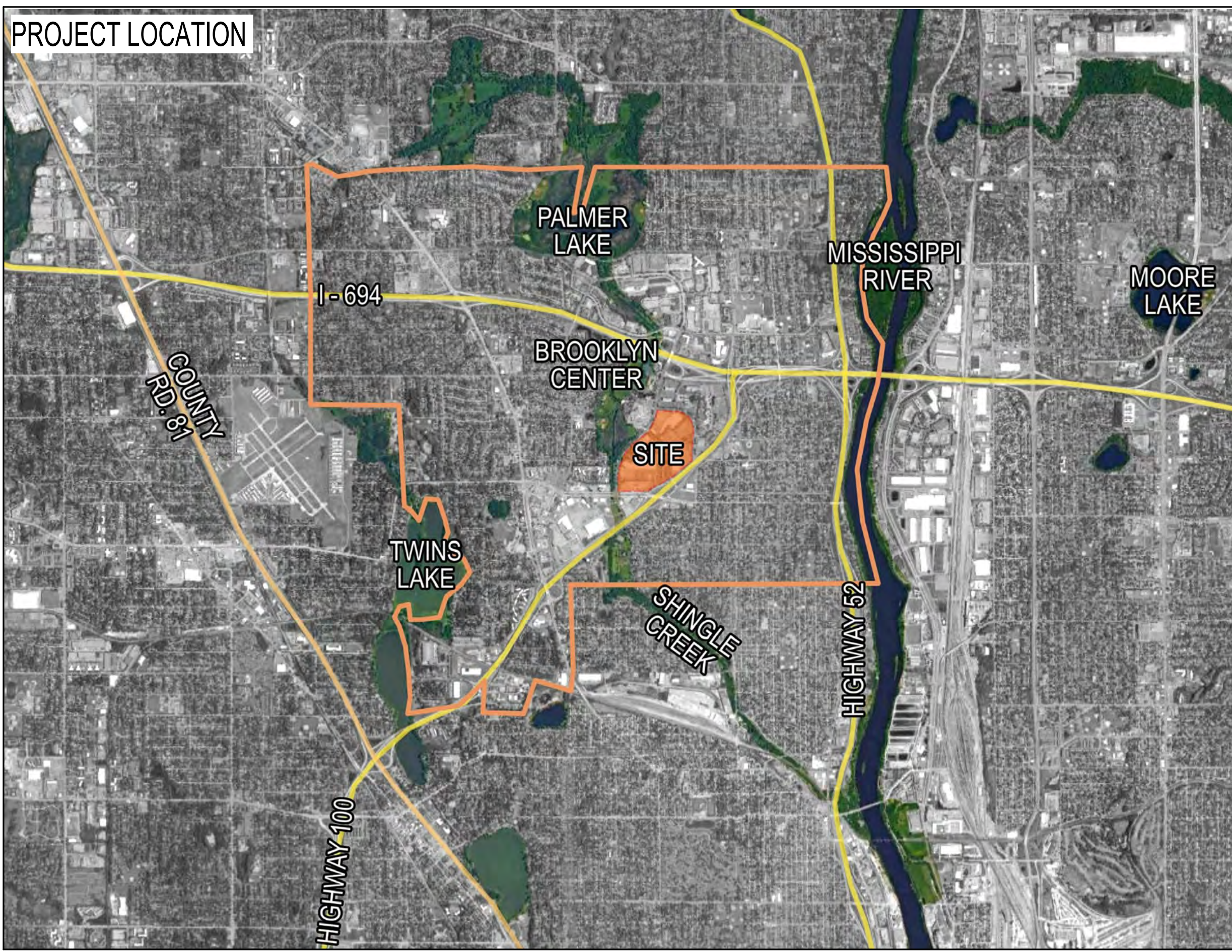


BROOKLYN CENTER OPPORTUNITY SITE PUD SUBMITTAL

BROOKLYN CENTER

ALATUS LLC, RESURRECTING FAITH WORLD MINISTRIES, PROJECT FOR PRIDE IN LIVING



SHEET INDEX		
Discipline	Sheet Number	Sheet Name
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00 - GENERAL	G003	OPPORTUNITY SITE - COMMUNITY BENEFIT PLAN
00 - GENERAL	G004	OPPORTUNITY SITE - PHASING EXHIBIT
00 - GENERAL	G005	OPPORTUNITY SITE - SIGNAGE LOCATIONS
00 - GENERAL	G006	OPPORTUNITY SITE - LOADING EXHIBIT
01 - CIVIL	C000	OVERALL SITE DEMOLITION PLAN
01 - CIVIL	C001	OVERALL SWPPP SITE LAYOUT
01 - CIVIL	C040	OVERALL GRADING AND DRAINAGE PLAN
01 - CIVIL	C060	OVERALL UTILITY PLAN
01 - CIVIL	C060	OVERALL STORMWATER MANAGEMENT PLAN
01 - CIVIL	C070	OVERALL SITE LAYOUT AND PAVING PLAN
01 - ELECTRICAL	E015	SITE PHOTO METRIC PLAN
02 - LANDSCAPE	L000	OPPORTUNITY SITE - LANDSCAPE PLAN
03 - ARCHITECTURE	A000	OPPORTUNITY SITE PLAN
03 - ARCHITECTURE	A001	OPPORTUNITY SITE - SITE 1 PLAN
03 - ARCHITECTURE	A002	OPPORTUNITY SITE - SITE 2 PLAN
03 - ARCHITECTURE	A003	OPPORTUNITY SITE - SITE 3 PLAN
03 - ARCHITECTURE	A004	OPPORTUNITY SITE - SITE 4 & 5 PLAN
03 - ARCHITECTURE	A005	OPPORTUNITY SITE - SITE 6 & 7 PLAN
03 - ARCHITECTURE	A006	OPPORTUNITY SITE - RENDERINGS

SITE KEY

SITE	BUILDING NAME	STORIES	GROSS AREA	UNITS	ACRES	PHASE
(1A)	ALATUS - MULTIFAMILY HOUSING 1	6	415,100	278	2.61	1A
(1B)	ENTREPRENEUR MARKET	2	19,110	0	0.71	1A
(2)	RFWM - EVENT CENTER	1	26,500	0	1.87	1A
(3)	ALATUS - MULTIFAMILY HOUSING 2	6	300,100	205	2.48	1C
(4)	PPL & RFWM - FAMILY HOUSING	5	72,000	60	0.87	1B
(5)	PPL & RFWM - WORKFORCE HOUSING	4	79,000	70	0.78	1D
(6)	FAMILY HOUSING	4	72,000	60	0.72	1E
(7)	FAMILY HOUSING	4	72,000	60	0.86	1F
(A)	OUTLOT A	--	--	0	5.02	1A-1E
TOTALS			733	15.92		



PROJECT TEAM

OWNER / APPLICANT: Alatus, LLC, Project for
Pride in Living, Resurrecting Faith World Ministries

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SUITE 312
BLAINE, MN 55434
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PROJECT TITLE

BROOKLYN
CENTER -
OPPORTUNITY
SITE

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
2	06/14/2022	LAND USE APPLICATION

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY: ETH
CHECKED BY: RE
COMMISSION NUMBER: 2344.03

