TRIPLE CROWN RESIDENCES - PHASE II

PUD AMENDMENT
SHAKOPEE, MN

OCTOBER 25, 2019

Design Narrative

Residence and Clubhouse

Project Summary
Similar to the first phase, the proposed four story apartment building is comprised of 305 housing units with a high level of amenities, and a link connecting it to an attached clubhouse building. Three levels of tempered and covered structured ramp parking hold 322 parking stalls.

Market Vision
Units will range in size to provide a variety of living choices and price points. Unit kitchens feature custom cabinets with crown molding, granite countertops, and an island for extra storage, work space, and dining area. Full size, stainless steel appliances compliment the wood, granite and tile backsplash colors. Additional unit features include luxury vinyl tile flooring, solid core doors, 9 foot high ceilings, oversized decks, and safe-key entrances. Upgraded features in some units include dining areas, fireplaces, tile showers, double vanities and water closets.

The existing clubhouse interior features common spaces such as fitness areas, community rooms and lounges for socializing and activities. The building's courtyard will be enhanced with outdoor amenity spaces: a pool, hot tub, grilling stations, and landscaped zones.

Land Use Principles/Building Design
The project is what is described as a "wrap apartment" project with a center parking ramp surrounded with a single loaded corridor and apartments. The apartment building has six wings that lend a sense of scale and create an inner courtyard with the pool spa and other outdoor amenities.

Building Location, Massing and Height
The building is four stories; (52'-0") in height to the midpoint of the roof. The exterior cladding materials are a variety cementitious siding colors and textures along with different brick and stone to add variety to the building to compliment the Phase I building.

Pedestrian/ Bike/ Vehicle Circulation:
The gated community will have paths within the grounds for walking and biking. The project will be integrated with the surrounding community for pedestrian and vehicle traffic movement. The building is accessed from a new re-aligned Shenandoah Drive. The main access and front door is located off heavily landscaped roundabout. This entrance will be the front entry for the gated residential community and will access the guardhouse, clubhouse and apartment building. Trash and recycling will be collected at trash rooms within the garage, eliminating the need for outdoor trash storage.

Parking:
The project consists of 322 stalls on three levels of structured covered parking ramp with single loaded housing to hide the ramp from the street. There are additional guest and resident surface parking spaces around the apartment building.

Storm Water Management:
Storm water will be collected on site and used on site to the extent possible. A new storm water pond North of the proposed project will be designed to accept the on-site run-off in a demonstration area for best management principles for storm water.

Project Team

Owner/Developer:
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7803 Glenroy Road
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Contractor:
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Civil:
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Minnetonka, MN 55343
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Site Map



Sheet Index

SHEET LIST - LAND USE	
SHEET NUMBER	SHEET NAME
Entitlements	
T1-0	COVER SHEET
A1-0	SITE PLAN
A1-1	AERIAL PHOTOS
A1-2	SITE PHOTOS
A2-1	L1 FLOOR PLAN
A2-2	L2 FLOOR PLAN
A2-3	L3 FLOOR PLAN
A2-4	L4 FLOOR PLAN
A2-5	ROOF PLAN
A3-1	ELEVATIONS
A4-1	PERSPECTIVE
A4-2	PERSPECTIVE
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C6.01	UTILITY PLAN
C6.02	STORM WATER MANAGEMENT PLAN
L1.01	TREE PLAN
L1.02	SHRUB PLAN - OVERALL
L1.03	SHRUB PLAN - NORTHWEST
L1.04	SHRUB PLAN - NORTHEAST
L1.05	SHRUB PLAN - SOUTHWEST
L1.06	SHRUB PLAN - SOUTHEAST



GROSS FLOOR AREA

LEVEL	PARKING	COMMONS	UNITS	TOTAL AREA
L1	22586	21511	68413	112510
L2	39681	13831	71653	125165
L3	39681	15134	71653	126468
L4	0	14485	71653	86138
TOTAL	101948	64961	283372	450281

TOTAL GROSS AREA = 450281

PROJECT INFORMATION

	UNIT LABEL & TYPE	%	L1	L2	L3	L4	UNITS	TOTAL BEDS
S	STUDIO	1%	6	4	4	4	18	18
A	ALCOVE	60%	1	1	1	1	4	4
B	1 BED - 1 BATH	6%	43	47	47	47	184	184
C	2 BED - 2 BATH	29%	21	22	22	22	87	174
D	3 BED - 2 BATH	4%	3	3	3	3	12	36
	TOTALS	100%	74	77	77	77	305	416

		L1	L2	L3	L4		
	TOTAL UNITS PER FLOOR	74	77	77	77	305	TOTAL UNITS
	TOTAL BEDS PER FLOOR	101	105	105	105	416	TOTAL BEDS

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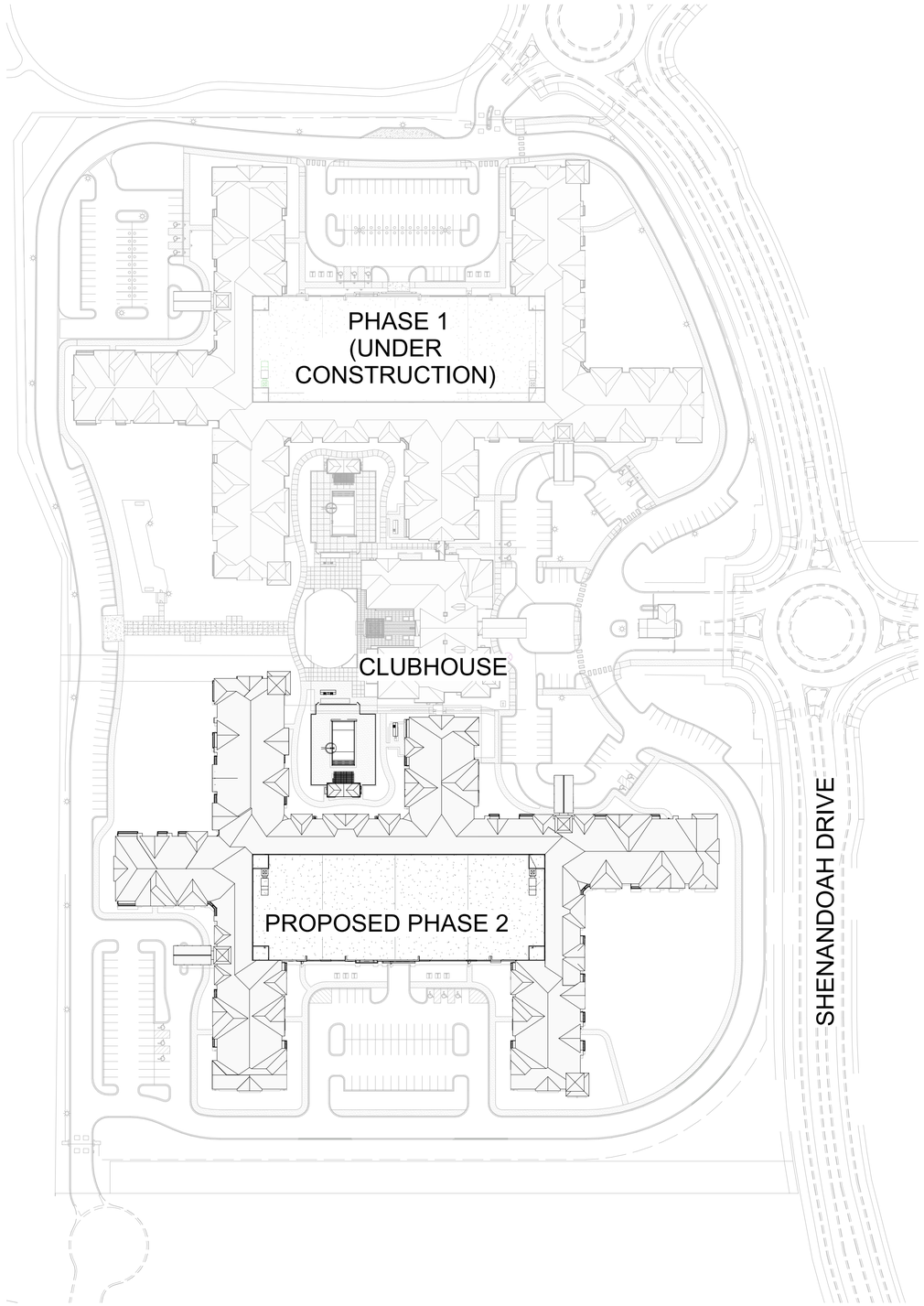
DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

