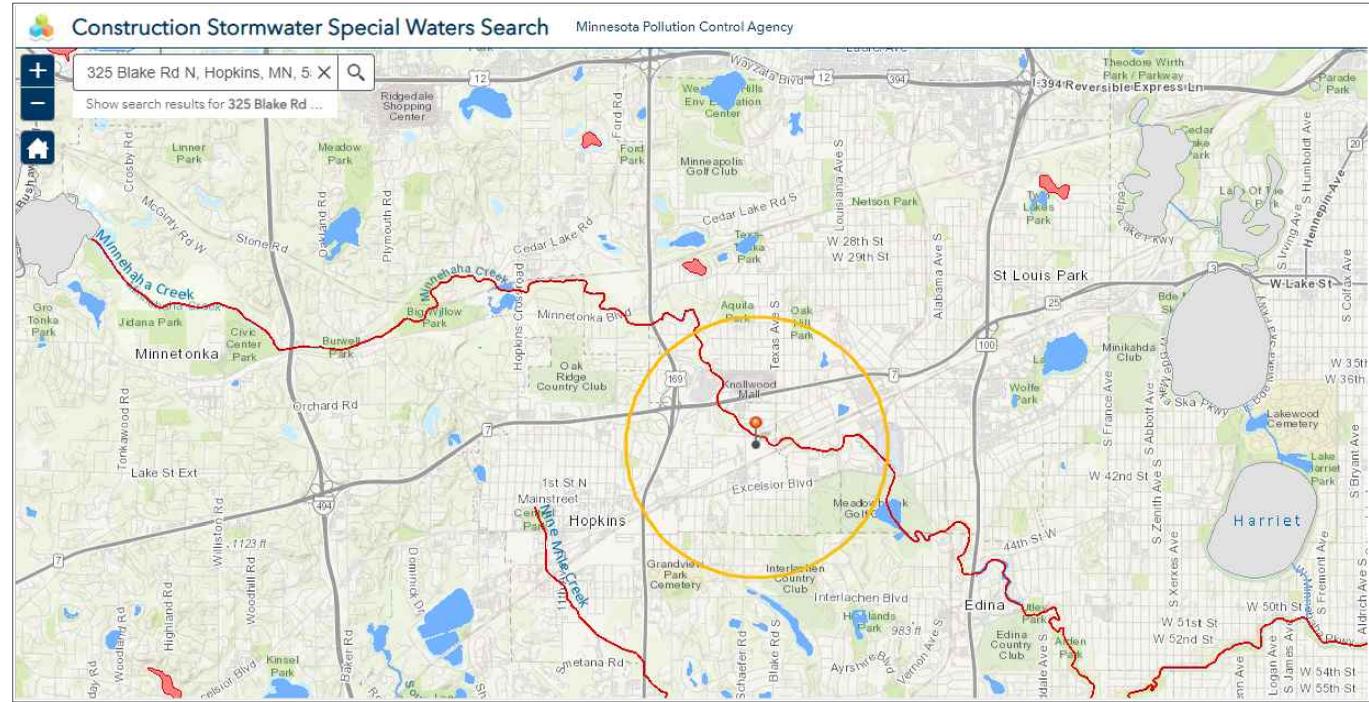
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	3,759
INLET PROTECTION	EA	37

AS-101

UNIVERSITY OF MINNESOTA
Samuel R. Trebesch

Design of Construction SWPPP (May 31 2024)

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



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HOPKINS, MN

ALATUS LLC

80 S 8th St. STE. 4155
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SWPPP NOTES

C3-3



LEGEND

EXISTING	PROPOSED

UTILITY NOTES

- 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.
- 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.
- 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.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:

CL 52 DIP	6" TO 8" DIAMETER
PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
DUAL WALL HDPE	12" TO 15" DIAMETER
PVC SDR 35	8" TO 15" DIAMETER
- 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
- 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.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - PIPES 12-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
- 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.
- 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 THE CITY.
- THE CITY SHALL OPERATE ALL GATE VALVES.
- 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.
- PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
- 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 JOINT.
- 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.

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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
10/22/21	PUD SUBMITTAL
10/29/21	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.

Michael J. St. Martin PE
 License No. 24440
 Date 10-29-21

QUALITY CONTROL

Loecks Project No. 20503A
 Project Lead MJS
 Drawn By TRG
 Checked By MKK
 Review Date 10-29-21

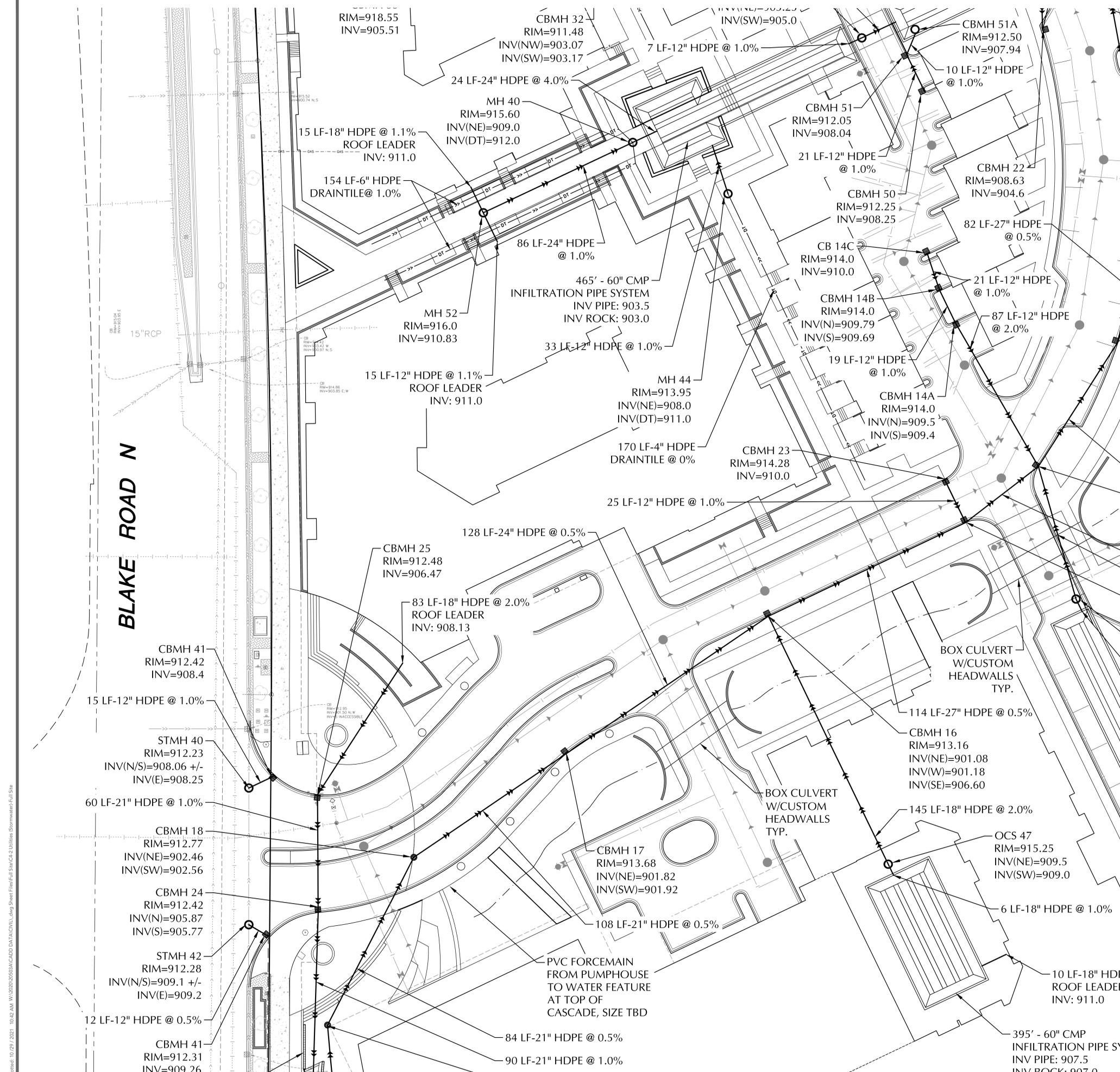
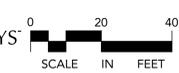
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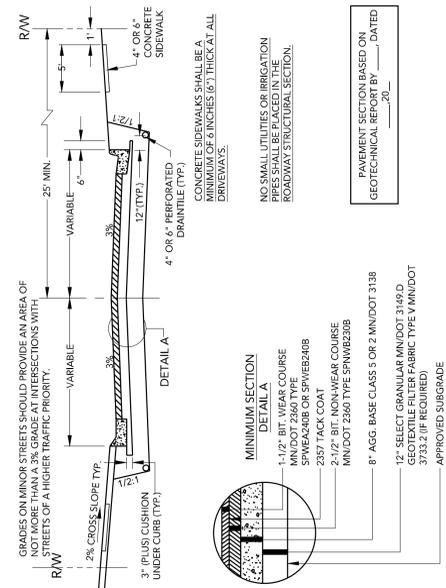
C1-1	EXISTING CONDITIONS PLAN
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C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANITARY AND WATERMAIN
C4-2A-D	STORM SEWER
CB-1, 2	DETAIL SHEET