SHEET TITLE

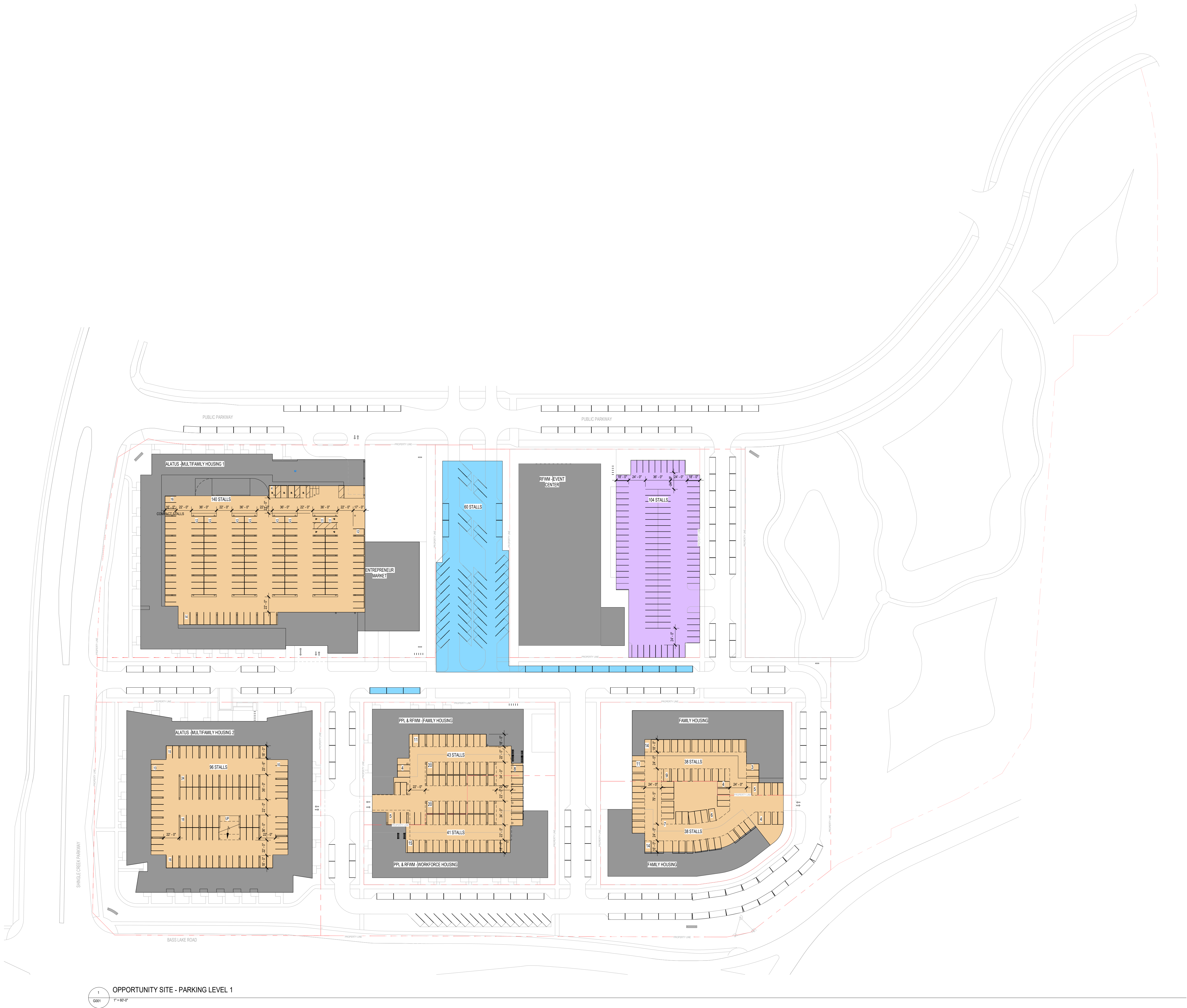
COVER SHEET

SHEET NUMBER

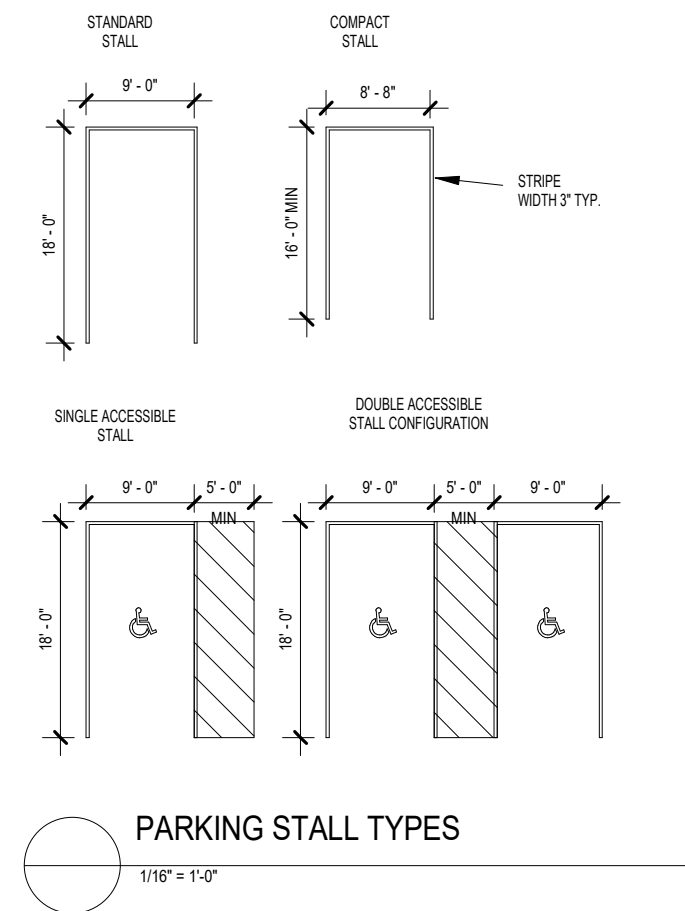
G000

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1 OPPORTUNITY SITE - PARKING LEVEL 1
G001 1" = 60'-0"



BUILDING	PARKING	TYPE
ALATUS - MULTIFAMILY HOUSING 1	395	STRUCTURED
ALATUS - MULTIFAMILY HOUSING 2	294	STRUCTURED
PPL & RPYM - FAMILY HOUSING	43	STRUCTURED
PPL & RPYM - WORKFORCE HOUSING (FUTURE DEVELOPMENT)	41	STRUCTURED
PPL & RPYM - FAMILY HOUSING (FUTURE DEVELOPMENT)	38	STRUCTURED
PPL & RPYM - FAMILY HOUSING (FUTURE DEVELOPMENT)	38	STRUCTURED
RFYM - EVENT CENTER	104	SURFACE LOT
ENTREPRENEUR MARKET	60	STREET
UNASSIGNED SURFACE STALLS	154	STREET
TOTAL PARKING	1167	

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
2	06/14/2022	LAND USE APPLICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2344.03



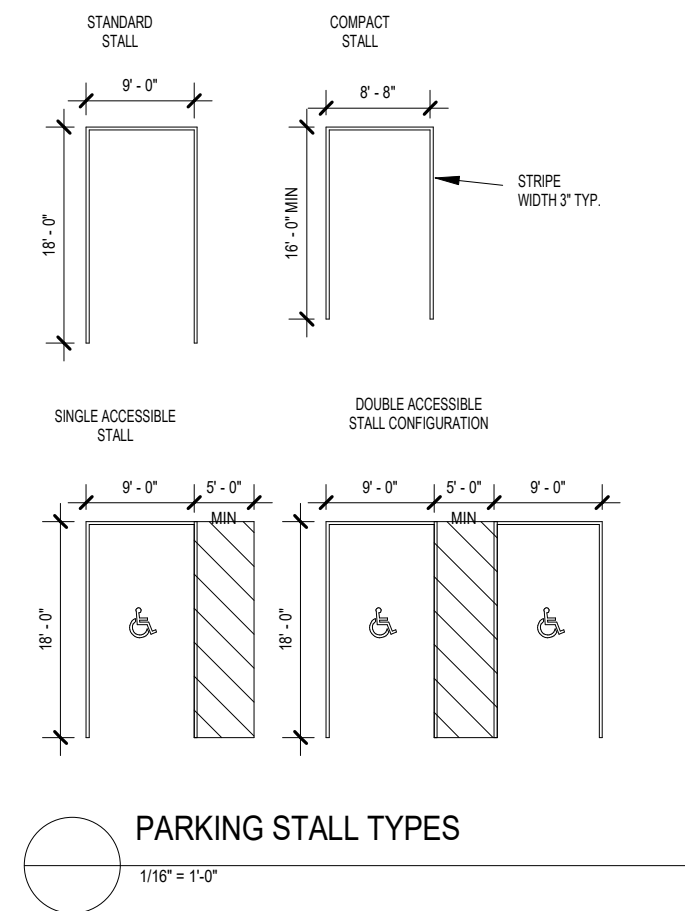
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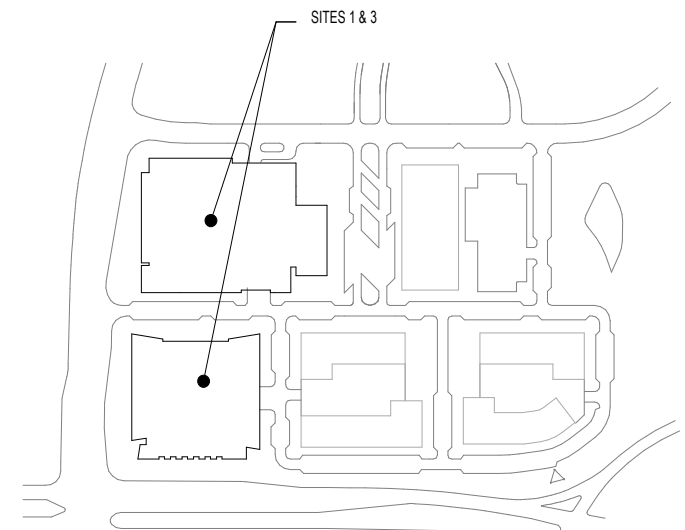
1 OPPORTUNITY SITE - PARKING LEVEL 1.5
G002 1" = 60'-0"



2 OPPORTUNITY SITE - PARKING LEVEL 2
G002 1" = 60'-0"



BUILDING	PARKING	TYPE
ALATUS - MULTIFAMILY HOUSING 1	395	STRUCTURED
ALATUS - MULTIFAMILY HOUSING 2	294	STRUCTURED
PPL & RFVIM - FAMILY HOUSING	43	STRUCTURED
PPL & RFVIM - WORKFORCE HOUSING (FUTURE DEVELOPMENT)	41	STRUCTURED
PPL & RFVIM - FAMILY HOUSING (FUTURE DEVELOPMENT)	38	STRUCTURED
PPL & RFVIM - FAMILY HOUSING (FUTURE DEVELOPMENT)	38	STRUCTURED
RFVIM - EVENT CENTER	104	SURFACE LOT
ENTREPRENEUR MARKET	60	STREET
UNASSIGNED SURFACE STALLS	154	STREET
TOTAL PARKING	1167	



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BENEFIT SCHEDULE	
BENEFIT	DESCRIPTION
COMMUNITY GOOD	ENTREPRENEUR MARKET TO BE OWNED AND PROGRAMMED VIA COMMUNITY STATEHOLDERS, CITY OF BROOKLYN CENTER, AND CITIZEN ADVISORY TASK FORCE.
CG-1	RFWM EVENT CENTER
CG-2	24-HOUR CHILDCARE CENTER
CG-3	OUTDOOR PLAY AREA
CG-4	THERAPY SUITES
CG-5	REGIONAL STORMWATER MANAGEMENT SYSTEM
CG-6	PUBLIC STREET CONNECTING SHINGLE CREEK TO JOHN MARTIN DRIVE
CG-7	STREET LIGHTING
CG-8	GREEN SPACE
GS-1	PUBLIC PARK AND TRAIL SYSTEM
GS-2	PUBLIC PARK
GS-3	ENTREPRENEUR MARKET PLAZA

BENEFIT SCHEDULE	
BENEFIT	DESCRIPTION
GS-4	COMMUNITY FLEX STREET
GS-5	PUBLIC PLAZA
HOUSING	
HS-1	60 AFFORDABLE HOUSING UNITS
HS-2	70 AFFORDABLE HOUSING UNITS
HS-3	287 MARKET RATE HOUSING UNITS
HS-4	200 MIXED INCOME UNITS
PUBLIC ARTWORK	
PA-1	PUBLIC ART OPPORTUNITY
TRAILS AND TRANSPORTATION	
TR-1	CONNECTION TO SHINGLE CREEK REGIONAL TRAIL
TR-2	CONNECTION TO PEDESTRIAN AND BICYCLE BRIDGE
TR-3	ACCESS TO PUBLIC TRANSIT
TR-4	PUBLIC BIKE PARKING

LINE TYPE KEY	
	SIDEWALKS AND PEDESTRIAN TRAILS
	BIKE BOULEVARDS
	PROPERTY LINE



1
G003 1" = 60'-0"

OPPORTUNITY SITE - COMMUNITY FEATURES

ISSUE #	DATE	DESCRIPTION
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1
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASING COMPLETED

PHASE 1A START DATE: Q1 2023



1A
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1A

PHASE 1B START DATE: Q3 2023



1B
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1B

PHASE 1C START DATE: Q4 2023



1C
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1C

PHASE 1D START DATE: Q4 2024



1D
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1D

PHASE 1E: 2025-2027



1E
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1E

PHASE 1F: 2025-2027



1F
G004
1" = 160'-0"

OPPORTUNITY SITE - PHASE 1F

CERTIFICATION

NOT FOR
CONSTRUCTION

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CHECKED BY	Checker
COMMISSION NUMBER	2344.03

SHEET TITLE

OPPORTUNITY
SITE - PHASING
EXHIBIT

SHEET NUMBER

G004



PLAN NORTH

SIGNAGE SCHEDULE				
MARKER	PROJECT	DESCRIPTION	SIGN TYPE	SQUARE FEET
OPPORTUNITY SITE				
MS-1	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-2	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-3	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-4	OPPORTUNITY SITE	MONUMENT SIGN FOR OPPORTUNITY SITE	MONUMENT SIGN	200
MS-5	OPPORTUNITY SITE	STORMWATER PARK WAYFINDING	MONUMENT SIGN	50
ALATUS - MULTIFAMILY HOUSING 1				
SN-1	ALATUS - MULTIFAMILY HOUSING 1	BUILDING BRANDING	BUILDING SIGNAGE	150
SN-2	ALATUS - MULTIFAMILY HOUSING 1	FITNESS BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-14	ALATUS - MULTIFAMILY HOUSING 1	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
ENTREPRENEUR MARKET				
MS-5	ENTREPRENEUR MARKET	WAYFINDING SIGN FOR ENTREPRENEUR MARKET AND PLAZA	MONUMENT SIGN	150
MS-6	ENTREPRENEUR MARKET	WAYFINDING SIGN FOR ENTREPRENEUR MARKET AND PLAZA	MONUMENT SIGN	150
SN-3	ENTREPRENEUR MARKET	BUILDING SIGNAGE	BUILDING SIGNAGE	200
RFWM - EVENT CENTER				
SN-4	RFWM - EVENT CENTER	SIGNAGE/BEACON INTEGRAL TO FACADE	BUILDING SIGNAGE	(SEE ELEVATION)
SN-5	RFWM - EVENT CENTER	SIGNAGE/BEACON INTEGRAL TO FACADE	BUILDING SIGNAGE	(SEE ELEVATION)
SN-6	RFWM - EVENT CENTER	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-7	RFWM - EVENT CENTER	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-15	RFWM - EVENT CENTER	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
ALATUS - MULTIFAMILY HOUSING 2				
SN-8	ALATUS - MULTIFAMILY HOUSING 2	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-9	ALATUS - MULTIFAMILY HOUSING 2	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-16	ALATUS - MULTIFAMILY HOUSING 2	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
PPL & RFWM - FAMILY HOUSING				
SN-10	PPL & RFWM - FAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-17	PPL & RFWM - FAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
PPL & RFWM - WORKFORCE BUILDING				
SN-11	PPL & RFWM - WORKFORCE BUILDING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-18	PPL & RFWM - WORKFORCE BUILDING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
MULTIFAMILY HOUSING				
SN-12	MULTIFAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-19	MULTIFAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300
MULTIFAMILY HOUSING				
SN-13	MULTIFAMILY HOUSING	BUILDING SIGNAGE	BUILDING SIGNAGE	150
SN-20	MULTIFAMILY HOUSING	PLACEHOLDER FOR MISC. BUILDING SIGNAGE. PLACEMENT TBD.	BUILDING SIGNAGE	300