COVER SHEET

T1-0



1 ARCH SITE PLAN ENTITLEMENTS
1" = 80'-0"

Area Schedule (GROSS Phase II)	
Name	Area
L1	
1 BED	32,540 SF
2 BED	26,678 SF
3 BED	4,978 SF
ALCOVE	668 SF
AMENITY	2,682 SF
COMMON	18,830 SF
PARKING	22,586 SF
STUDIO	3,549 SF
	112,511 SF
L2	
1 BED	35,522 SF
2 BED	28,070 SF
3 BED	4,978 SF
ALCOVE	668 SF
COMMON	13,831 SF
PARKING	39,681 SF
STUDIO	2,415 SF
	125,164 SF
L3	
1 BED	35,522 SF
2 BED	28,070 SF
3 BED	4,978 SF
ALCOVE	668 SF
COMMON	15,134 SF
PARKING	39,681 SF
STUDIO	2,415 SF
	126,467 SF
L4	
1 BED	35,522 SF
2 BED	28,070 SF
3 BED	4,978 SF
ALCOVE	668 SF
COMMON	14,485 SF
STUDIO	2,415 SF
	86,138 SF
Grand total	450,281 SF

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

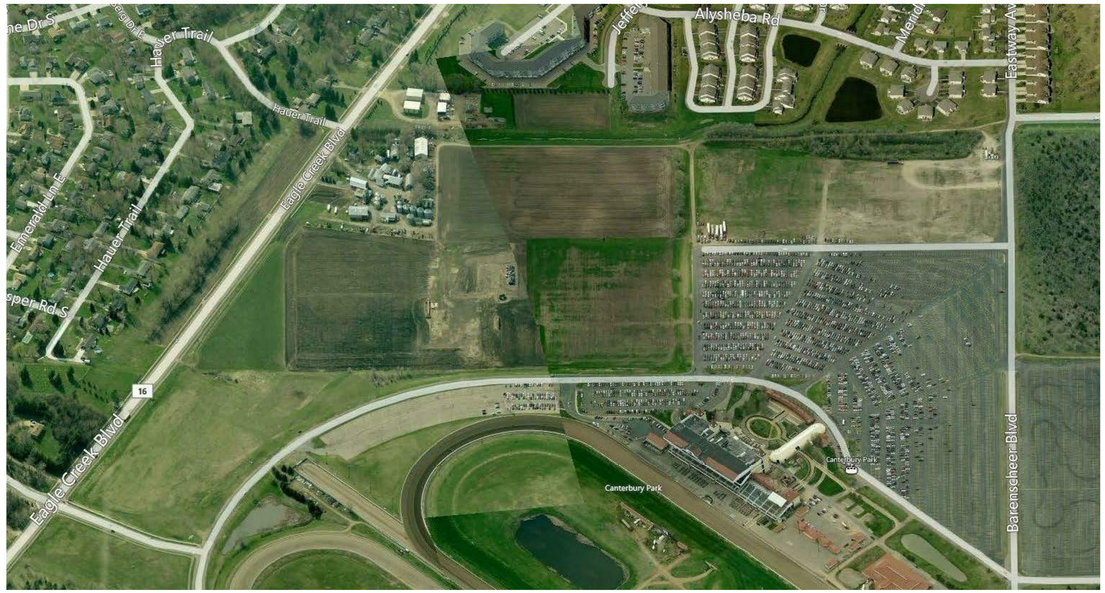
SHAKOPEE, MN 55379

SITE PLAN

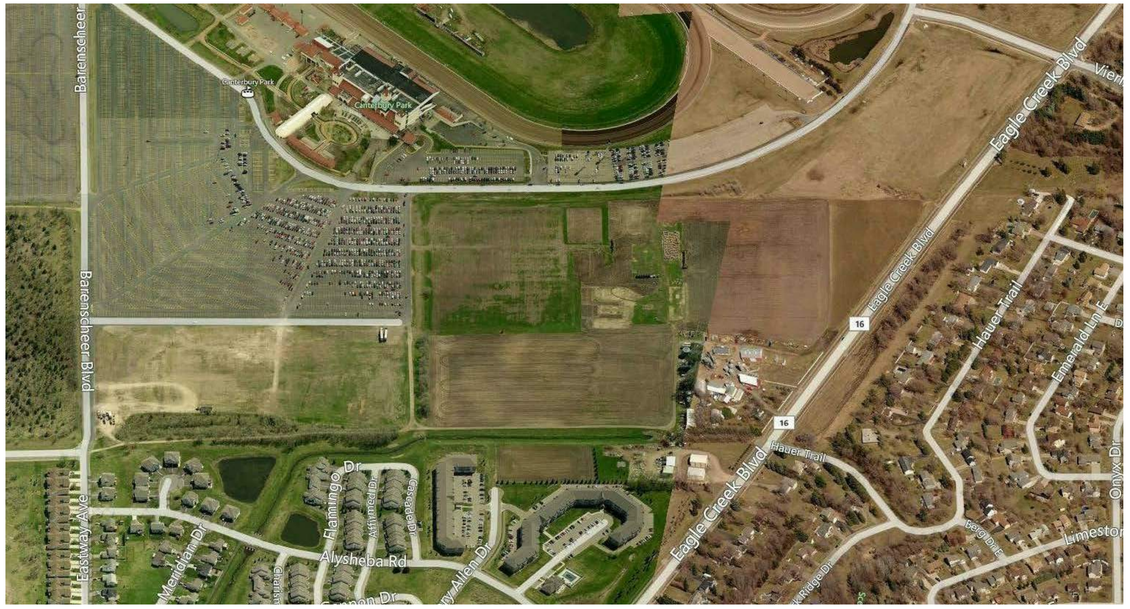
A1-0



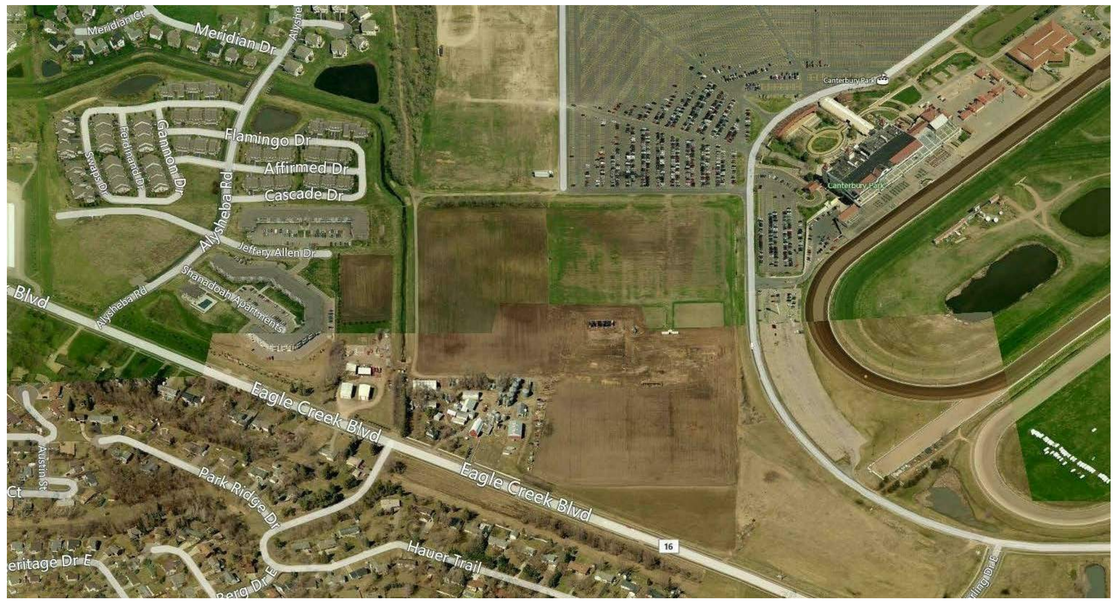
3 NORTH AERIAL1
12" = 1'-0"



4 EAST AERIAL1
12" = 1'-0"



1 WEST AERIAL1
12" = 1'-0"



2 SOUTH AERIAL1
12" = 1'-0"

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

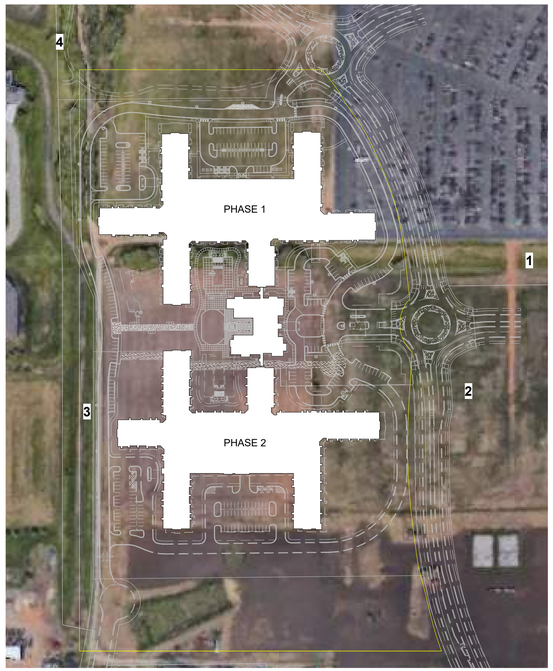
SHAKOPEE, MN 55379

AERIAL PHOTOS

A1-1



4 NORTHWEST SITE1
12" = 1'-0"





2 NORTHEAST SITE1



3 WEST SITE1
12" = 1'-0"



1 EAST SITE1

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

SITE PHOTOS

A1-2



UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- ALCOVE
- AMENITY
- COMMON
- PARKING
- STUDIO

