

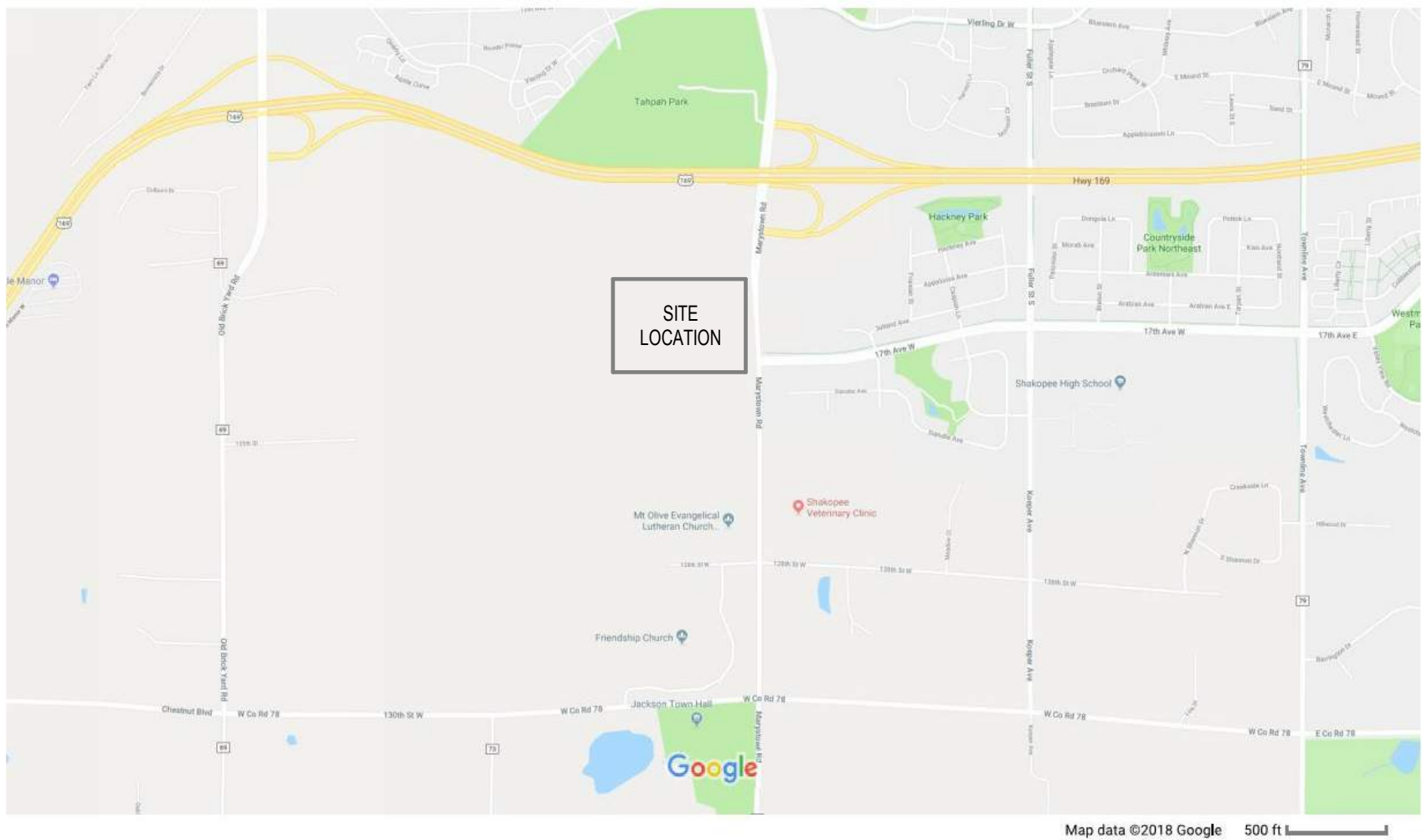
The Willows

Shakopee, MN

RENDERING



REGIONAL MAP



STATE MAP



SHEET INDEX

GENERAL	
G0.00	TITLE SHEET
CIVIL	
C1.00	EXISTING CONDITIONS & REMOVALS PLAN
C2.00	SITE PLAN
C3.00	PRELIMINARY PLAT
C4.00	GRADING, DRAINAGE & EROSION CONTROL PLAN
C5.00	UTILITY PLAN
C6.00	DETAILS
C6.01	DETAILS
LANDSCAPE	
L1.00	LANDSCAPE PLAN
ARCHITECTURE	
A1.10	1ST FLOOR PLAN
A1.20	2ND FLOOR PLAN
A1.20	3RD FLOOR PLAN
A2.00	EXTERIOR ELEVATIONS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

03.08.18	CITY PLANNING & ZONING
NO	DATE
	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
03/07/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

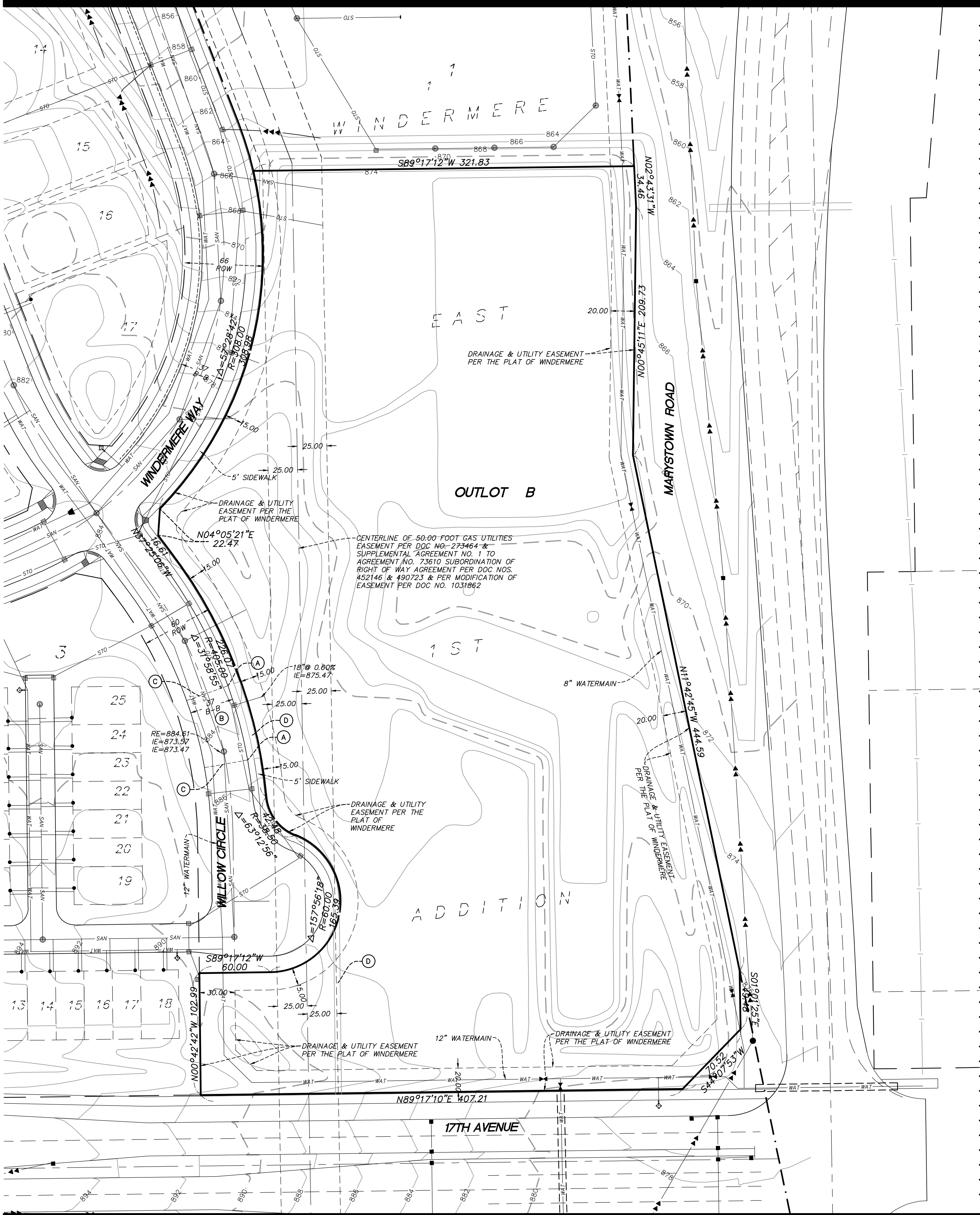
PROJECT NAME:
The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:
TITLE SHEET

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170753
DRAWING NO:

G0.00



Removal Legend

EXISTING	PROPOSED	
SAW	REMOVALS	PROPERTY LINE
WAT		SAW CUT PAVEMENT
WAT		CURB & GUTTER
STO		SANITARY SEWER
GAS		WATER MAIN
PUG		HYDRANT
POH		STORM SEWER
TUG		GAS
TOH		UNDERGROUND ELECTRIC
FOP		OVERHEAD ELECTRIC
CTV		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

Removal Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Removal Notes

- REMOVE CONCRETE CURB & GUTTER (TYP.)
- REMOVE BITUMINOUS (TYP.)
- SAWCUT LINE (TYP.)
- REMOVE SIDEWALK (TYP.)

Property Description:

Outlot B, WINDERMERE EAST 1ST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.
(PLAT NOT YET RECORDED)



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:

CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x12"
ON FULL SIZE SHEETS

01 03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:

The Willows

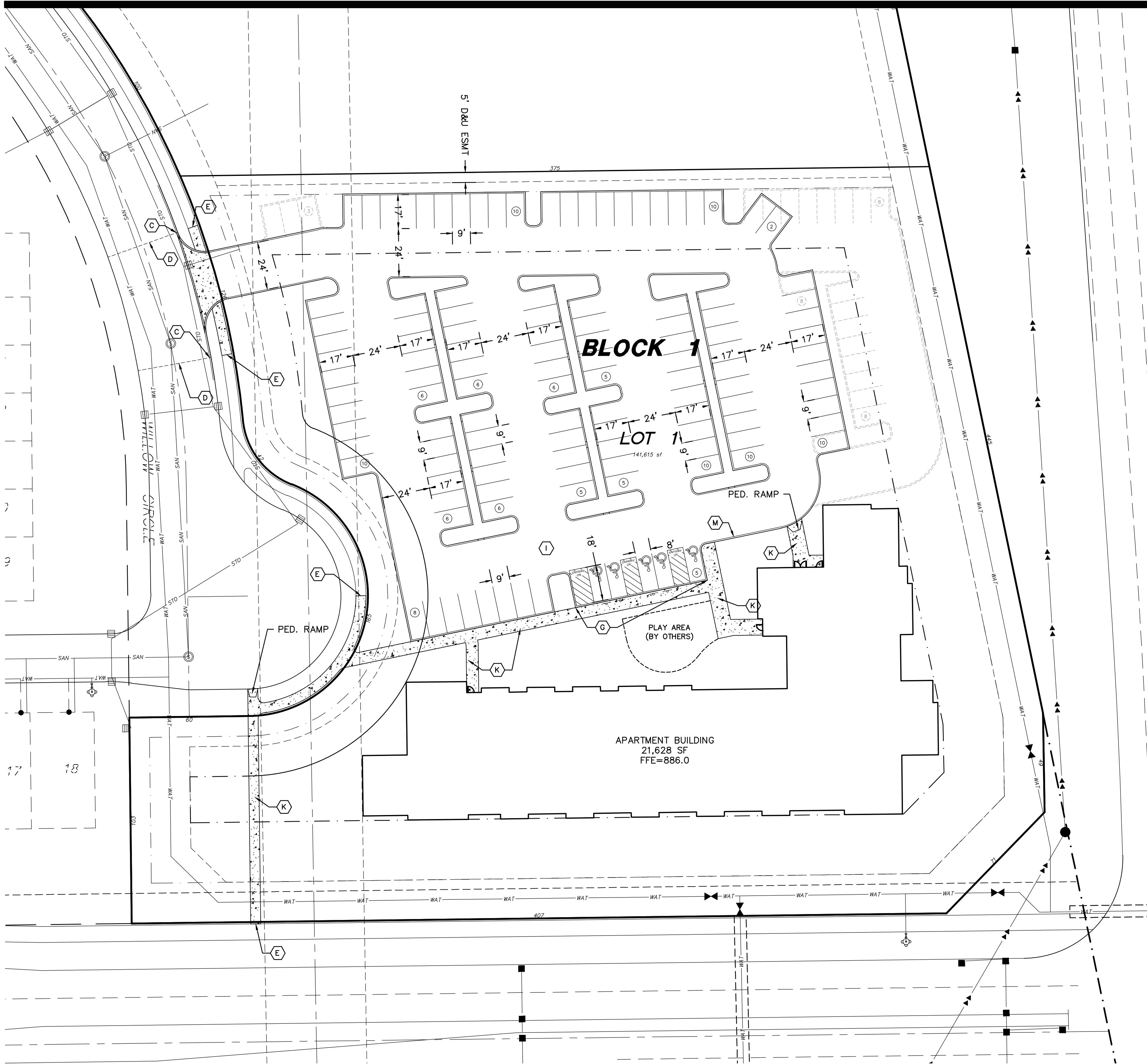
Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