1
G005
1" = 80'-0"

OPPORTUNITY SITE - SIGNAGE PLAN

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1	05/10/2022	LAND USE APPLICATION
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LOADING KEY	
	INTERIOR TRASH ROOMS
	LOADING DOCK AREA
	TRASH STAGING AREA
	DELIVERIES



1
G006
OPPORTUNITY SITE - LOADING EXHIBIT
1" = 60'-0"

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
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CONSTRUCTION

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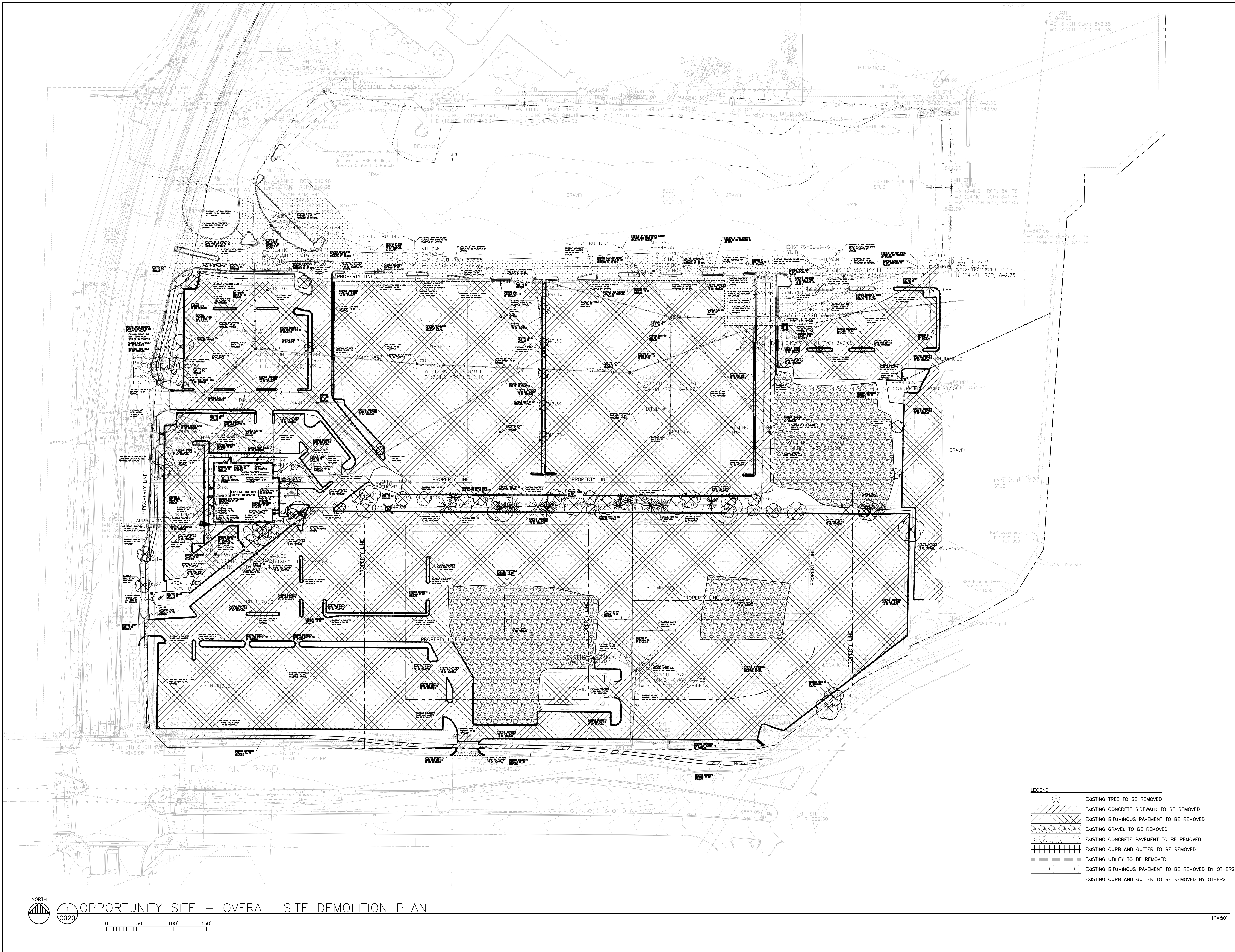
OPPORTUNITY
SITE - LOADING
EXHIBIT

SHEET NUMBER

G006



PLAN NORTH



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PROJECT TITLE
BROOKLYN
CENTER -
OPPORTUNITY
SITE

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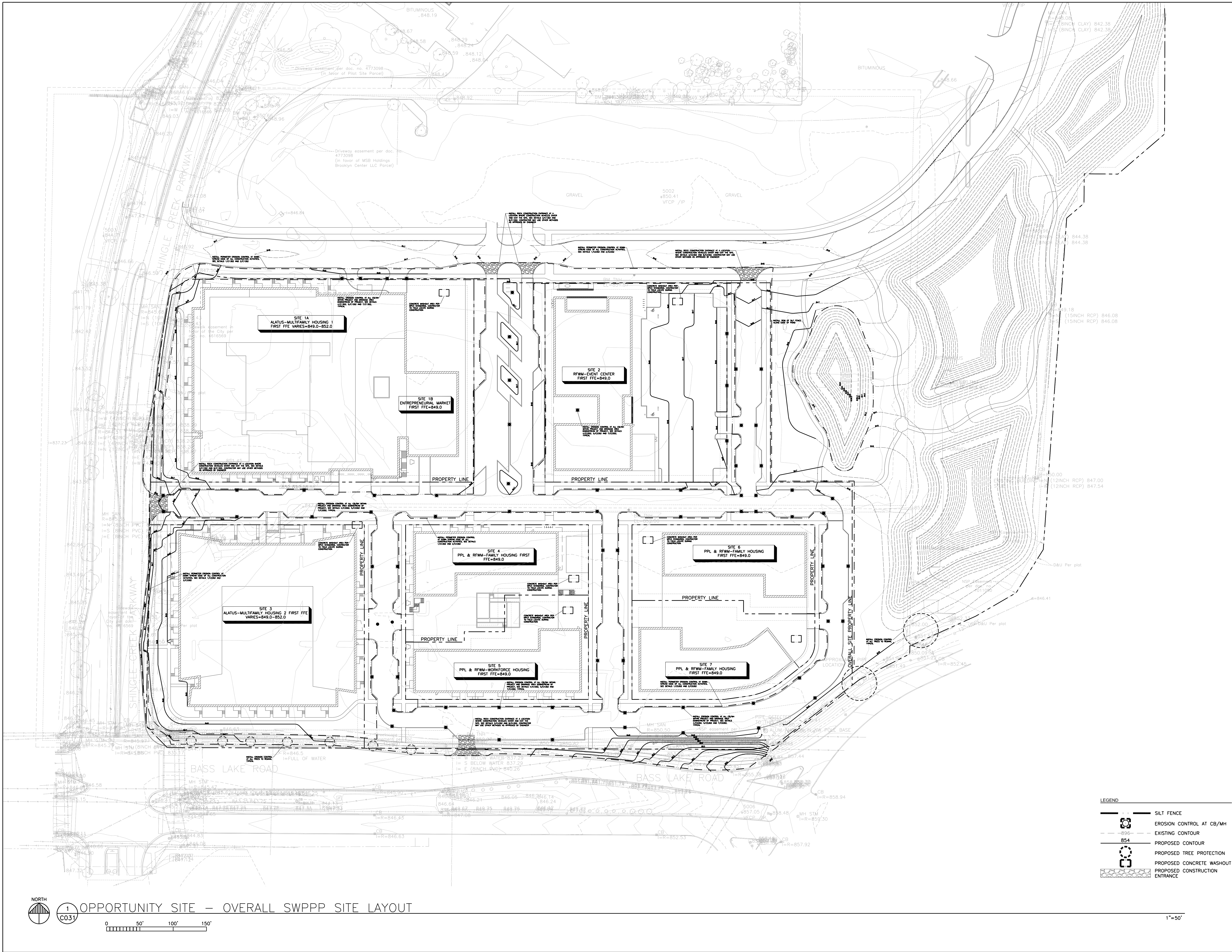
CERTIFICATION

DRAWN BY	JDR
CHECKED BY	RSP
COMMISSION NUMBER	21-066

SHEET TITLE
OPPORTUNITY
SITE - OVERALL
SITE DEMOLITION
PLAN
SHEET NUMBER
C020

1"=50'