Area Schedule (GROSS Phase II)	
Name	Area
L1	
1 BED	32,540 SF
2 BED	26,678 SF
3 BED	4,978 SF
ALCOVE	668 SF
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3 BED	4,978 SF
ALCOVE	668 SF
COMMON	14,485 SF
STUDIO	2,415 SF
	86,138 SF
Grand total	450,281 SF

PARKING SCHEDULE	
Type	Count
L1	
8'-0" x 18'-0" Compact	8
9'-0" x 18'-0" Accessible	5
9'-0" x 18'-0" Accessible Electric	2
9'-0" x 18'-0" Accessible Van	1
9'-0" x 18'-0" Electric Vehicle	19
9'-0" x 18'-0" Standard	51
	86
L2	
8'-0" x 18'-0" Compact	8
9'-0" x 18'-0" Electric Vehicle	21
9'-0" x 18'-0" Standard	101
	130
L3	
8'-0" x 18'-0" Compact	4
9'-0" x 18'-0" Electric Vehicle	21
9'-0" x 18'-0" Standard	81
	106
Grand total	322

Area Schedule (Phase II UNIT MIX)			
Unit Type	Count	%	Name
1 BED	184	60%	1 BED
2 BED	87	28%	2 BED
3 BED	12	4%	3 BED
ALCOVE	4	2%	ALCOVE
STUDIO	18	6%	STUDIO
	305		

1 L1 - PHASE II - UNIT MIX
1/32" = 1'-0"

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

L1 FLOOR PLAN

A2-1



1 L2 - PHASE II - UNIT MIX
1/32" = 1'-0"

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

L2 FLOOR PLAN

A2-2



1 L3 - PHASE II - UNIT MIX
1/32" = 1'-0"

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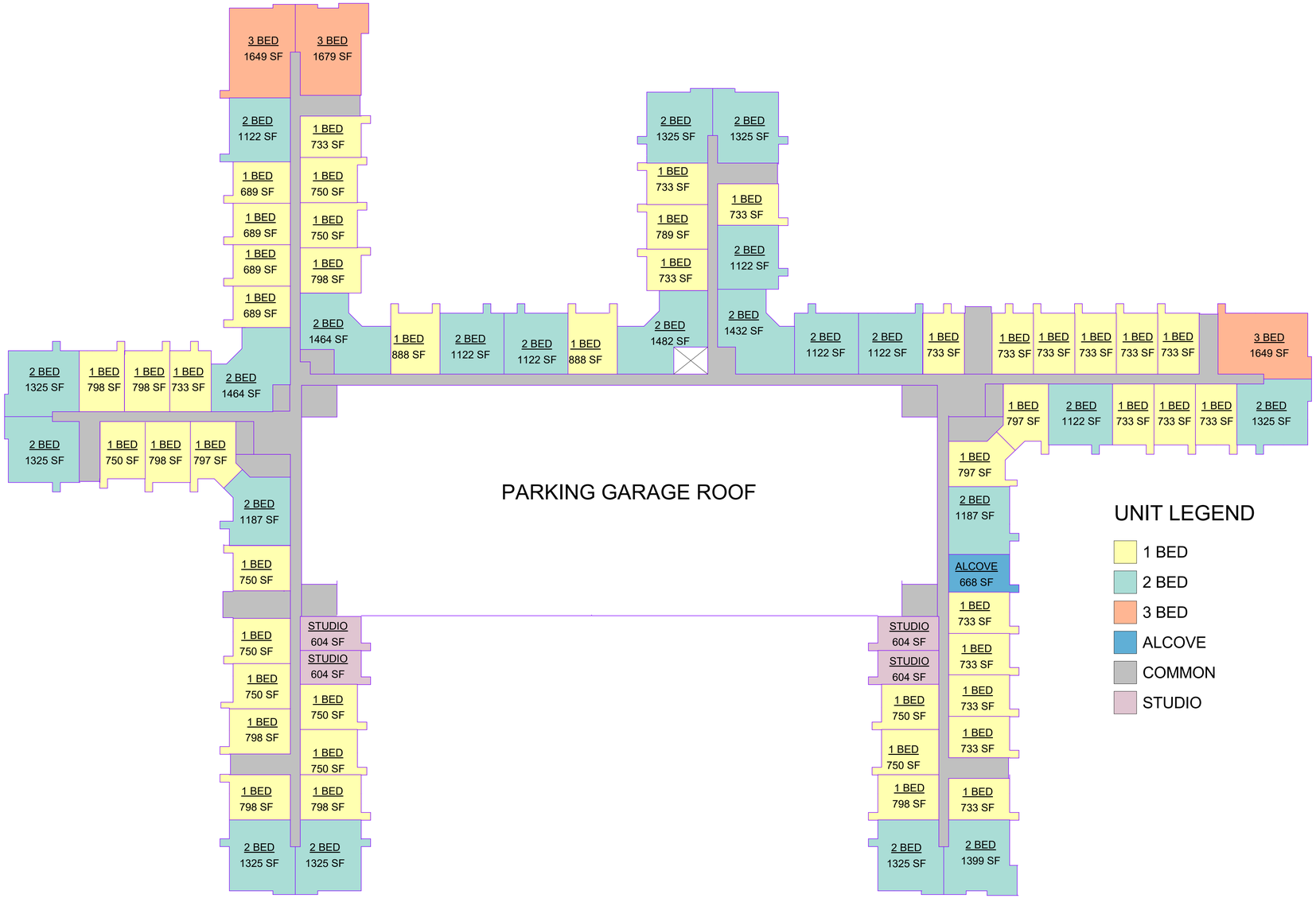
DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

L3 FLOOR PLAN

A2-3



1 L4 - PHASE II - UNIT MIX
1/32" = 1'-0"

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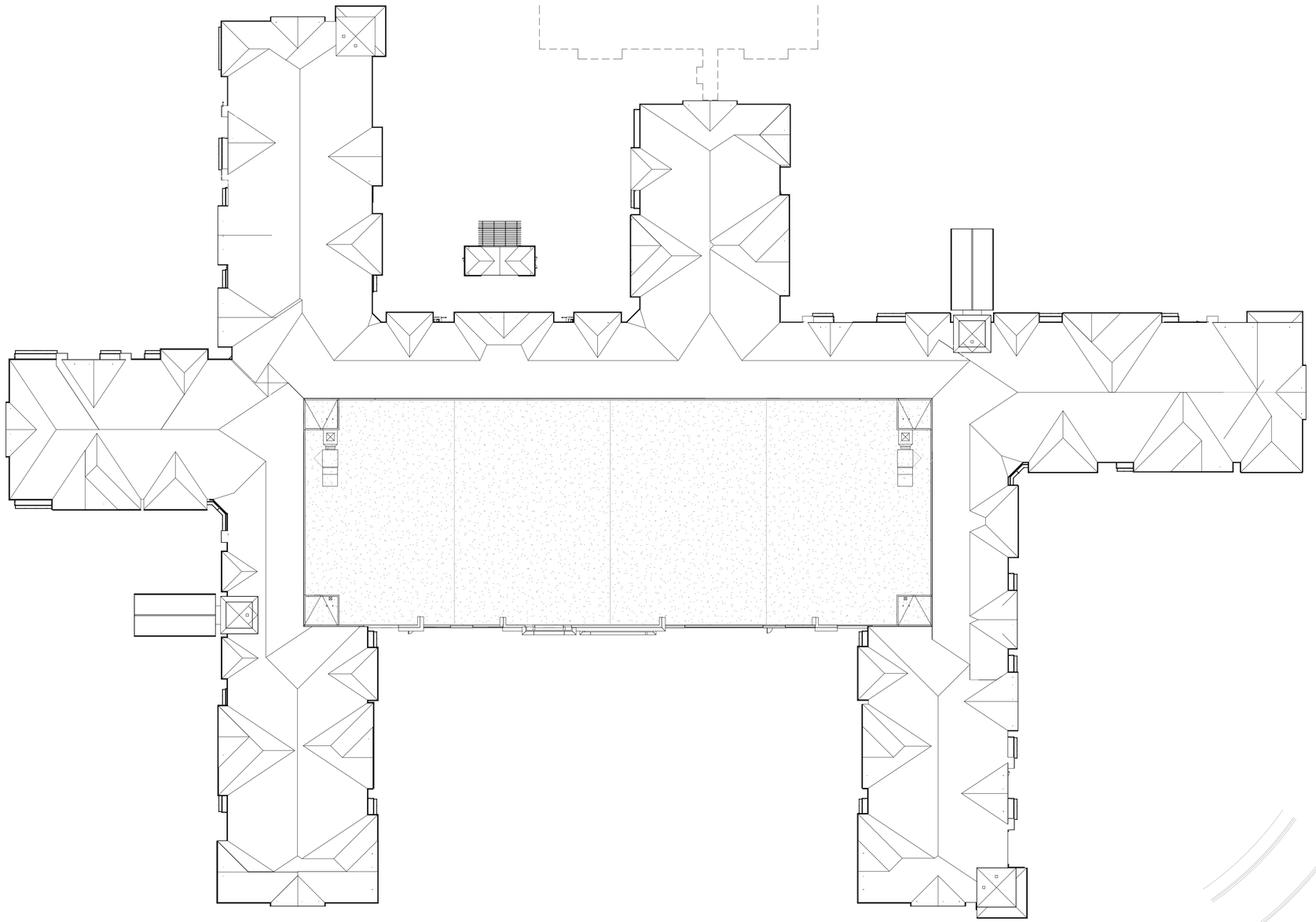
DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

