COMMUNITY ACADEMY

720 PAYNE AVENUE
ST. PAUL, MN 55130

ROSTER:

OWNER:	HOPE COMMUNITY ACADEMY 720 PAYNE AVENUE ST. PAUL, MN 55130 MAYCHY VU: EXECUTIVE DIRECTOR 651-796-4589 PHONE MAYCHYVU@HOPE-SCHOOL.ORG
DEVELOPER:	JB VANG 1335 PIERCE BUTLER ROAD ST. PAUL, MN 55104 JUSTIN FINCHER: SENIOR PROJECT MANAGER 651-294-3516 PHONE JJFINCHER@JBVANG.COM
ARCHITECT:	KOMA 6115 CAHILL AVENUE INVER GROVE HEIGHTS, MN 55076 MARC DUBOIS: MANAGING PRINCIPAL, ARCHITECT 651-789-4130 PHONE MDUBOIS@KOMAINC.COM
STRUCTURAL ENGINEER:	KOMA MATT VAN HOOF: MANAGING PRINCIPAL, P.E. 651-789-4129 PHONE MVANHOOF@KOMAINC.COM
CIVIL ENGINEER:	REHDER & ASSOCIATES, INC. 3440 FEDERAL DRIVE, SUITE 110 EAGAN, MN 55122 BEN FORD: CIVIL ENGINEER 651-452-5051 PHONE BFORD@REHDER.COM
MEP ENGINEER:	MARTIN PEVZNER ENGINEERING 8030 OLD CEDAR AVENUE. SOUTH, SUITE 200 BLOOMINGTON, MN 55425 CHAD MARTIN: PRINCIPAL PARTNER, P.E. 952-854-4485 PHONE CMARTIN@MARTINPEVZNER.COM

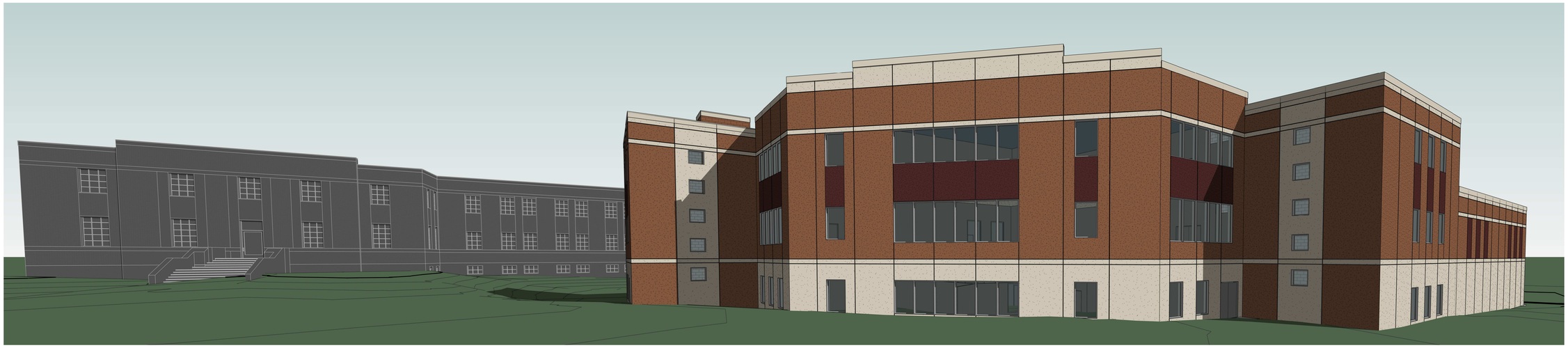
SHEET SCHEDULE

T1	TITLE SHEET
CIVIL	
C0	SURVEY
C1	SITE DEMOLITION
C2	SITE DEMENSION PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	DETAILS
L1	LANDSCAPE PLAN
ARCHITECTURAL	
A1	FLOOR PLAN - LEVEL 1
A2	FLOOR PLAN - LEVEL 2
A3	FLOOR PLAN - LEVEL 3
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	3D VIEWS

BUILDING INFORMATION:

- HEIGHT OF BUILDING:
  - 2 STORY PORTION: 29'-4" FROM TOP OF SLAB LEVEL 1 TO ROOF
  - 3 STORY PORTION: 44'-0" FROM TOP OF SLAB LEVEL 1 TO ROOF
  (SEE PLANS FOR SETBACK DIMENSIONS AND ELEVATIONS FOR BUILDING HEIGHT RELATIVE TO SURROUNDING GRADES).
- TYPE OF CONSTRUCTION: II-B
- SPRINKLERS ARE PROPOSED

SITE PLAN REVIEW APPLICATION



HOPE COMMUNITY ACADEMY

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
6115 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605 KOMAINC.COM

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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.

Marc R. DuBois

DATE: 06-16-2020 REG. NO.: 44898

TITLE SHEET

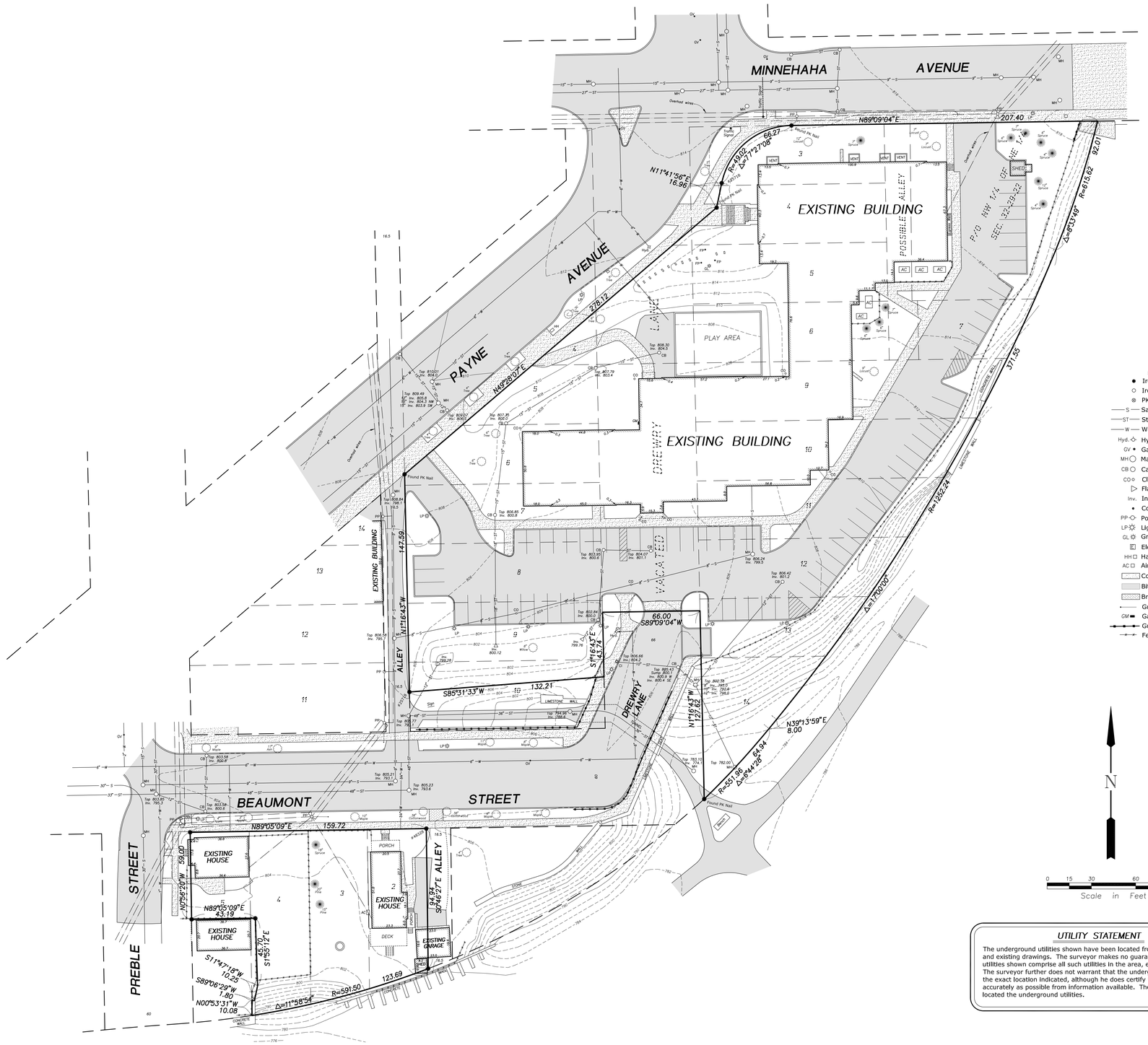
HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	SJB
CHECKED BY:	MRD
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

T1

Boundary and Topographic Survey for:
HOPE COMMUNITY ACADEMY



LEGEND

- Iron Monument Found
- Iron Monument Set
- PK Nail Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- CO — Cleanout
- Flared End
- Inv. — Invert Elevation
- Column
- PP — Power Pole
- LP — Light Pole
- GL — Ground LIght
- Electrical Transformer
- HH — Handhole
- AC — Air Conditioner
- Concrete Surface
- Bituminous Surface
- Brick Paver Surface
- Guy Wire
- GM — Gas Meter
- Guard Rail
- Fence

N

0 15 30 60 90

Scale in Feet

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

NOTES

* Bearings shown are based on the Ramsey County Coordinate System.
* Utilities shown are from information furnished by the City of St. Paul and respective utility companies in response to Gopher State One Call Ticket No. 201291758 and are verified where possible.
* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
* Area = 129,698 square feet (2.98 acres).
* This survey was prepared without the benefit of a title commitment. Easements of record are not shown.
* Property description shown taken from survey prepared by Cornerstone Land Surveying, Inc. and from Ramsey County Tax Information.