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CENTER -
OPPORTUNITY
SITE

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3	06/22/2022	REVISION

CERTIFICATION

DRAWN BY	JDR
CHECKED BY	RSP
COMMISSION NUMBER	21-066

SHEET TITLE

OPPORTUNITY
SITE - OVERALL
SWPPP SITE
LAYOUT

SHEET NUMBER

C031

LEGEND

SILT FENCE

EROSION CONTROL AT CB/MH

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED TREE PROTECTION

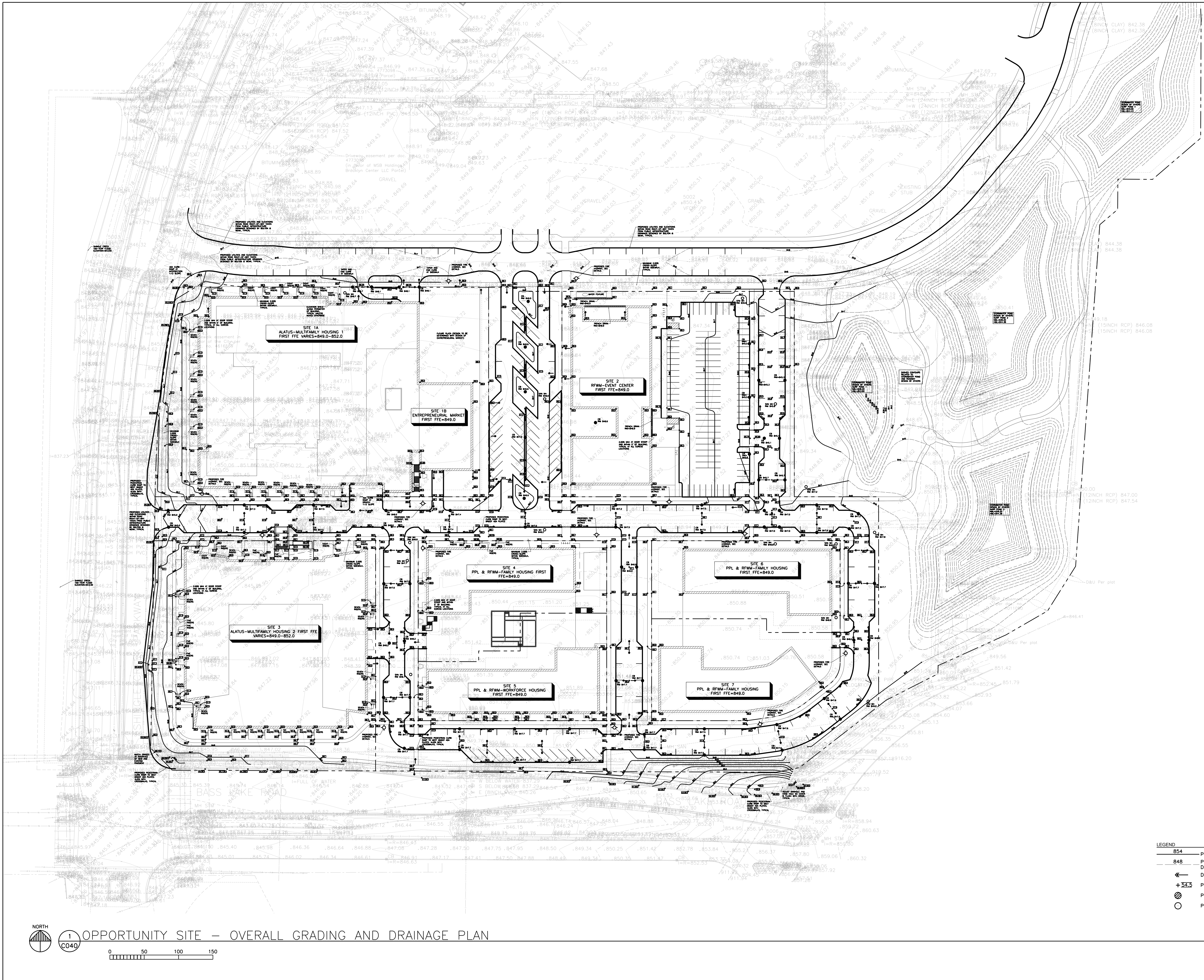
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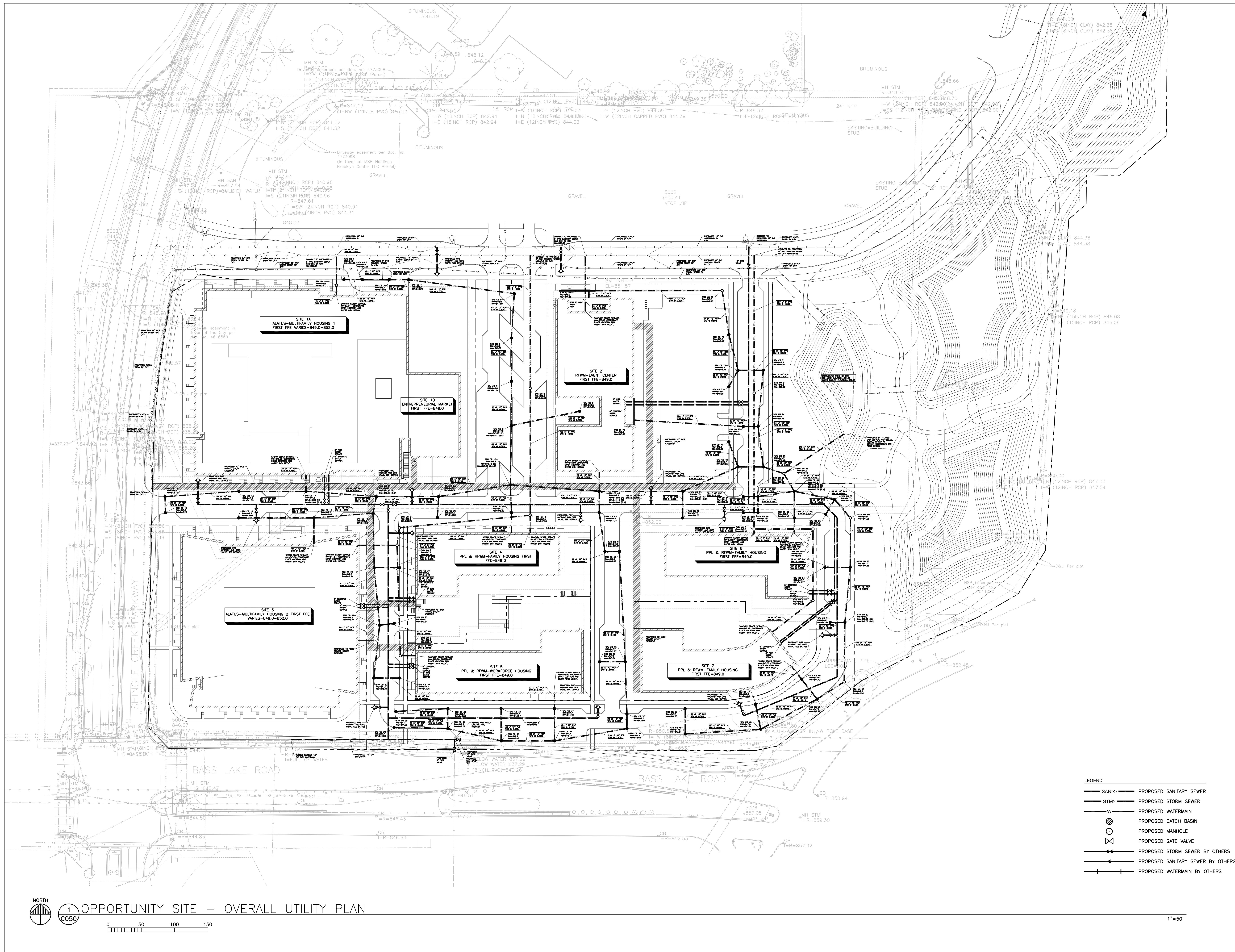
PROPOSED CONSTRUCTION
ENTRANCE

1"=50'

ISSUE #	DATE	DESCRIPTION
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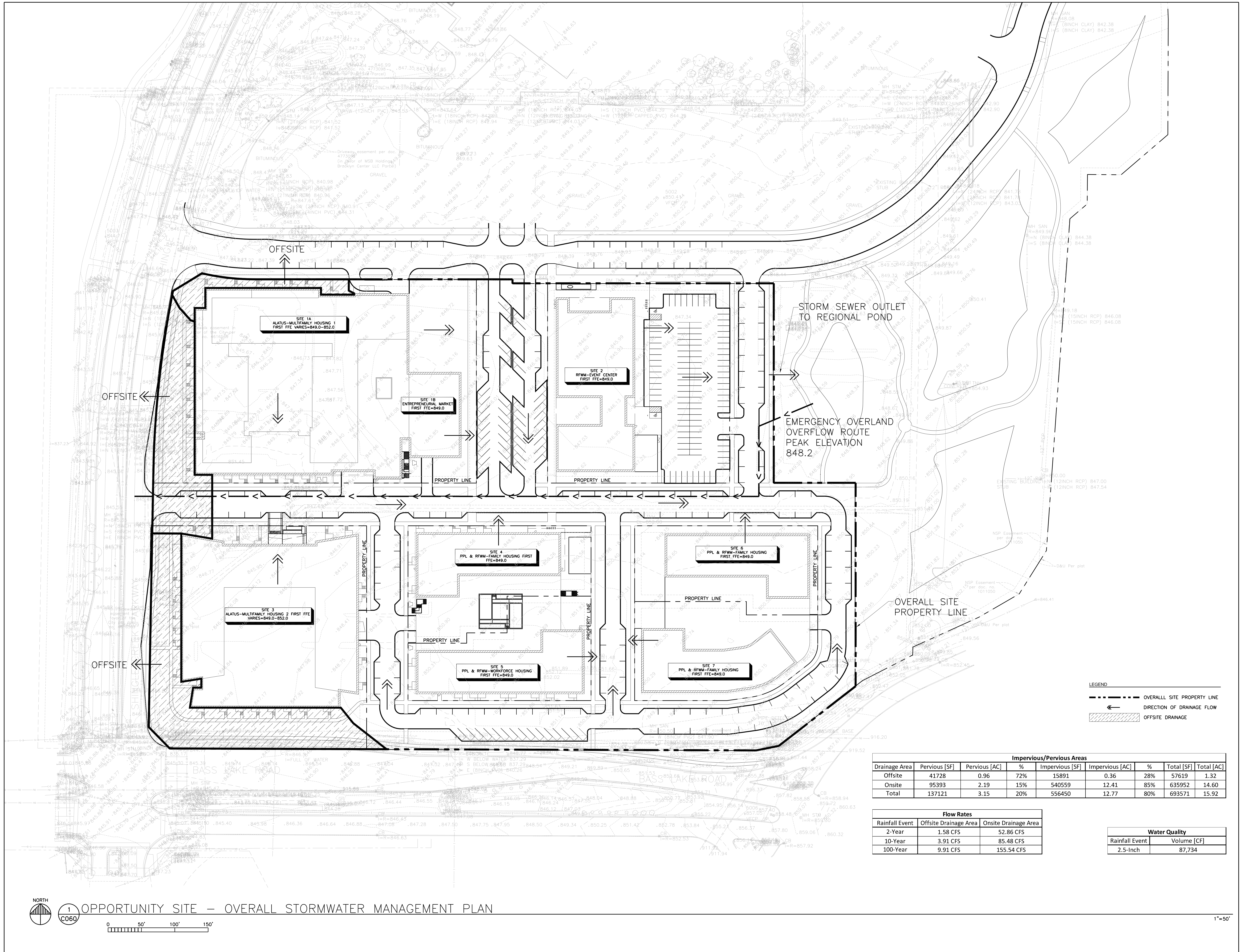
OPPORTUNITY
SITE - OVERALL
UTILITY PLAN