Existing
Conditions &
Removals Plan

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14589.00
DRAWING NO:

C1.00



A Site Notes

- C MATCH EXISTING CURB & GUTTER
D MATCH EXISTING PAVEMENT
E MATCH EXISTING CONCRETE (WALK OR DRIVE)
G CONCRETE FLUSH WITH PAVEMENT
H SAWCUT & MATCH EXISTING BITUMINOUS
I BITUMINOUS PAVEMENT STANDARD DUTY
K CONCRETE SIDEWALK AND JOINTING (REFER ARCH. PLANS)
M 10' CURB TRANSITION TO FLUSH

Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

Site Development Summary

- EXISTING ZONING: R-2, MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: R-4, HIGH DENSITY RESIDENTIAL
- PARCEL DESCRIPTION: LOT 1 - WINDERMERE EAST 2ND PLAT
- PROPERTY AREA: 141,799 SF (3.25 AC)
- DENSITY: 18.46 UNITS/ACRE
- PERVIOUS SURFACE: 65,529 SF (46.2%)
- IMPERVIOUS SURFACE(RATIO): 76,270 SF (53.8%)
- BUILDING GROSS SIZE: 69,915 SF
- APARTMENT UNITS: 60 APARTMENTS
- MAXIMUM STRUCTURE HEIGHT: 45'
- FLOOR-AREA-RATIO(FAR): 0.157
- BUILDING SETBACK PER CODE: 50'=FRONT
30'=SIDE / 30'=SIDE TO ROW
40'=REAR
- PARKING SETBACK: 10'=FRONT, SIDE, AND ROW
20'=ARTERIAL ROW
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG(17' IF BUMPER OVERHANG IS PROVIDED), 24' AISLE
- PARKING RATIO REQUIREMENT - CITY OF SHAKOPEE: 2.25 SPACE / UNIT
- APARTMENT(2.25X60) 135 SPACES
- PARKING PROVIDED: 120 SPACES
15 SPACES (PROOF OF PARKING)

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01 03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:

The Willows

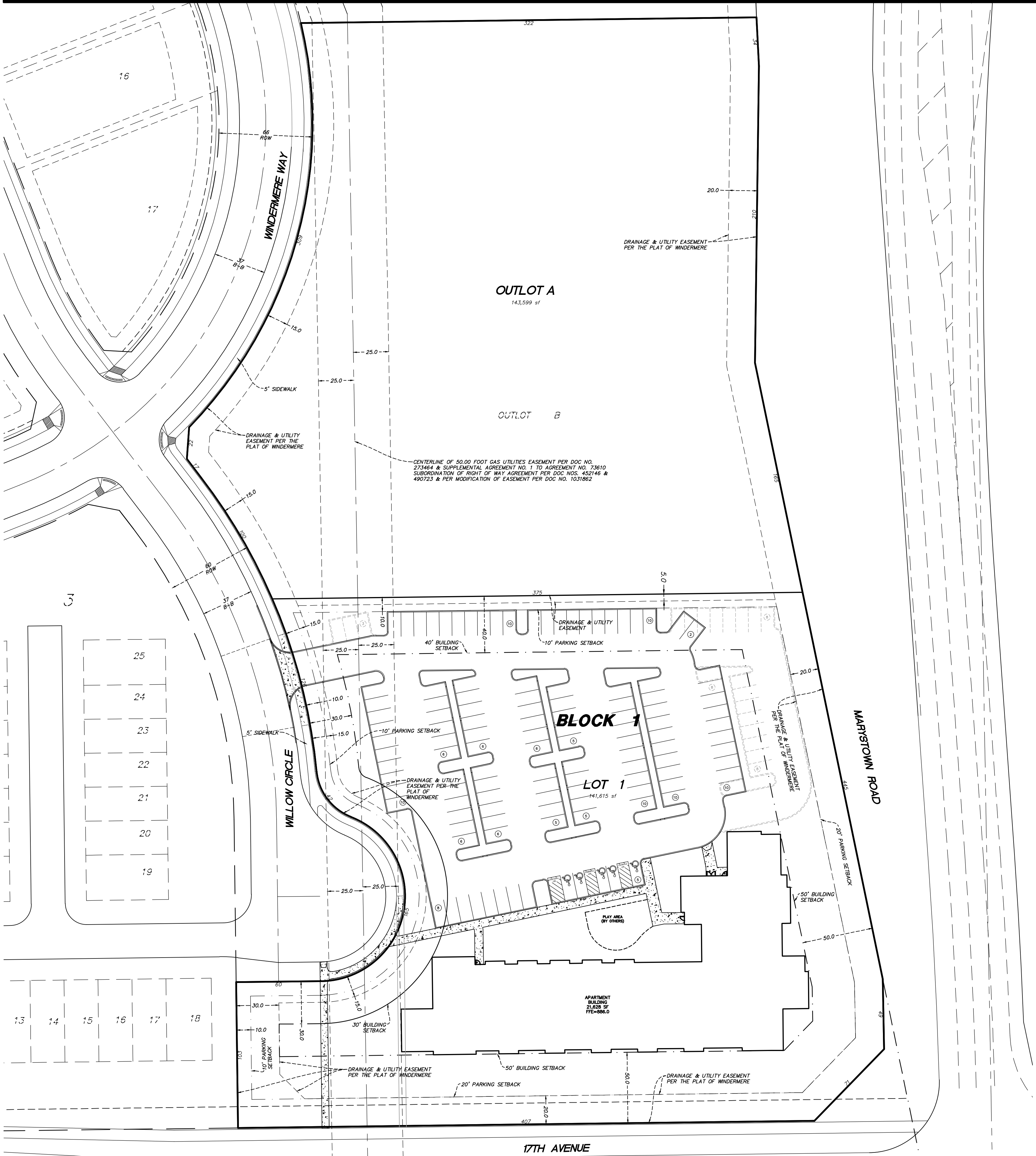
Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

Site Plan

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14558.00
DRAWING NO:

C2.00



Property Description:

Outlot B, WINDERMERE EAST 1ST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

(PLAT NOT YET RECORDED)

Development Data:

Existing Zoning:	B-1, Highway Business
Site Area:	6.55 acres
Lot 1 Area:	3.25 acres
Outlot A Area:	3.30 acres



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01	03.08.18	CITY PLANNING & ZONING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

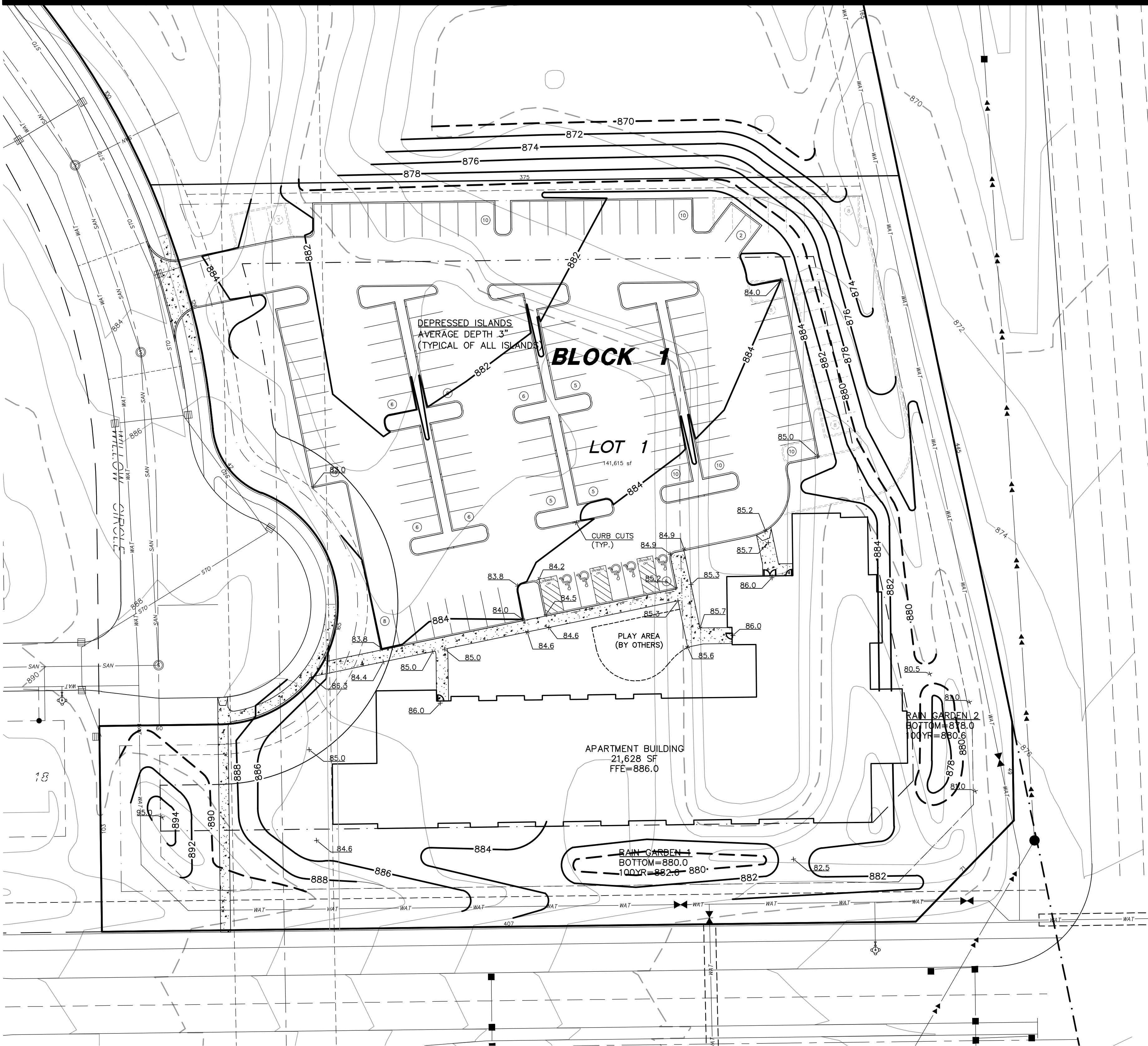
PROJECT NAME:
The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:
Preliminary
Plat

FILE: Preliminary
DRAWN BY: CTV/RJO
CHECKED BY: RJO
PROJ. NO: 14589.00
DRAWING NO:

C3.00



Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION

Grading Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave, N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01 03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:

The Willows

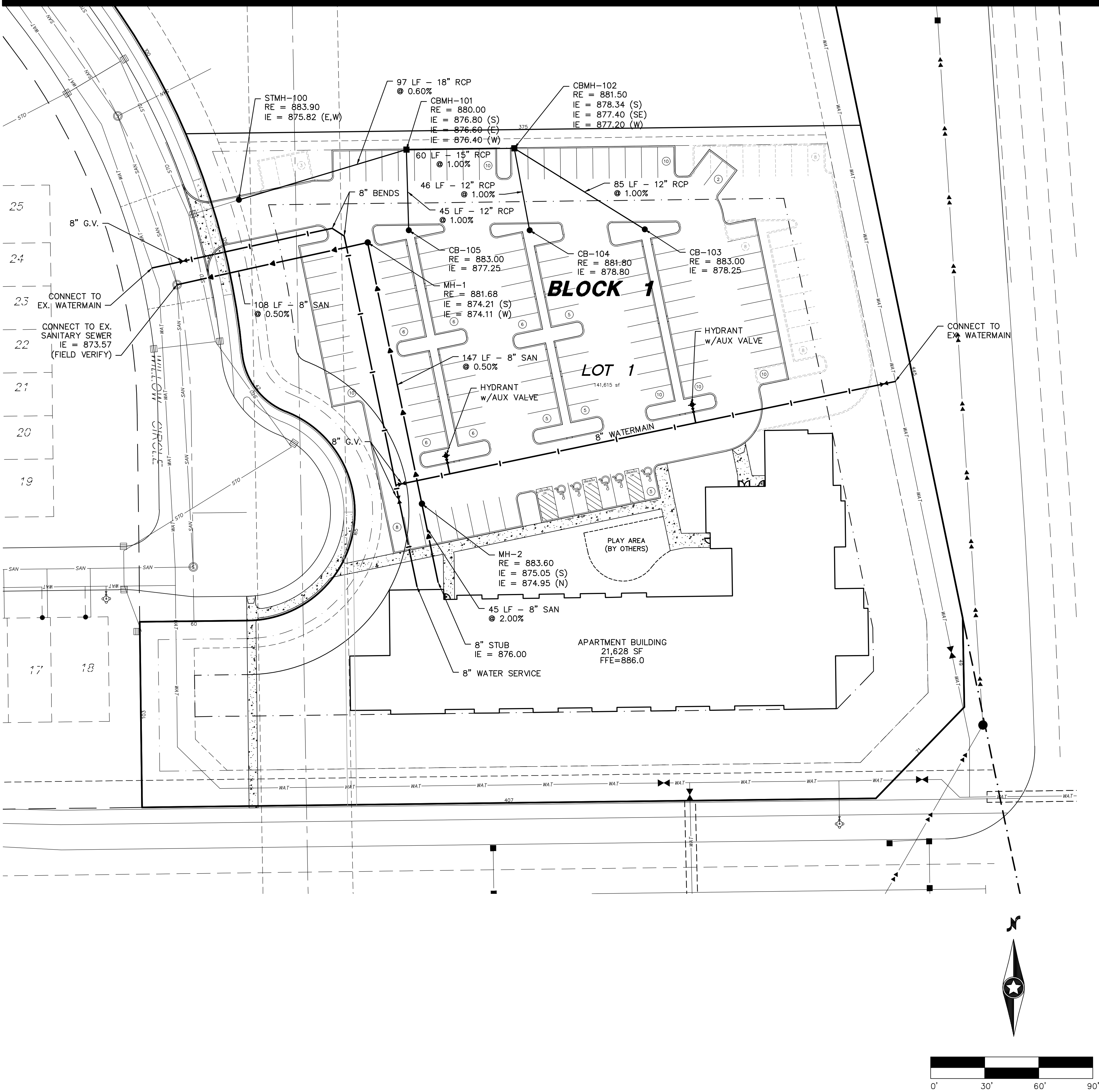
Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

Grading,
Drainage &
Erosion
Control Plan

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14559.00
DRAWING NO:

C4.00



Utility Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE
		VERTICAL UTILITY SEPARATION

General Utility Notes

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 7.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 OR SCHEDULE 40 PER ASTM D2241. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS SHALL BE PVC SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA RULES, PART 4715.2820.
- STORM SEWER PIPE:
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306.
 - PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE PER ASTM F949.
 - HDPE AND PVC STORM PIPE SHALL HAVE FITTINGS PER ASTM D3212 AND BE INSTALLED PER ASTM D2321.
 - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA RULES, PART 4715.0700. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA RULES, PART 4715.2820.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01	03.08.18	CITY PLANNING & ZONING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:
The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:
Utility Plan

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14558.00
DRAWING NO:

C5.00



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (852) 937-5150 12701 Whitehawk Drive, Suite #300
Fax (852) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01 03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03-18-18

PROJECT NAME:

The Willows

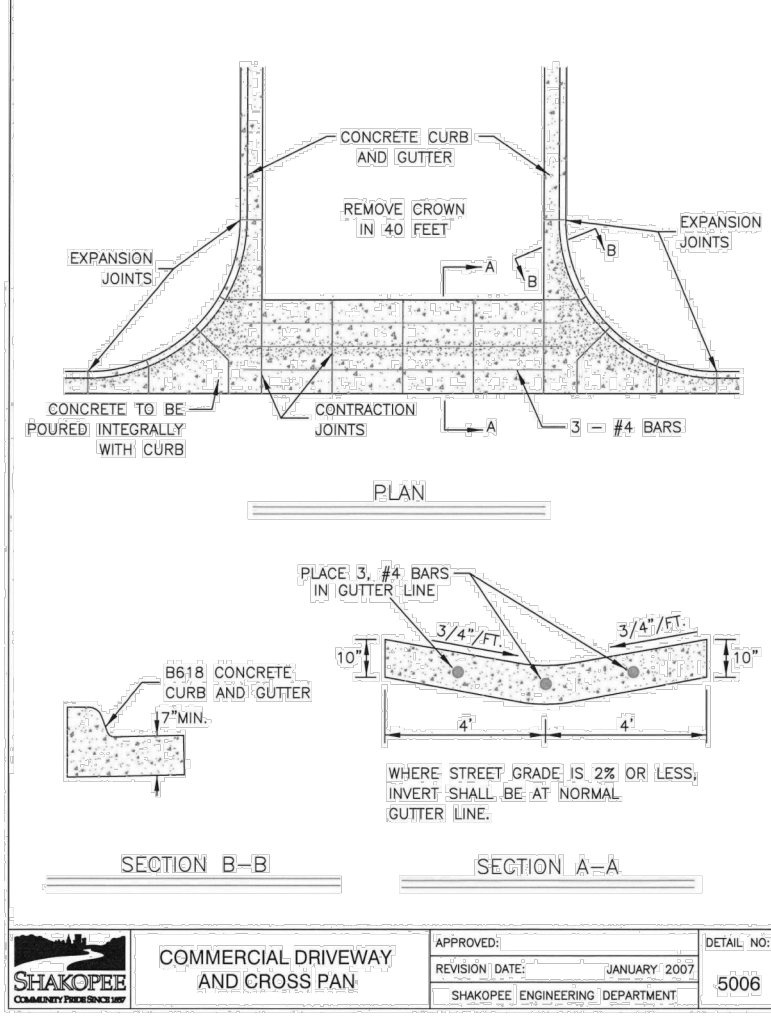
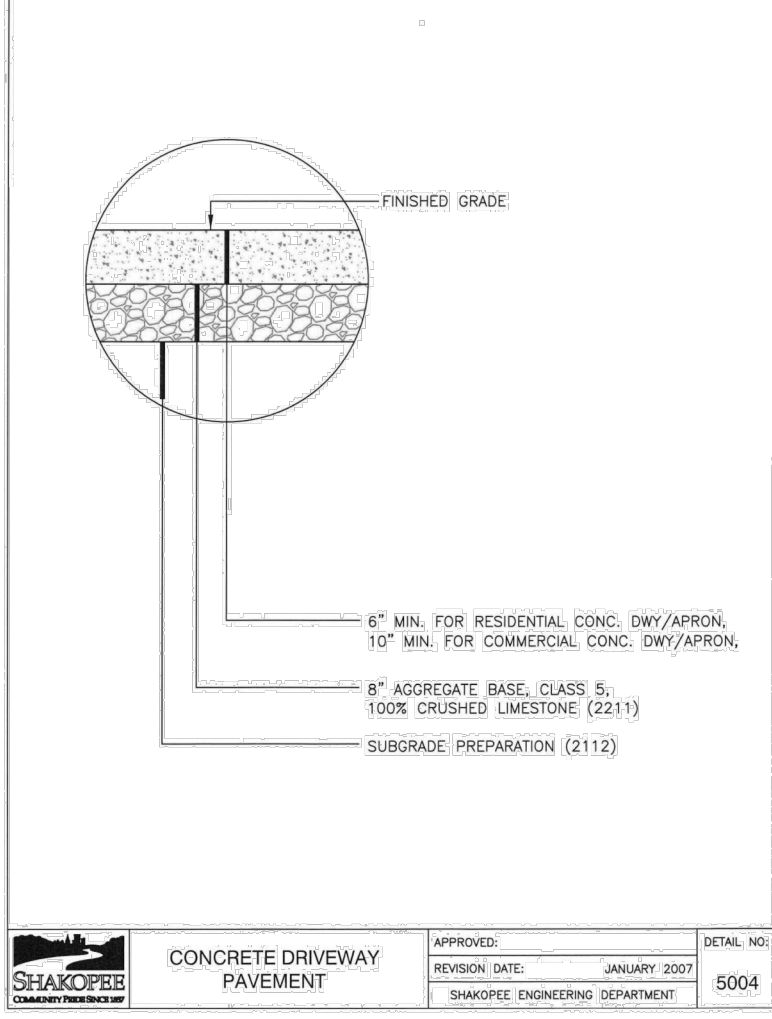
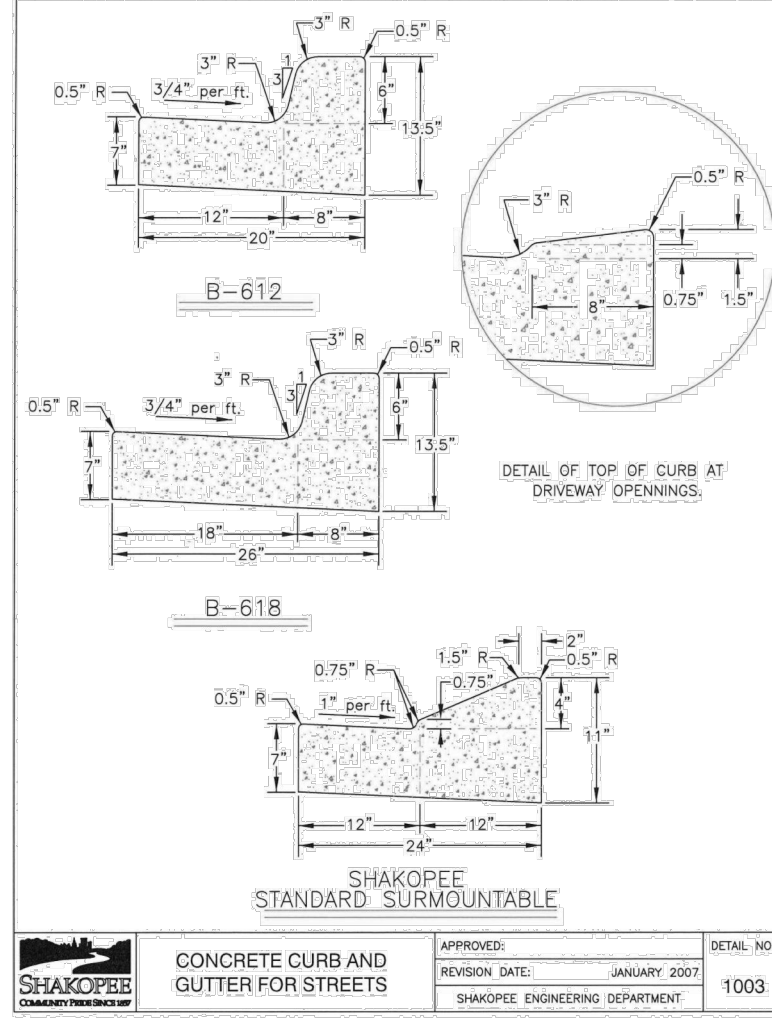
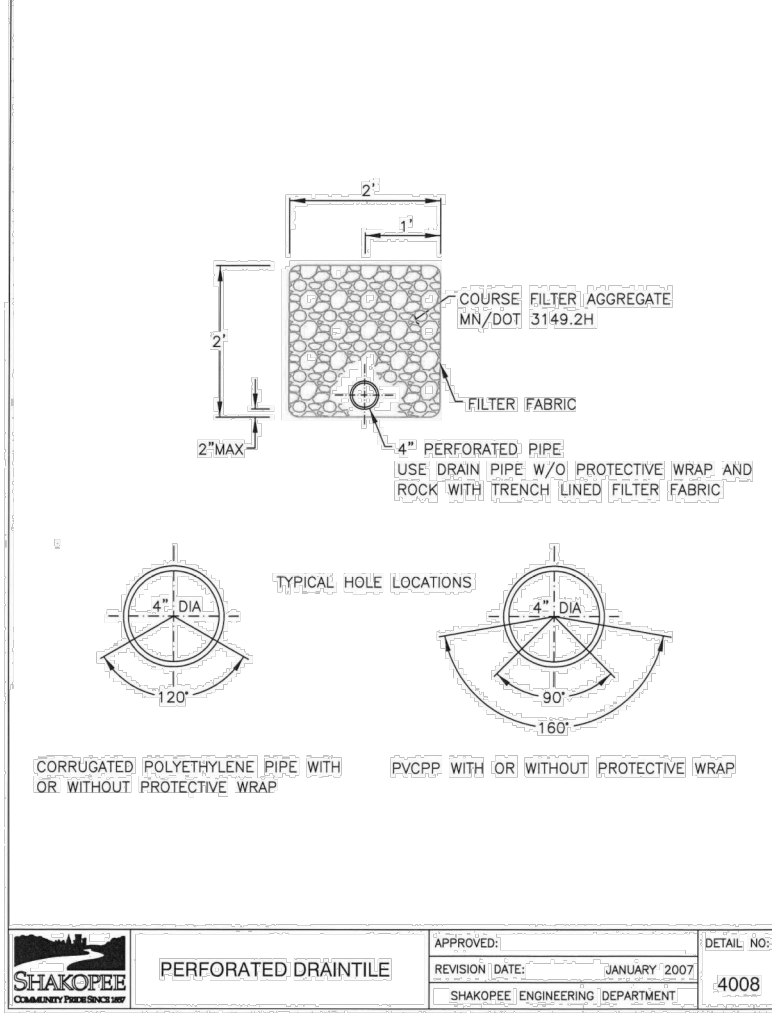
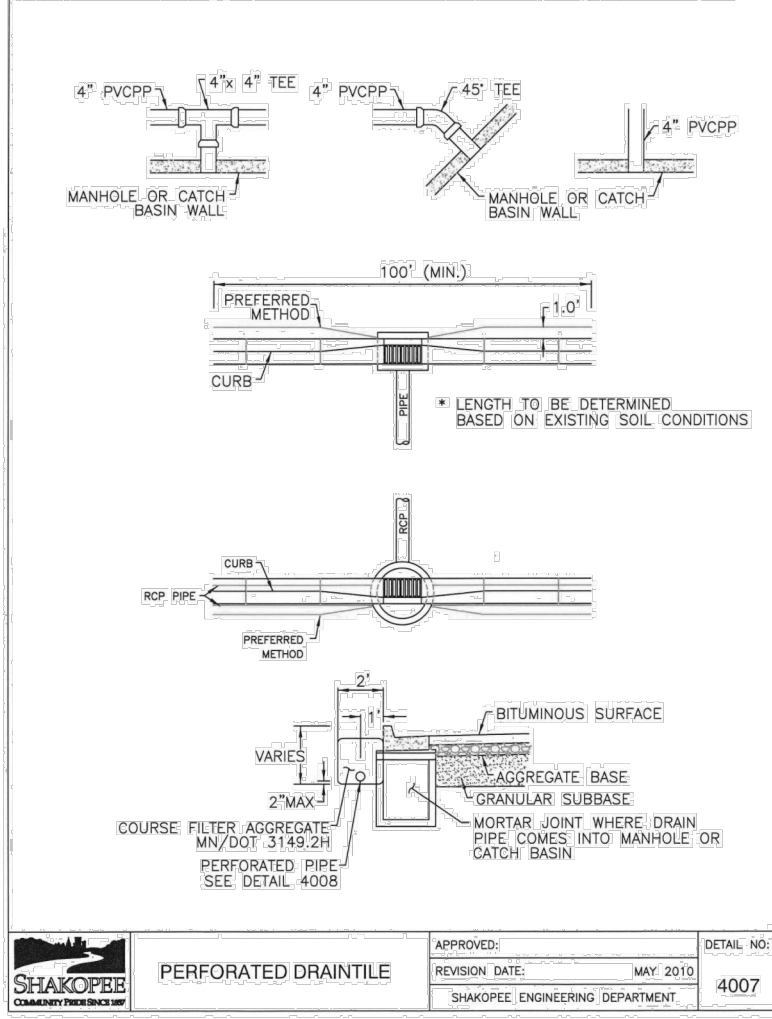
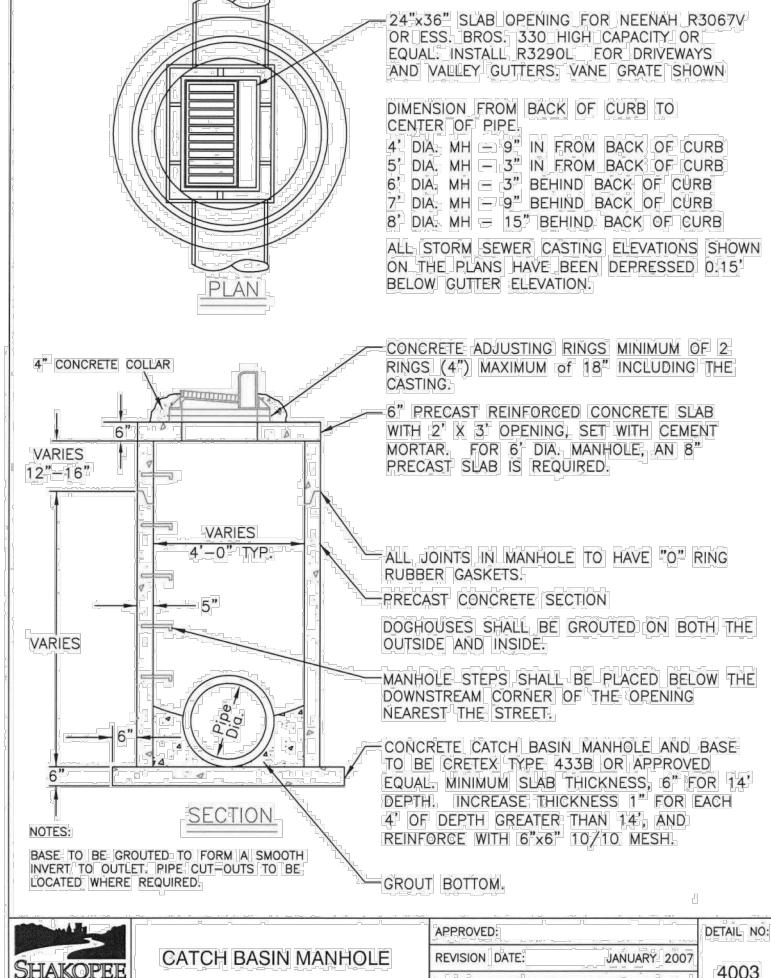
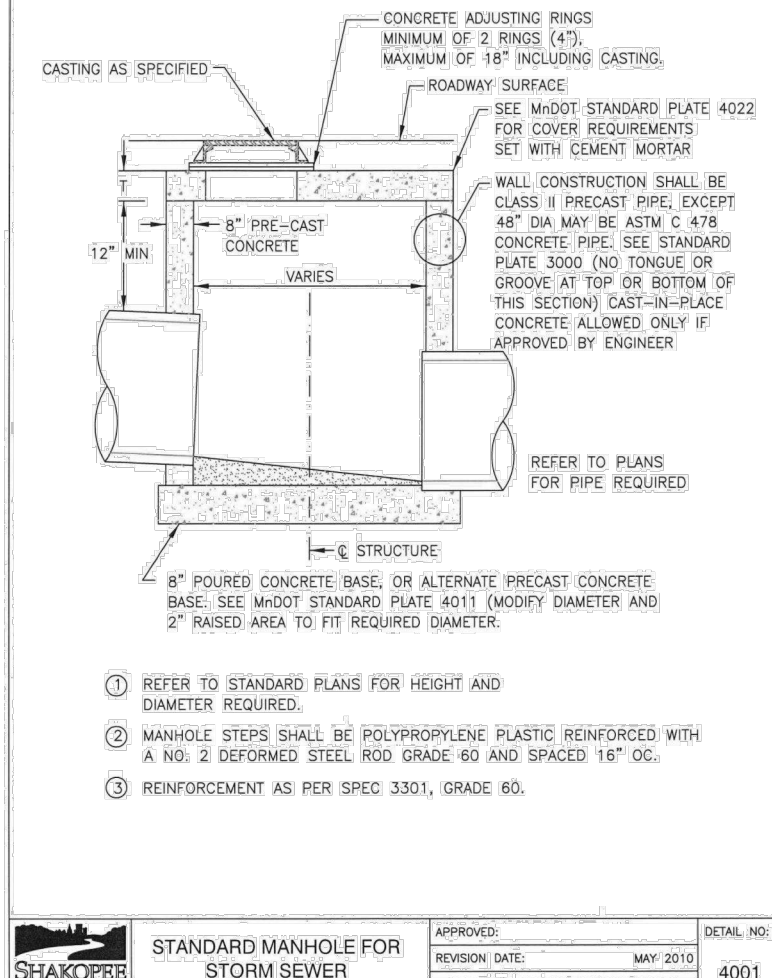
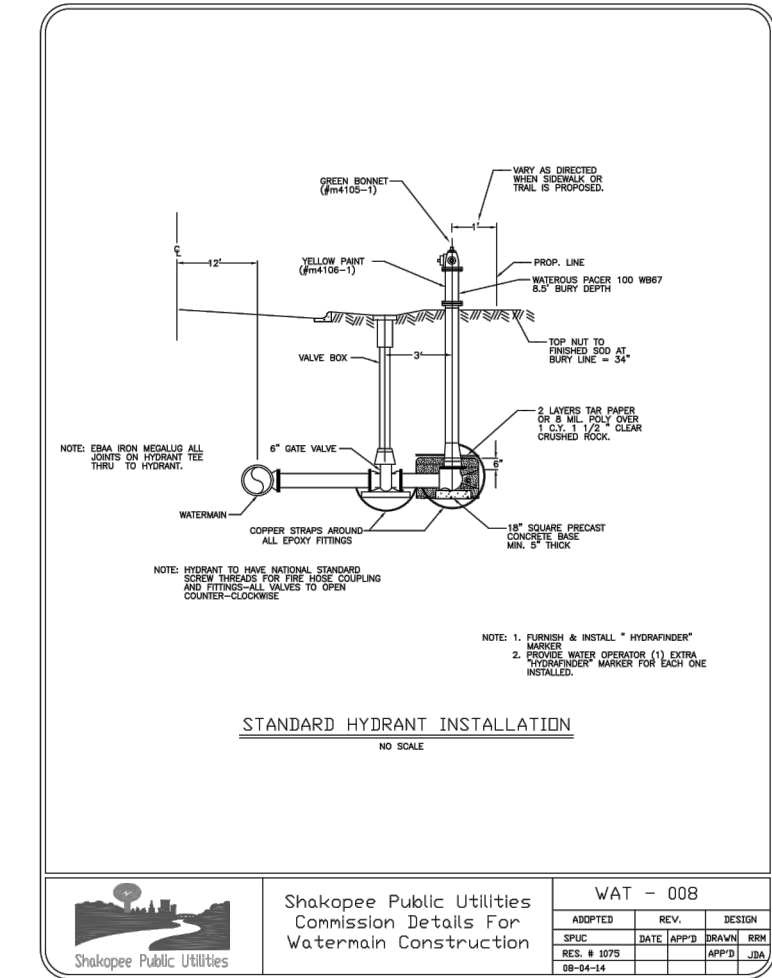
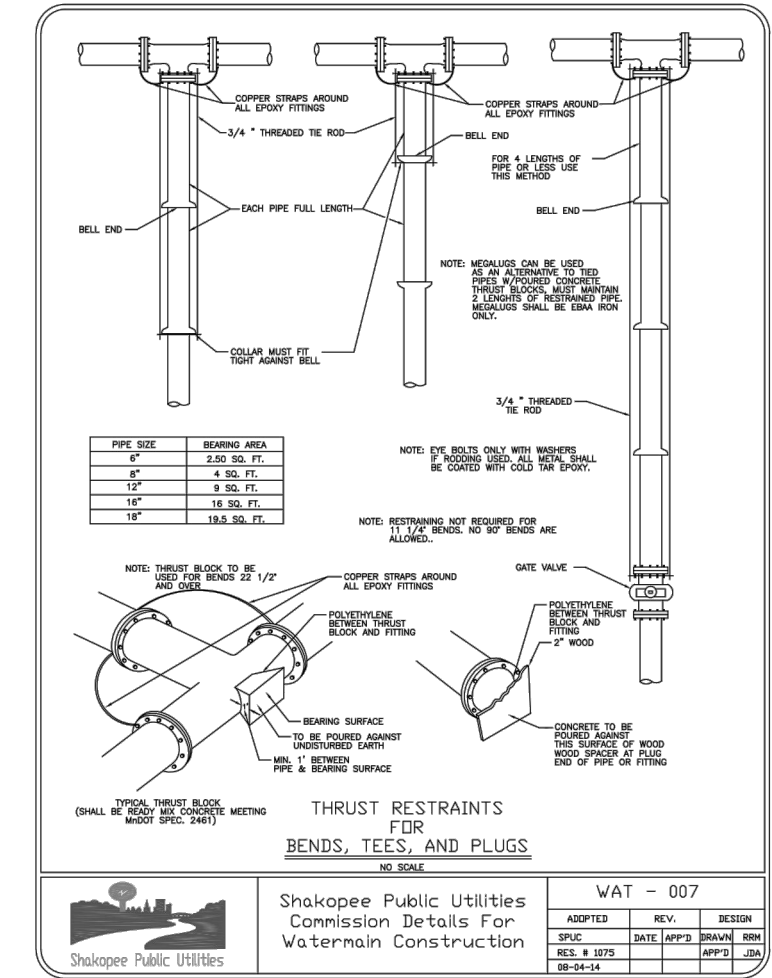