PROPERTY DESCRIPTION

All of Lot 3 except that part lying North and West of the arc of a 49 foot radius curve that is tangent to the Easterly line of Payne Avenue, as widened, and to the South line of Minnehaha Street; Lot 4; the North 30 feet of Lot 5; all in Block 2, Irvine's Second Addition to Saint Paul, subject, however, to the rights of the City of Saint Paul to a part of said lots by it acquired for the widening of Payne Avenue, Ramsey County, Minnesota. Torrens Property Torrens Certificate No. 541405

and

The North 140 feet of the Northwest Quarter of the Northeast Quarter of Section 32, Township 29, Range 22, in Saint Paul, Minnesota, which is bounded on the West by the East line of Lots 3, 4 and 5, Block 2, Irvine's Second Addition to Saint Paul, and on the East by the Right-of-Way of the Northern Pacific Railway Company, subject, however, to the rights acquired by the City of Saint Paul for Minnehaha Street, Ramsey County, Minnesota. Torrens Property Torrens Certificate No. 541405

and

Lots 12 and 14, Block 2; (except street) Lot 4, Block 3; Lots 5 and 6, except that part of said lots which lies Northwesterly of a line extending from a point in the West line of Lot 12, in Block 3, distant 52.07 feet North from Beaumont Street to a point in the East line of Lot 4, in Block 3, distant 123.63 feet South from Minnehaha Street, Block 3; and that part of West Half of Drewry Lane, dedicated as Truxton Street, in the plat of Irvine's 2nd Addition to the City of Saint Paul filed in Book E of Town Plats, Page 1, vacated, lying between the Easterly extensions across said line to the North line of Lot 5 and the South line of Lot 6, Block 3, Irvine's 2nd Addition to Saint Paul, Ramsey County, Minnesota. Torrens Property Torrens Certificate No. 541405

and

Lot 7, Block 3, Irvine's Second Addition to Saint Paul, Minnesota. Abstract Property

and

The South 10 feet of Lot 5, all of Lots 6, 7, 9, 10, 11 and 13, Block 2, Irvine's Second Addition to Saint Paul; also, that parcel lying East of Lot 9, Block 2, Irvine's Second Addition to Saint Paul and West of the Right-of-Way of the Northern Pacific Railway Company bounded on the North by the Easterly extension of the Southerly line of Lot 6, Block 2, in said addition and on the South by the North line of Lot 10, Block 2, in said addition, and that parcel not taken by Lot 7, Block 2, in said addition lying East of the East line of Lots 5 and 6, Block 2, in said addition and West of said Right-of-Way bounded on the North by the Easterly extension of the North line of the Southerly 10 feet of said Lot 5 and on the South by the South line of Lot 6 extended Easterly, Ramsey County, Minnesota. Abstract Property

and

Drewry Lane lying between the South line of Payne Avenue extended Northeasterly to the East line of said Drewry Lane and the South line of Lot 7, Block 3, Irvine's 2nd Addition extended Easterly. Except that part of West Half of Drewry Lane, dedicat as Truxton Street, in the plat of Irvine's 2nd Addition to the City of Saint Paul filed in Book E of Town Plats, Page 1, vacated, lying between the Easterly extensions across said line to the North line of Lot 5 and the South line of Lot 6, Block 3, Irvine's 2nd Addition to Saint Paul, Ramsey County, Minnesota. Abstract and Torrens Property

and

Lot 8, Block 3, Irvine's 2nd Addition to St. Paul, Ramsey County, Minnesota. Abstract Property

and

Lot 9, and that part of Lot 10, Block 3, Irvine's Second Addition to Saint Paul, described as follows: Beginning at the Northeast corner of said Lot 10; thence in a Southerly direction along the East line of said Lot 10, a distance of 11.74 feet; thence in a Southwesterly direction, in a straight line, a distance of 132.5 feet to a point in the West line of said Lot 10, said point being 20.1 feet South of the Northwest corner of said Lot 10; thence in a Northerly direction along the West line of said Lot 10, 20.1 feet to the Northwest corner of said Lot 10; thence in a Easterly direction along the North line of said Lot 10 to the place of beginning, excepting therefrom that part of the premises above described which is used by the City of St. Paul for culvert, road, or public highway purposes, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota. Ramsey County, Minnesota Abstract Property

and

That portion of Drewry Lane vacated pursuant to Resolution 05-877 adopted by the Saint Paul City Council on September 21, 2005.

and

Lots 2 and 3, Block 7, Irvine's Second Addition to Saint Paul, Ramsey County, Minnesota.

and

Lot 4, Block 7, Irvine's Second Addition to Saint Paul, Ramsey County, Minnesota, except that part described as follows: Beginning at a point on the west line of said Lot 4 distant 59 feet south of the northwest corner thereof; thence east 3.23 feet; thence south 45.70 feet to a point 4.05 feet east of said west line; thence southerly 10.25 feet to a point 1.80 feet east of said west line; thence north along said west line to the point of beginning.

and

The North 59 feet of Lot 5, Block 7, Irvine's Second Addition to Saint Paul, Ramsey County, Minnesota.

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

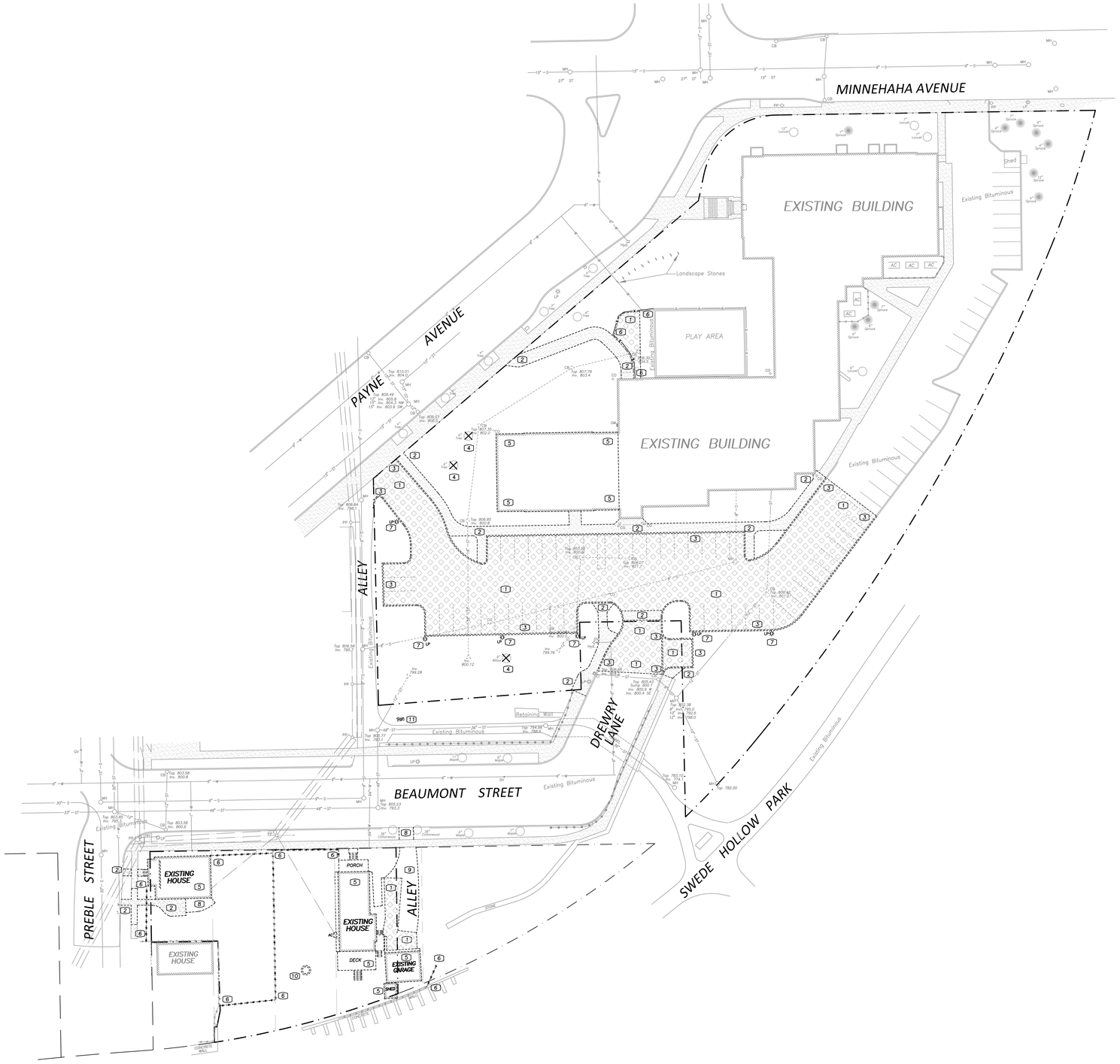
Dated this 15th day of June, 2020

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 204-3183.010



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING BUILDING

NOTE: SEE UTILITY PLAN FOR REMOVAL/DEMOLITION OF EXISTING UTILITIES.

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRAITE UTILITY COMPANY.

DEMOLITION NOTES

1 – Remove bituminous pavement.
2 – Remove concrete pavement.
3 – Remove curb & gutter.
4 – Remove tree(s).
5 – Remove existing building (See Architectural).
6 – Remove fence.
7 – Remove light pole.
8 – Remove pavers.
9 – Remove gravel pavement.
10 – Remove fire pit.
11 – Remove and replace sign. Verify new sign location with City.

NOTE: Street trees shall be protected by establishing a tree protection zone using 4' tall fencing installed at the drip line of the tree. Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Proposed work within, or changes to the location of tree protection fencing shall be reviewed by the City Forester prior to alteration.

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING ELEVATION
- BITUMINOUS TO BE REMOVED
- CONCRETE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

N

0 15 30 60 90
Scale in Feet

HOPE COMMUNITY ACADEMY

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
6115 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605 KOMAINC.COM

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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 201-2704.015
DRAWING FILE: 2704015.DWG

I hereby certify that this plan 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.

