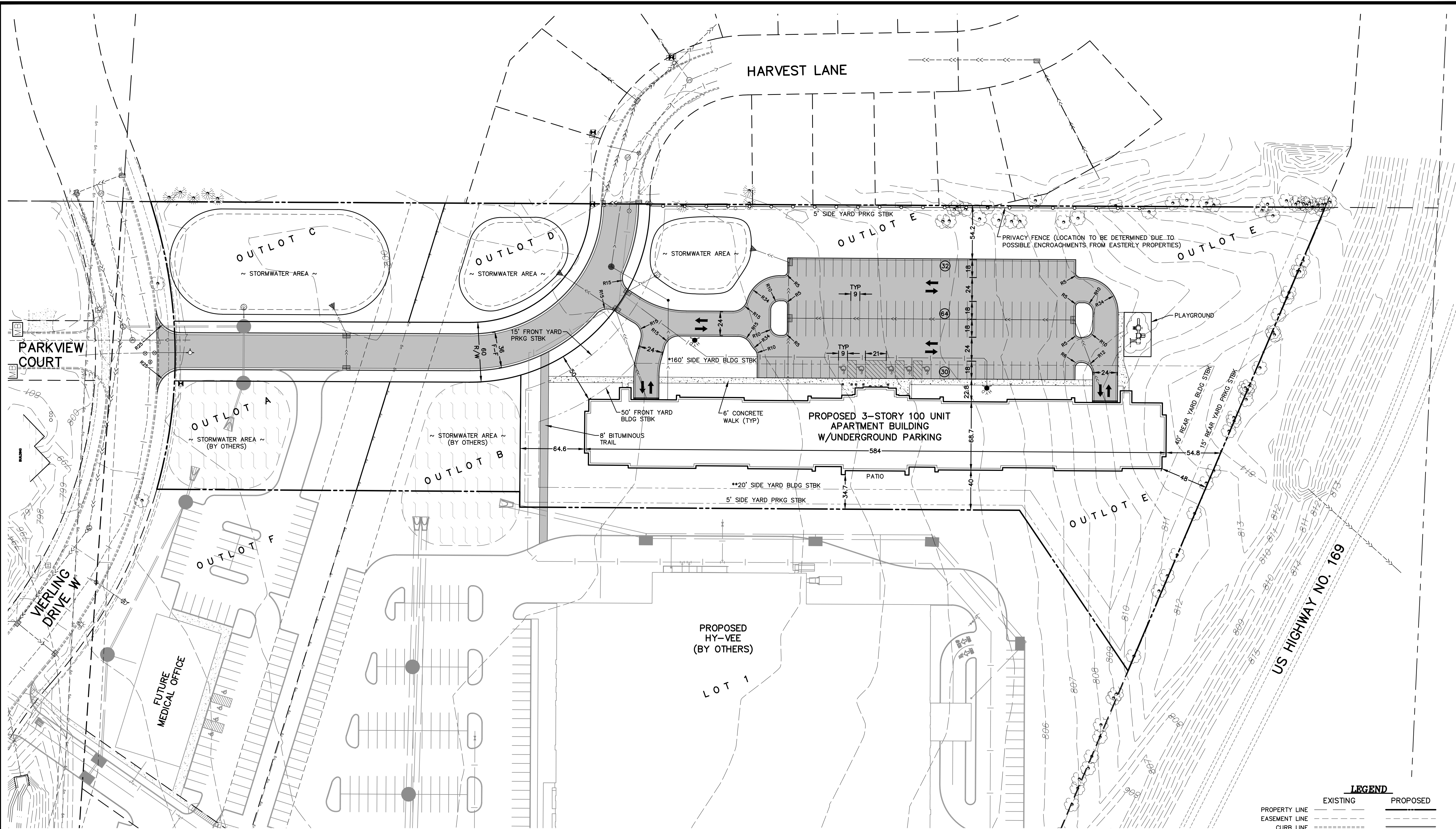


CALL BEFORE YOU DIG

PARKING SUMMARY

STANDARD STALLS	121
HANDICAP STALLS	5
GARAGE STALLS	100
TOTAL STALLS	226

SETBACK NOTES

* PER R-3 ZONING REQUIREMENTS, A MULTI-FAMILY BUILDING MUST BE SETBACK AT LEAST 4 TIMES THE HEIGHT OF THE STRUCTURE WHEN ADJACENT TO A RESIDENTIALLY ZONED DISTRICT. THE PROPOSED HEIGHT OF THE BUILDING IS ±40 FEET.

** PER R-3 ZONING REQUIREMENTS, THE SIDE YARD SETBACK IS ONE-HALF THE BUILDING HEIGHT, OR 15 FEET, WHICHEVER IS GREATER. THE PROPOSED HEIGHT OF THE BUILDING IS ±40 FEET.