WARNING:

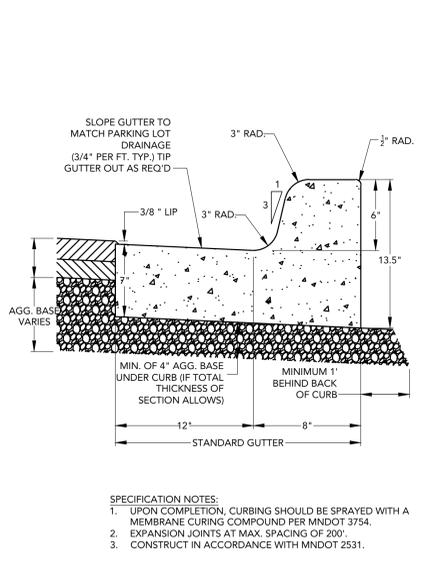
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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.

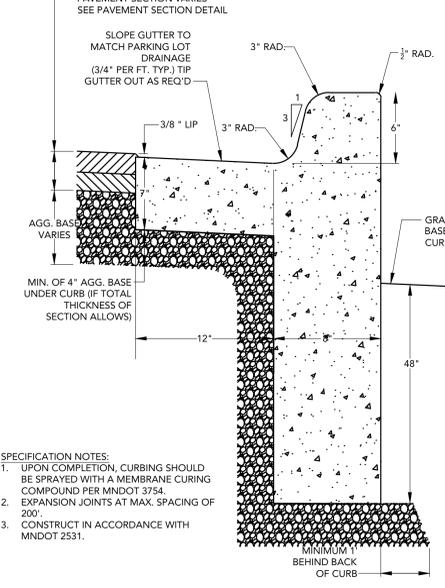




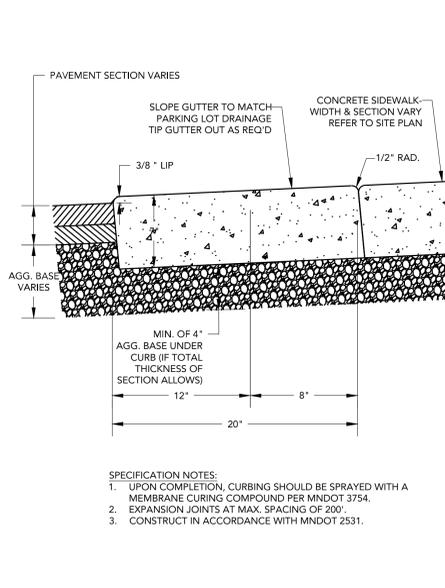
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DRAWN 12/2016



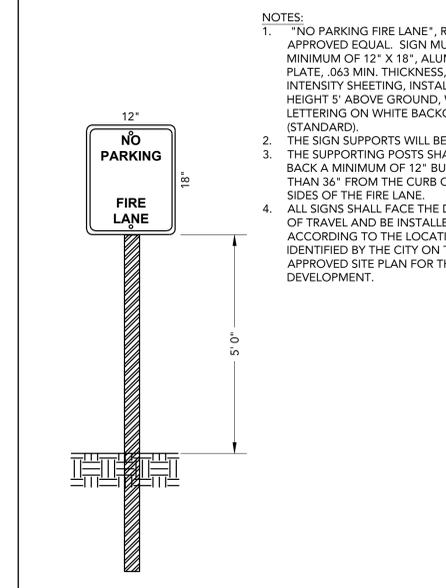
B6-12 STYLE CONCRETE CURB AND GUTTER
LOUCKS PLATE NO. 2009
DRAWN 12/2016



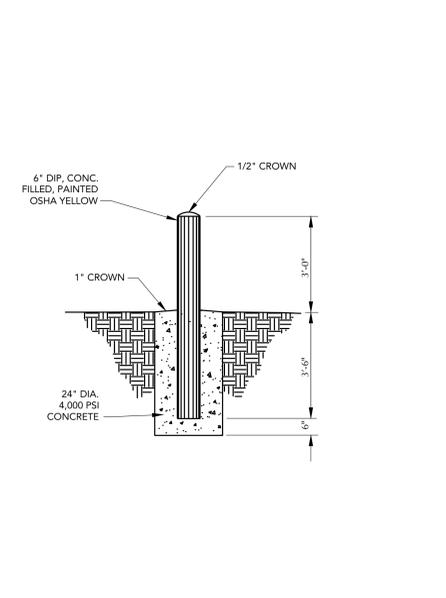
B6 STYLE CONCRETE CURB AND GUTTER / WALL
LOUCKS PLATE NO. 2009A
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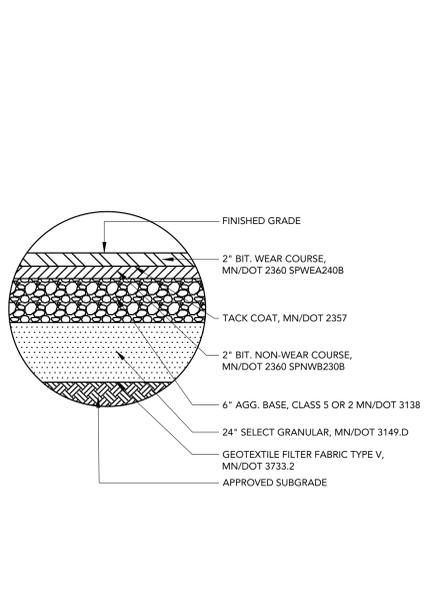
FLAT CURB AND GUTTER (12")
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DRAWN 12/2016