PRELIMINARY

Benton G. Ford
DATE: _____ REG. NO.: _____

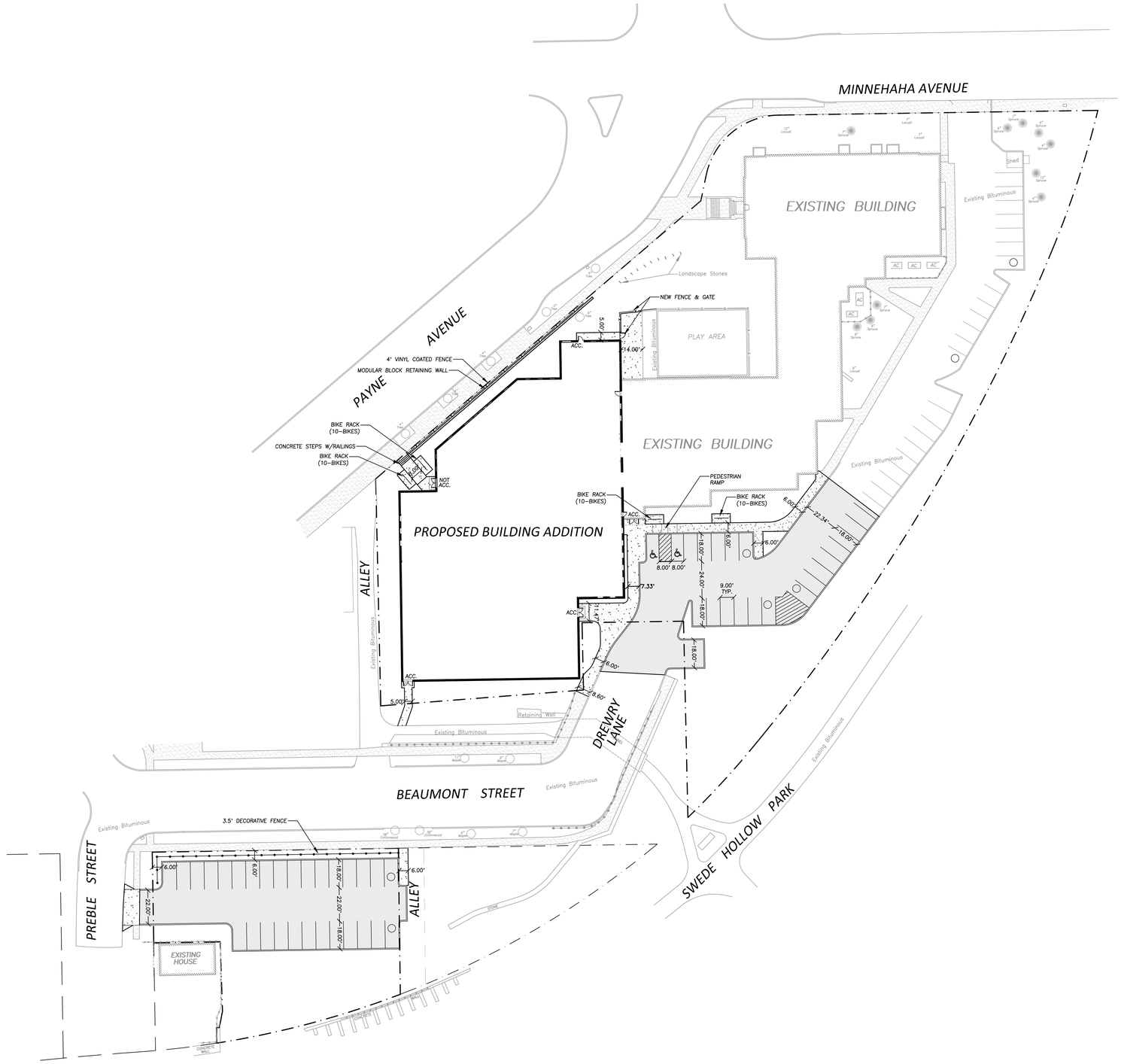
SITE DEMOLITION PLAN

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

C1



SITE NOTES

(1) – All parking stall striping length is 18.00' unless otherwise noted.

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	COMPACT STALLS	TOTAL	EXISTING STALLS
75	2	0	77	70

BICYCLE PARKING STALLS

EXISTING	PROPOSED
0	40

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 15 30 60 90

Scale in Feet

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
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PROJECT NO.: 201-2704.015
DRAWING FILE: 2704015.DWG

I hereby certify that this plan 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.

PRELIMINARY

Benton G. Ford

DATE: _____ REG. NO.: _____

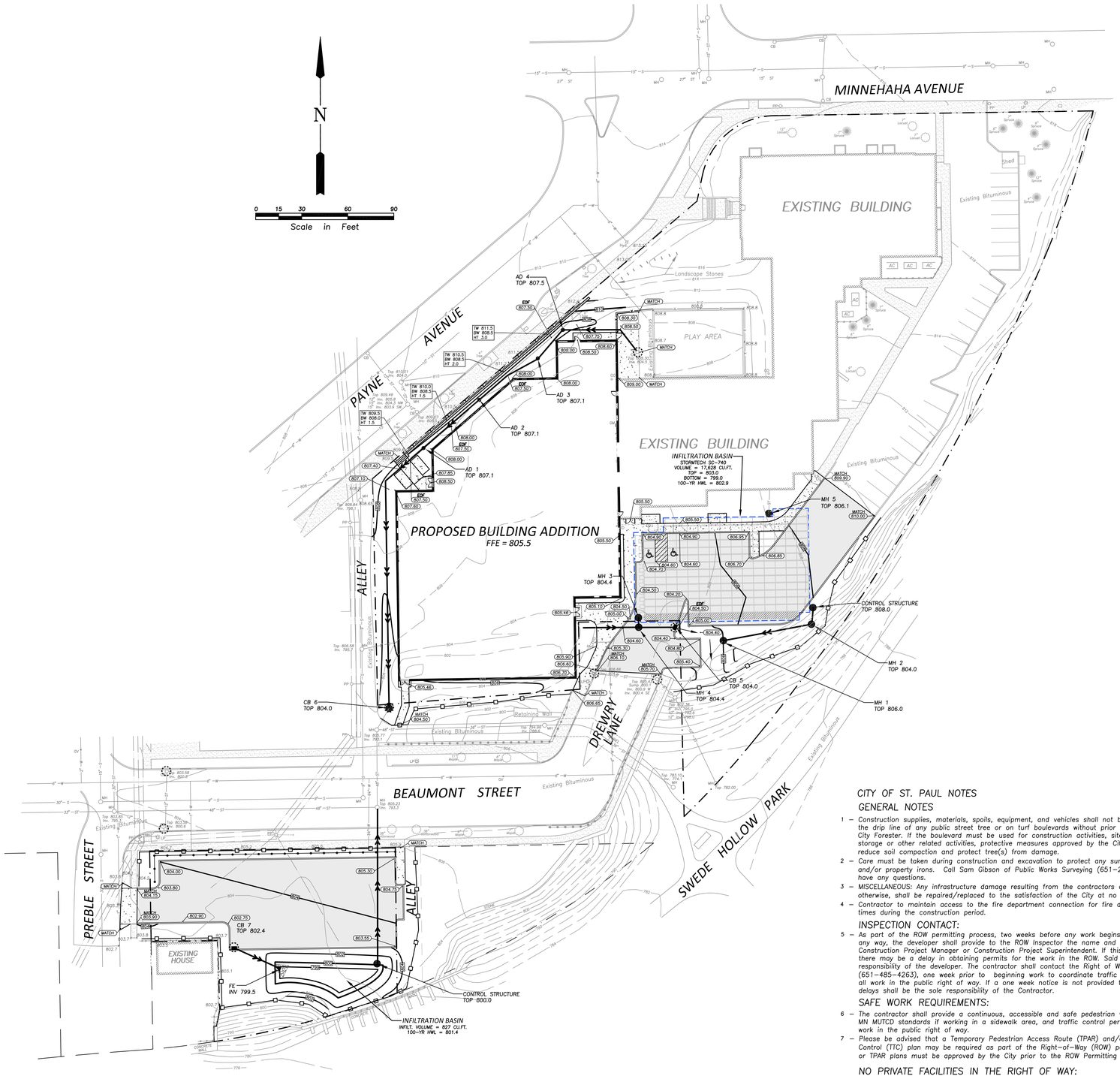
SITE DIMENSION PLAN

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

C2



CITY OF ST. PAUL NOTES

GENERAL NOTES

1 – Construction supplies, materials, spoils, equipment, and vehicles shall not be stored or operated within the drip line of any public street tree or on turf boulevards without prior written approval from the City Forester. If the boulevard must be used for construction activities, site access routes, material storage or other related activities, protective measures approved by the City Forester shall be taken to reduce soil compaction and protect tree(s) from damage.

2 – Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Sam Gibson of Public Works Surveying (651–266–6075) if you have any questions.

3 – MISCELLANEOUS: Any infrastructure damage resulting from the contractors activities, incidental or otherwise, shall be repaired/replaced to the satisfaction of the City at no cost to the City.

4 – Contractor to maintain access to the fire department connection for fire department personnel at all times during the construction period.

INSPECTION CONTACT:

5 – As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way, the developer shall provide to the ROW Inspector the name and contact information of the Construction Project Manager or Construction Project Superintendent. If this information is not provided there may be a delay in obtaining permits for the work in the ROW. Said delays will be the sole responsibility of the developer. The contractor shall contact the Right of Way Inspector, Jennifer Ziemer (651–485–4263), one week prior to beginning work to coordinate traffic control, pedestrian safety and all work in the public right of way. If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor.

SAFE WORK REQUIREMENTS:

6 – The contractor shall provide a continuous, accessible and safe pedestrian walkway that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.

7 – Please be advised that a Temporary Pedestrian Access Route (TPAR) and/or a Temporary Traffic Control (TTC) plan may be required as part of the Right–of–Way (ROW) permiting process. Said TTC or TPAR plans must be approved by the City prior to the ROW Permitting office issuing a permit(s).

NO PRIVATE FACILITIES IN THE RIGHT OF WAY:

8 – The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or lighting in the City's Right of Way. This includes stubbing conduit or cable into the public Right of Way to accommodate utility feeds to the site. Coordinate with each utility prior to construction to determine feed points into the property. Utilities are responsible for securing excavation permits to run their service into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee.

9 – The Contractor shall contact Mike Lusian, General Foreman, Lighting – Signal Maintenance, (651–266–9780), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The Contractor shall assume responsibility (and related costs) for any damage or relocations.

CITY OF ST. PAUL PERMIT REQUIREMENTS:

10 – The Contractor must obtain an Obstruction Permit from Public Works Right of Way Service Desk (651–266–6151) if trucks/equipment will be driving over curbs or if construction (including silt fence) will block City streets, sidewalks, or alleys.

11 – All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the right of way, and excavating into the right of way is needed to facilitate construction, contact the utility inspector.

12 – It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates for both obstruction and excavation permits. Failure to secure an excavation permit or required obstruction permit will result in double–permit fee and other fees required under City of St. Paul Legislative Codes.

GRADING NOTES

1 – All elevations shown are to final surfaces.

EROSION CONTROL NOTES

1 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.

2 – Sweep paved public streets as necessary where construction sediment has been deposited.

3 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

4 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

5 – STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice and shall be performed with the use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off all mud flaps to avoid any buildup on the street pavement.

REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY:

13 – All utilities and contractors must be registered, insured and bonded, as recognized by the Public Works Right of Way Service Desk, (651–266–6151) if they will be working in the public road right of way.

14 – CONSTRUCTION IN RIGHT OF WAY: All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right–of–way under a permit from Public Works Sidewalk Section (651–266–6120). Sidewalk grades must be carried across driveways.

15 – RIGHT OF WAY RESTORATION: Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at (651–266–9700). Procedures and unit costs are found in Street Maintenance's "General Requirements – All Restorations" and are available at the permit office.

16 – The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651–632–5129). Any work must be completed by a licensed tree contractor. If trees will not be removed, they must be protected during construction.

17 – Contractor shall contact City Forester, prior to demolition or other land disturbances associated with site construction, to verify tree protection is installed.

18 – ENCROACHMENTS: Per Chapter 134 of the Legislative Code, no person shall construct and maintain any projection or encroachment within the public right–of–way. Construction of the development that necessitates temporary use of the Right–of–Way (ROW) for construction purposes shall be limited to equipment, personnel, devices and appurtenances that are removable following construction. Encroachment permits will not be granted for devices such as tie backs, rock bolts, H–piles, lagging, timbers, sheet piling, etc. that the owner is seeking to abandon in the ROW. Section 3201.3 of the Minnesota Building Code defers final authority of encroachments into public right–of–way/public property to the local authority. City Legislative Code governs management of the public rights–of–way. Provided such installations are approved by Public Works, footings may be allowed to encroach into City ROW no more than twelve (12) inches at depths below eight (8) feet as provided for in Minnesota Building Code Section 3201.1. Said encroachments would require an encroachment permit from the City per Chapter 134 of the Legislative Code. Encroachments into County or State ROW are not allowed unless authorization has been granted from said agency. Encroachments installed in the ROW without authroization will be removed at no expense to the City/County/State.