SITE DATA

ZONING:	R-3 MULTIPLE FAMILY RESIDENTIAL
TOTAL AREA:	343,670 SF
RIGHT OF WAY AREA:	31,920 SF
IMPERVIOUS AREA:	20,212 SF
OUTLOT A AREA:	22,505 SF
OUTLOT B AREA:	16,325 SF
OUTLOT C AREA:	31,557 SF
OUTLOT D AREA:	16,558 SF
OUTLOT E AREA:	224,805 SF
IMPERVIOUS AREA:	93,321 SF

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND TELEPHONE	---	---
OVERHEAD ELECTRIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
SIGN	---	---
TELEPHONE BOX	---	---
UTILITY BOX	---	---
GAS MARKER	---	---
FENCE LINE	---	---

PRELIMINARY SITE & UTILITY PLAN

SHAKOPEE APARTMENTS
Shakopee, MN

TRIDENT DEVELOPMENT, LLC
3601 18th Street South
St. Cloud, MN 56301

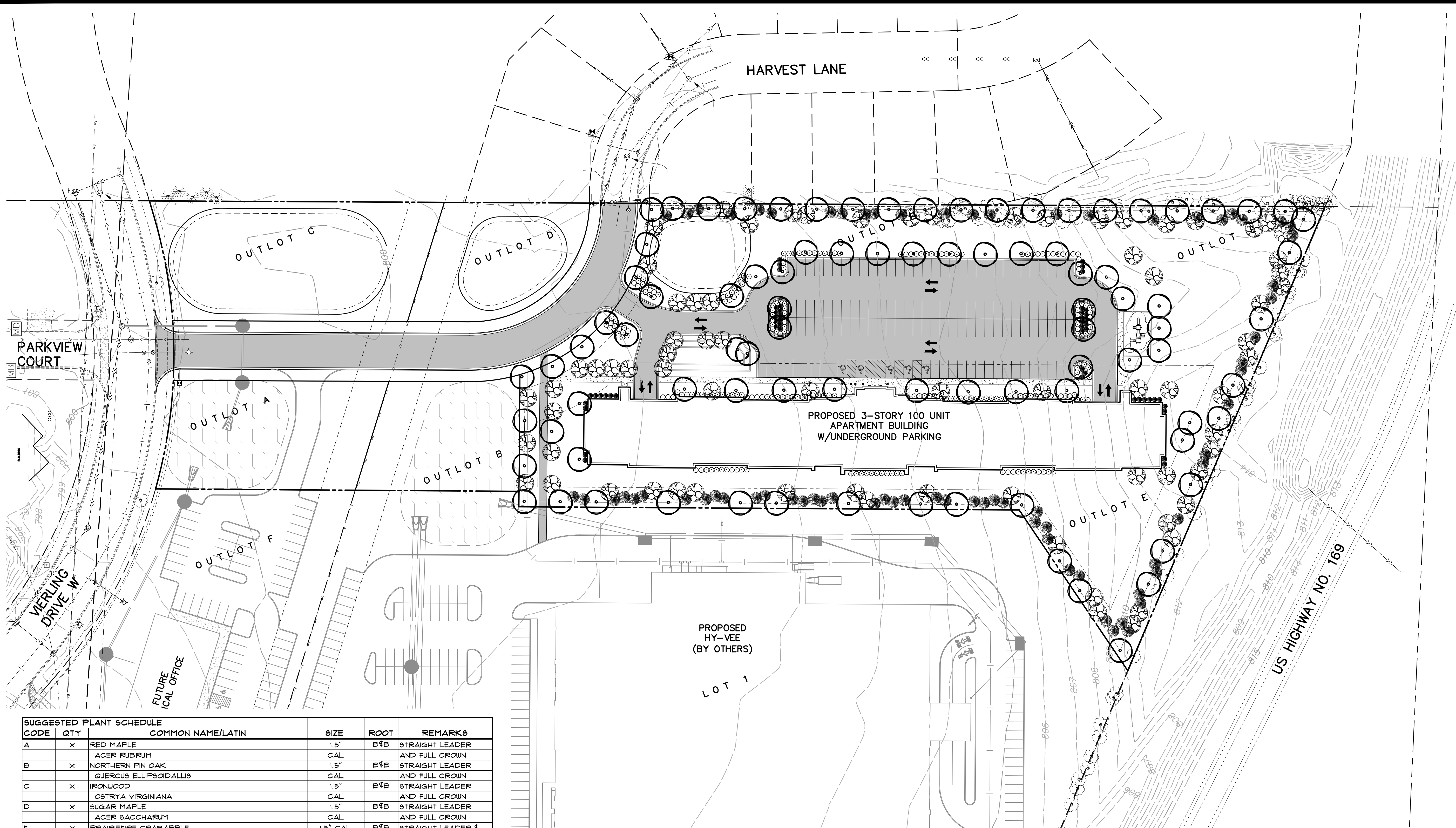
REVISIONS

1.	06/24/16	Per City Comments.
2.		
3.		
4.		
5.		
6.		