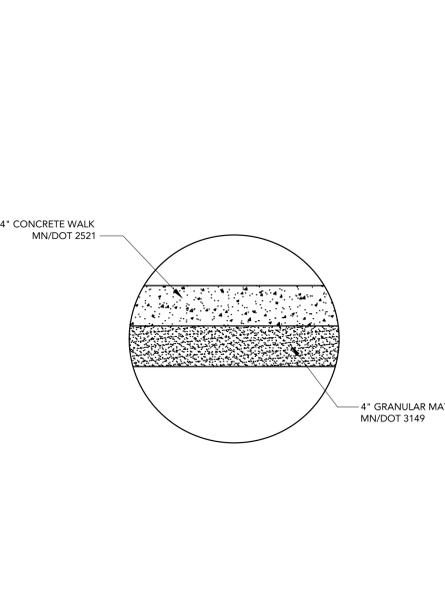
FIRE LANE SIGN
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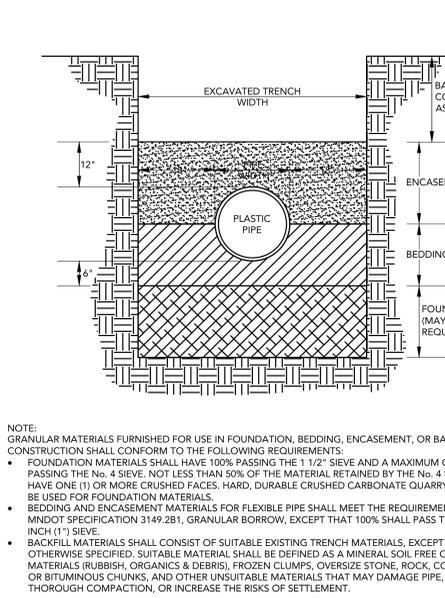
BOLLARD
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DRAWN 12/2016



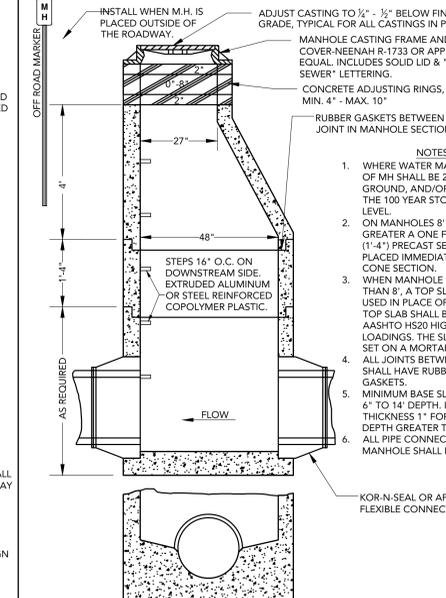
HEAVY DUTY BITUMINOUS PAVEMENT SECTION
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DRAWN 12/2016



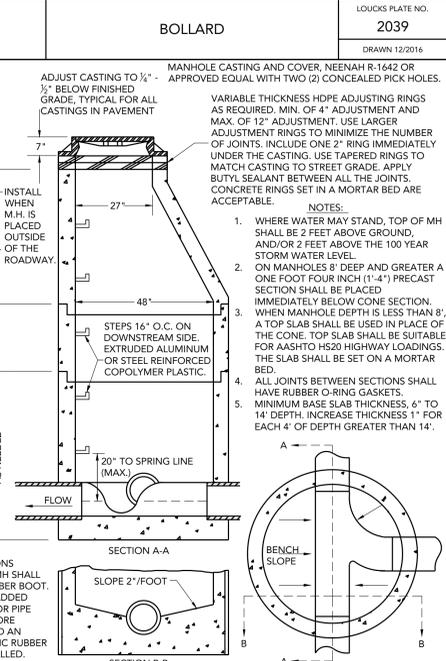
CONCRETE SIDEWALK SECTION
LOUCKS PLATE NO. 2034
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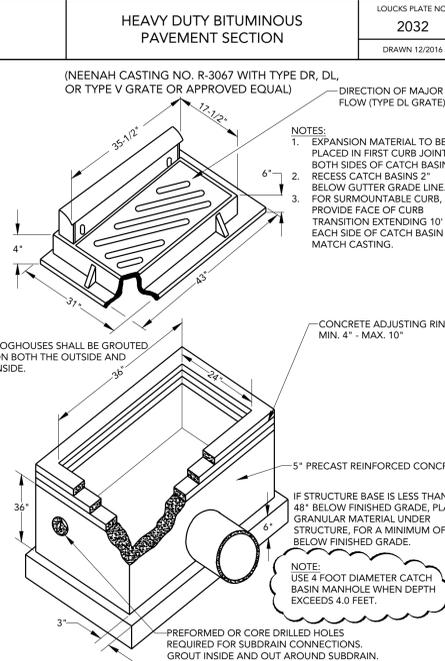
PLASTIC PIPE BEDDING
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DRAWN 12/2016



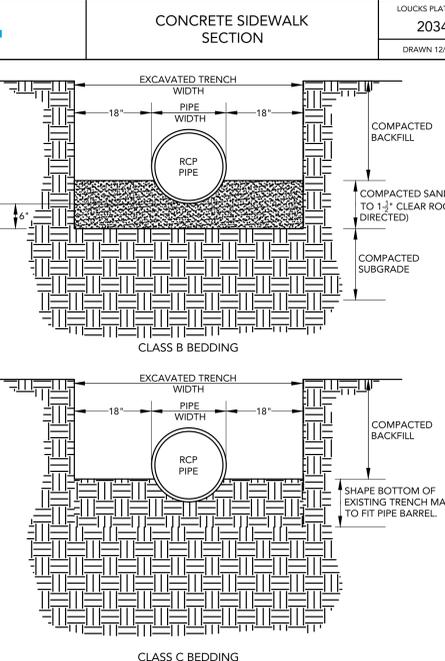
STANDARD STORM SEWER MANHOLE WITH CONE SECTION
LOUCKS PLATE NO. 4300
DRAWN 12/2016



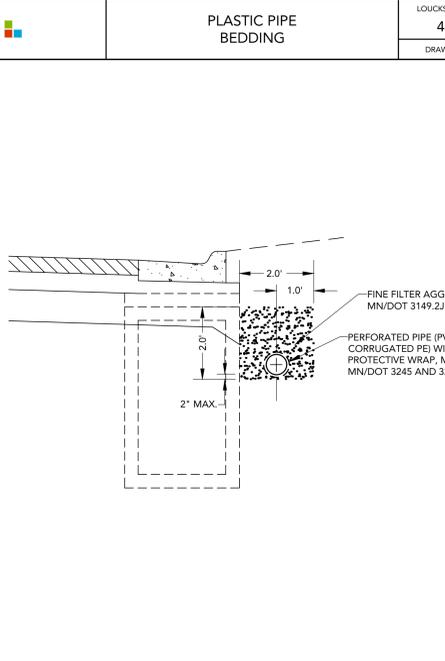
STANDARD SANITARY SEWER MANHOLE
LOUCKS PLATE NO. 4000
DRAWN 2/2016