L4 FLOOR PLAN

A2-4



1 ROOF PLAN - ENTITLEMENTS
1/32" = 1'-0"

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

ROOF PLAN

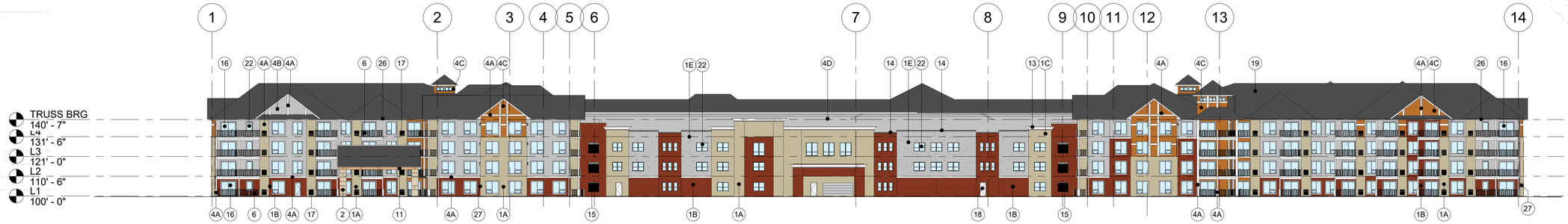
A2-5



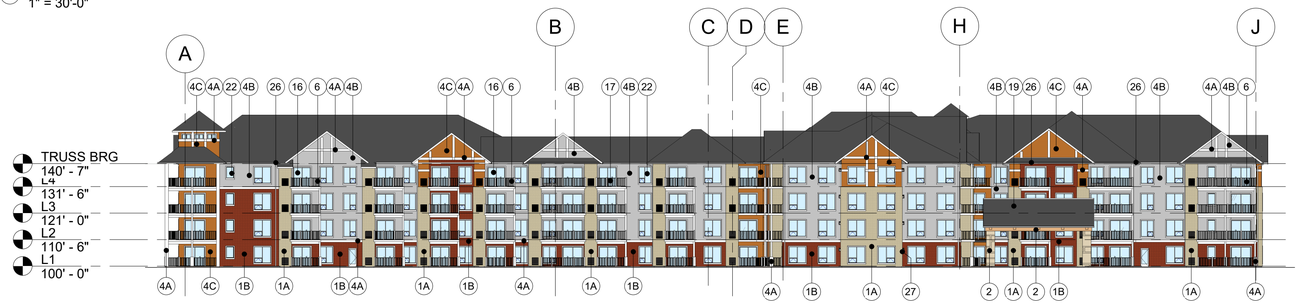
1 BUILDING 2 - NORTH ELEVATION
1" = 30'-0"



2 BUILDING 2 - WEST ELEVATION
1" = 30'-0"



3 BUILDING 2 - SOUTH ELEVATION
1" = 30'-0"



4 BUILDING 2 - EAST ELEVATION
1" = 30'-0"

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EXTERIOR ELEVATION KEYNOTES

- 1A FACE BRICK A (BUTTERNUT VELOUR)
- 1B FACE BRICK B (NAPA VALLEY VELOUR)
- 1C FACE BRICK A (BUTTERNUT VELOUR) W/ DEEP AIR CAVITY
- 1D NOT USED
- 1E INSULATED PRECAST PANEL (INTEGRAL COLOR)
- 2 STONE (PRINCETON)
- 4A CEMENTITIOUS TRIM (ARCTIC WHITE)
- 4B CEMENTITIOUS SHAKE SIDING (LIGHT MIST)
- 4C CEMENTITIOUS LAP SIDING (RAFTER BROWN)
- 4D CEMENTITIOUS LAP SIDING (LIGHT MIST)
- 5 STOREFRONT
- 6 PREFABRICATED RAILING
- 7 PREFINISHED PVC TRELLIS
- 8 OVERHEAD SECTIONAL DOOR
- 10 FOLDING WALL SYSTEM
- 11 WOOD BEAMS AND JOISTS AT PORTE-COCHERE
- 12 NOT USED
- 13 EIFS CORNICE
- 14 PREFINISHED METAL COPING
- 15 MECHANICAL LOUVERS, MATCH COLOR TO ADJACENT MATERIAL
- 16 SLIDING PATIO DOOR - WHITE FRAME
- 17 MAGIC PAK LOUVER, MATCH COLOR TO ADJACENT MATERIAL
- 18 MAN DOOR, PAINT TO MATCH ADJACENT FINISH
- 19 ASPHALT SHINGLE ROOF, GREY TONE VARIATION
- 21 NOT USED
- 22 FIBERGLASS WINDOW
- 23 NOT USED
- 25A NOT USED
- 25B NOT USED
- 26 PREFINISHED ALUMINUM FASCIA, GUTTER, AND DOWNSPOUTS; COLOR: WHITE
- 27 EXHAUST TERMINATION BOX (FIREPLACE)

DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

ELEVATIONS

A3-1



2 SITE ENTERANCE



1 PHASE II RESIDENCE ENTRANCE

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

PERSPECTIVE

A4-1



1 PHASE II



2 PHASE II POOL COURTYARD

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DORAN ARCHITECTURE

850 SHENANDOAH DRIVE

SHAKOPEE, MN 55379

PERSPECTIVE

A4-2

PUD Amendment

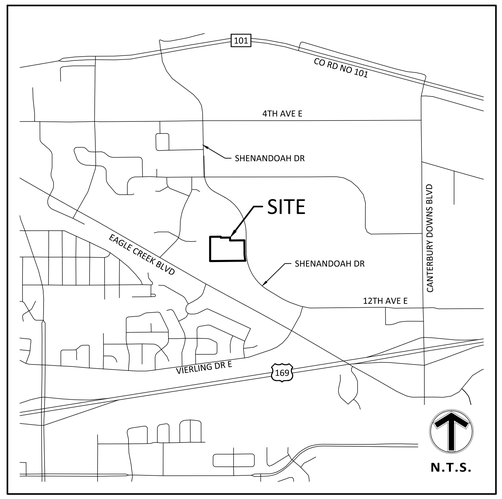
for

TRIPLE CROWN RESIDENCES - PHASE II

Shakopee, Minnesota

Presented by:

Doran Canterbury II, LLC.



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

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CONTACT: JOE WESTPHAL

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
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GOVERNING SPECIFICATIONS

CITY OF SHAKOPEE SPECIFICATIONS (2010)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

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www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
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7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
TRIPLE CROWN RESIDENCES - PHASE II

Location
SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

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.

PRELIMINARY

George D. Abernathy
Registration No. 43605 Date: 10/25/2019

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: GDA Book / Page:
Phase: PRELIM Initial Issued: 10/25/2019