19 – SIGNING: Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right–of–way (ROW). Removal of signs within the public ROW shall be completed by the City. New signs or the reinstallation of existing signs, as appproved by Public Works Traffic Engineering, regulating parking and/or traffic in the public ROW for this development shall be installed by the City at the expense of the development. Contact Chris Gulden of Public Works 651–266–9778 two weeks in advance of needed sign work.

20 – Contractor is responsible for damage to the mainline sidewalk, curb, drive access and boulevard landscaping cause during the construction. Contractor advised to document pre–existing condition of the right of way prior to commencement of the construction.

BOULEVARD RESTORATION:

21 – Where driveways, sidewalks or other surface paving are removed, all concrete, asphalt and base materials shall be removed.

22 – Boulevard soils will need to be protected during construction and restored afterwards to eliminate compaction and provide suitable growing conditions for new street trees.

23 – All materials from rock construction entrances that cross turf boulevards shall be removed and soils restored, including the mitigation of soil compaction prior to final grading.

24 – Boulevards shall be restored with a minimum of 4" of topsoil.

25 – Concrete washouts shall not be located within the drip line of a tree.

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
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P. 651.451.4605 KOMAINC.COM

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PROJECT NO.: 201–2704.015
DRAWING FILE: 2704015.DWG

I hereby certify that this plan 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.

PRELIMINARY

Benton G. Ford

DATE: _____ REG. NO.: _____

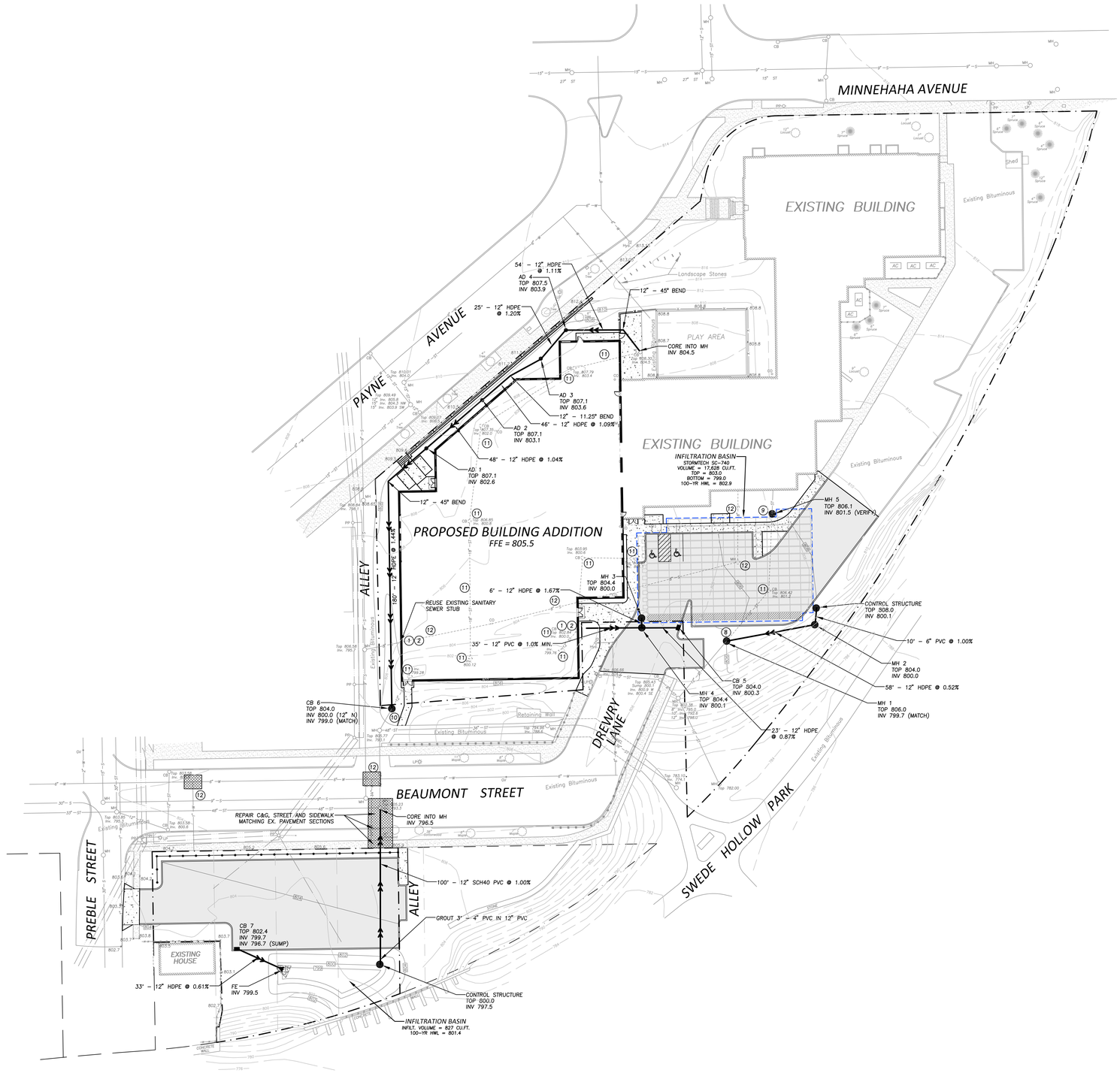
GRADING AND DRAINAGE PLAN

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

C3



UTILITY NOTES (SANITARY SEWER)

1. All sewer services to extend to a point 5' from proposed building.
2. Verify all service locations and inverts with mechanical engineer before construction.
3. Pipe work inside property to be performed by a plumber licensed by the State of Minnesota and certified by the City of St. Paul.
4. For pipe slopes less than 2%, the house drain contractor shall set the pipe slope by laser equipment or other method approved by the sewer utility.
5. Existing sanitary sewer services that will not be used must be abandoned at the property line per City requirements. Contact Anca Sima of Sewer Engineering (651–266–6237) for permit numbers to be removed. Abandoning existing sewer service or making new connections to city sewer must be done to city standards by a licensed house drain contractor under a permit and inspection from Public Works Sewer section (651–266–6234).
6. If construction of the sewer service will require temporary installation of shoring in the Right–of–Way, a ROW encroachment permit shall be applied for.
7. Sanitary and/or storm sewer service passing within 10 feet of the building are governed by the MN Plumbing Code. Specification for pipe material selection and notes for required air test of the piping, complaint with MN State Plumbing Code 4714 Section 1109.0, must be shown on the plan. This system must be reviewed and approved by Rick Jacobs, Senior Plumbing Inspector (651–266–9051) to ensure that it meets Plumbing Code standards.
8. Construct MH 1 over existing storm sewer and remove remaining storm sewer pipe and structure back to MH 5.
9. Construct MH 5 over existing storm sewer and remove remaining storm sewer pipe and structure back to MH 1.
10. Construct CB 6 over existing storm sewer and remove remaining storm sewer pipe and flared end section to the northeast.
11. Remove existing storm sewer pipe, structures and flared end sections.
12. Remove existing sanitary sewer pipe and structures.

UTILITY NOTES (WATER MAIN)

12. All unused existing water services to be cut off by SPRWS at the main. Excavation and restoration by owner's contractor. New water services will not be turned on until required cutoffs have been performed.
13. Saint Paul Regional Water Services to perform water facility pipework within the Right–of–Way. Owner's contractor to provide excavation and restoration for work within the Right–of–Way. Any work completed by SPRWS forces shall be paid for by the Contractor and included in their bid. The Owner will not be responsible for SPRWS fees of any kind.
14. The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.

PERMITS

SEWER REPAIR PERMIT: Plumbing Contractor to obtain "Repair Permits" from Public Works for proposed modification to the existing storm sewer connections. Call St Paul PW permit desk (651–266– 6234) for information on obtaining this permit.

SEWER REMOVAL/ABANDONMENT PERMIT: Plumbing Contractor to obtain "Removal Permits" from Public Works to cut off existing sewer connections services to the property. Call St Paul PW permit desk (651–266–6234) for information on obtaining this permit.

SEWER CONNECTION PERMIT: License house drain contractor to obtain "Sewer Connection Permit" to construct new sanitary and storm connection in street from main to the property. Call St Paul PW permit desk (651–266–6234) for information on obtaining this permit.

LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- S — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

HOPE COMMUNITY ACADEMY

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
6115 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605 KOMAINC.COM

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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 201–2704.015
DRAWING FILE: 2704015.DWG

I hereby certify that this plan 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.

PRELIMINARY

Benton G. Ford

DATE: _____ REG. NO.: _____

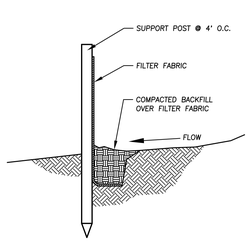
UTILITY PLAN

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

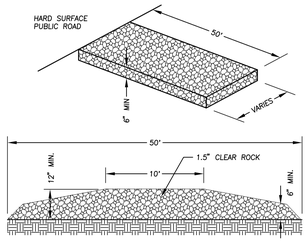
PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

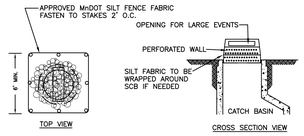
C4



1 C5 SILT FENCE
NO SCALE

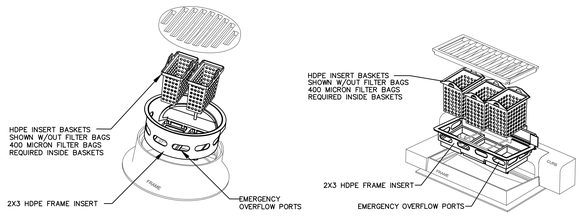


2 C5 ROCK CONSTRUCTION ENTRANCE
NO SCALE



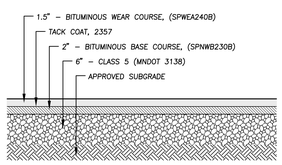
NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

3 C5 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



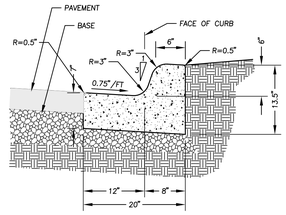
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

4 C5 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



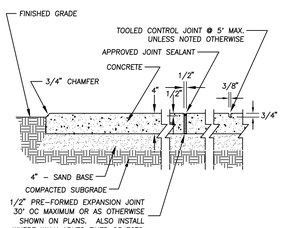
NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