SHEET NUMBER

C050

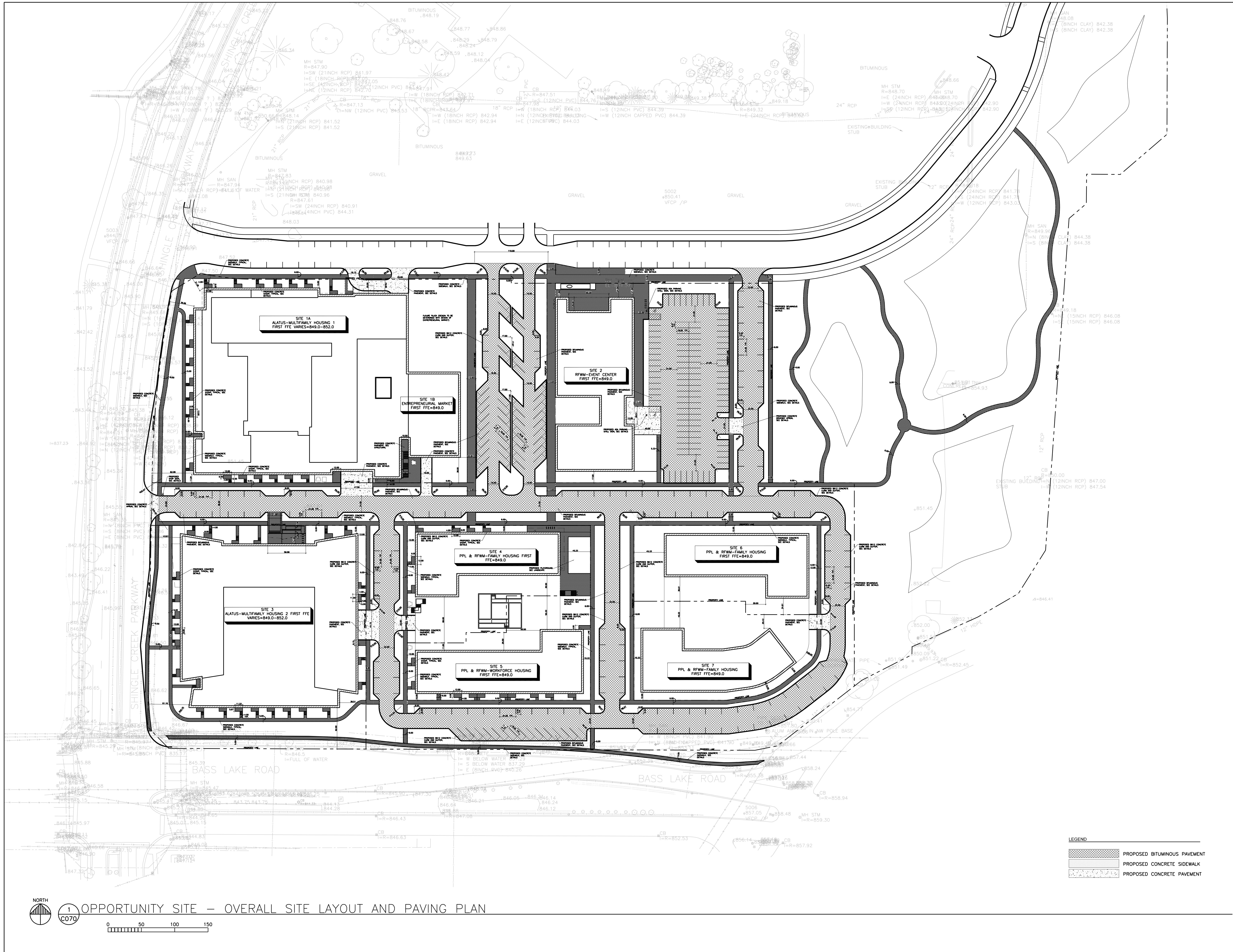
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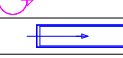
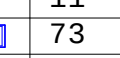
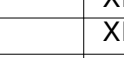
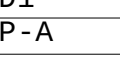
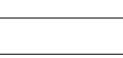
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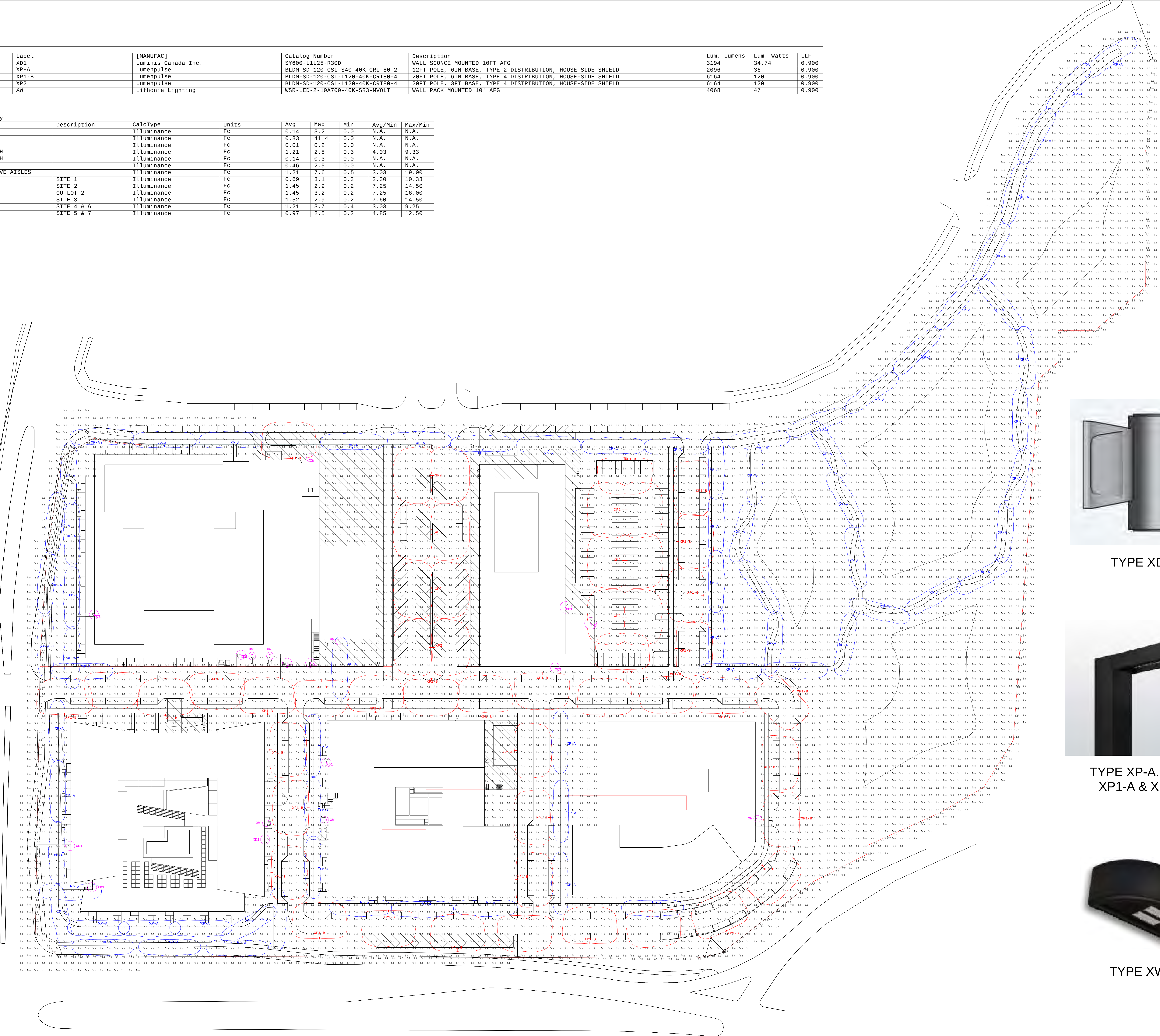
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Luminaire Schedule		Label	[MANUFAC]	Catalog Number	Description	Lum. Lumens	Lum. Watts	LLF
Symbol	Qty							
	11	XD1	Luminis Canada Inc.	SV600-L1125-R300	WALL SCONCE MOUNTED 10FT AFG	3194	34.74	0.900
	73	XP-A	Lumenpulse	BLDM-SD-120-CSL-S40-40K-CRI 80-2	12FT POLE, 6IN BASE, TYPE 2 DISTRIBUTION, HOUSE-SIDE SHIELD	2096	36	0.900
	37	XP1-B	Lumenpulse	BLDM-SD-120-CSL-L120-40K-CRI80-4	20FT POLE, 6IN BASE, TYPE 4 DISTRIBUTION, HOUSE-SIDE SHIELD	6164	120	0.900
	7	XP2	Lumenpulse	BLDM-SD-120-CSL-L120-40K-CRI80-4	20FT POLE, 3FT BASE, TYPE 4 DISTRIBUTION, HOUSE-SIDE SHIELD	6164	120	0.900
	7	XW	Lithonia Lighting	WSR-LED-2-10A709-40K-SR3-MV0LT	WALL PACK MOUNTED 10' AFG	4868	47	0.900

Calculation Summary										
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
OUTLOT 2 OVERALL		Illuminance	Fc	0.14	3.2	0.0	N.A.	N.A.		
OVERALL SITE		Illuminance	Fc	0.83	41.4	0.0	N.A.	N.A.		
PROPERTY LINE EAST		Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.		
PROPERTY LINE NORTH		Illuminance	Fc	1.21	2.8	0.3	4.03	9.33		
PROPERTY LINE SOUTH		Illuminance	Fc	0.14	0.3	0.0	N.A.	N.A.		
PROPERTY LINE WEST		Illuminance	Fc	0.46	2.5	0.0	N.A.	N.A.		
SITE PARKING & DRIVE AISLES		Illuminance	Fc	1.21	7.6	0.5	3.03	19.00		
WALKING PATH 1	SITE 1	Illuminance	Fc	0.69	3.1	0.3	2.30	10.33		
WALKING PATH 2	SITE 2	Illuminance	Fc	1.45	2.9	0.2	7.25	14.50		
WALKING PATH 3	OUTLOT 2	Illuminance	Fc	1.45	3.2	0.2	7.25	16.00		
WALKING PATH 4	SITE 3	Illuminance	Fc	1.52	2.9	0.2	7.60	14.50		
WALKING PATH 5	SITE 4 & 6	Illuminance	Fc	1.21	3.7	0.4	3.03	9.25		
WALKING PATH 6	SITE 5 & 7	Illuminance	Fc	0.97	2.5	0.2	4.85	12.50		



TYPE XD1



TYPE XP-A, XP-B, XP1-A & XP1-B



TYPE XW

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
2	06/14/2022	LAND USE APPLICATION

NOT FOR
CONSTRUCTION

DRAWN BY	ALR
CHECKED BY	CSK
COMMISSION NUMBER	2344.03

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
2	06/14/2022	LAND USE APPLICATION