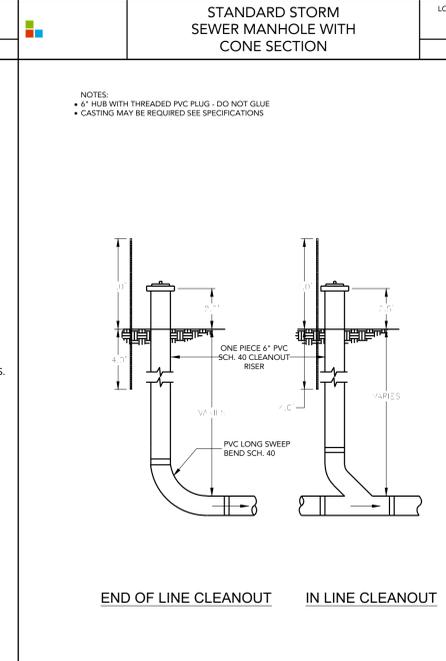
2'x3' CATCH BASIN (MAX. DEPTH 4.0')
LOUCKS PLATE NO. 4302
DRAWN 12/2016



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



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



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

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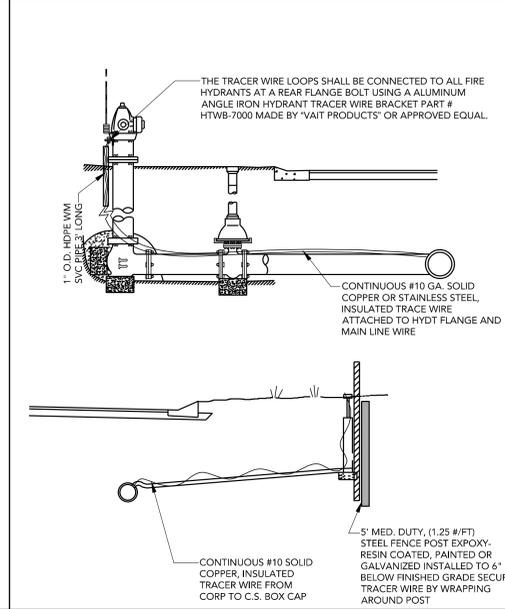
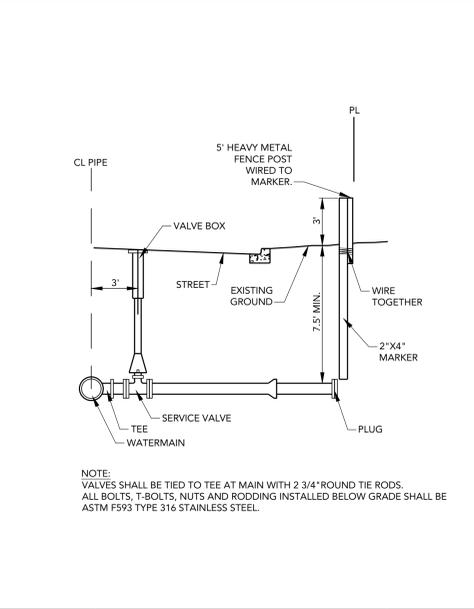
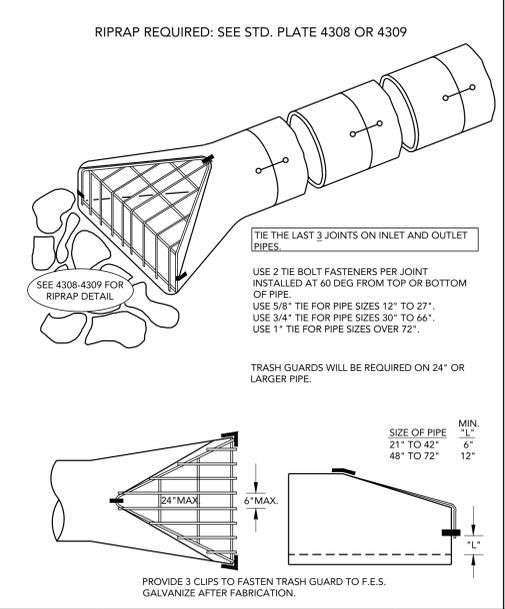
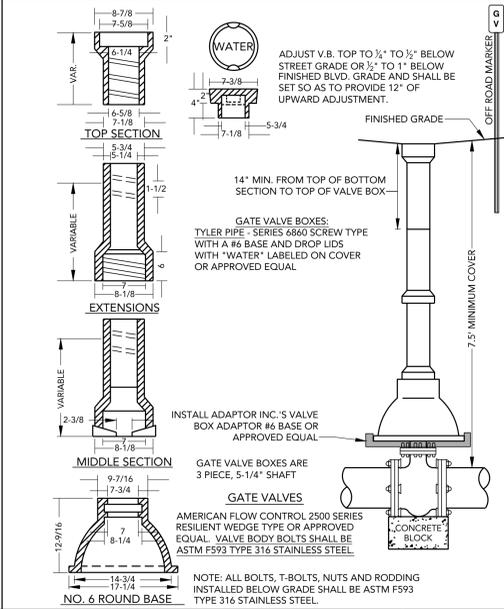
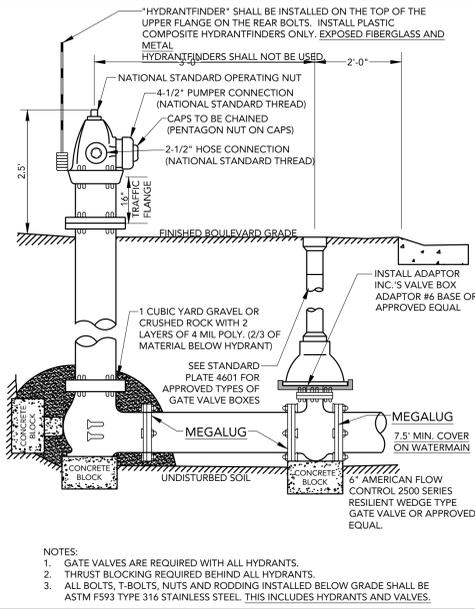
QUALITY CONTROL

Loecks Project No.	20503A
Project Lead	MJS
Drawn By	TRG
Checked By	MKK
Review Date	10-22-21

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C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