5 C5 PAVEMENT SECTION
NO SCALE

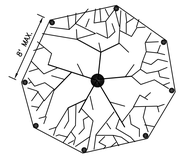


Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

6 C5 B612 CONCRETE CURB & GUTTER
NO SCALE

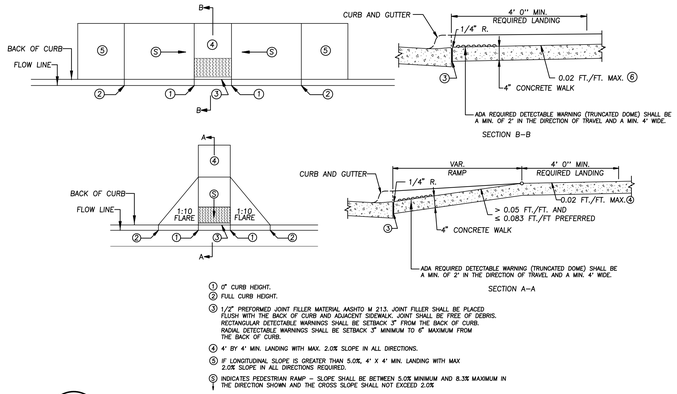


7 C5 CONCRETE SIDEWALK
NO SCALE



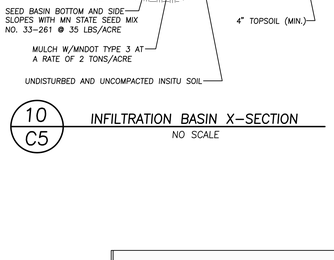
4' SNOW FENCE WITH POST 8' ON CENTER TO BE PLACED AROUND TREE AT THE DRIP LINE OF THE OUTER MOST BRANCHES.

8 C5 TREE PROTECTION
NO SCALE



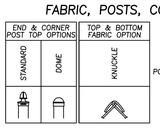
① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ 8" LONGITUDINAL SLOPE IS GREATER THAN 5.0%. 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑥ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

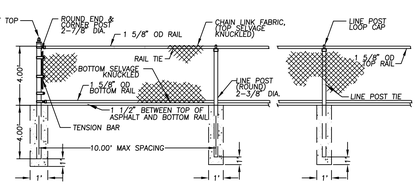
9 C5 PEDESTRIAN RAMP
NO SCALE



10 C5 INFILTRATION BASIN X–SECTION
NO SCALE

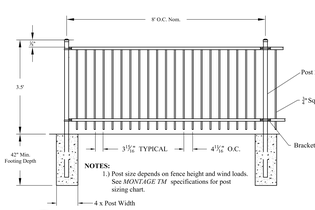
FABRIC, POSTS, CONNECTORS AND FITTINGS TO ALL BE BLACK VINYL COATED





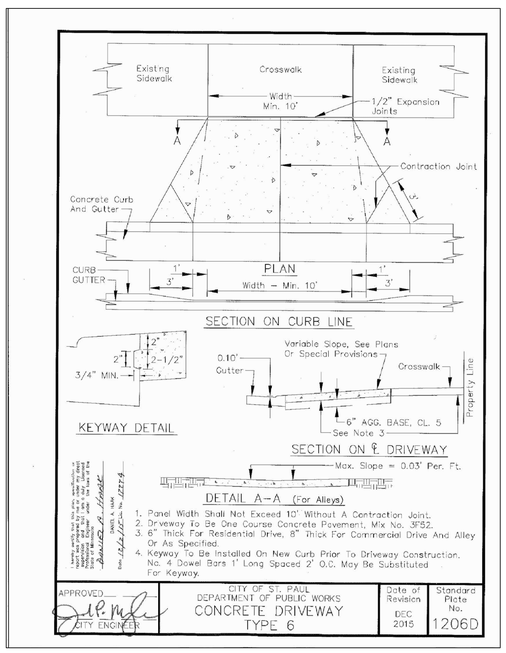
NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH.
2. FABRIC SHALL BE 9 GAUGE, VINYL COATED, 2" MESH WITH KNUCKLED SELVAGE TOP AND BOTTOM. FABRIC TO BE ON OUTSIDE OF POSTS.
3. SEE SPECIFICATIONS.

11 C5 4' CHAIN LINK FENCE
NO SCALE



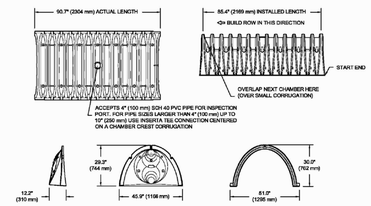
NOTES:
1.) Post size depends on fence height and wind loads. See *MGNTAGE TM* specifications for post sizing chart.

12 C5 3.5' DECORATIVE FENCE
NO SCALE



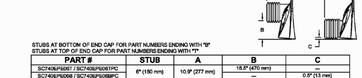
SC-740 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS		
SIZE (X × Y × Z) INSTALLED LENGTH	51.7" X 30.7" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.3 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.0 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EP6007 / SC740EP6007PC	6" (150 mm)	10.9" (277 mm)	18.0" (470 mm)	0.9" (13 mm)
SC740EP6008 / SC740EP6008PC			—	
SC740EP6087 / SC740EP6087PC	8" (200 mm)	12.7" (310 mm)	18.0" (410 mm)	0.9" (13 mm)
SC740EP6088 / SC740EP6088PC			—	
SC740EP6107 / SC740EP6107PC	10" (250 mm)	13.4" (340 mm)	14.0" (368 mm)	0.7" (18 mm)
SC740EP6108 / SC740EP6108PC			—	
SC740EP6127 / SC740EP6127PC	12" (300 mm)	14.7" (373 mm)	12.0" (318 mm)	1.2" (30 mm)
SC740EP6128 / SC740EP6128PC			—	
SC740EP6157 / SC740EP6157PC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EP6158 / SC740EP6158PC			—	
SC740EP6187 / SC740EP6187PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740EP6188 / SC740EP6188PC			—	
SC740EP6248*	24" (600 mm)	18.9" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EP6248 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

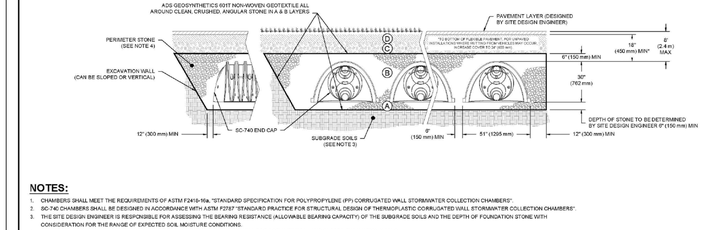
* FOR THIS SC740EP6248 THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

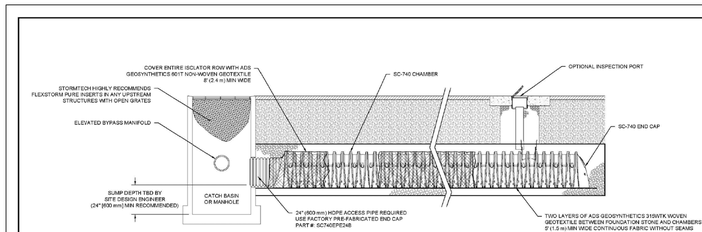
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A 'PART OF' THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.3 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 580 LBS/IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 73° F / 23° C, CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

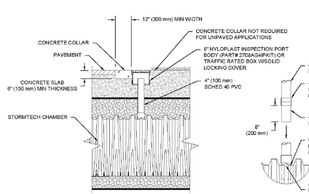
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE LID AND GRATE FROM LAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. (OWER) A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH-WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

CONNECTION DETAIL
NTS

4" PVC INSPECTION PORT DETAIL
NTS

JB VANG
KOMA ARCHITECTS | DESIGNERS | ENGINEERS
6115 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605 KOMAINC.COM

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PROJECT NO.: 201-2704.015
DRAWING FILE: 2704015.DWG

I hereby certify that this plan 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.