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/23/16

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

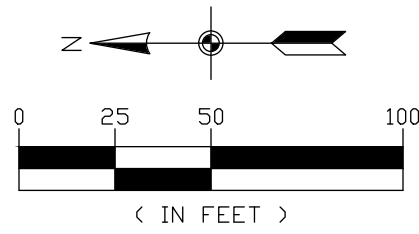
Name: Joseph T. Radach, P.E.
Signature:
Date: 06/23/16 License #: 45889



SUGGESTED PLANT SCHEDULE						
CODE	QTY	COMMON NAME/LATIN		SIZE	ROOT	REMARKS
A	X	RED MAPLE		1.5"	B&B	STRAIGHT LEADER
		ACER RUBRUM		CAL		AND FULL CROWN
B	X	NORTHERN PIN OAK		1.5"	B&B	STRAIGHT LEADER
		QUERCUS ELLIPSOIDALLIS		CAL		AND FULL CROWN
C	X	IRONWOOD		1.5"	B&B	STRAIGHT LEADER
		OSTRYA VIRGINIANA		CAL		AND FULL CROWN
D	X	SUGAR MAPLE		1.5"	B&B	STRAIGHT LEADER
		ACER SACCHARUM		CAL		AND FULL CROWN
F	X	PRAIRIEPIRE CRABAPPLE		1.5" CAL	B&B	STRAIGHT LEADER &
		MALUS PRAIRIEPIRE				FULL CROWN
G	X	IVORY SILK JAPANESE TREE LILAC		1.5" CAL	B&B	STRAIGHT LEADER &
		FINUS STROBUS		HT.		
H	X	BLACK HILLS SPRUCE		6'	B&B	FULL FORM TO GRADE
		PICEA GLAUCA DENSTA		HT.		STRAIGHT LEADER
I	X	WHITE PINE		6'	B&B	FULL FORM TO GRADE
		FINUS STROBUS		HT.		STRAIGHT LEADER
J	X	GROW LOW FRAGRANT SUMAC		5	CONT.	PLANT 5' O.C.
K	X	RHUS AROMATICA 'GROW LOW'		GAL		
		KELSEY RED OSIER DOGWOOD		5	CONT.	PLANT 3' O.C.
L	X	CORNUS SERICEA 'KELSEY'		GAL		
		AMBER JUBILEE NINEBARK		5	CONT.	PLANT 6' O.C.
M	X	PHYTOCARPOS OPULIFOLIUS 'AMBER JUBILEE'		GAL		
		MANEY JUNIPER		5	CONT.	PLANT 5' O.C.
		JUNIFERUS CHINENSIS 'MANEY'		GAL		
QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.						
CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.						

- LANDSCAPE REQUIREMENTS:
- GROSS FLOOR AREA = 123,000 SF
- 3 UNITS/ 1000 SF OF GROSS FLOOR AREA UP TO 10,000 SF (30 UNITS REQUIRED)
 - PLUS +2 ADDITIONAL UNITS /1000 SF OVER 10,000 SF & UP TO 50,000 SF (200 UNITS REQUIRED)
 - PLUS +1 ADDITIONAL UNITS /1000 SF OVER 50,000 SF & UP TO 100,000 SF (300 UNITS REQUIRED)
 - PLUS +1 ADDITIONAL UNITS /1500 SF OVER 100,000 SF (61 UNITS REQUIRED)
- TOTAL LANDSCAPE UNITS REQUIRED = 591
- LANDSCAPE UNITS PROVIDED = 591
- (15) 2.5" CAL TREES = 150 UNITS, (13) 5' HT CONIFERS = 13 UNITS, (13) 1.5" CAL ORNAMENTAL TREES = 13 UNITS, (295) 5 GALLON SHRUBS = 295 UNITS.
- IMPERVIOUS AREA = 54,641 SF
- 1 TREE PER 4000 SF (14 SHADE TREES REQUIRED)

- PLANT LEGEND
- OVERSTORY TREE 2.5" CAL
 - ORNAMENTAL TREE 1.5" CAL
 - CONIFEROUS TREE 6' HT
 - SHRUB / GROUND COVER 12", 24" 36" HT.
 - PERENNIALS 18"-24" DIA.
 - MNDOT 33-261 SEED MIX
 - GENERAL TURF SEED MIX
 - SOD/SEED LIMITS



PRELIMINARY LANDSCAPE PLAN

SHAKOPEC APARTMENTS
Shakopee, MN

TRIDENT DEVELOPMENT, LLC
3601 18th Street South
St. Cloud, MN 56301

REVISIONS	
1.	06/24/16 Per City Comments.
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	SDB
DESIGNED BY:	SDB
ISSUE DATE:	06/23/16

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

Name: Scott E. Sullivan, P.L.A.
Signature:
Date: 06/23/16 License #: 40647