DETAIL SHEET
C8-1



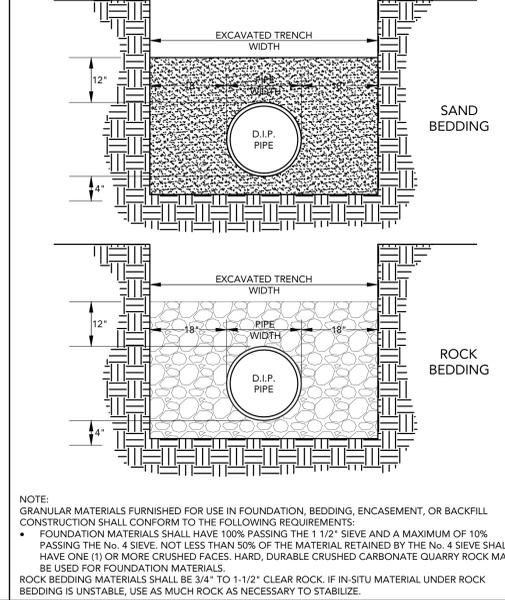
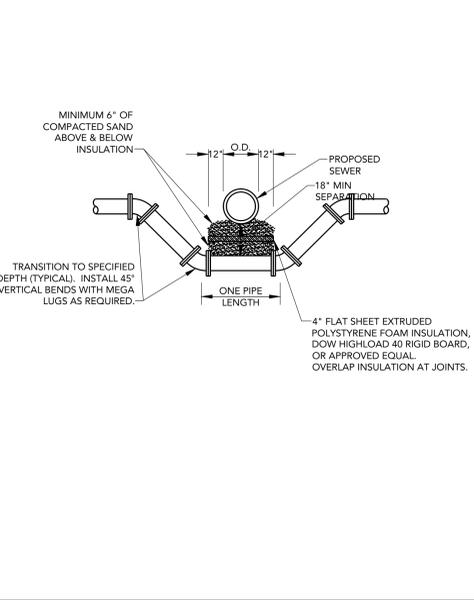
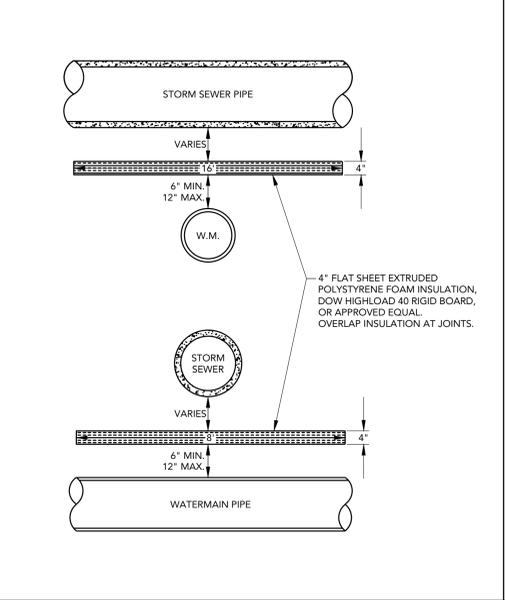
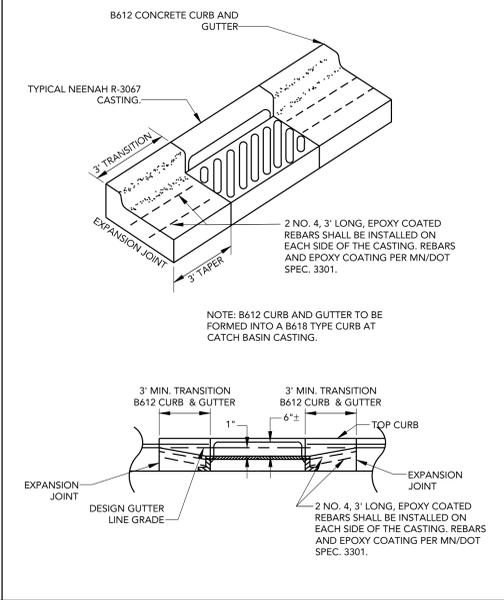
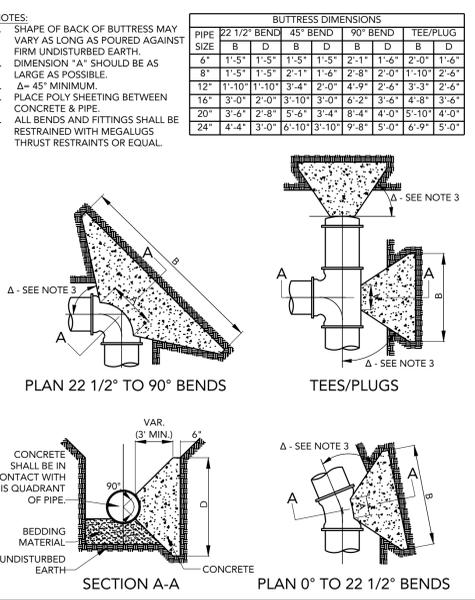
HYDRANT AND GATE VALVE INSTALLATION
LOUCKS PLATE NO. 4600
DRAWN 12/2016

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

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

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



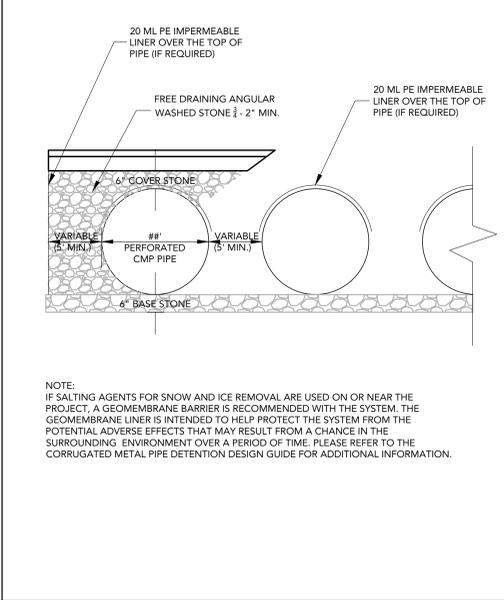
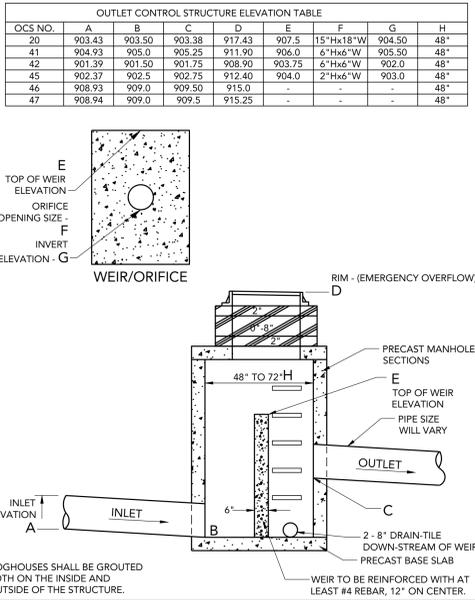
CONCRETE THRUST BLOCKING
LOUCKS PLATE NO. 4606
DRAWN 2/2016