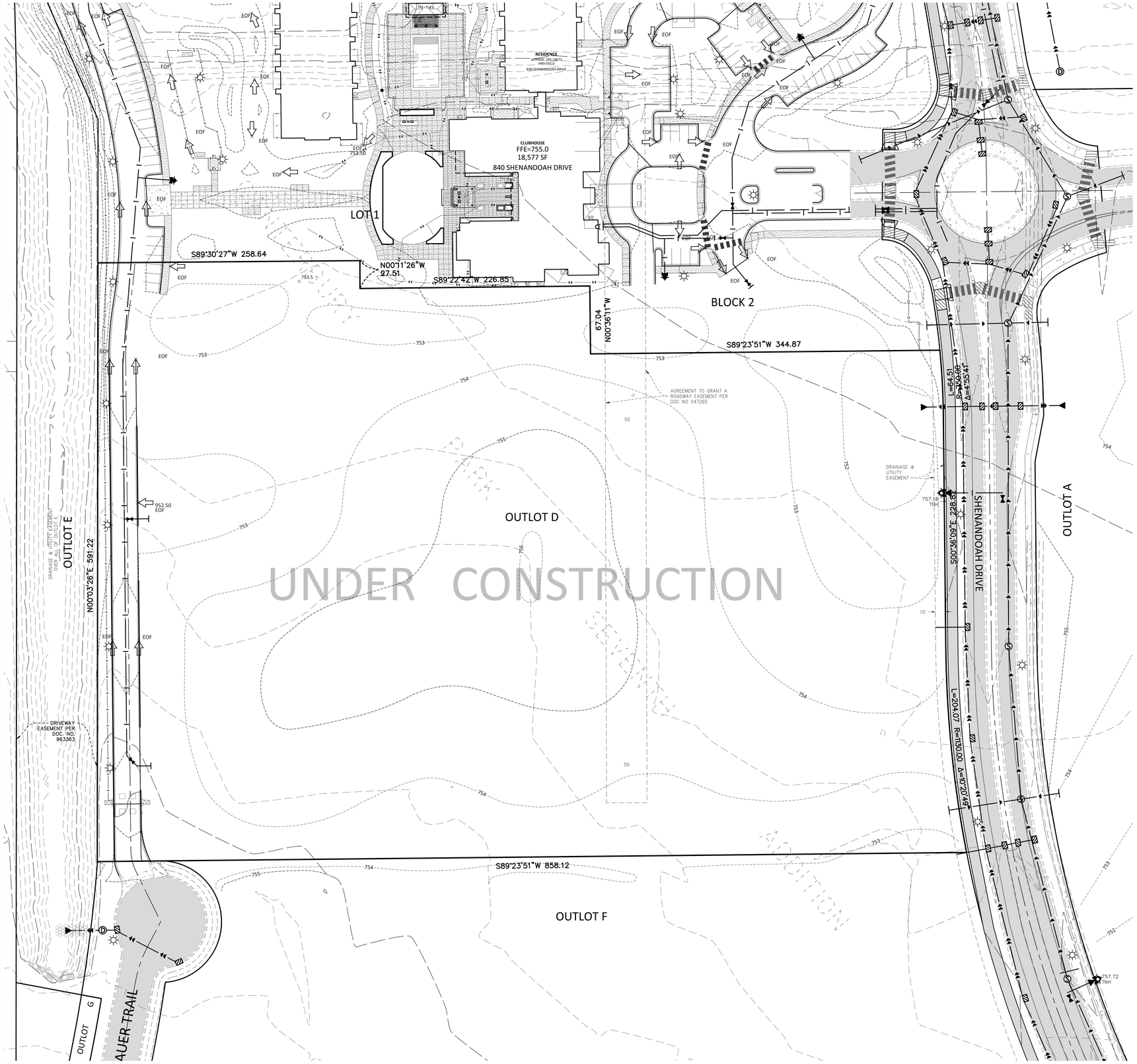
Revision History

No.	Date	By	Submittal / Revision
	10/25/2019	MLL	PUD AMENDMENT

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 20629.09



LEGEND

FOUND MONUMENT	WATERMAIN	EASEMENT LINE
SET MONUMENT MARKED LS 47481	SANITARY SEWER	SETBACK LINE
ELECTRIC METER	STORM SEWER	RESTRICTED ACCESS
LIGHT	FLARED END SECTION	CONCRETE CURB
AIR CONDITIONER	ELECTRIC TRANSFORMER	BUILDING LINE
GUY ANCHOR	TELEPHONE PEDESTAL	BUILDING CANOPY
HANDICAP STALL	GAS METER	BITUMINOUS SURFACE
UTILITY POLE	OVERHEAD WIRE	CONCRETE SURFACE
POST	CHAIN LINK FENCE	LANDSCAPE SURFACE
SIGN	IRON FENCE	DECIDUOUS TREE
	WIRE FENCE	CONIFEROUS TREE
	WOOD FENCE	

DESCRIPTION

OUTLOT D, CANTERBURY PARK SEVENTH ADDITION, SCOTT COUNTY, MINNESOTA

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS 850 SHENANDOAH DRIVE. PID # 274760070.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 10.4725 ACRES OR 456,343 SQUARE FEET.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
TNH AT EAST LINE OF OUTLOT D IN R.O.W.
TNH ELEV.= 757.18

BENCHMARK #2
TNH 800 FT SOUTH OF CENTER OF ROUND-A-BOUT IN R.O.W.
PT 20 ELEV.= 757.72

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE SCOTT COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N00°03'26"E FOR THE WEST LINE OF OUTLOT D.

NORTH
0 ## ##
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
DORAN CANTERBURY II, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
TRIPLE CROWN RESIDENCES - PHASE II

Location
SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

PRELIMINARY

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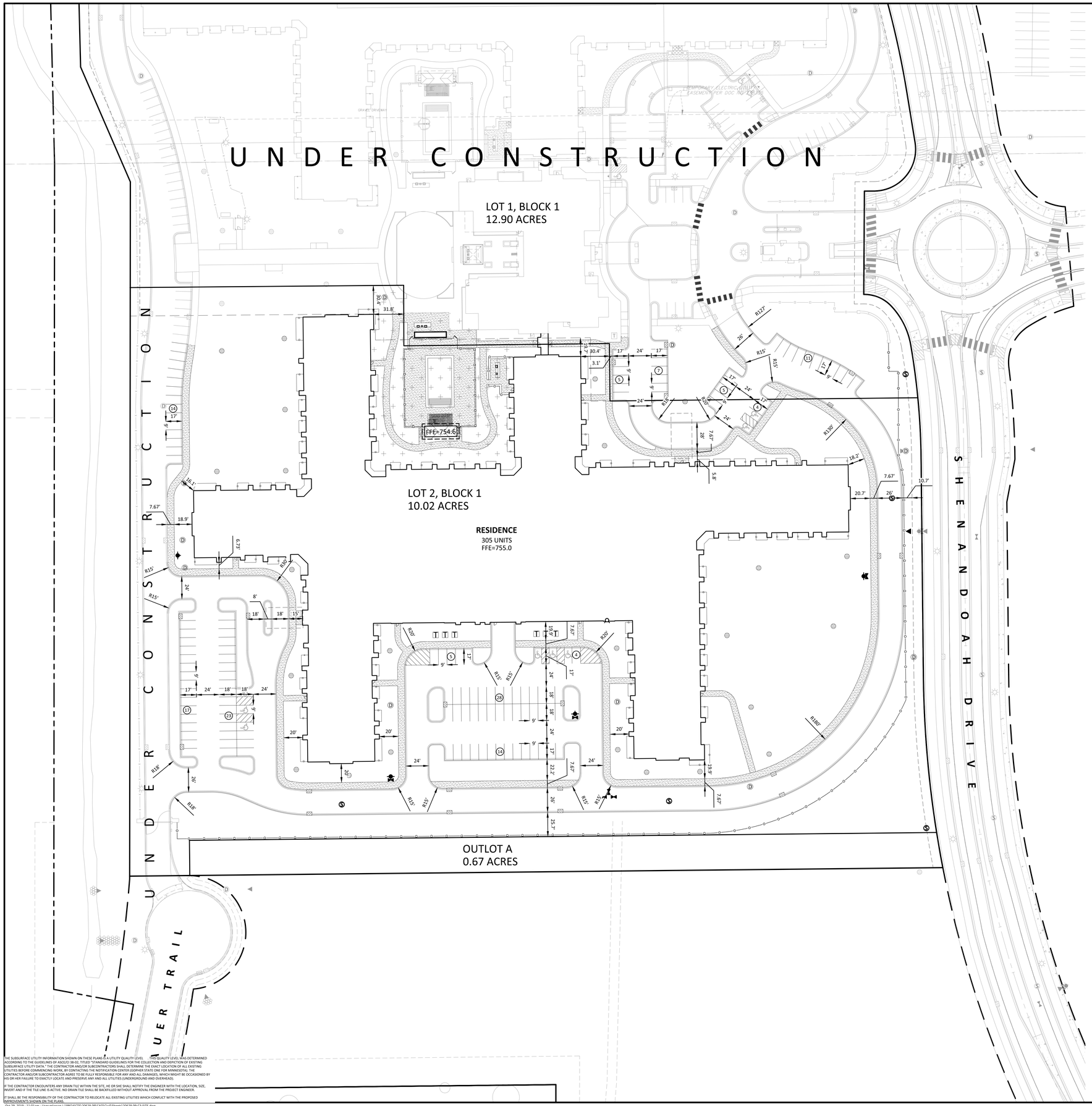
Revision History

No.	Date	By	Submittal / Revision
	10/25/2019	MLL	PUD AMENDMENT

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01

Project No. 20629.09



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ____ UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Oct 29, 2019 - 11:01am - User:mlarson L:\PROJECTS\20629.09\CAD\Civil\Sheets\20629.09-C3-SITE.dwg

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW	(XX)	
KEY NOTE	XX	

STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
OPEN SPACE - ACTIVE	

DEVELOPMENT SUMMARY

AREA			
SITE AREA	436,303 SF	10.02 AC	100%
IMPERVIOUS AREA	269,001 SF	6.18 AC	62%
PERVIOUS AREA	167,302 SF	3.84 AC	38%
OPEN SPACE - PASSIVE (YARD)	161,365 SF	3.70 AC	37%
OPEN SPACE - ACTIVE (POOL, SPA, GRILL STATION)	22,040 SF	1.97 AC	20%

LOT AREAS		
LOT 2, BLOCK 1	436,303 SF	10.02 AC
ZONING		
EXISTING ZONING	MAJOR RECREATION (MR)	
PROPOSED ZONING	PUD AMENDMENT	

PARKING ANALYSIS

BUILDING 1	PARKING STRUCTURE	SURFACE PARKING	TOTAL PARKING
STANDARD STALLS	316	131	447
ADA STALLS	6	8	14
TOTAL	322	139	461
CLUBHOUSE			
STANDARD STALLS	0	PH I-20 -- PH II-12	32
ADA STALLS	0	PH I-2 -- PH II-0	2
TOTAL	0	PH I-22 -- PH II-12	34
BUILDING 2			
STANDARD STALLS	316	117	433
ADA STALLS	6	8	14
TOTAL	322	125	447
TOTAL PARKING	644	298	942
STALL/UNIT (626 UNITS)	1.0	0.5	1.5

DENSITY TABLE

	UNITS	ACRES	UNITS/ACRE
PHASE I	321	12.90	24.9
PHASE II	305	10.02	30.4
COMBINED	626	22.92	27.3

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Client

DORAN CANTERBURY II, LLC.