CERTIFICATION

NOT FOR
CONSTRUCTION

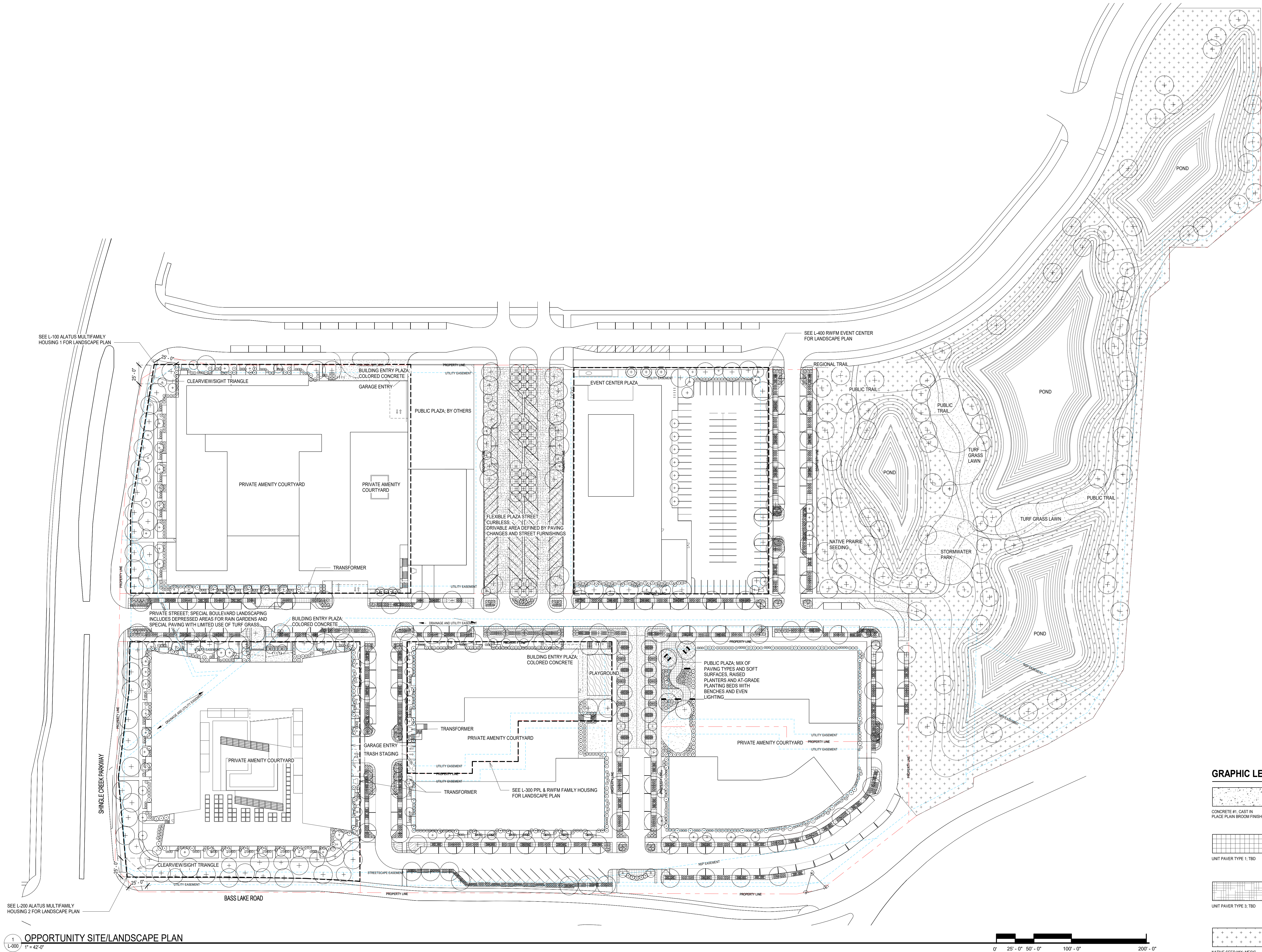
DRAWN BY	BH
CHECKED BY	CK
COMMISSION NUMBER	2344.03

SHEET TITLE

OPPORTUNITY
SITE LANDSCAPE
PLAN

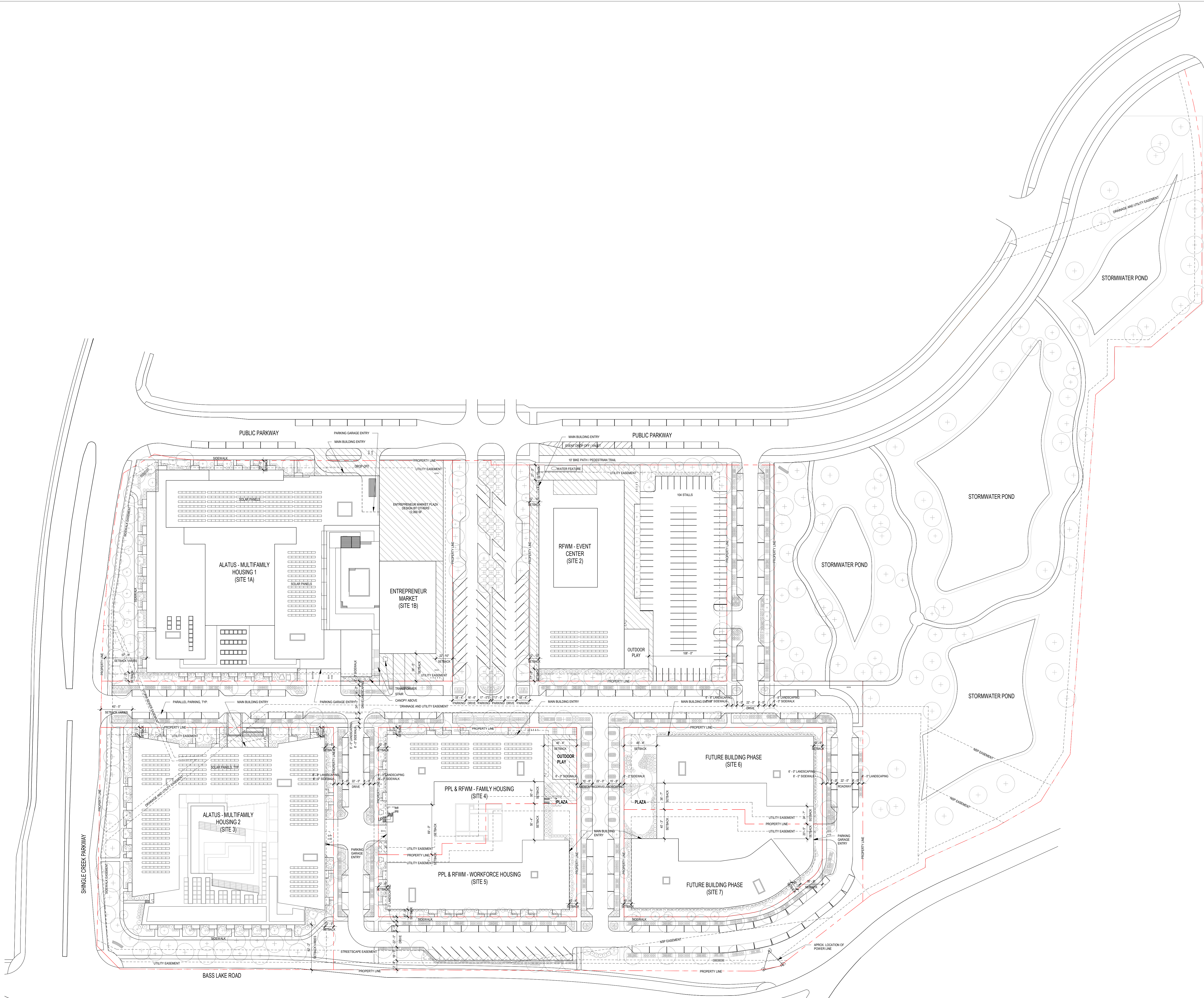
SHEET NUMBER

L-000



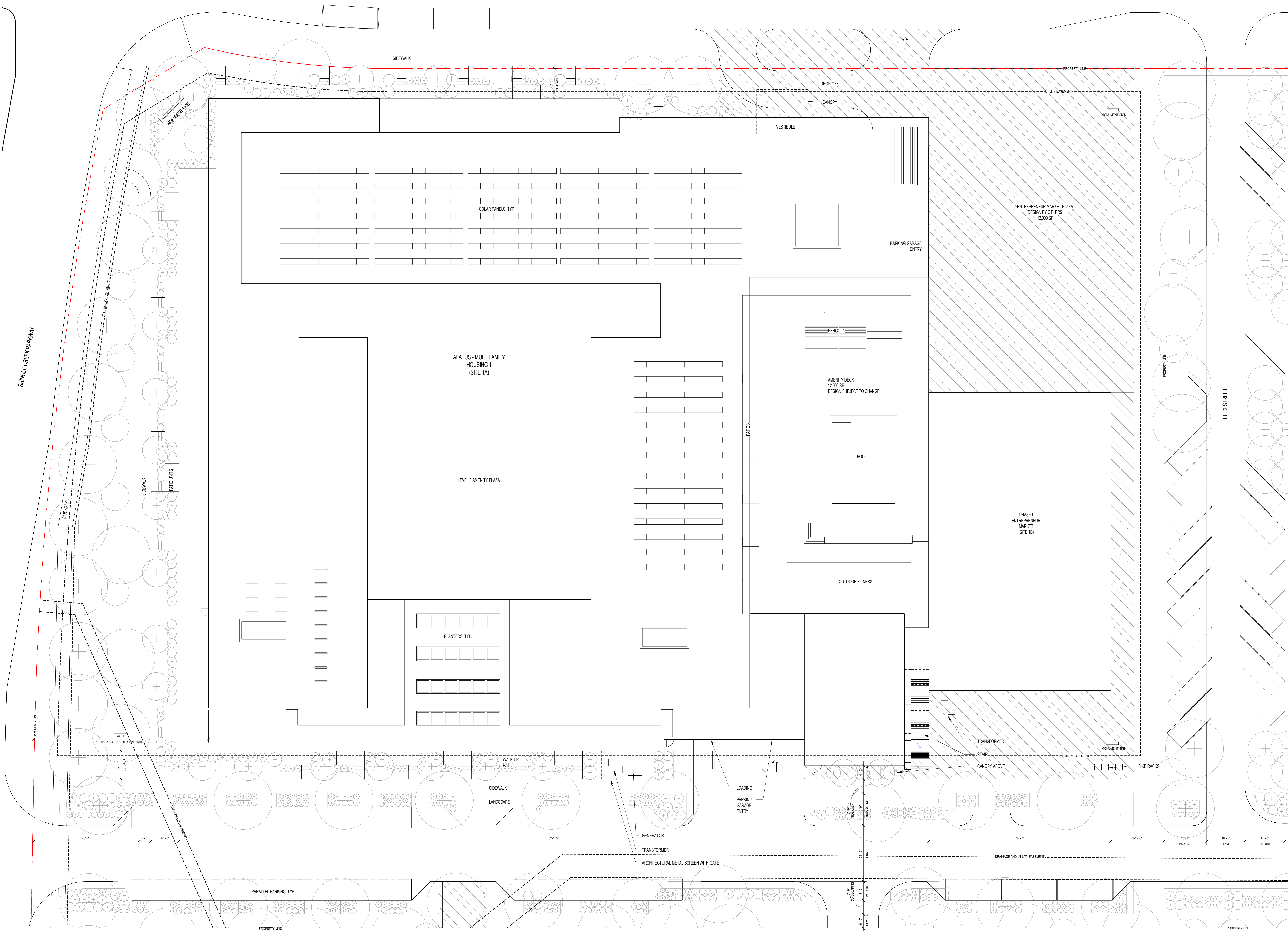
1
L-000
OPPORTUNITY SITE/LANDSCAPE PLAN
1" = 42'-0"

BIM 360/2344-03 Alatus - Brooklyn Center (2021)2344-03_BROOKLYN CENTER - Site_2021.rvt
6/13/2022 1:02:46 AM



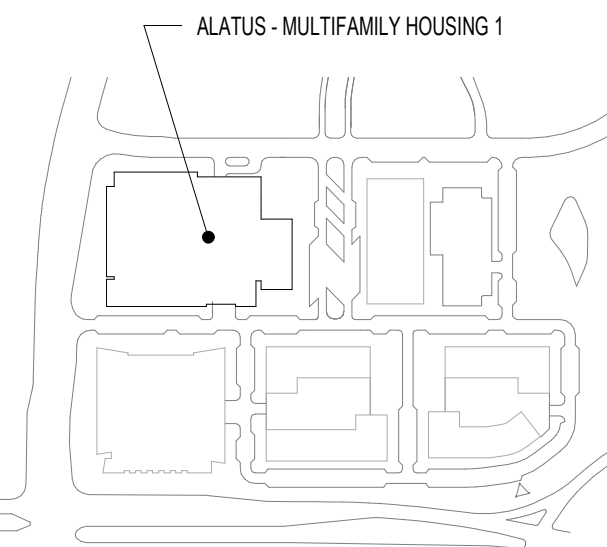
ISSUE #	DATE	DESCRIPTION
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BIM 360/2344-03 Alatus - Brooklyn Center (2021)2344-03_BROOKLYN CENTER - Site_2021.rvt
6/13/2022 1:03:13 AM