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

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



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

UNDERGROUND INFILTRATION PIPE
LOUCKS PLATE NO. 2002
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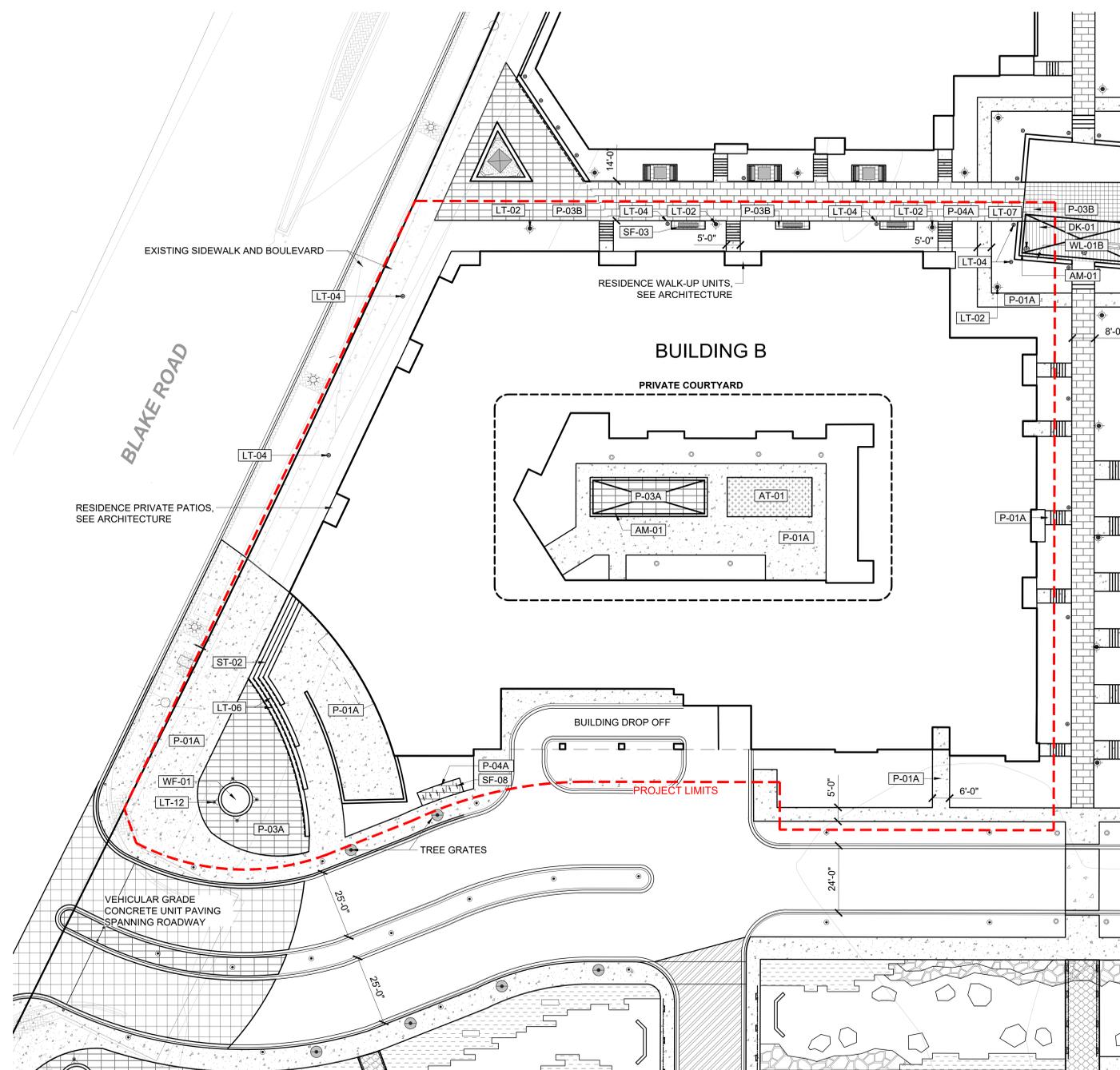
Michael J. St. Martin - PE
Date 10-22-21

QUALITY CONTROL

DATE	DESCRIPTION
10-22-21	LOUCKS PROJECT NO. 20503A
	PROJECT LEAD: MJS
	DRAWN BY: TRG
	CHECKED BY: MKK
	REVIEW DATE: 10-22-21

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C3-3	SWPPP NOTES
C4-1A-D	SANIT. AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET



MATERIALS SCHEDULE

SYMBOL	AMENITY DESCRIPTION	QTY
AM-01	PERGOLA	
SYMBOL	ARTIFICIAL TURF DESCRIPTION	QTY
AT-01	ARTIFICIAL TURF TYPE 1	421 SF
SYMBOL	DECKING DESCRIPTION	QTY
DK-01	WOOD DECKING	156 SF
SYMBOL	LIGHTING DESCRIPTION	QTY
LT-01	LT-01 ROAD SCALED POLE MOUNTED LIGHTS	1
LT-02	LT-02 - PEDESTRIAN SCALE POLE LIGHT	4
LT-03	LT-03 - LIGHT COLUMN	6
LT-04	LT-04 - PATHWAY/GARDEN LIGHT BOLLARD	6
LT-06	LT-06 - LED STRIP LIGHT	145 LF
LT-07	LT-07 - DOWN LIGHTS	1
LT-12	LT-12 - FOUNTAIN IN GROUND LIGHT	4
SYMBOL	PAVING DESCRIPTION	QTY
P-01A	PAVING TYPE 01A - CONCRETE PAVING	8,630 SF
P-03A	PAVING TYPE 03A - BEIGE COLOR CONCRETE UNIT PAVERS	2,042 SF
P-03B	PAVING TYPE 03B - BEIGE, SMOOTH FINISH CONCRETE UNIT PAVERS - VEHICULAR	1,952 SF
P-04A	PAVING TYPE 04A - PERMEABLE CONCRETE UNIT PAVERS	1,097 SF
SYMBOL	SITE FURNITURE DESCRIPTION	QTY
SF-03	BENCH TYPE 03 - SURFACE MOUNTED BENCH	3
SF-08	BIKE RACK	6
SYMBOL	STAIRS DESCRIPTION	QTY
ST-02	STAIR TYPE 02 - PRECAST CONCRETE STAIRS	
SYMBOL	WATER FEATURE DESCRIPTION	QTY
WF-01	WATER FEATURE TYPE 1 - FOUNTAIN	
SYMBOL	WALL DESCRIPTION	QTY
WL-01B	WALL TYPE 01B - CIP CONCRETE WALL	27 LF

SITE INFORMATION

SITE AREA:	61,539 sf
BUILDING FOOTPRINT:	33,520 sf (54%)
HARDSCAPE / IMPERVIOUS AREA:	14,832 sf (24%)
LANDSCAPE / PERVIOUS AREA:	13,187 sf (21%)
TREES:	37
SHRUBS:	648
GROUND COVER:	438 SF

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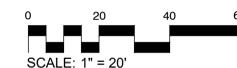
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DF/ Project No. 19-199B
Project Lead JM
Drawn By AM/JH
Checked By JM/TW
Review Date