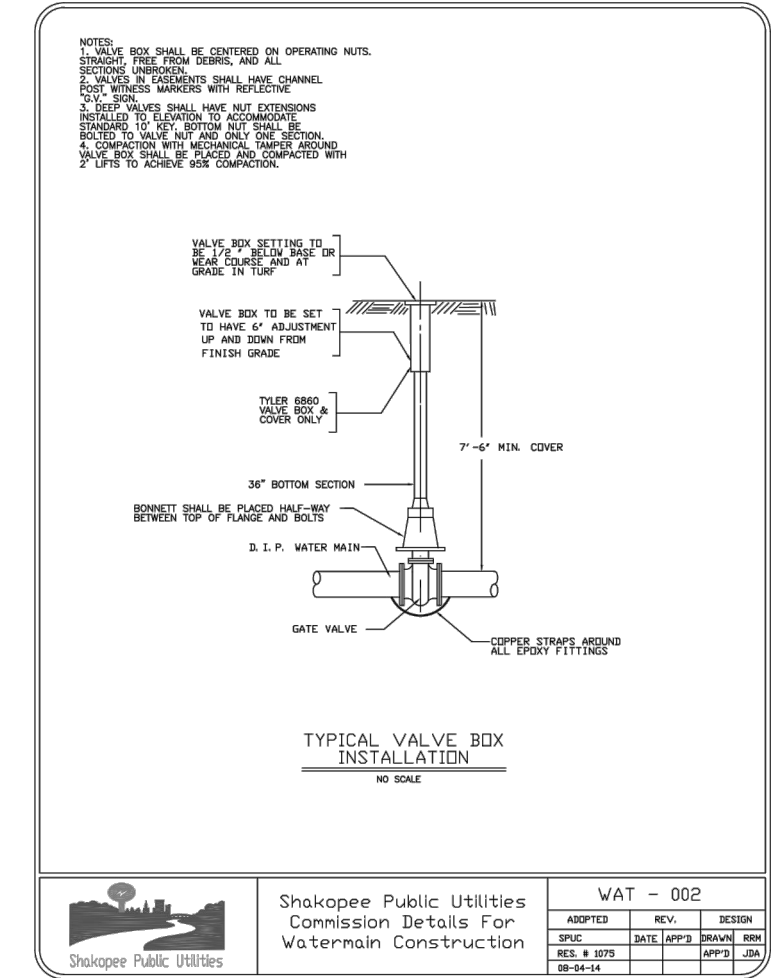
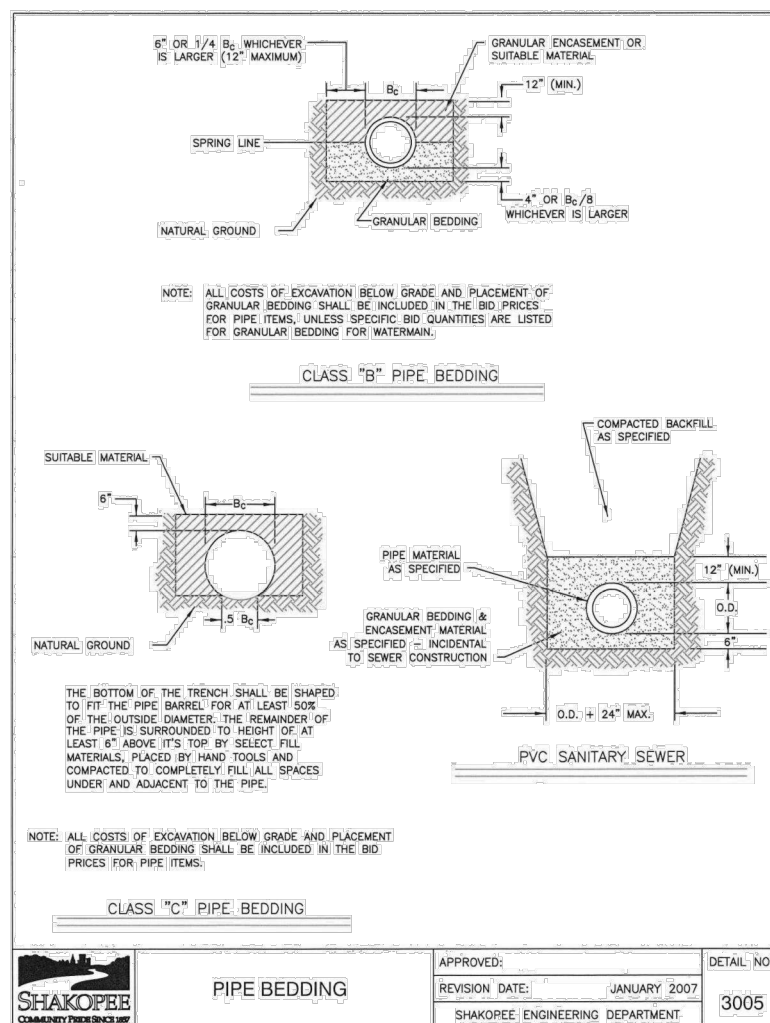
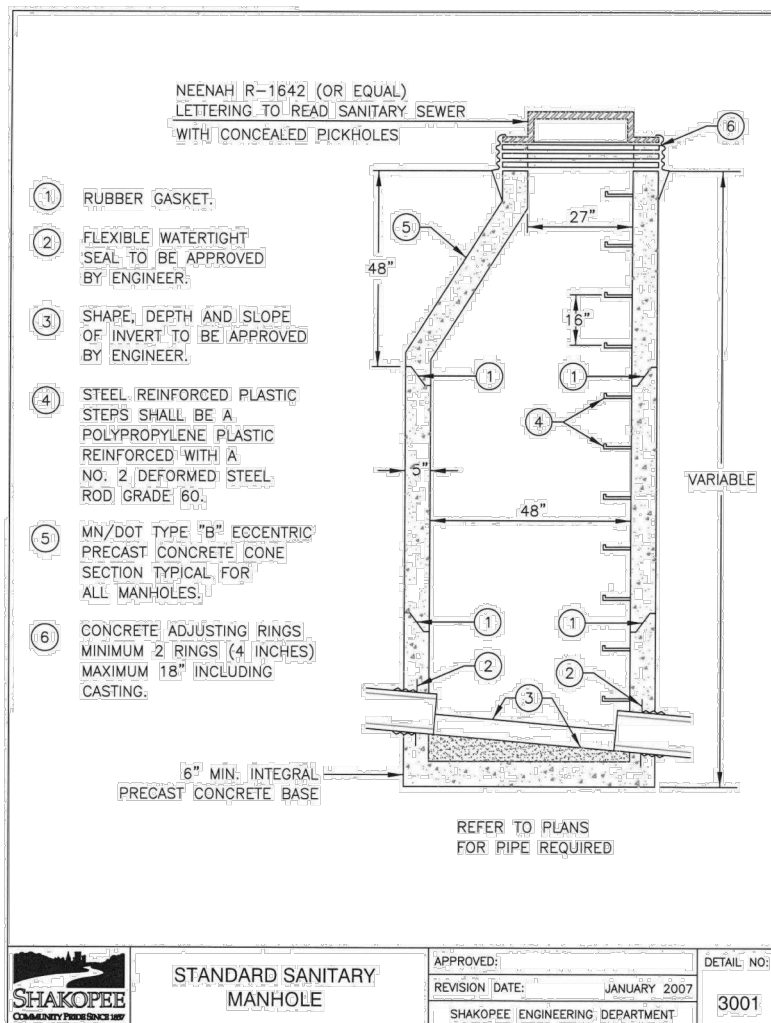
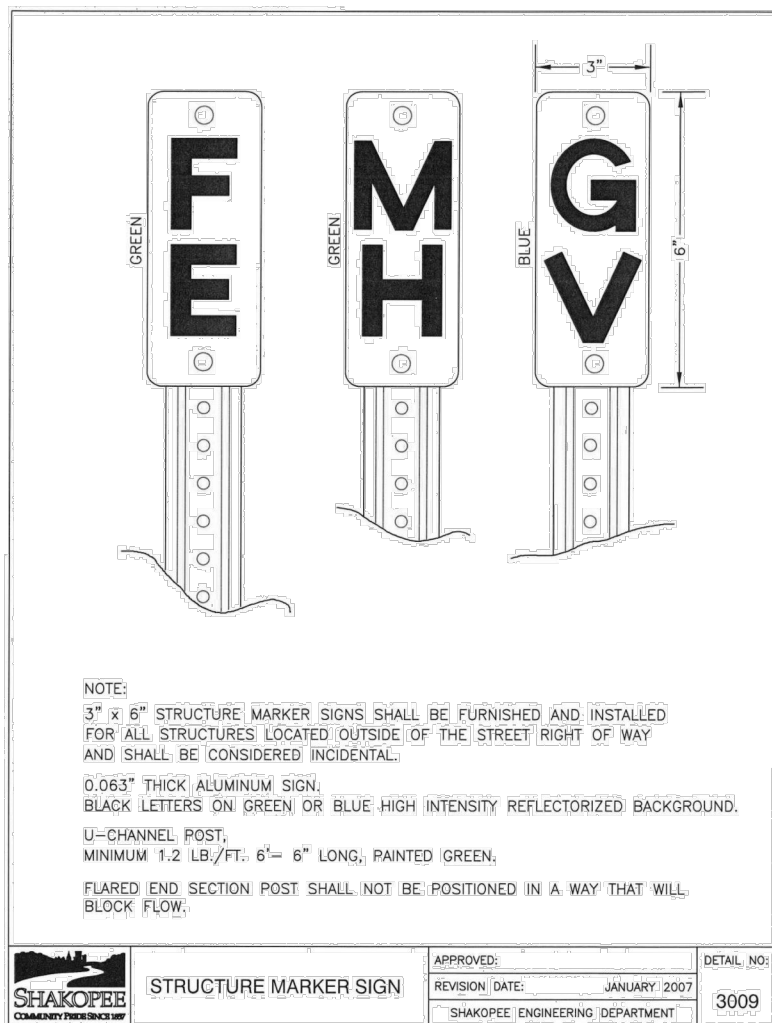
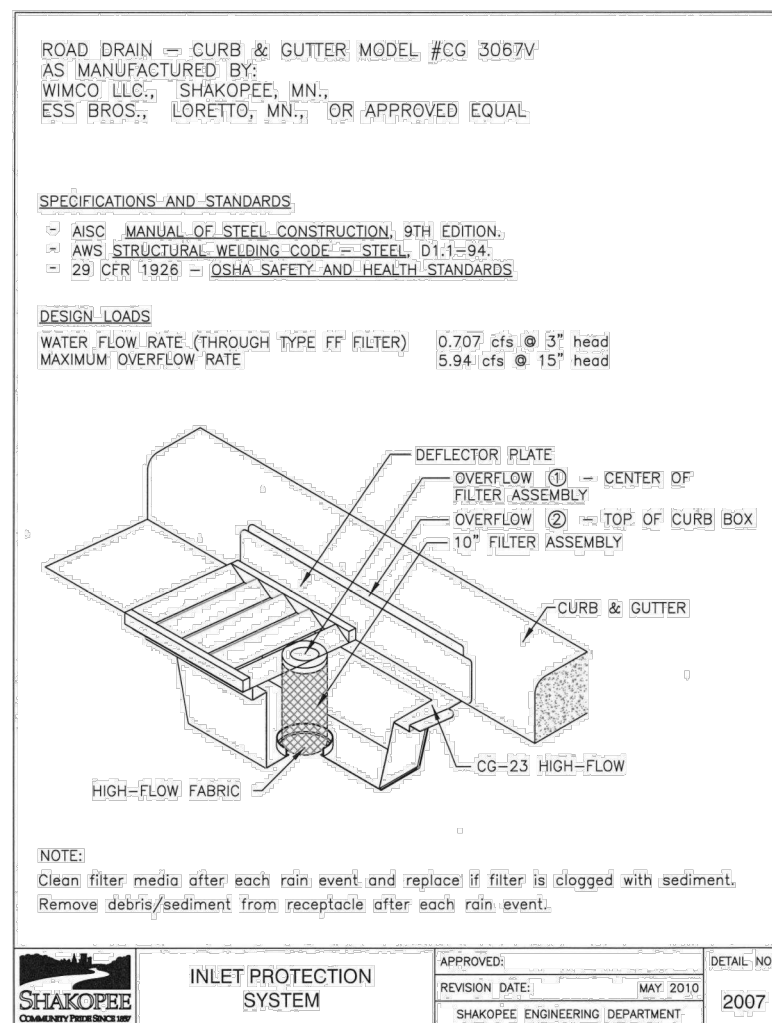
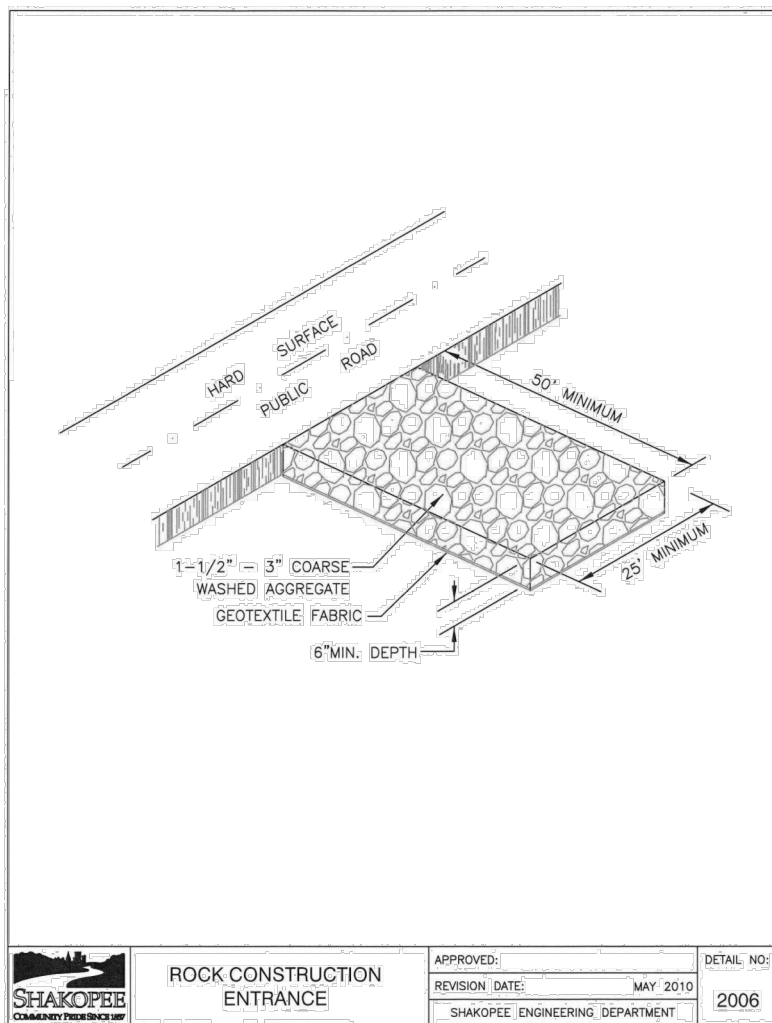
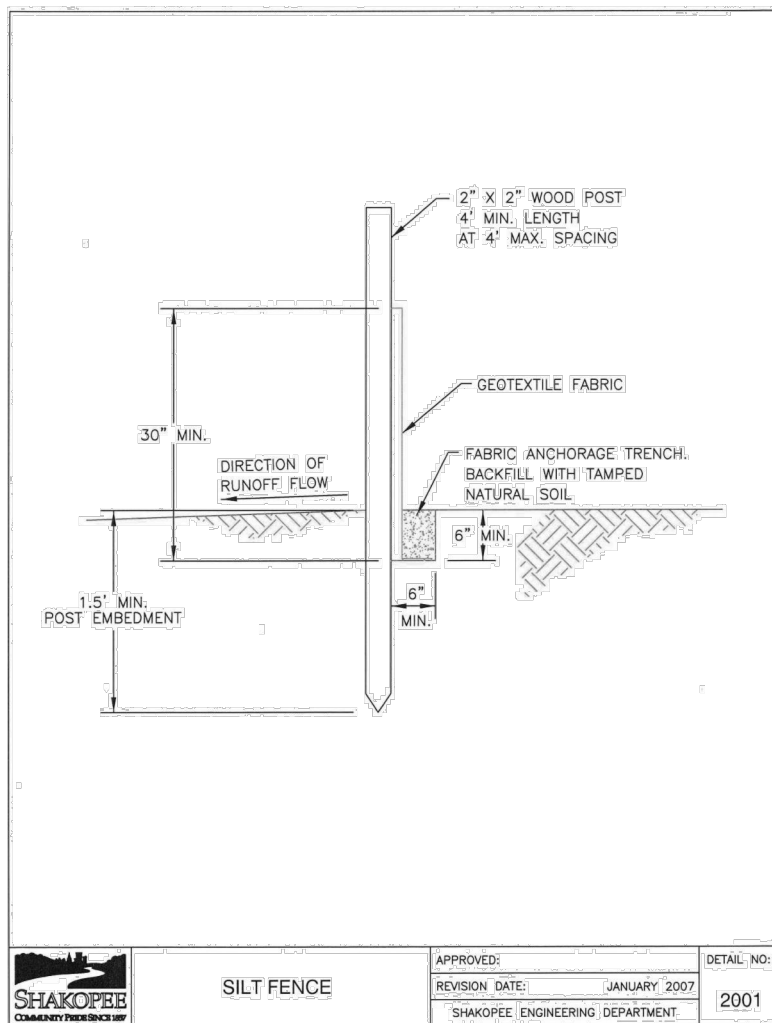
Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