1 SITE - ALATUS - MULTIFAMILY HOUSING 1
A100 1/16" = 1'-0"

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

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CONSTRUCTION

DRAWN BY	Author
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COMMISSION NUMBER	2344.03

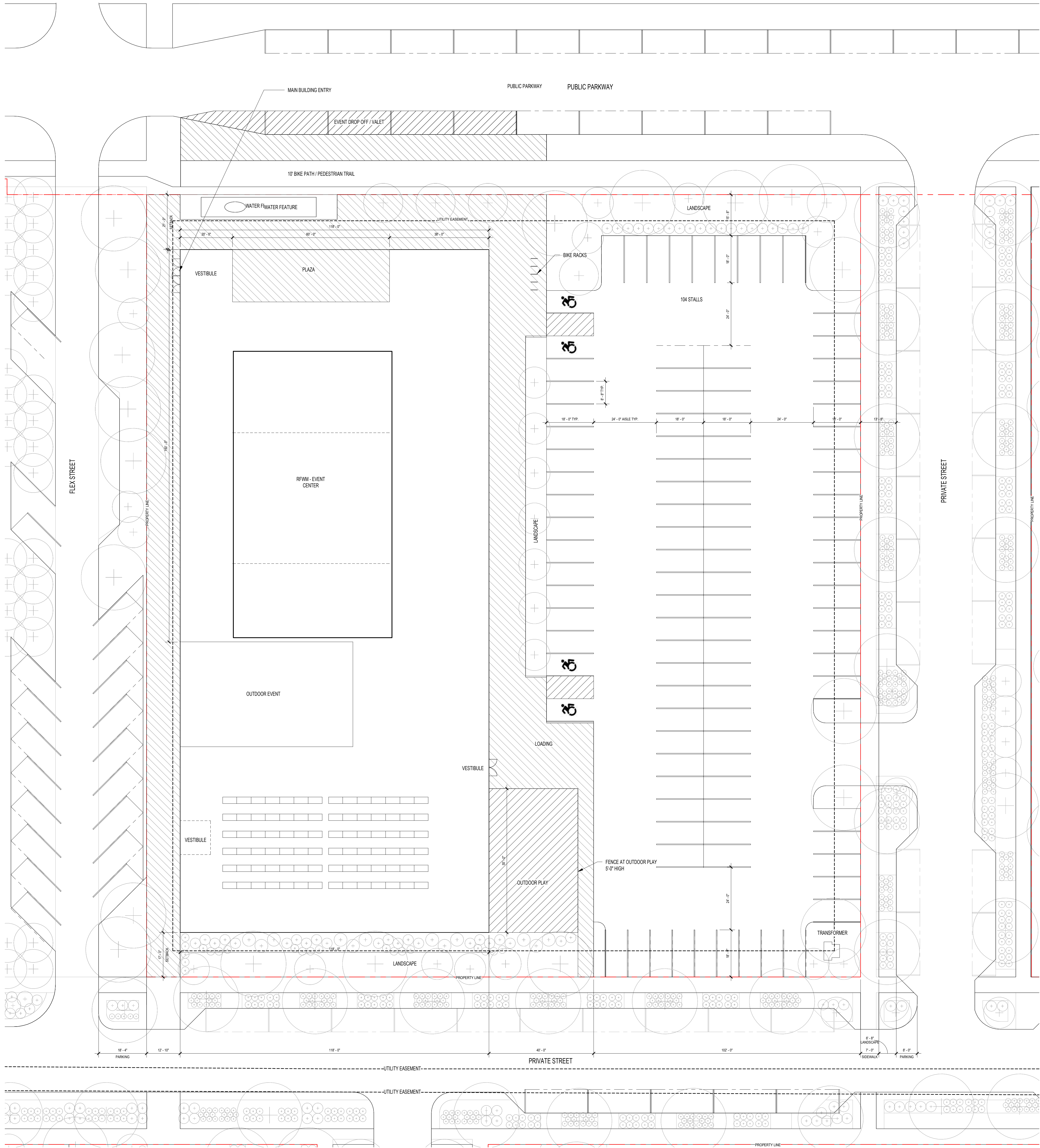
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OPPORTUNITY
SITE - SITE 1
PLAN

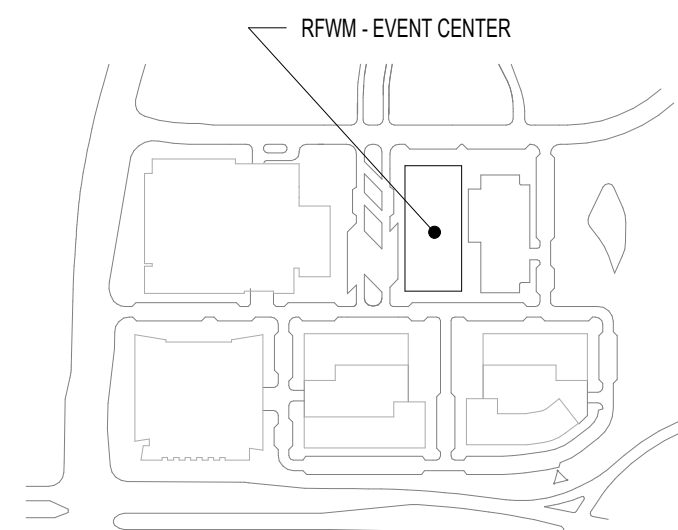
SHEET NUMBER

A001

BIM 360/2344-03 Alatus - Brooklyn Center (2021)2344-03_BROOKLYN CENTER - Site_2021.rvt
6/13/2022 1:04:52 AM



1 SITE - EVENT CENTER
A400 1/16" = 1'-0"



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PROJECT TITLE

BROOKLYN
CENTER -
OPPORTUNITY
SITE

ISSUE #	DATE	DESCRIPTION
1	05/10/2022	LAND USE APPLICATION
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CERTIFICATION

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DRAWN BY: Author
CHECKED BY: Checker
COMMISSION NUMBER: 2344.03

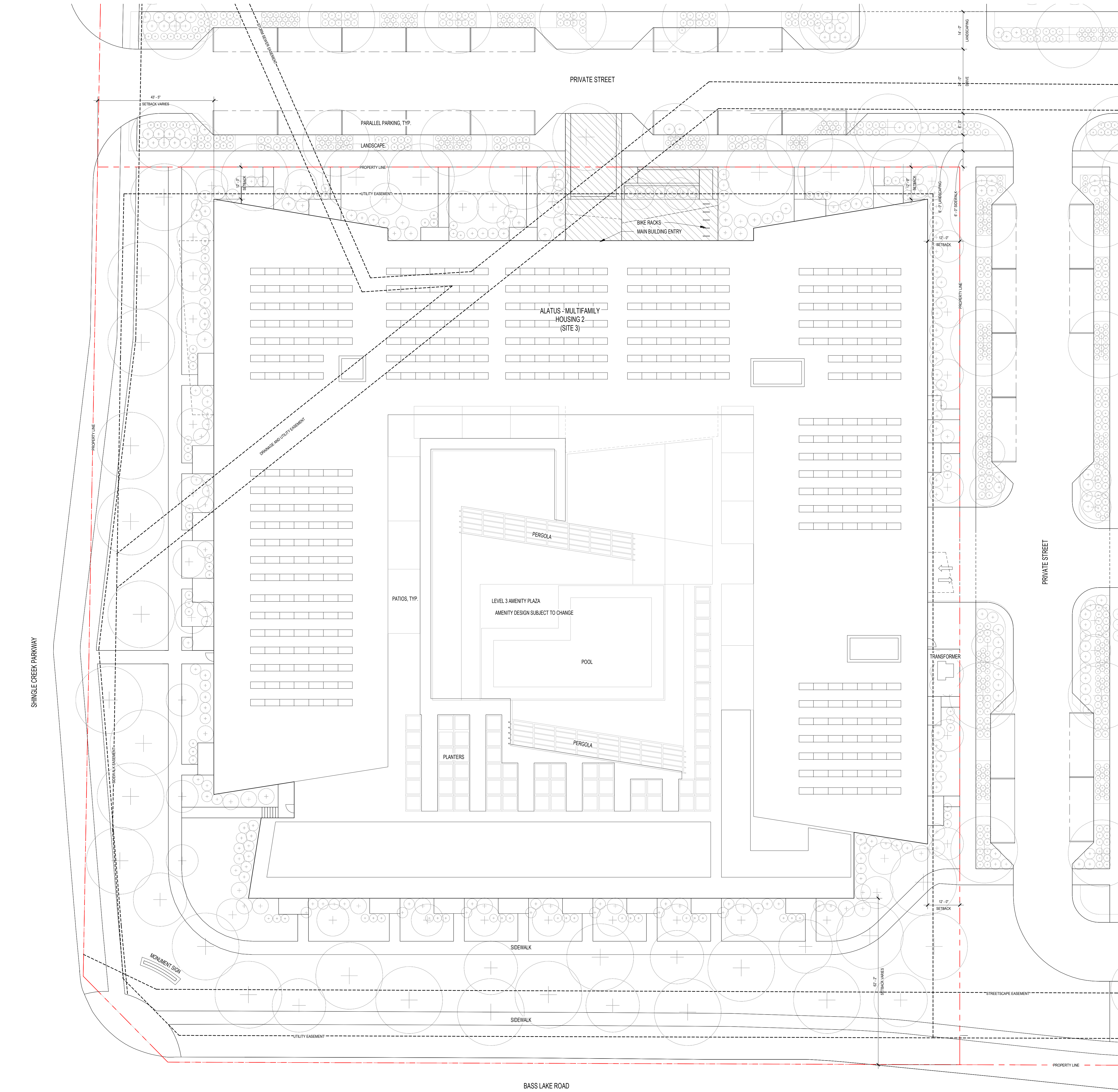
SHEET TITLE

OPPORTUNITY
SITE - SITE 2
PLAN

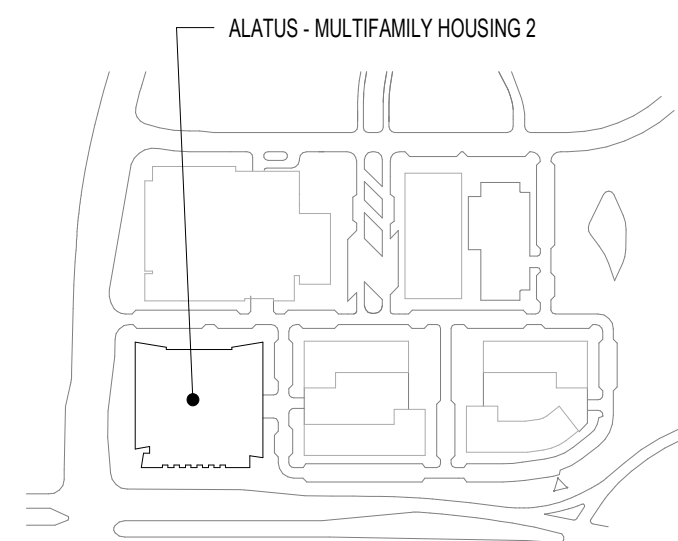
SHEET NUMBER

A002

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1 SITE - ALATUS - MULTIFAMILY HOUSING 2
A200 1/16" = 1'-0"