Benton G. Ford

DATE: _____ REG. NO.: _____

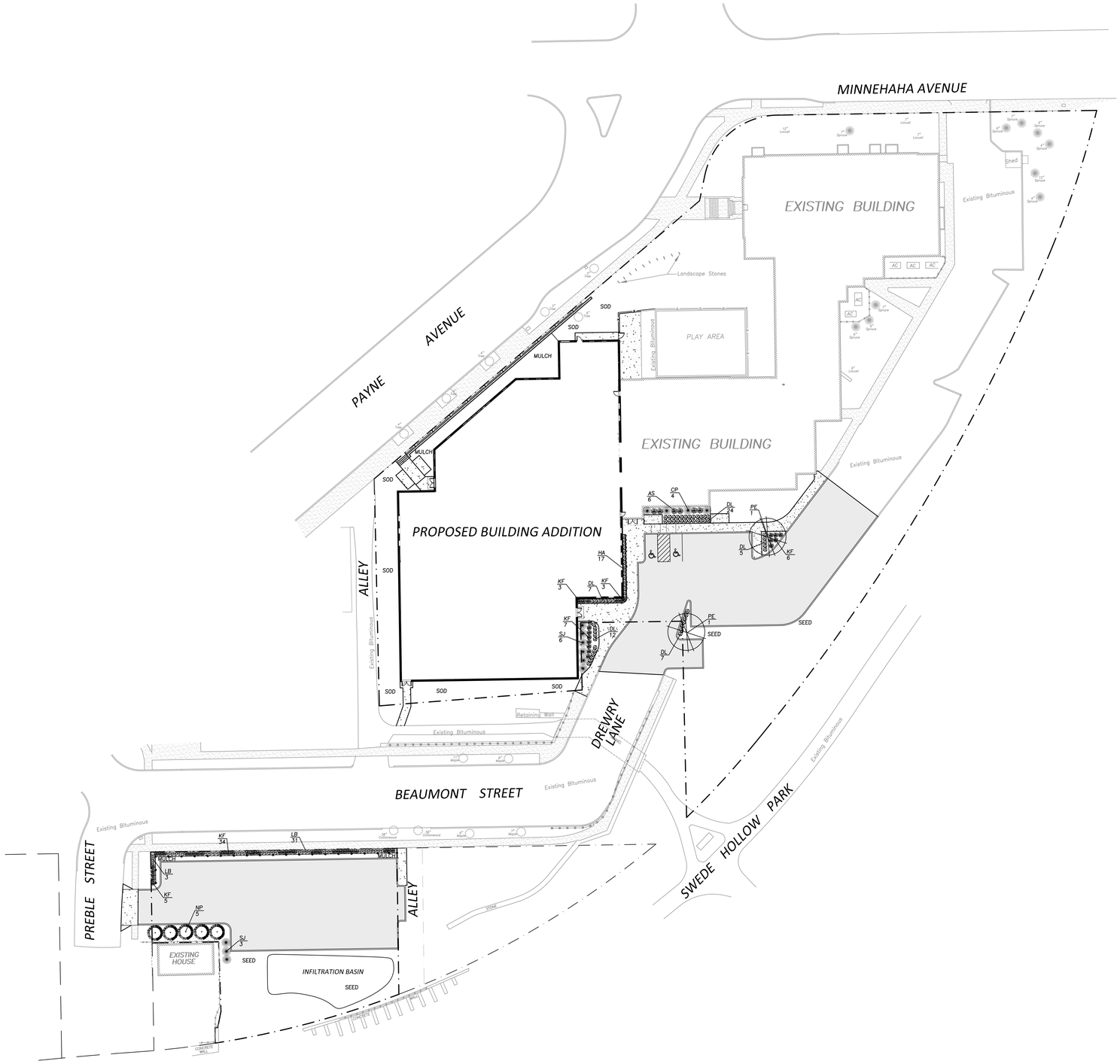
DETAILS

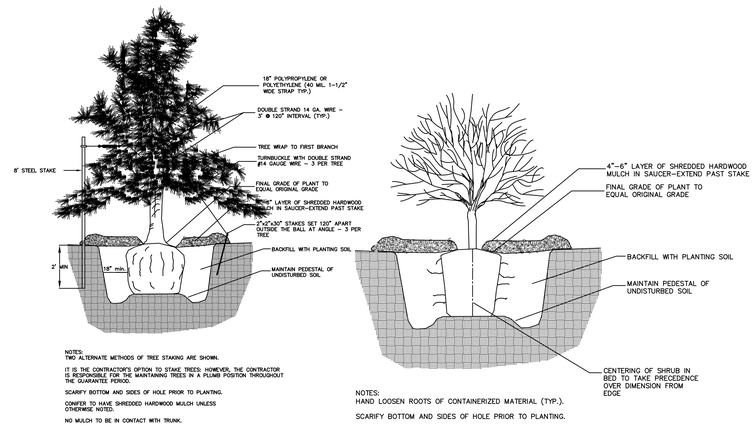
HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

C5





NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

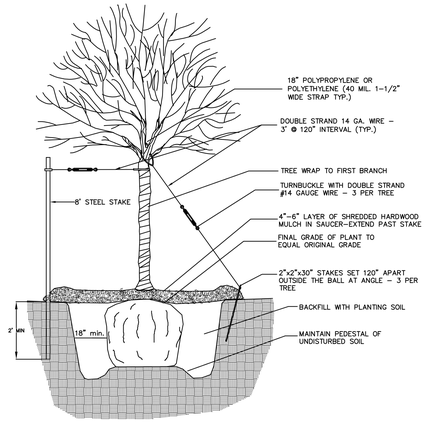
NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL

NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL



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TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL

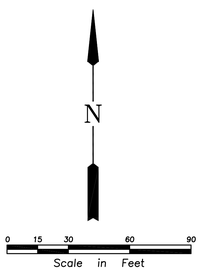
PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
DL	55	*Hemerocallis 'Stella de Oro'*	Stella de Oro Daylily	#1 Pot
HA	17	*Hosta 'Blueberry muffin'*	Large Hosta	#1 Pot
KF	58	*Calamagrostis acutiflora*	Karl Foerster	#2 Pot
AS	6	*Spiraea japonica 'Alpina'*	Alpine Spirea	#2 Pot
LB	34	*Schizachyrium scoparium*	Little Bluestem	#1 Pot
SJ	9	*Juniperus scopulorum 'Bailigh'*	Sky High Juniper	#10 Pot
CP	4	*Pinus mugo 'Columnaris'*	Columnar Mugo Pine	#10 Pot
TOTAL	183			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
PE	2	*Ulmus 'Patriot'*	Patriot Elm	2" B & B
NP	5	*Pinus resinosa*	Norway Pine	6' B & B
TOTAL	7			



HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

LANDSCAPE PLAN

PROJECT:	19315
DRAWN BY:	NPA
CHECKED BY:	BGF
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

L1

JB VANG

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
6115 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605 KOMAINC.COM

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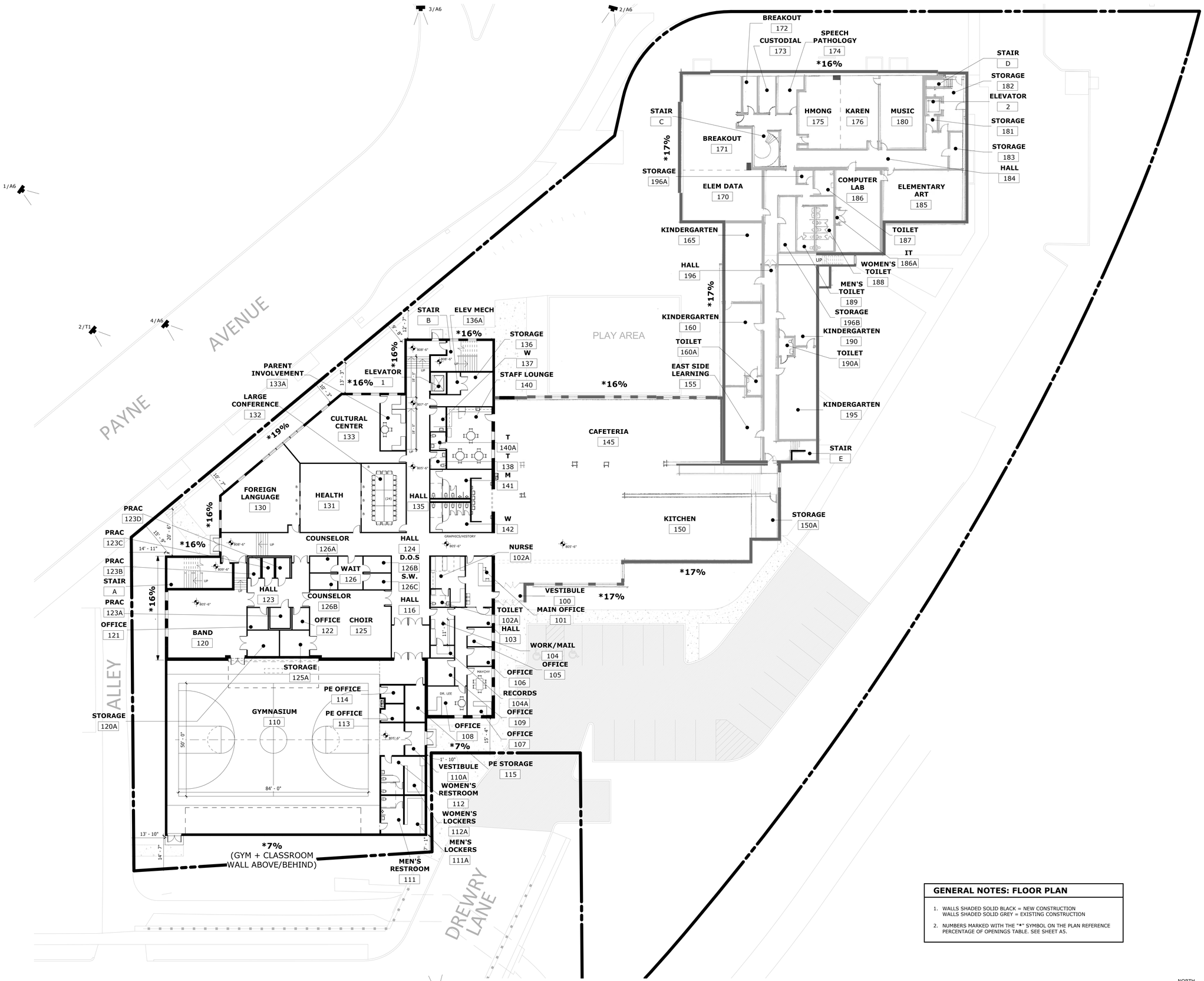
REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 201-2704.015
DRAWING FILE: 2704015.DWG



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

GENERAL NOTES: FLOOR PLAN

1. WALLS SHADED SOLID BLACK = NEW CONSTRUCTION
   WALLS SHADED SOLID GREY = EXISTING CONSTRUCTION
2. NUMBERS MARKED WITH THE "*" SYMBOL ON THE PLAN REFERENCE PERCENTAGE OF OPENINGS TABLE. SEE SHEET A5.

HOPE COMMUNITY ACADEMY

JB VANG

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Mark R. Dubois

DATE: 06-16-2020 REG. NO.: 44898

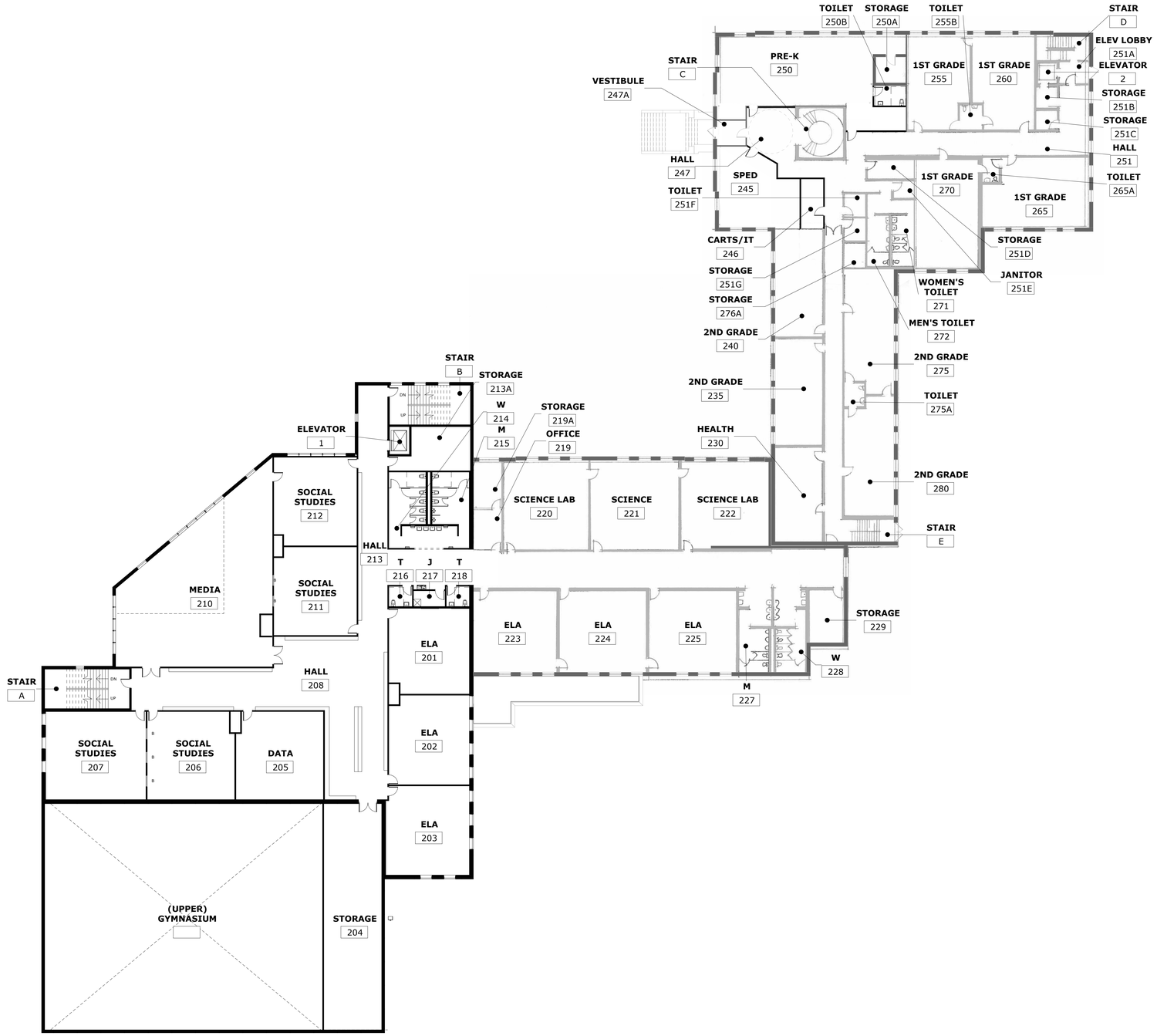
FLOOR PLAN - LEVEL 1

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	ALS
CHECKED BY:	MRD
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