Details

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14559.00
DRAWING NO:

C6.00



Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CLIENT:

CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01	03.08.18	CITY PLANNING & ZONING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:

The Willows

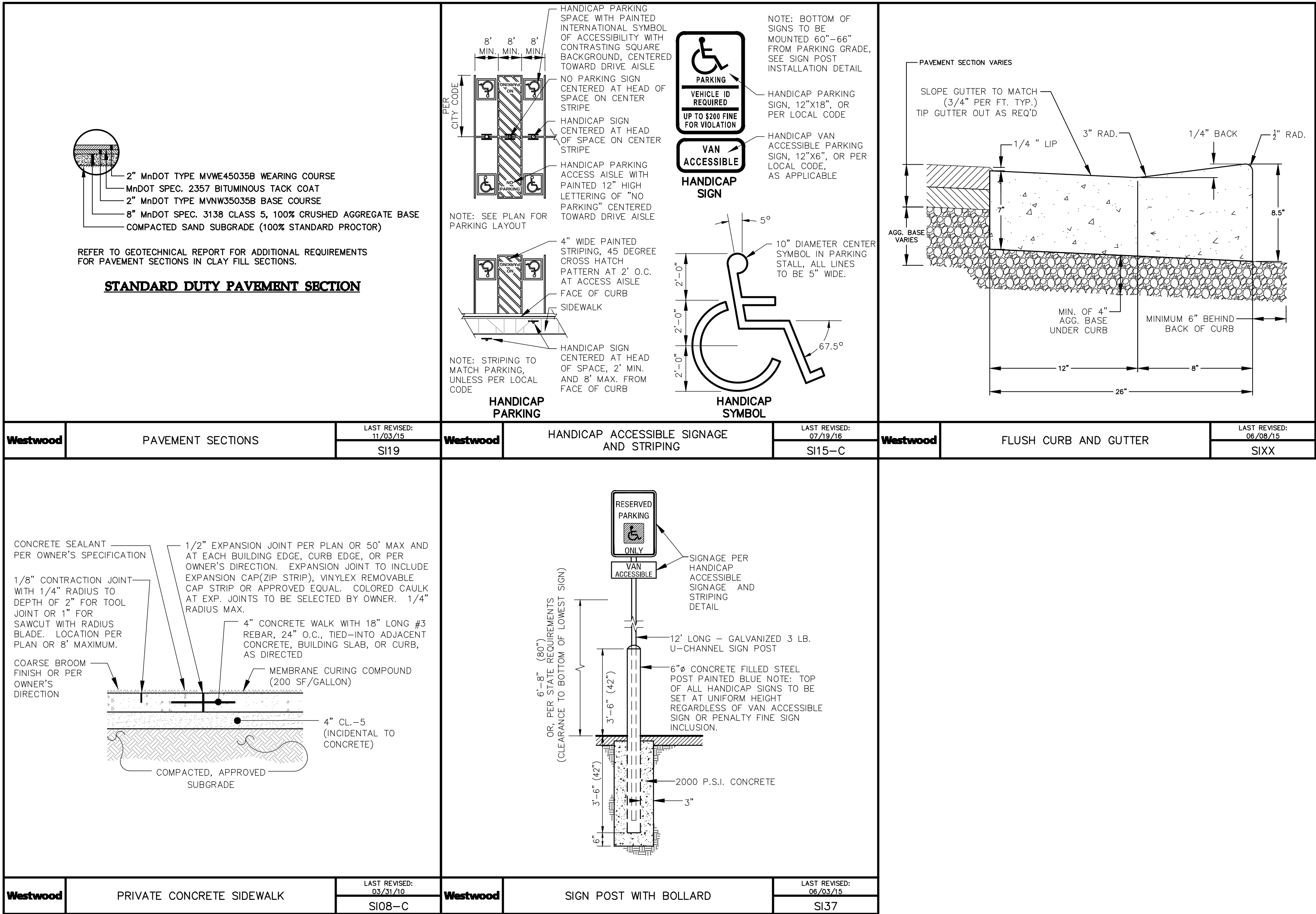
Marystown Road & 17th Avenue W
Shakopee, MN 55379