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PROJECT TITLE

BROOKLYN
CENTER -
OPPORTUNITY
SITE

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CERTIFICATION

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CONSTRUCTION

DRAWN BY	Author
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COMMISSION NUMBER	2344.03

SHEET TITLE

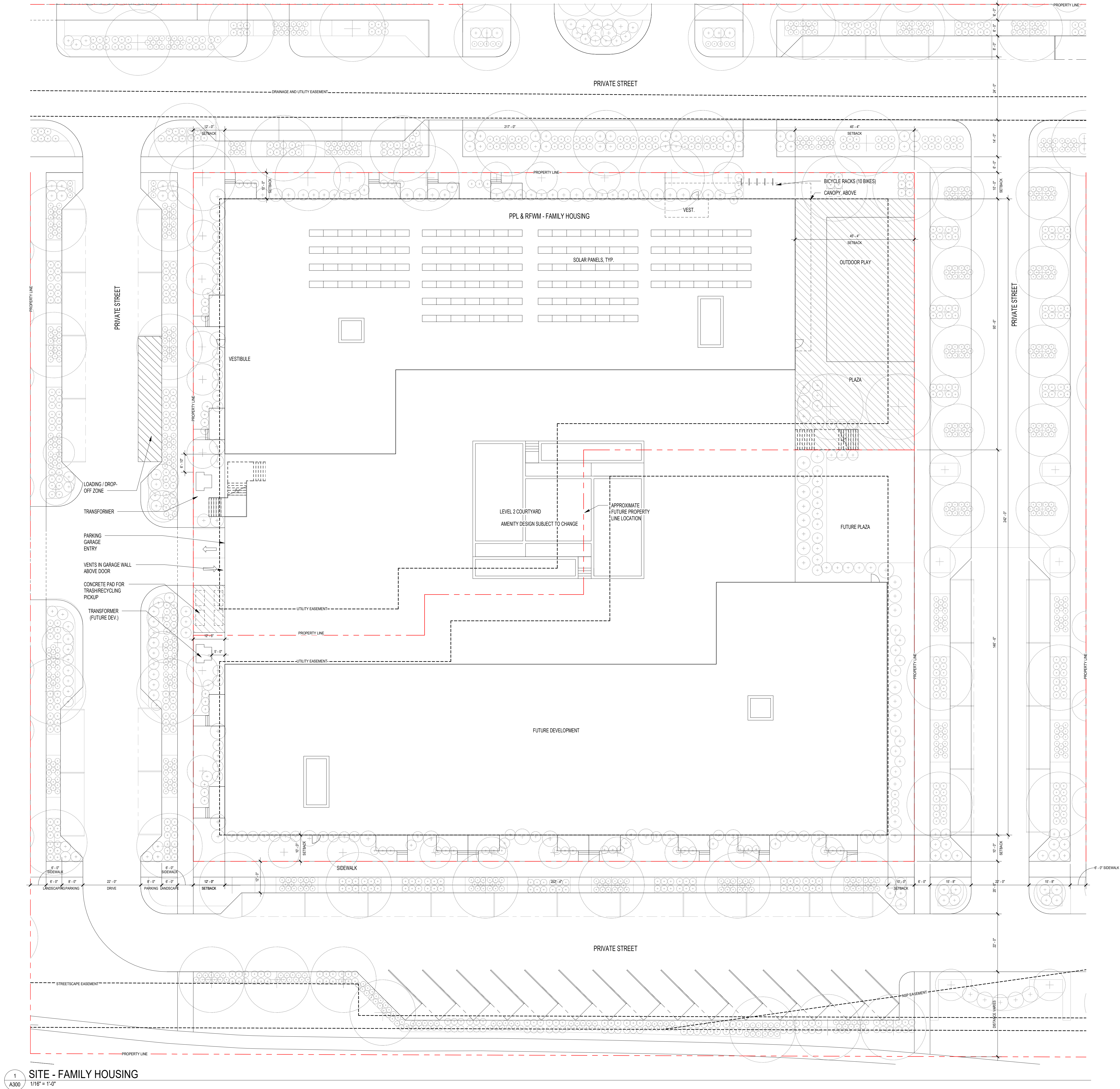
OPPORTUNITY
SITE - SITE 3
PLAN

SHEET NUMBER

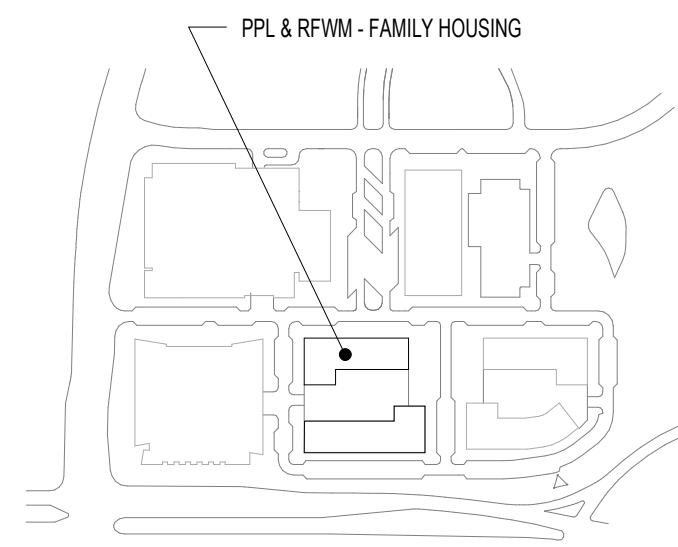
A003



BIM 360/2344-03 Alatus - Brooklyn Center (2021)2344-03_BROOKLYN CENTER - Site_2021.rvt
6/13/2022 8:46:19 PM



1
A300
SITE - FAMILY HOUSING
1/16" = 1'-0"



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CERTIFICATION

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COMMISSION NUMBER	2344.03

SHEET TITLE

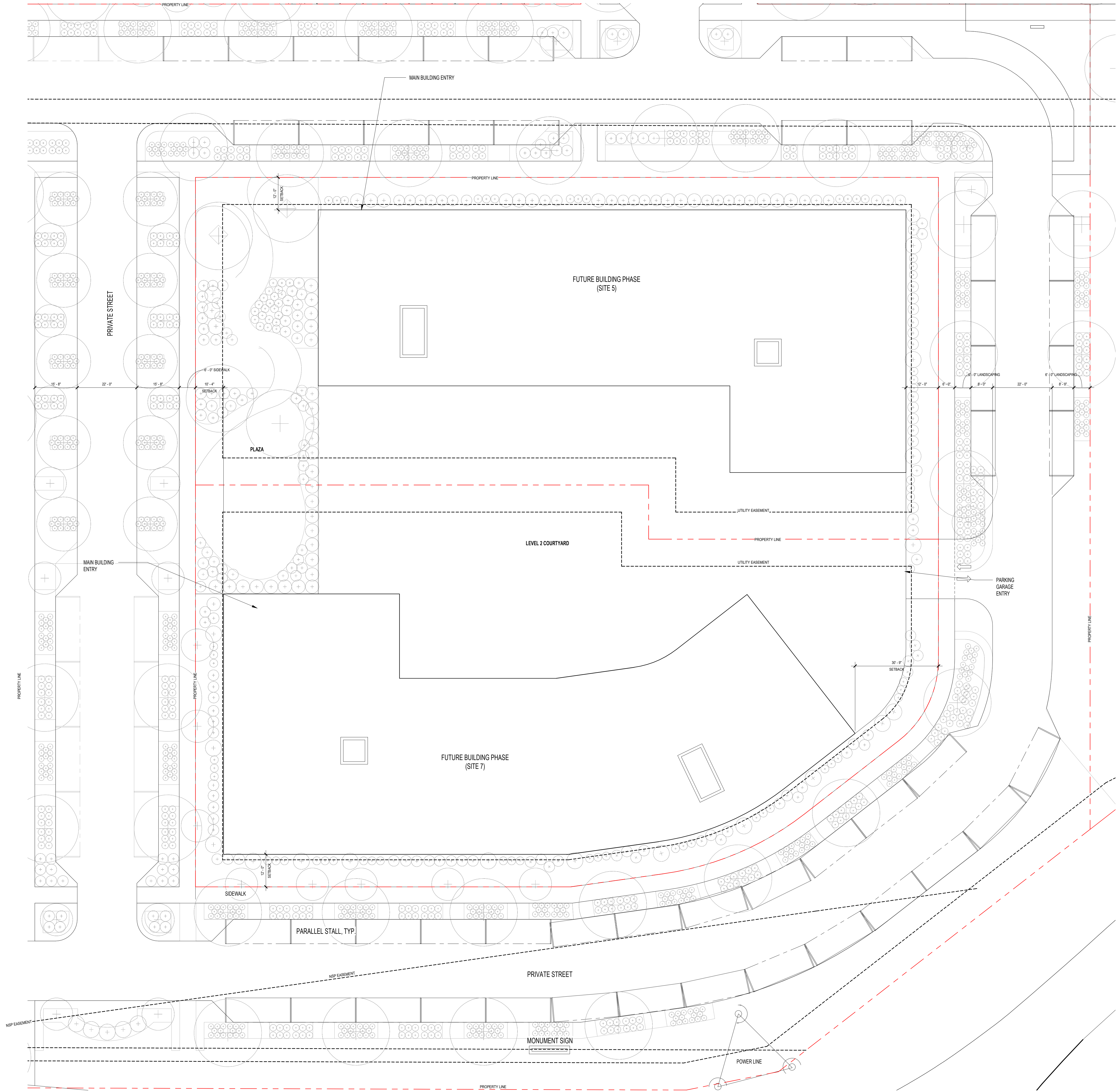
OPPORTUNITY
SITE - SITE 4 & 5
PLAN

SHEET NUMBER

A004

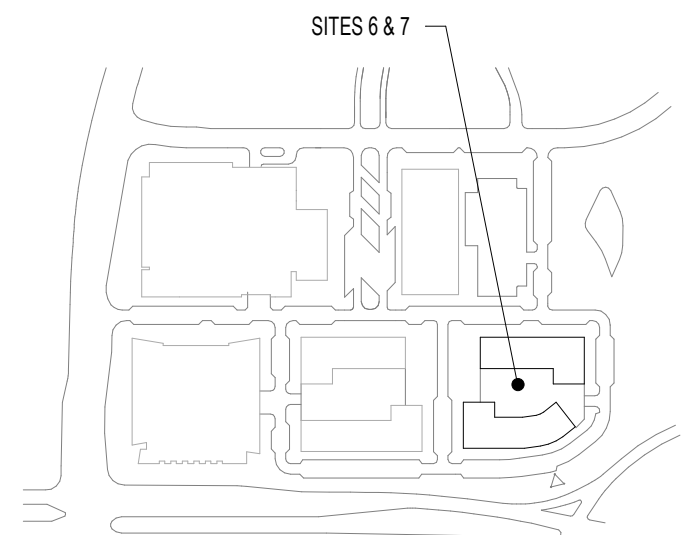


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6/13/2022 8:45:02 PM



1
A005

OPPORTUNITY SITE - FUTURE DEVELOPMENT SITES 6 & 7
1/16" = 1'-0"



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PROJECT TITLE

BROOKLYN
CENTER -
OPPORTUNITY
SITE

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

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CONSTRUCTION

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CHECKED BY: Checker
COMMISSION NUMBER: 2344.03

SHEET TITLE

OPPORTUNITY
SITE - SITE 6 & 7
PLAN

SHEET NUMBER

A005

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