A1



1 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

NORTH

HOPE COMMUNITY ACADEMY

JB VANG

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Mark R. Dubois

DATE: 06-16-2020 REG. NO.: 44898

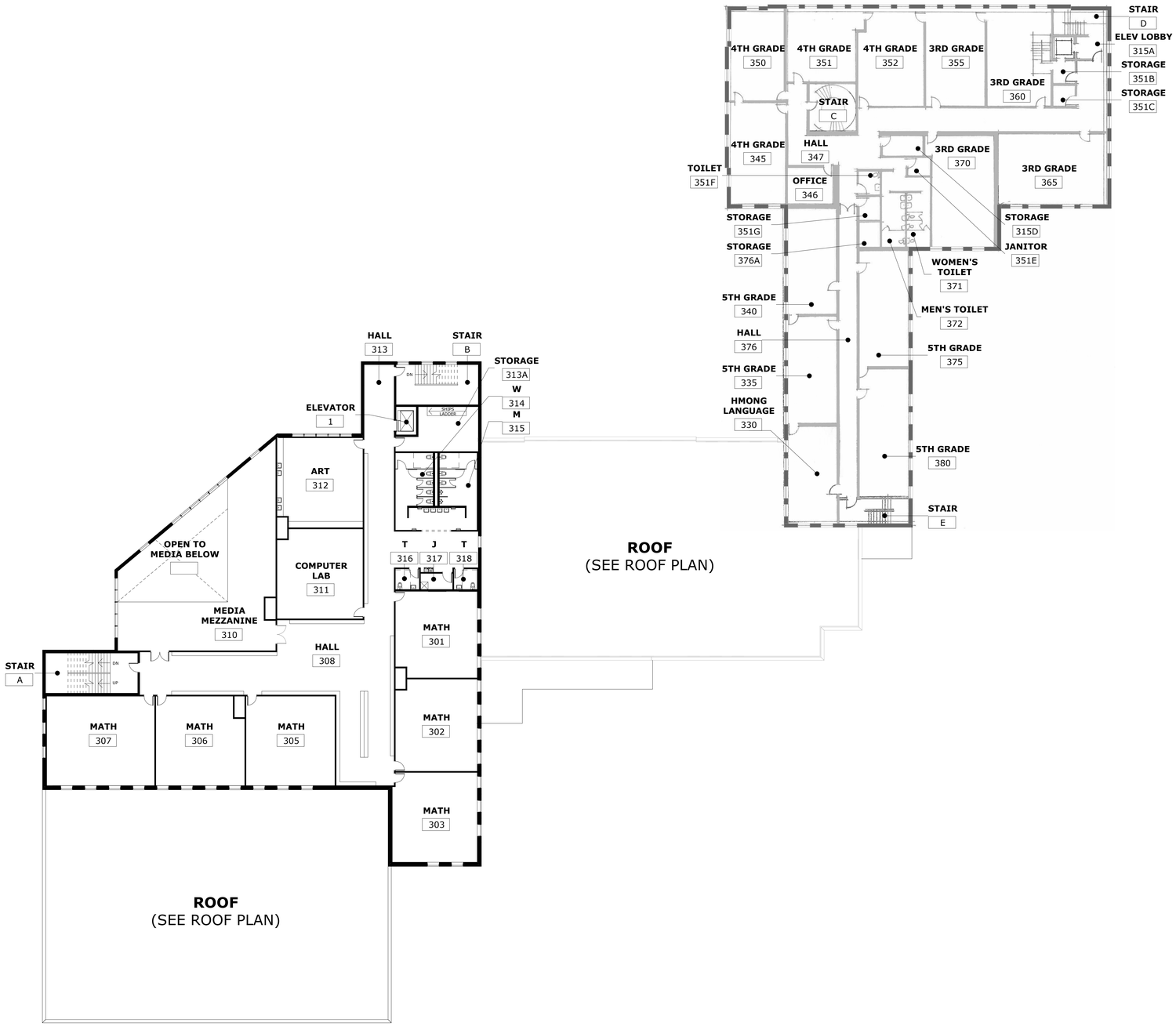
FLOOR PLAN - LEVEL 2

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	ALS
CHECKED BY:	MRD
DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

A2



1 FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

NORTH

HOPE COMMUNITY ACADEMY

JB VANG

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DATE: 06-16-2020 REG. NO.: 44898

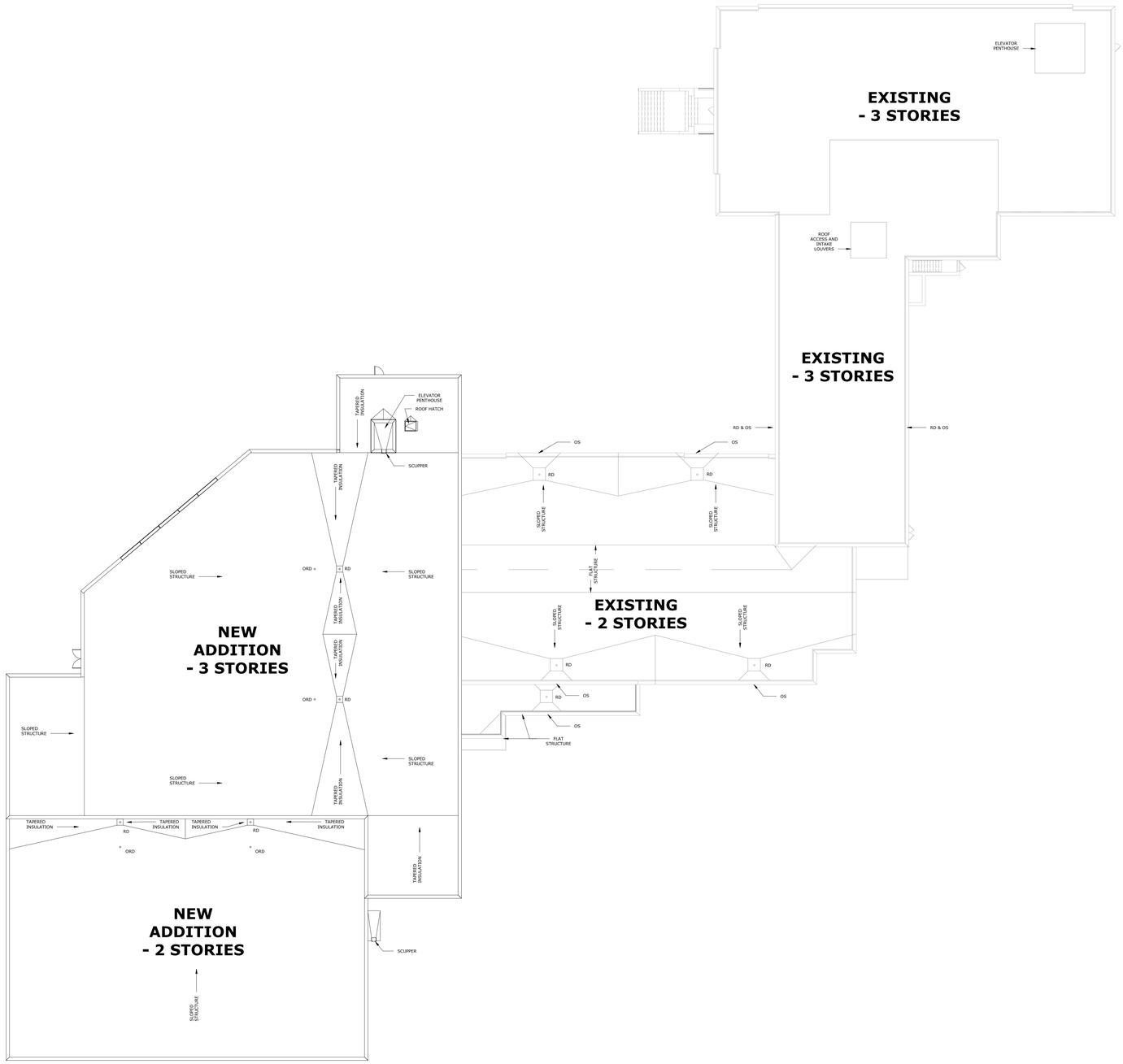
FLOOR PLAN - LEVEL 3

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
DRAWN BY:	ALS
CHECKED BY:	MRD
DATE:	06-16-2020
REVISIONS:	

SITE PLAN
REVIEW
APPLICATION

A3



1 ROOF PLAN
1/16" = 1'-0"

NORTH

HOPE COMMUNITY ACADEMY

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ROOF PLAN

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
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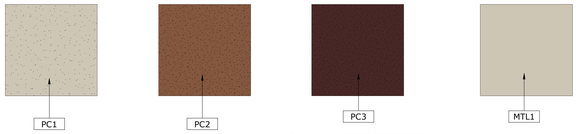
REVISIONS:	

SITE PLAN REVIEW APPLICATION

A4

EXTERIOR MATERIAL PALETTE LEGEND



PC1
Description: BUFF COLOR PIGMENT WITH BRUSH BLAST FINISH
Comments: TO MATCH EXISTING CAST STONE BASE