7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

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.

PRELIMINARY

George D. Aberle
Registration No. 43605 Date: 10/25/2019

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Summary

Designed: MLL Drawn: KJL
Approved: GDA Book / Page:
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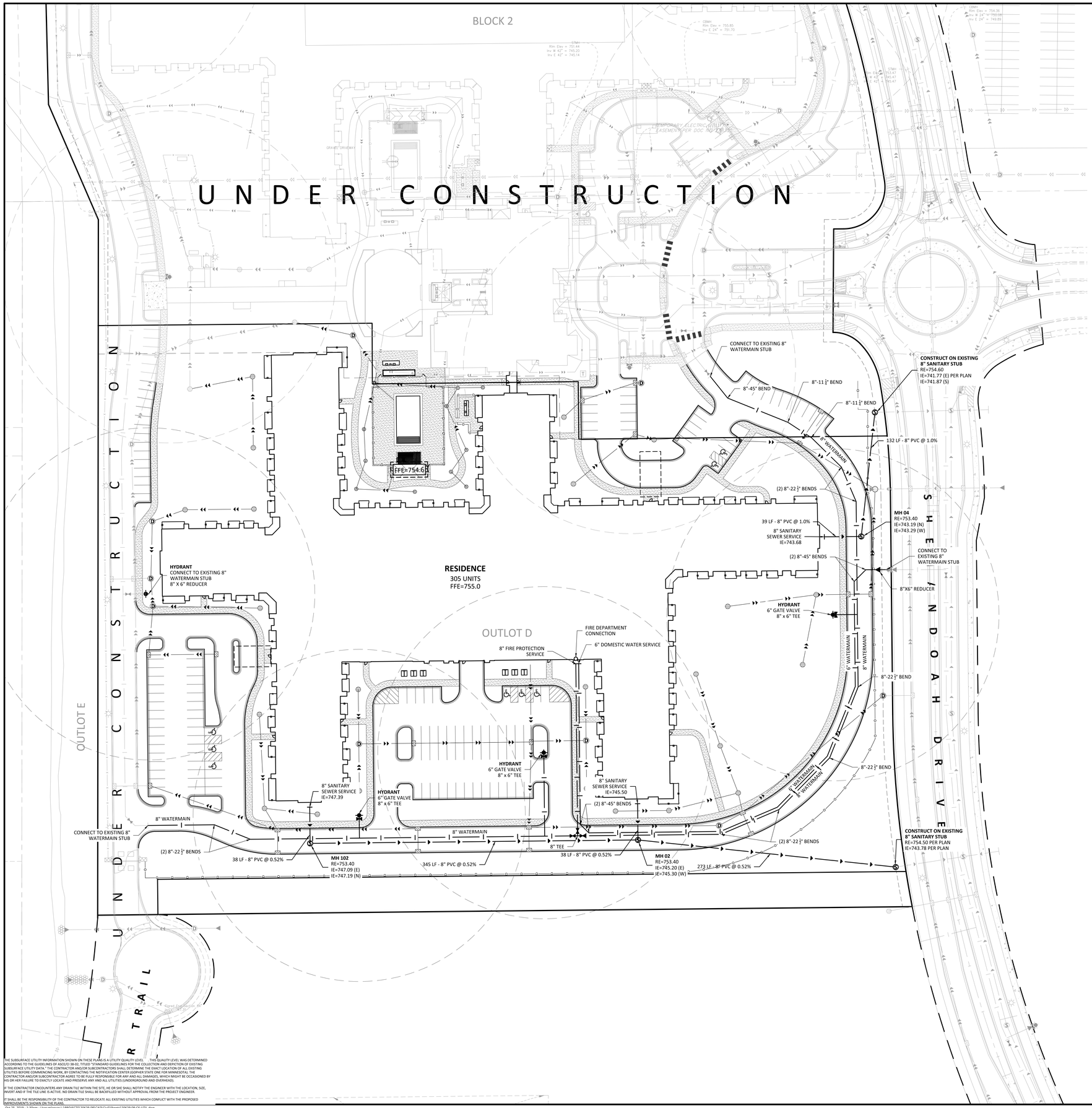
Sheet Title

SITE PLAN

Sheet No. Revision

C3.01

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER	D	D
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	FM	FM
WATERMAIN	W	W
EASEMENT		
DRAINTILE		
GAS LINE	GL	GL
ELECTRIC	UE	UE
TELEPHONE	UT	UT

350' FIRE HYDRANT SPACING

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ___. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTORS ARE REQUIRED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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NORTH

0 40 80

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TRIPLE CROWN RESIDENCES - PHASE II

Location

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850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

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PRELIMINARY

George D. Aberle
Registration No. 43605 Date: 10/25/2019

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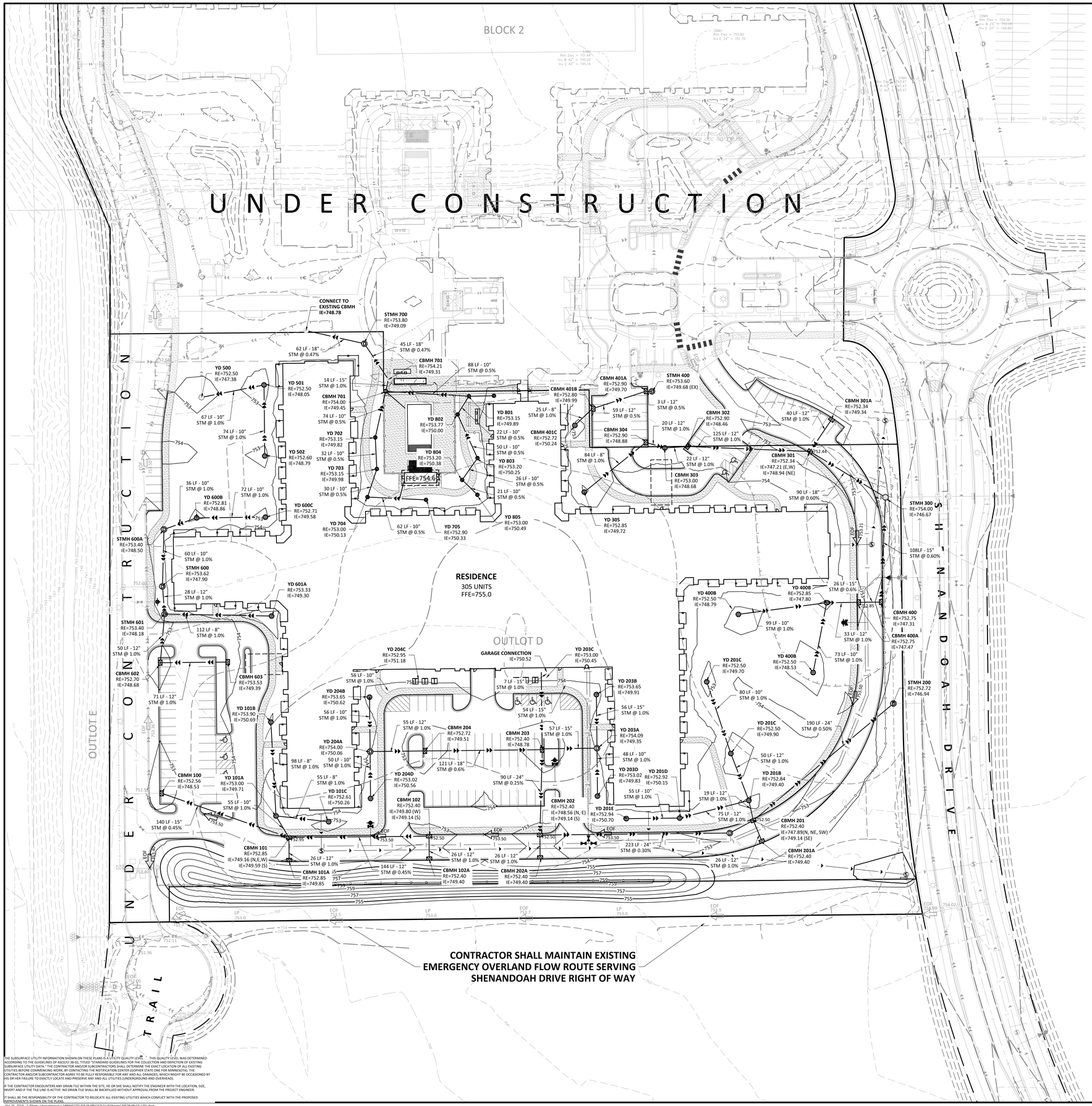
Sheet Title