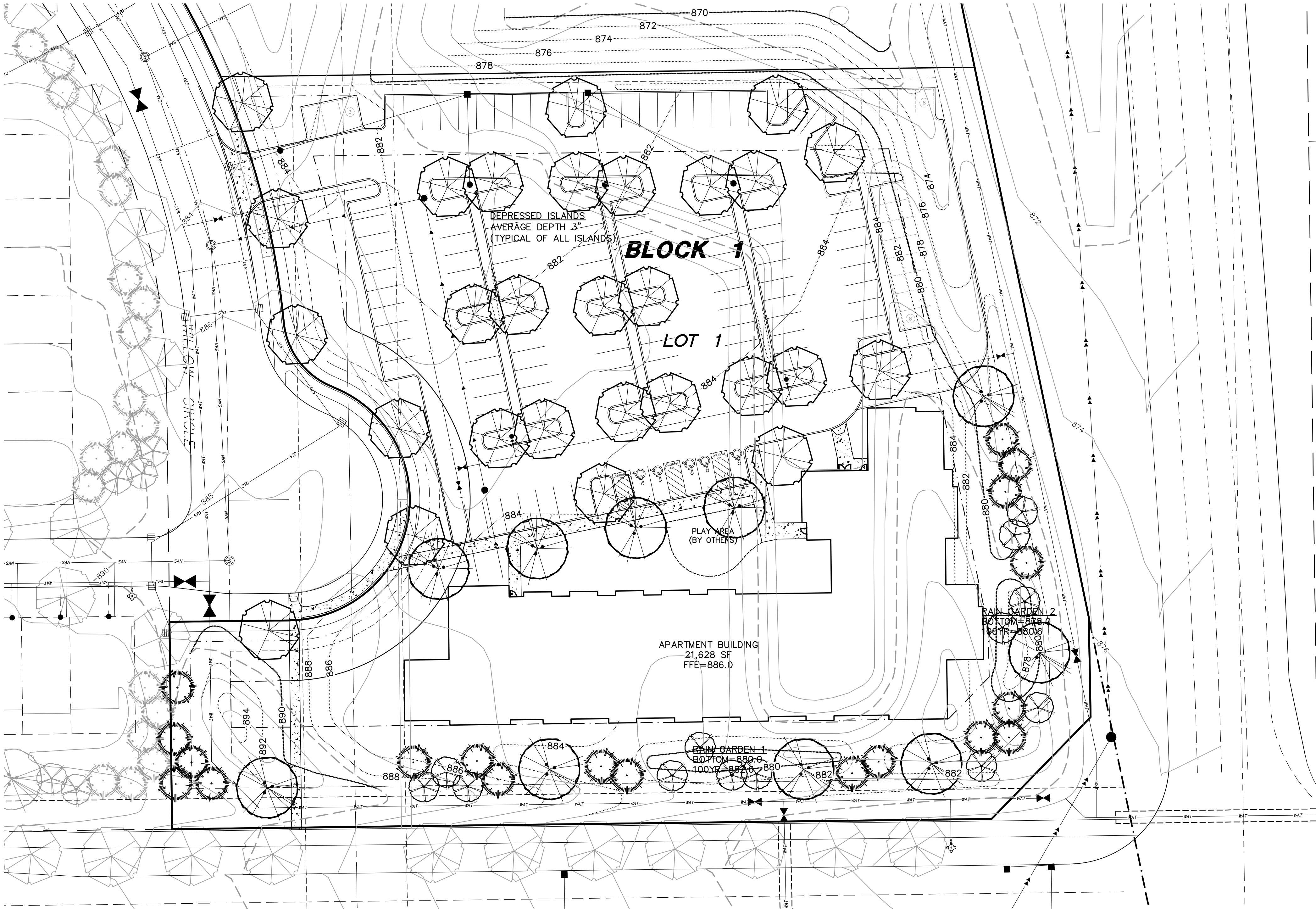
DRAWING TITLE:

Details

FILE: Preliminary
DRAWN BY: CTY/RJO
CHECKED BY: RJO
PROJ. NO: 14559.00
DRAWING NO:

C6.01





Preliminary Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
	28	*Sienna Glen Maple / Acer x freemanii 'Sienna'	3" BB	AS SHOWN	H 50'-60' W 40'
		Northwood Maple / Acer rubrum 'Northwood'	3" BB	AS SHOWN	H 50' W 35'
		Northern Pin Oak / Quercus ellipsoidalis	3" BB	AS SHOWN	H 50'-60' W 45'
		Red Oak / Quercus rubra	3" BB	AS SHOWN	H 60'-80' W 40'-50'
		Swamp White Oak / Quercus bicolor	3" BB	AS SHOWN	H 50'-60' W 40'-50'
	10	Frontyard Linden / Tilia americana 'Frontyard'	3" BB	AS SHOWN	H 60'-70' W 30'-40'
		River Birch / Betula nigra	3" BB	AS SHOWN	H 40'-60' W 30'-40'
		Princeton Elm / Ulmus americana 'Princeton'	3" BB	AS SHOWN	H 60' W 40'
		Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	3" BB	AS SHOWN	H 50' W 30'-35'
	13	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
		Japanese Tree Lilac / Syringa reticulata	6' HT., BB CLUMP	AS SHOWN	H 25'-30' W 20'-25'
		Prairiefire Crab / Malus 'Prairiefire'	2" BB	AS SHOWN	H 15'-20' W 20'
		Spring Snow Crab / Malus 'Spring Snow'	2" BB	AS SHOWN	H 25'-30' W 15'-20'
	19	*Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
		Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
		Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
		Scotch Pine / Pinus sylvestris	6' HT., BB	AS SHOWN	H 40'-60' W 30'-40'
		White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOTE: TREES MARKED WITH * INDICATE LIMITED USE SPECIES IN CITY OF SHAKOPEE. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.					

Landscape Requirements

MULTI FAMILY LANDSCAPING REQUIRED:	
* AT LEAST 15% OF THE LOT AREA SHALL BE LANDSCAPED.	
IMPERVIOUS AREAS:	20 TREES
* ONE SHADE TREE SHALL BE REQUIRED FOR EACH 4,000 SF OF IMPERVIOUS AREA.	
(TOTAL IMPERVIOUS AREA = 76,270 SF)	
PARKING FACILITIES:	14 TREES
* A PARKING FACILITY CONTAINING MORE THAN 50 SPACES SHALL HAVE AT LEAST ONE SHADE TREE PLANTED EVERY TEN SPACES.	
(135 SPACES WITH PROOF OF PARKING)	

Landscape Provisions

TOTAL MULTI FAMILY LANDSCAPING PROVIDED:	
* STREET TREES:	28 TREES
* BUFFER DECIDUOUS TREES:	10 TREES
* BUFFER EVERGREEN TREES:	19 TREES
* BUFFER ORNAMENTAL TREES:	13 TREES

Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR. FIELD SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR CITY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- AT TIME OF PLANTING ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, OPEN WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- AT CONTRACTOR DISCRETION, TWINE AND TOP OF BURLAP MAY BE LEFT ON FOR INITIAL YEAR AFTER INSTALLATION ONLY IF BIODEGRADABLE TWINE AND BURLAP ARE USED. CONTRACTOR TO VERIFY TWINE AND BURLAP DEGRADATION AFTER ONE YEAR PERIOD AND REMOVE ANY REMNANT MATERIAL AS NECESSARY.
- WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- STAKING OF TREES IS OPTIONAL AT CONTRACTOR DISCRETION; REPOSITION AND PLUMB IF NOT PLUMB AFTER ONE YEAR. NON-PLUMB TREES TO BE SUBJECT TO WARRANTY REPLACEMENT OR REPAIR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH TO BE FREE OF DELETERIOUS MATERIAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED EXCEPT POND AREAS AND WETLAND BUFFERS (SEE GRADING PLAN / EROSION CONTROL). SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. LAWN SPRINKLERS/IRRIGATION SYSTEMS SHALL ALL HAVE RAIN SENSORS TO LIMIT UNNECESSARY WATERING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Westwood

Phone (952) 937-5150 7598 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01 03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03-08-18

PROJECT NAME:

The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

Landscape
Plan

FILE: Preliminary

DRAWN BY: CTV/RJO

CHECKED BY: RJO

PROJ. NO: 14589.00

DRAWING NO:

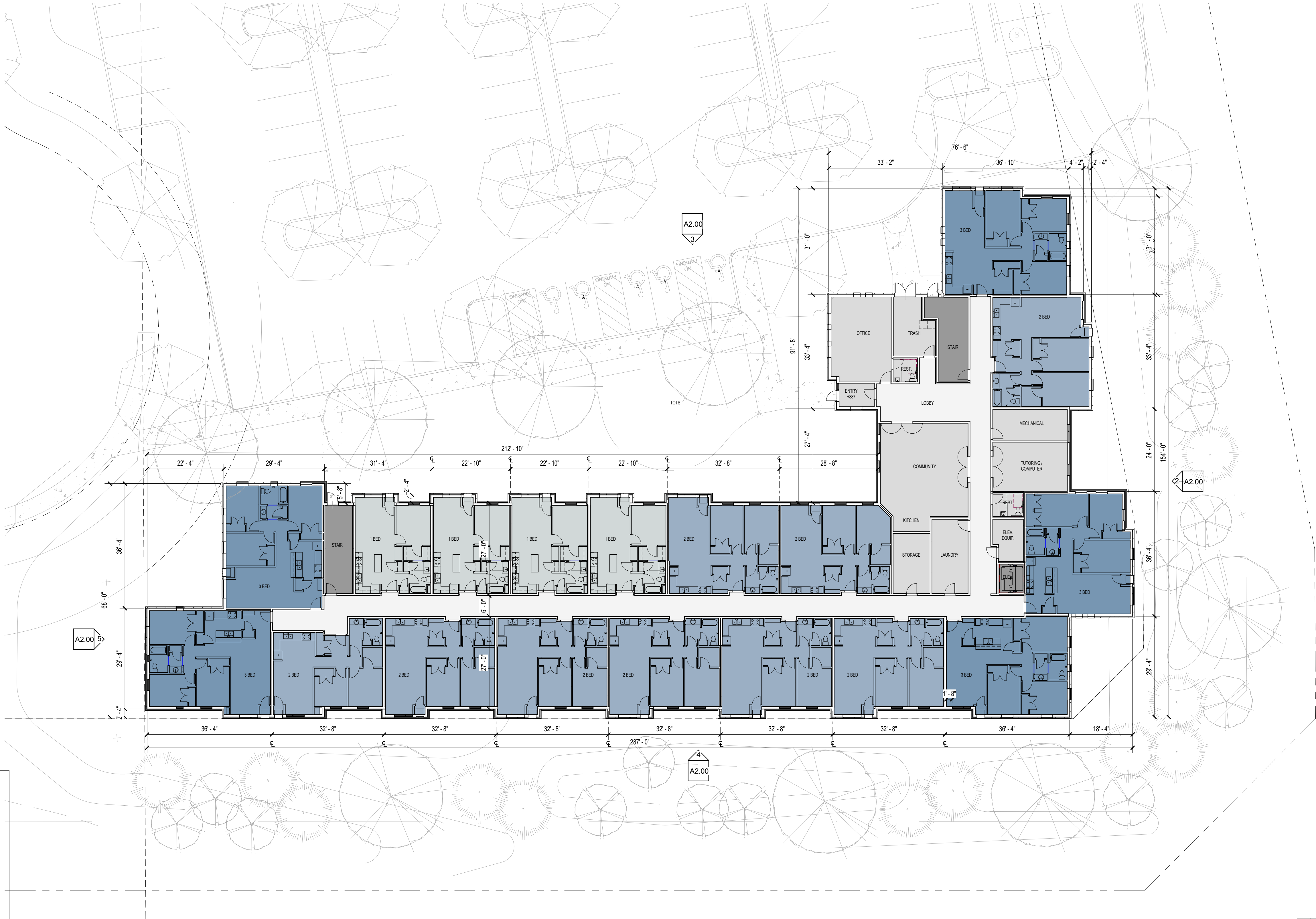
L1.00

C:\Users\dlj\Documents\000000 Project Name A18 Central HSQ_detached_NL\Vreal.rvt
3/9/2018 9:38:32 AM

BUILDING SUMMARY:				
AREA:				
FIRST FLOOR	22,265			
SECOND FLOOR	21,825			
THIRD FLOOR	21,825			
TOTAL	65,915			
UNITS:				
FLOOR	FIRST	SECOND	THIRD	TOTAL
ONE BEDROOM	4	5	5	14
TWO BEDROOM	9	11	11	31
THREE BEDROOM	5	5	5	15
TOTAL UNITS				60

BUILDING SUMMARY
1/16" = 1'-0"

1 1st Floor Plan
1/16" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"X1/2"
ON FULL SIZE SHEETS

03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/08/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

1st FLOOR PLAN

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170753
DRAWING NO:

A1.10

C:\Users\dlj\Documents\00000 Project Name A18 Central HSG_detached_NL\Vreal.rvt
3/9/2018 9:38:40 AM

BUILDING SUMMARY:				
AREA:				
FIRST FLOOR	22,265			
SECOND FLOOR	21,825			
THIRD FLOOR	21,825			
TOTAL	65,915			
UNITS:				
FLOOR	FIRST	SECOND	THIRD	TOTAL
ONE BEDROOM	4	5	5	14
TWO BEDROOM	9	11	11	31
THREE BEDROOM	5	5	5	15
TOTAL UNITS				60

BUILDING SUMMARY
1/16" = 1'-0"

1 2nd Floor Plan
1/16" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

03.08.18	CITY PLANNING & ZONING	
NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/07/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

2nd FLOOR PLAN

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170753
DRAWING NO:

A1.20

C:\Users\dlj\Documents\00000 Project Name A18 Central HSC_detached_NL\Vreal.rvt
3/9/2018 9:38:47 AM

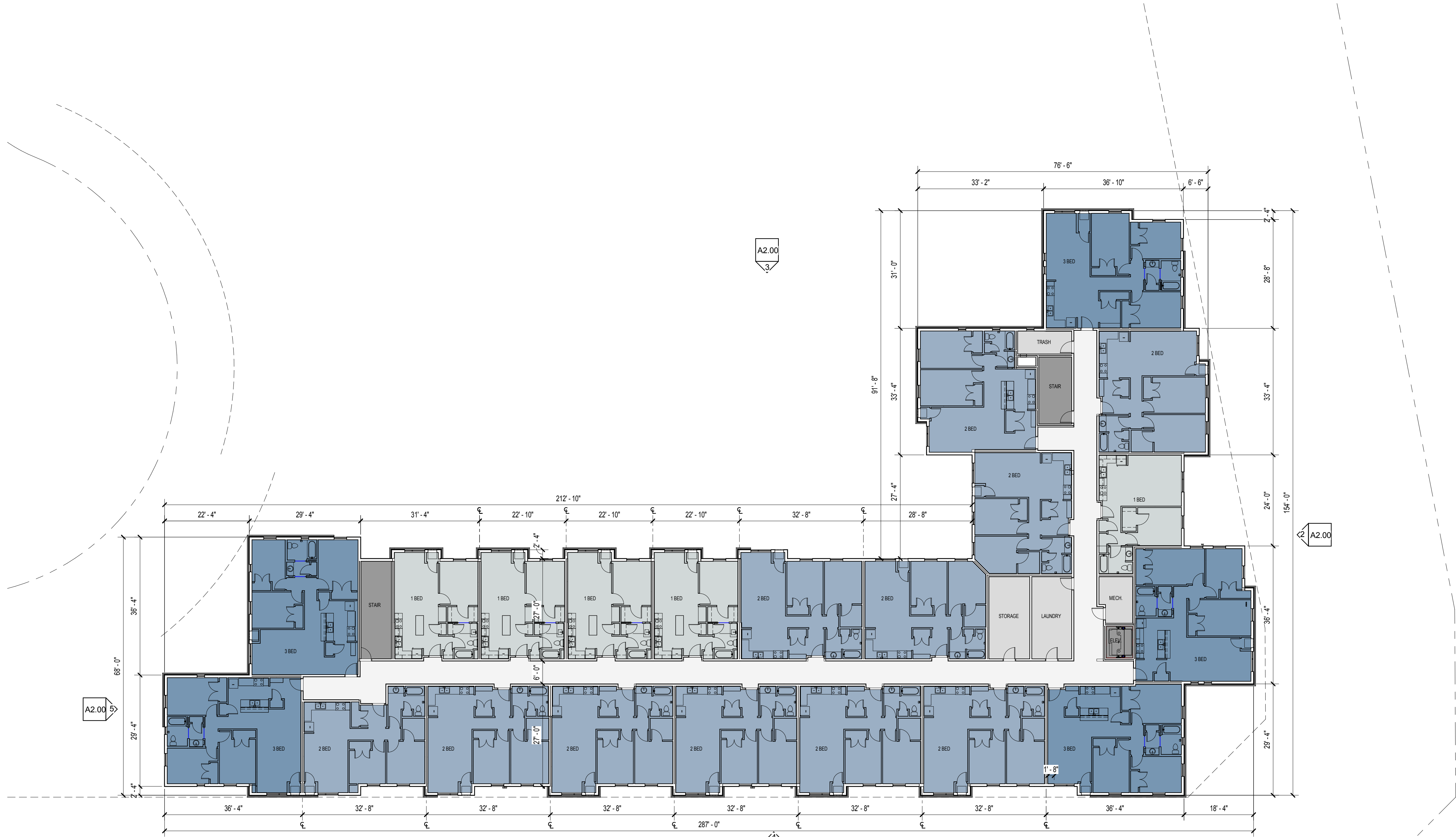
BUILDING SUMMARY:				
AREA:				
FIRST FLOOR	22,265			
SECOND FLOOR	21,825			
THIRD FLOOR	21,825			
TOTAL	65,915			
UNITS:				
FLOOR	FIRST	SECOND	THIRD	TOTAL
ONE BEDROOM	4	5	5	14
TWO BEDROOM	9	11	11	31
THREE BEDROOM	5	5	5	15
TOTAL UNITS				60

BUILDING SUMMARY

1/16" = 1'-0"

1 3rd Floor Plan

1/16" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

03.08.18 CITY PLANNING & ZONING
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/07/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

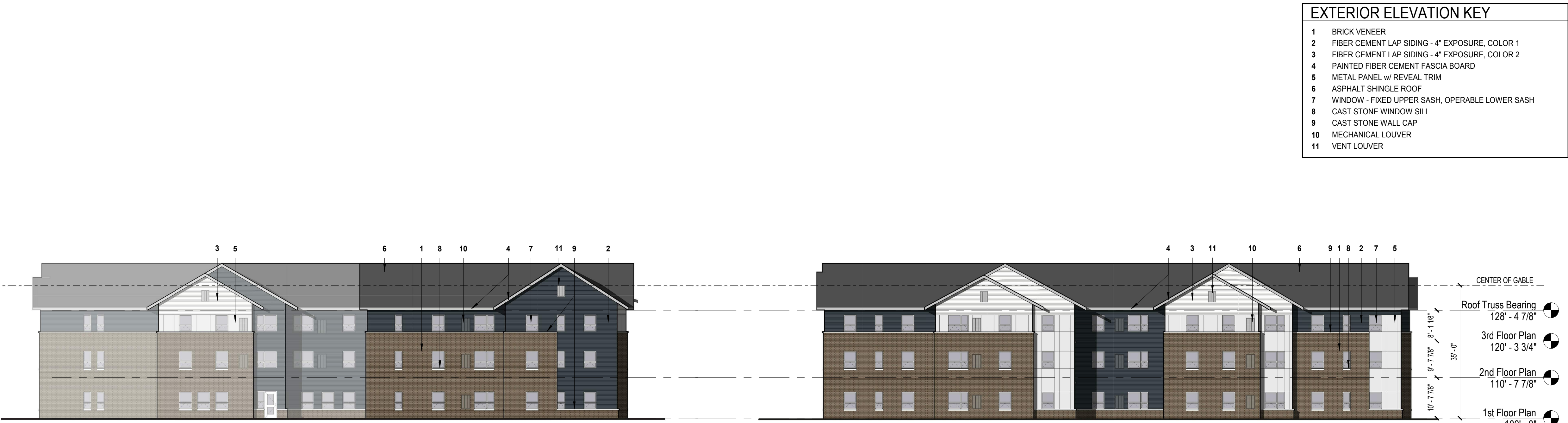
DRAWING TITLE:

3rd FLOOR PLAN

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170753
DRAWING NO:

A1.30

C:\Users\dlj\Documents\000000 Project Name A18 Central HSG_detached_NL Vrae\rv
3/9/2018 9:40:06 AM



5

West

1/16" = 1'-0"

2

East

1/16" = 1'-0"

Roof Truss Bearing

128' - 4 7/8"

3rd Floor Plan

120' - 3 3/4"

2nd Floor Plan

110' - 7 7/8"

1st Floor Plan

100' - 0"

CENTER OF GABLE



4

South

1/16" = 1'-0"

Roof Truss Bearing

128' - 4 7/8"

3rd Floor Plan

120' - 3 3/4"

2nd Floor Plan

110' - 7 7/8"

1st Floor Plan

100' - 0"



3

North

1/16" = 1'-0"

Roof Truss Bearing

128' - 4 7/8"

3rd Floor Plan

120' - 3 3/4"

2nd Floor Plan

110' - 7 7/8"

1st Floor Plan

100' - 0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:

CommonBond Communities

1080 Montreal Avenue
Saint Paul, MN 55116

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/07/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

The Willows

Marystown Road & 17th Avenue W
Shakopee, MN 55379

DRAWING TITLE:

EXTERIOR ELEVATIONS

FILE: XXX
DRAWN BY: Author
CHECKED BY:Checker
PROJ. NO: 170753
DRAWING NO:

A2.00