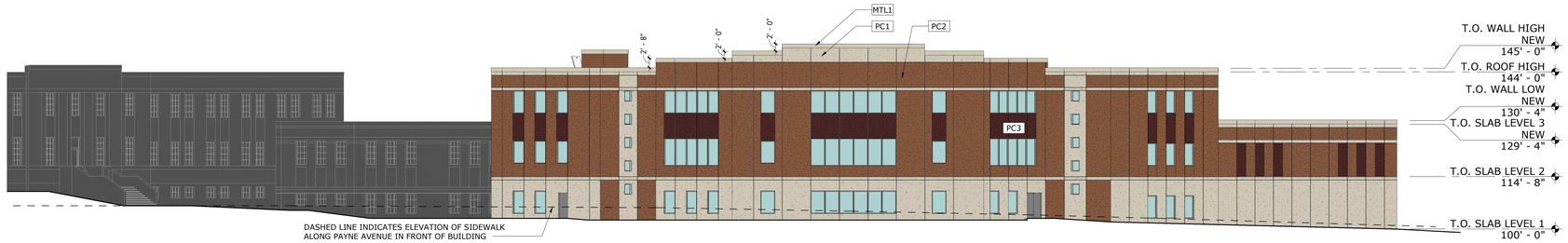
PC2
Description: LIGHT SANDBLAST FINISH STAINED REDDISH-BROWN
Comments: TO MATCH EXISTING REDDISH-BROWN BRICK

PC3
Description: LIGHT SANDBLAST FINISH STAINED DARK BROWN
Comments: TO MATCH EXISTING DARK BROWN BRICK

MTL1
Description: METAL COPING - TAN
Comments: MATCH EXISTING TAN COPING

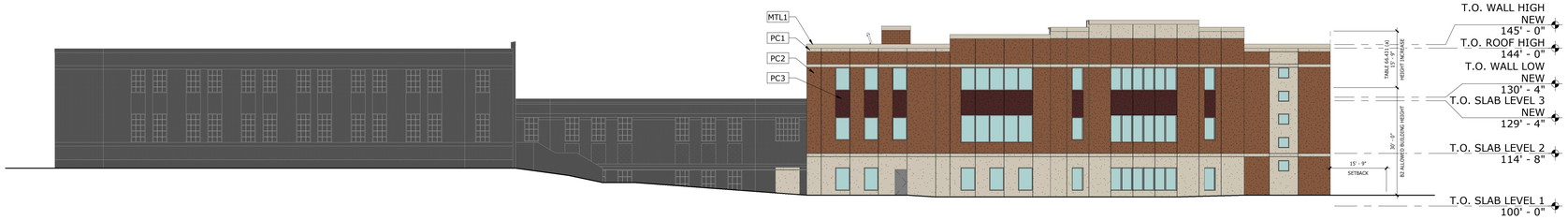
PERCENTAGE OF OPENINGS:

	NEW WALLS	OPENINGS	%	EXISTING WALLS	OPENINGS	%
NORTH ELEVATION:	3,983 SF	628 SF	16%	5,974 SF	985 SF	16%
NORTHWEST ELEVATION:	3,378 SF	640 SF	19%	N/A	N/A	N/A
WEST ELEVATION:	4,156 SF	649 SF	16%	4,068 SF	694 SF	17%
SOUTH ELEVATION:	6,526 SF	476 SF	7%	7,201 SF	1,237 SF	17%
TOTALS, NEW & EXISTING:	18,043 SF	2,393 SF	13%	17,243 SF	2,937 SF	17%
TOTALS, OVERALL:	**WALL AREA: 35,286 SF**			**OPENING AREA: 5,330 SF**		**15%**



1 NORTHWEST EXTERIOR ELEVATION
1/16" = 1'-0"

2 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"

4 EAST EXTERIOR ELEVATION
1/16" = 1'-0"

5 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

HOPE COMMUNITY ACADEMY

JB VANG

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EXTERIOR ELEVATIONS

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
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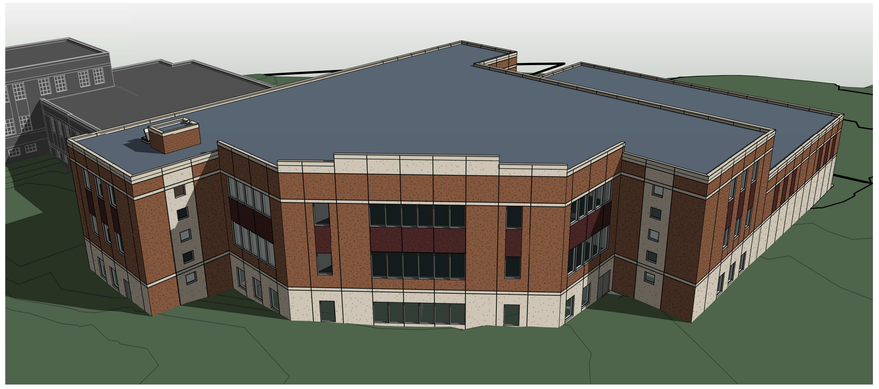
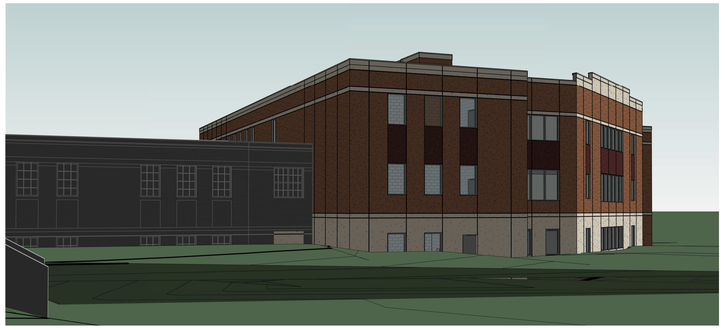
SITE PLAN REVIEW APPLICATION

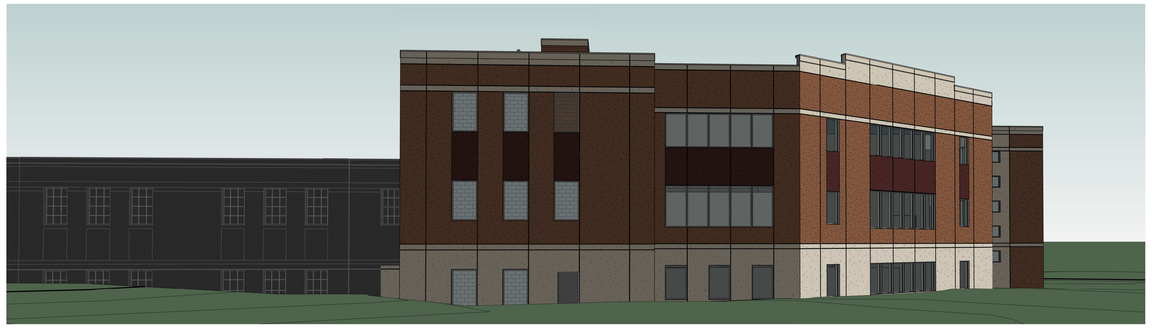
A5



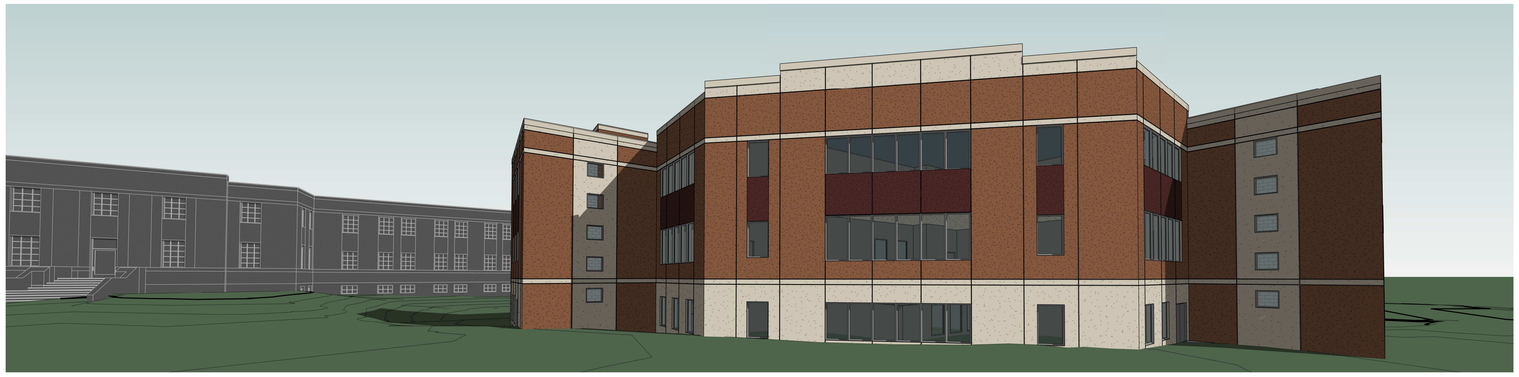
1 BIRD'S EYE OF NEW ADDITION



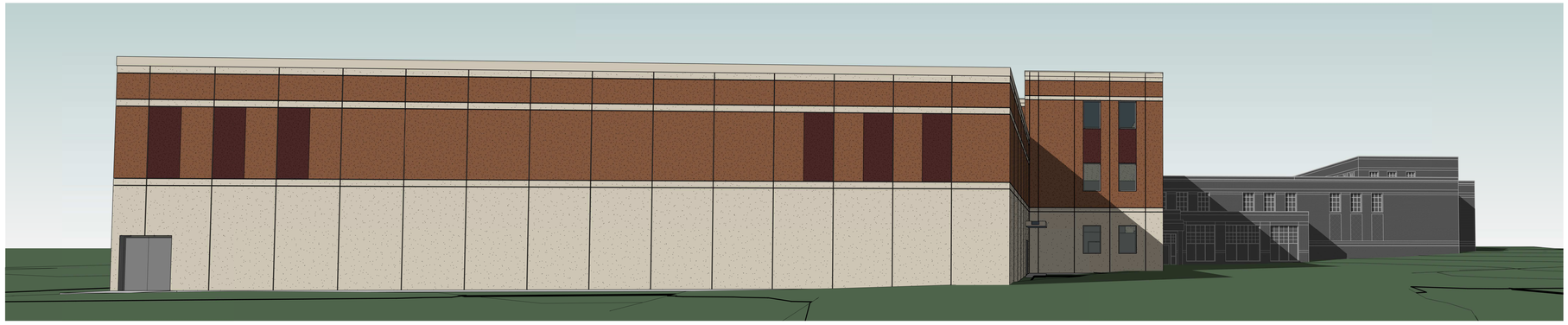
2 VIEW FROM MINNEHAHA



3 VIEW FROM MINNEHAHA & PAYNE



4 VIEW FROM PAYNE



5 VIEW FROM DREWRY

HOPE COMMUNITY ACADEMY

JB VANG

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3D VIEWS

HOPE COMMUNITY ACADEMY
720 PAYNE AVENUE
ST. PAUL, MN 55130

PROJECT:	19315
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DATE:	06-16-2020
REVISIONS:	

SITE PLAN REVIEW APPLICATION

A6