UTILITY PLAN

Sheet No. Revision

C6.01

Project No. 20629.09



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TRIPLE CROWN RESIDENCES - PHASE II

Location

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PRELIMINARY

George D. Aberle
Registration No. 43005 Date: 10/25/2019

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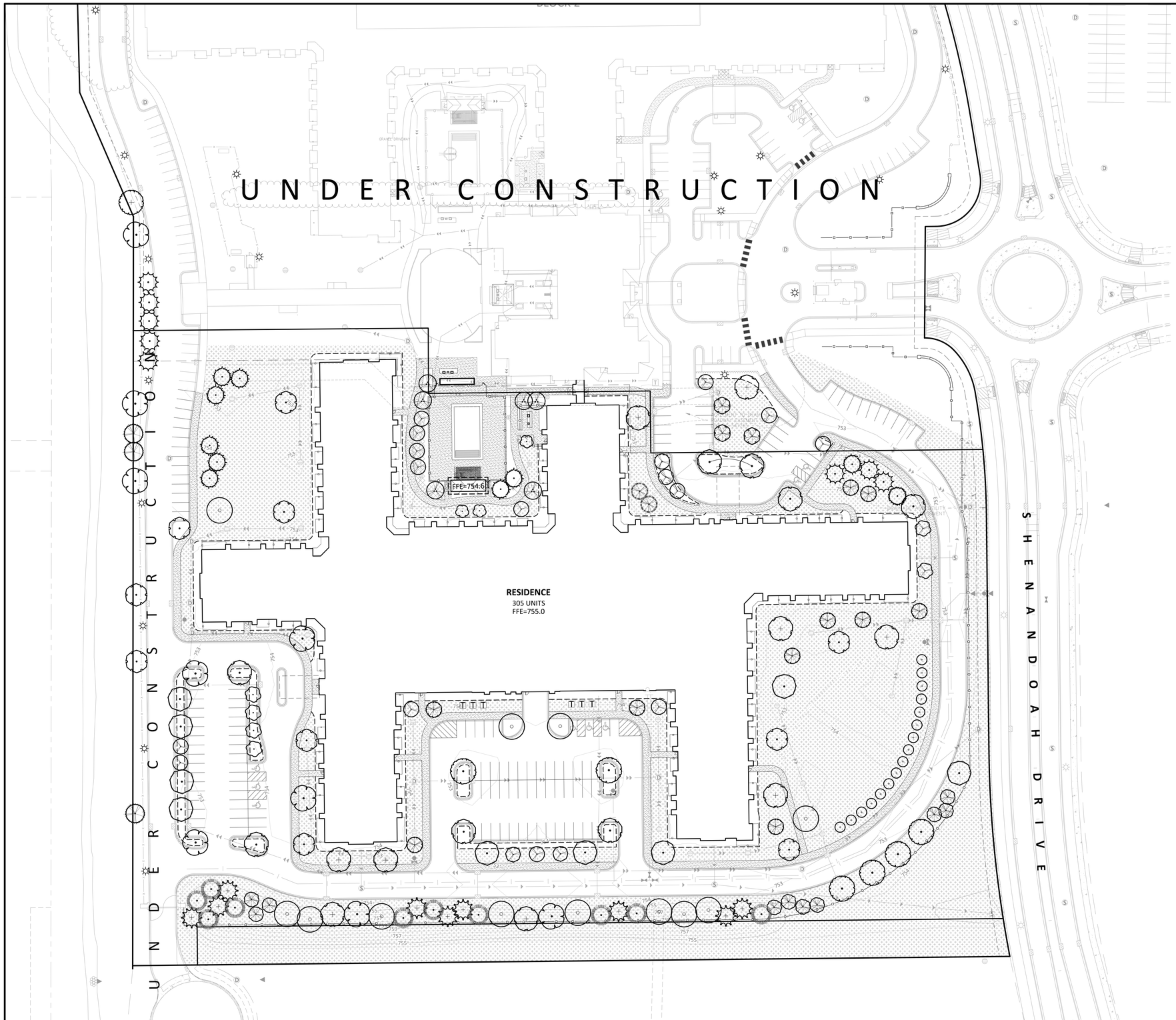
Sheet Title

STORMWATER MANAGEMENT PLAN

Sheet No. Revision

C6.02

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

SHAKOPEE LANDSCAPE CODE

BUILDING AREA CALCULATIONS	REQUIRED	PROVIDED
10,000 SF @ 2 PER 1000 SF	20	
40,000 SF @ 1.5 PER 1000 SF	60	
50,000 SF @ 1 PER 1000 SF	50	
29,000 SF @ 1 PER 1500 SF	20	
TOTAL UNITS	140	

IMPERVIOUS AREA PLANTINGS	REQUIRED	PROVIDED
140,000 SF / 4,000 SF / TREE	35	
TREES (FROM ABOVE)	140	
TOTAL	175	178

UNIT BREAKDOWN	REQUIRED	PROVIDED
SHADE TREES		93
CONIFER TREES		42
ORNAMENTAL TREES (MAX % OF UNITS)	44 (25%)	43 (24%)

PLANT SCHEDULE

TREE AND GROUNDCOVER SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	2.5"Cal		12
	ARA	Acer rubrum `Armstrong` / Armstrong Red Maple	B & B	3"Cal.		4
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		6
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		9
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	2.5"Cal		9
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	2.5"Cal		6
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal		10
	IW2	Ostrya virginiana / American Hophornbeam	B & B	3"Cal.		3
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		1
	SG	Quercus robur x alba `Skinny Genes` / Skinny Genes Oak	B & B	2.5"Cal		16
	BL	Tilia americana `Boulevard` / Boulevard Linden	B & B	2.5"Cal		8
	PE	Ulmus americana `Princeton` / American Elm	B & B	2.5"Cal		9
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	WF	Abies concolor / White Fir	B & B		8'	10
	FR	Abies fraseri / Fraser Fir	B & B		6'	2
	ER2	Juniperus virginiana / Eastern Red Cedar	B & B		6'	3
	NS	Picea abies / Norway Spruce	B & B		6'	9
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	8
	PC	Pinus cembra / Swiss Stone Pine	B & B		6'	9
	WP	Pinus strobus / White Pine	B & B		6'	1
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		10
	MS	Maackia amurensis `Summertime` / Summertime Maackia	B & B	2"Cal		3
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		2
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		10
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		18
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PAC GRE	Pachysandra terminalis `Green Carpet` / Japanese Spurge	6 PACK			1,153
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			168,795 sf

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BLOOMINGTON, MN 55439

Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

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PRELIMINARY

Joshua J. McKinley
Registration No. 49934 Date: 10/25/2019

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Summary

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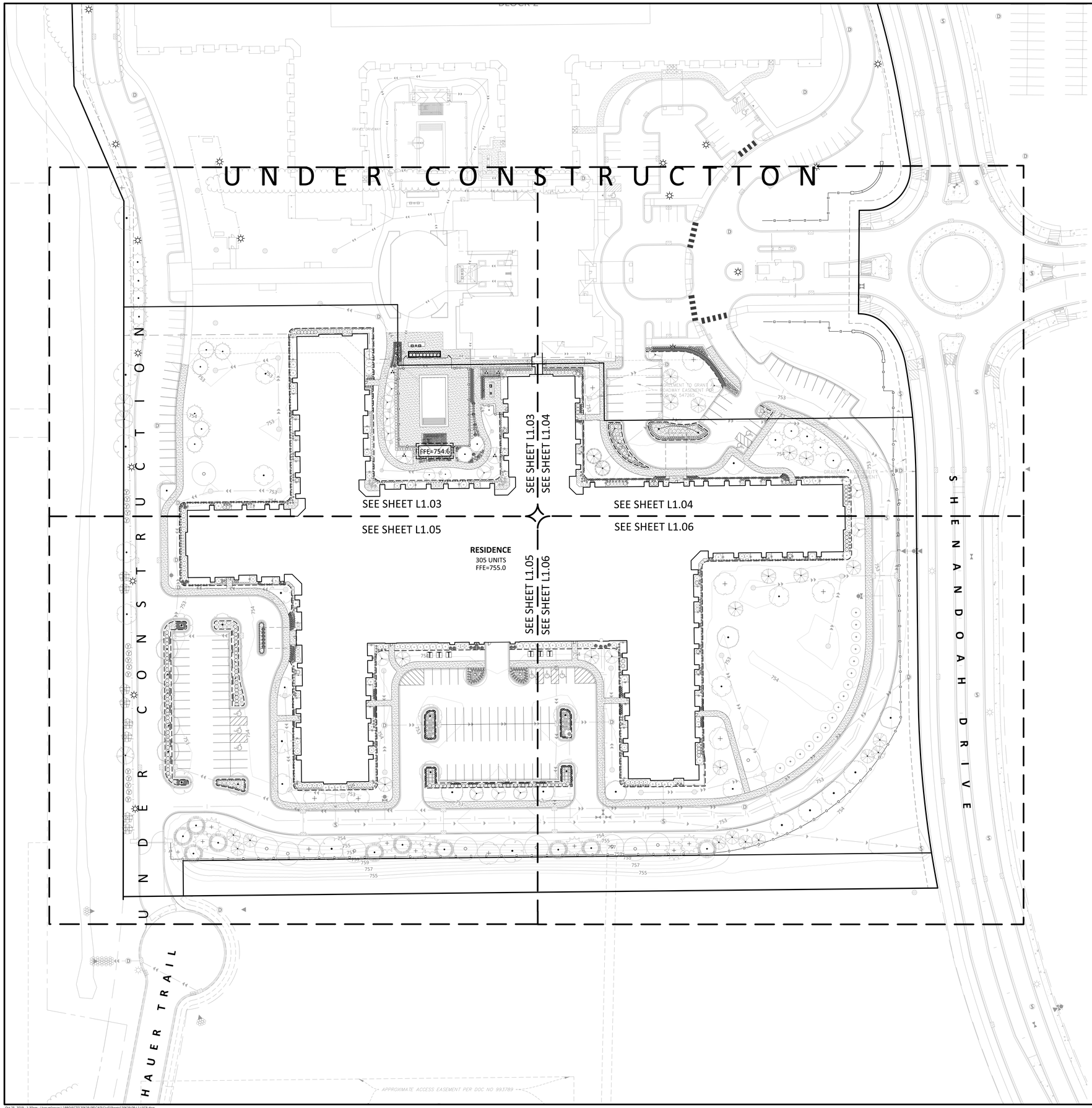
Sheet Title