SHEET INDEX

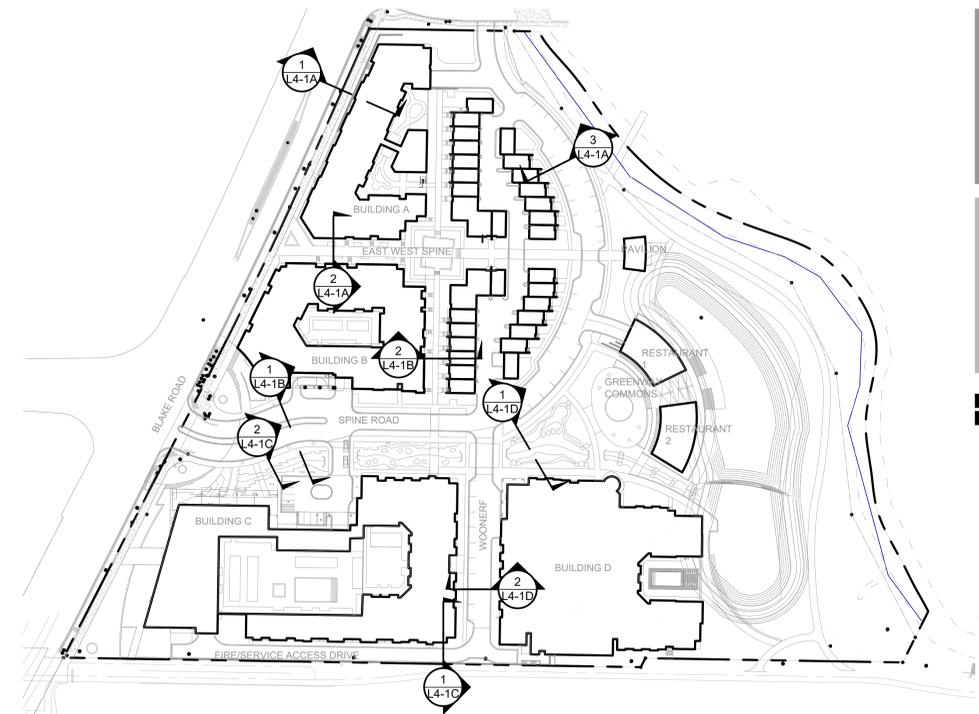


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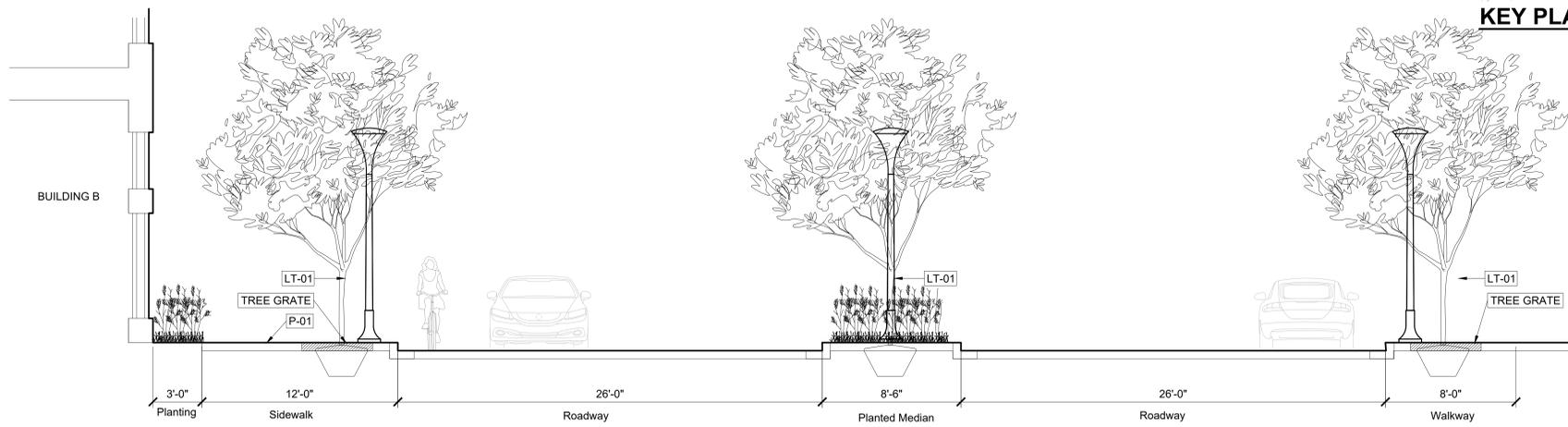
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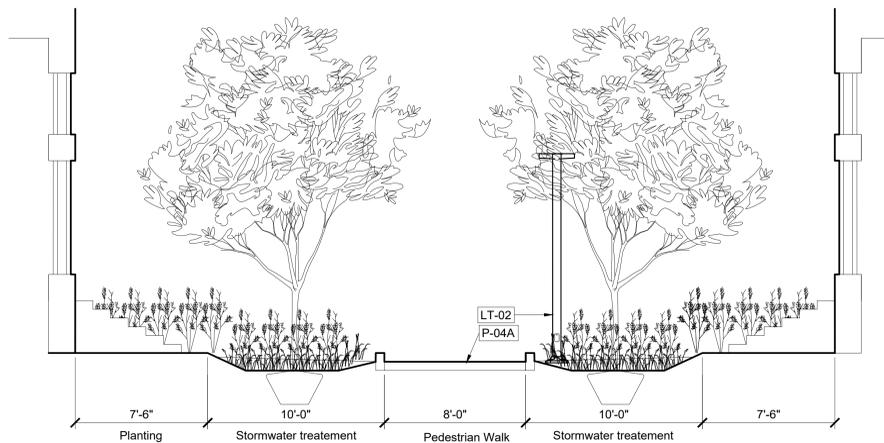


KEY PLAN



1 SECTION C - ENTRY DRIVE
1/4" = 1'-0"

P-20 199B-03



2 SECTION I - NORTH SOUTH SPINE
1/4" = 1'-0"

P-20 199B-09

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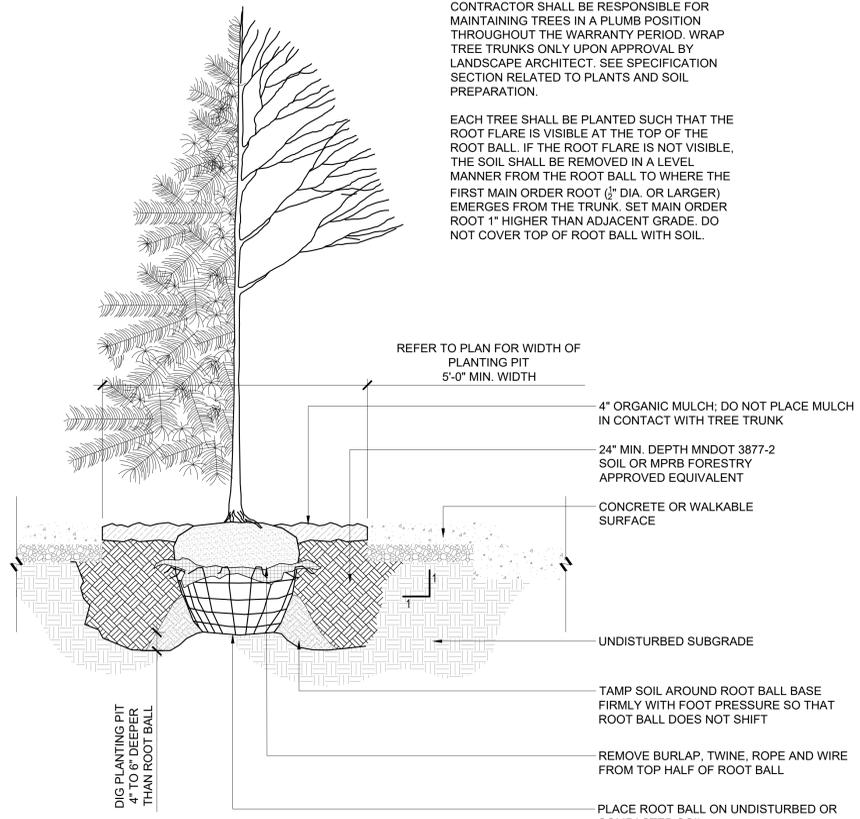
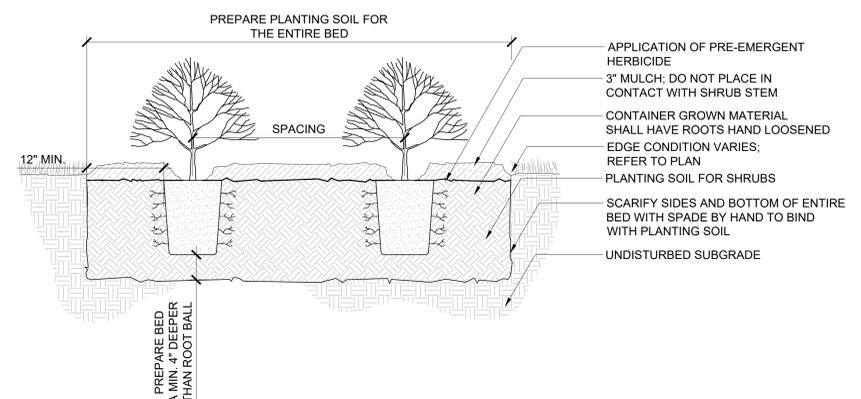
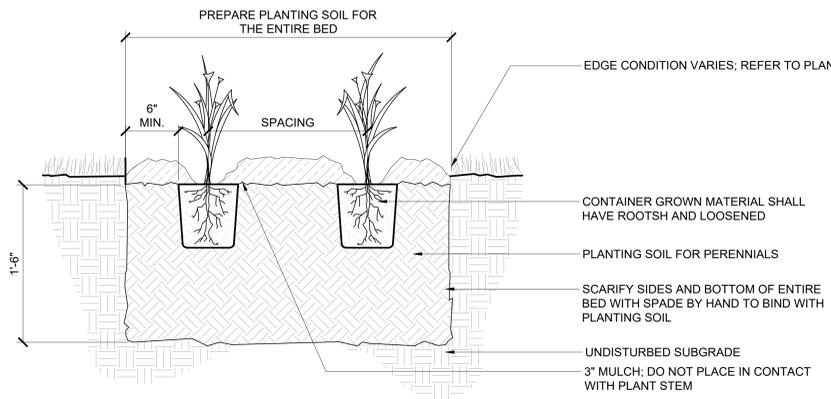
QUALITY CONTROL

DF/ Project No. 19-199B
Project Lead JM
Drawn By AM/JH
Checked By JM/TW
Review Date

SHEET INDEX

SITE SECTIONS - BUILDING B

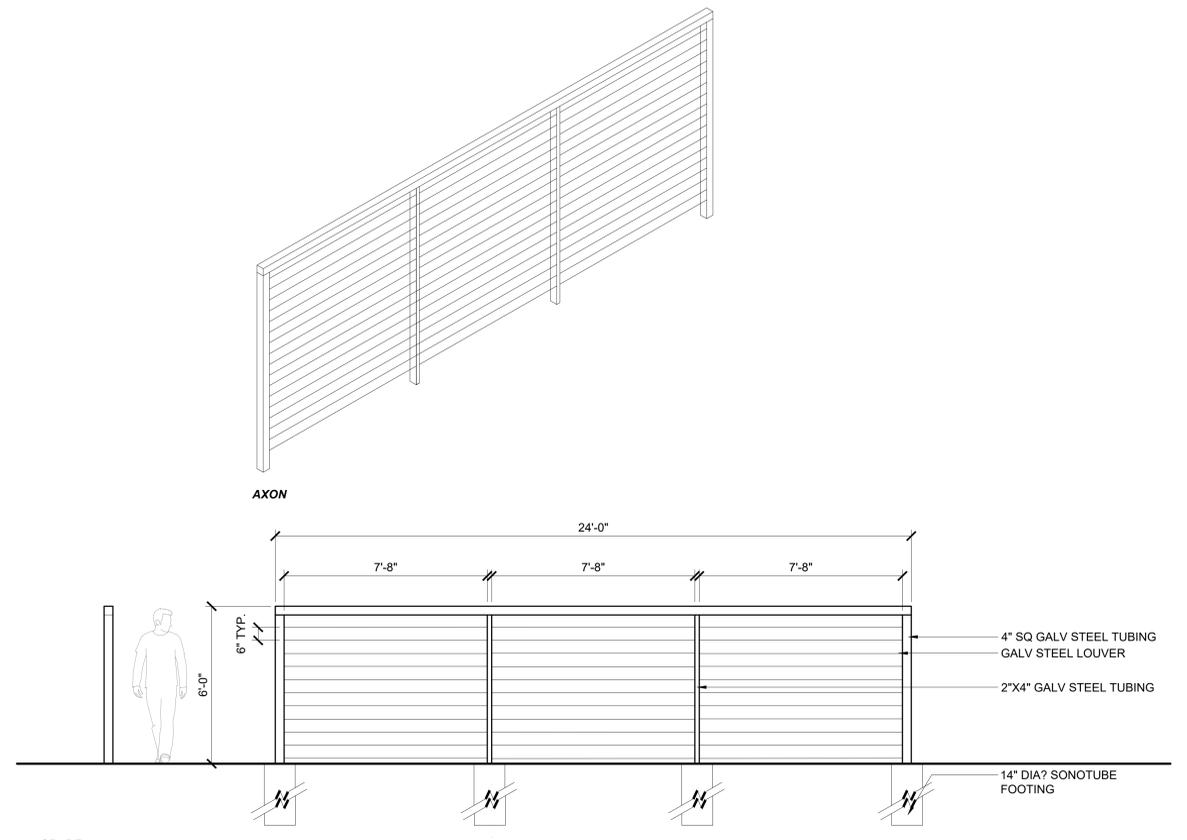
L4-1B



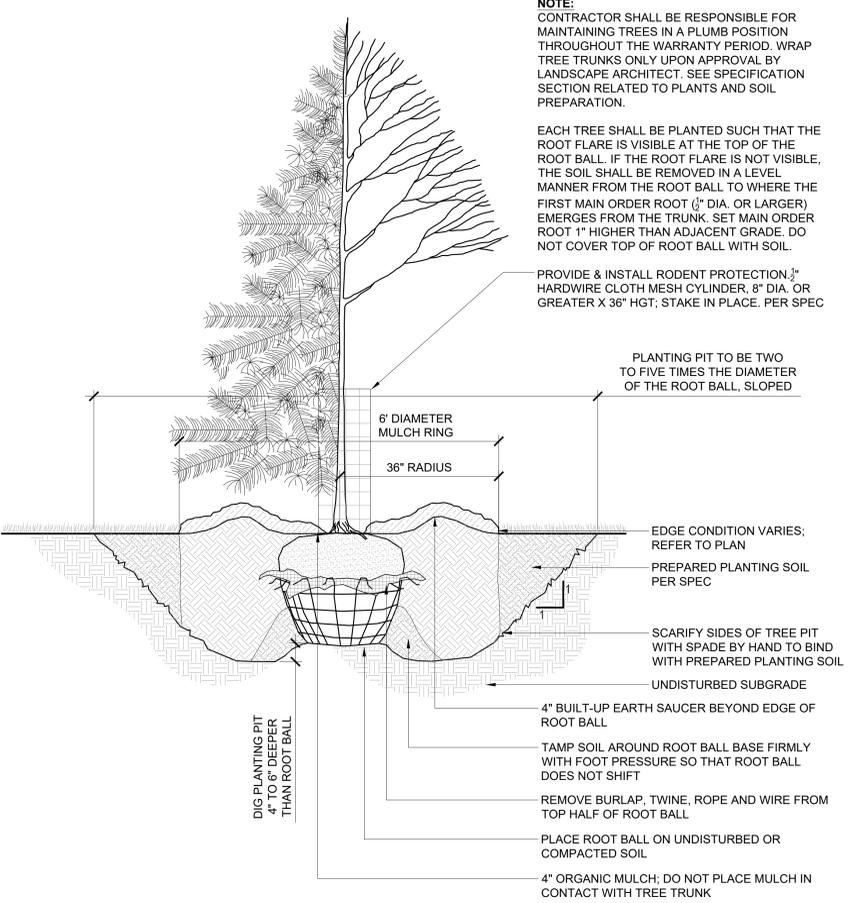
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

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 (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.

2 DETAIL - TREE PLANTING IN STREETSCAPE
3/4" = 1'-0"
P-20 199B-30



5 DETAIL - LOUVERED SCREEN FENCE
3/8" = 1'-0"
P-20 199B-17



1 DETAIL - TREE PLANTING
3/4" = 1'-0"
P-20 199B-15