TREE PLAN

Sheet No. Revision

L1.01

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

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Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

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PRELIMINARY

Joshua J. McKinley
Registration No. 53934 Date: 10/25/2019

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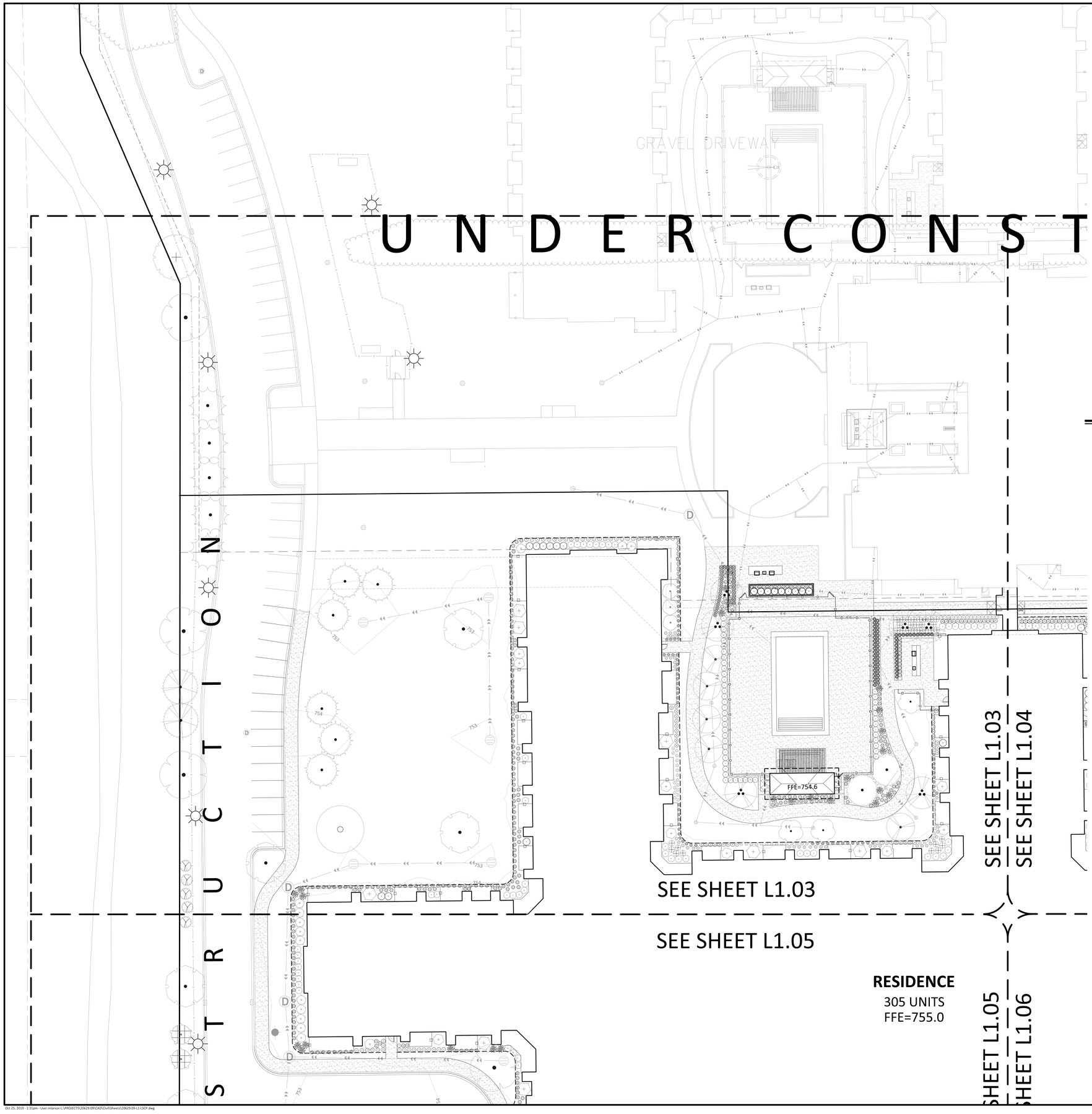
Sheet Title

SHRUB PLAN - OVERALL

Sheet No. Revision

L1.02

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
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EASEMENT		
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TREELINE		
LANDSCAPE EDING		
STORM SEWER		
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FORCEMAIN (SAN.)		
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YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PLANT SCHEDULE

SHRUB SCHEDULE - NORTHWEST

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	31
	FNG	Forsythia x `Northern Gold` / Northern Gold Forsythia	5 gal	4
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	40
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	6
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal	8
	AC	Ribes alpinum / Alpine Currant	5 gal	51
	CL	Syringa vulgaris `Charles Joly` / Charles Joly Lilac	5 gal	3
	LB	Syringa x `Bloomerang` / Lilac	5 gal	5
	HA	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	10 gal	9
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	60
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	36
	MBC	Coreopsis verticillata `Moonbeam` / Threadleaf Coreopsis	1 gal	28
	RRD	Hemerocallis x `Rosy Returns` / Daylily	1 gal	16
	GUH	Hosta x `Guacamole` / Plantain Lily	1 gal	86
	RSH	Hosta x `Regal Splendor` / Plantain Lily	1 gal	140
	SSH	Hosta x `Sum and Substance` / Plantain Lily	1 gal	19
	WLC	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	1 gal	15
	BES	Rudbeckia fulgida `Goldstrum` / Black Eyed Susan	1 gal	42
	RCV	Veronica spicata `Royal Candles` / Spike Speedwell	2 gal.	66
	VFL	Veronica x `First Love` / Speedwell	2 gal.	44
	VWW	Veronica x `White Wands` / White Wands Speedwell	2 gal.	36

NORTH

0 20 40

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Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
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Certification

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PRELIMINARY

Joshua J. McKinley
Registration No. 49334 Date: 10/25/2019

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SHRUB PLAN - NORTHWEST

Sheet No. Revision

L1.03

Project No. 20629.09

N S T R U C T I O N

SEE SHEET L1.03

SEE SHEET L1.04

SEE SHEET L1.04

SEE SHEET L1.06

SEE SHEET L1.05

SEE SHEET L1.06

AGREEMENT TO GRANT ROADWAY EASEMENT DOC NO 547265

DRAINAGE AND UTILITY EASEMENT

S H E N A N

LEGEND

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LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PLANT SCHEDULE

SHRUB SCHEDULE - NORTHEAST

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	16
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	14
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	2
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal	4
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	76
	CL	Syringa vulgaris `Charles Joly` / Charles Joly Lilac	5 gal	1
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	95
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	144
	AK	Astilbe simplicifolia `Key Largo` / Key Largo Astilbe	2 gal.	106
	FAS	Astilbe x arendsii `Fanal` / Fanal Astilbe	1 gal	26
	PCF	Echinacea purpurea `Rubinstern` / Purple Coneflower	1 gal	101
	HHR	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal	39
	RRD	Hemerocallis x `Rosy Returns` / Daylily	1 gal	18
	GUH	Hosta x `Guacamole` / Plantain Lily	1 gal	28
	RSH	Hosta x `Regal Splendor` / Plantain Lily	1 gal	13
	WLC	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	1 gal	22
	PES	Sedum x `Purple Emperor` / Stonecrop	1 gal	50

NORTH

0 20 40

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PRELIMINARY

Joshua J. McKinley Registration No. 53934 Date: 10/25/2019

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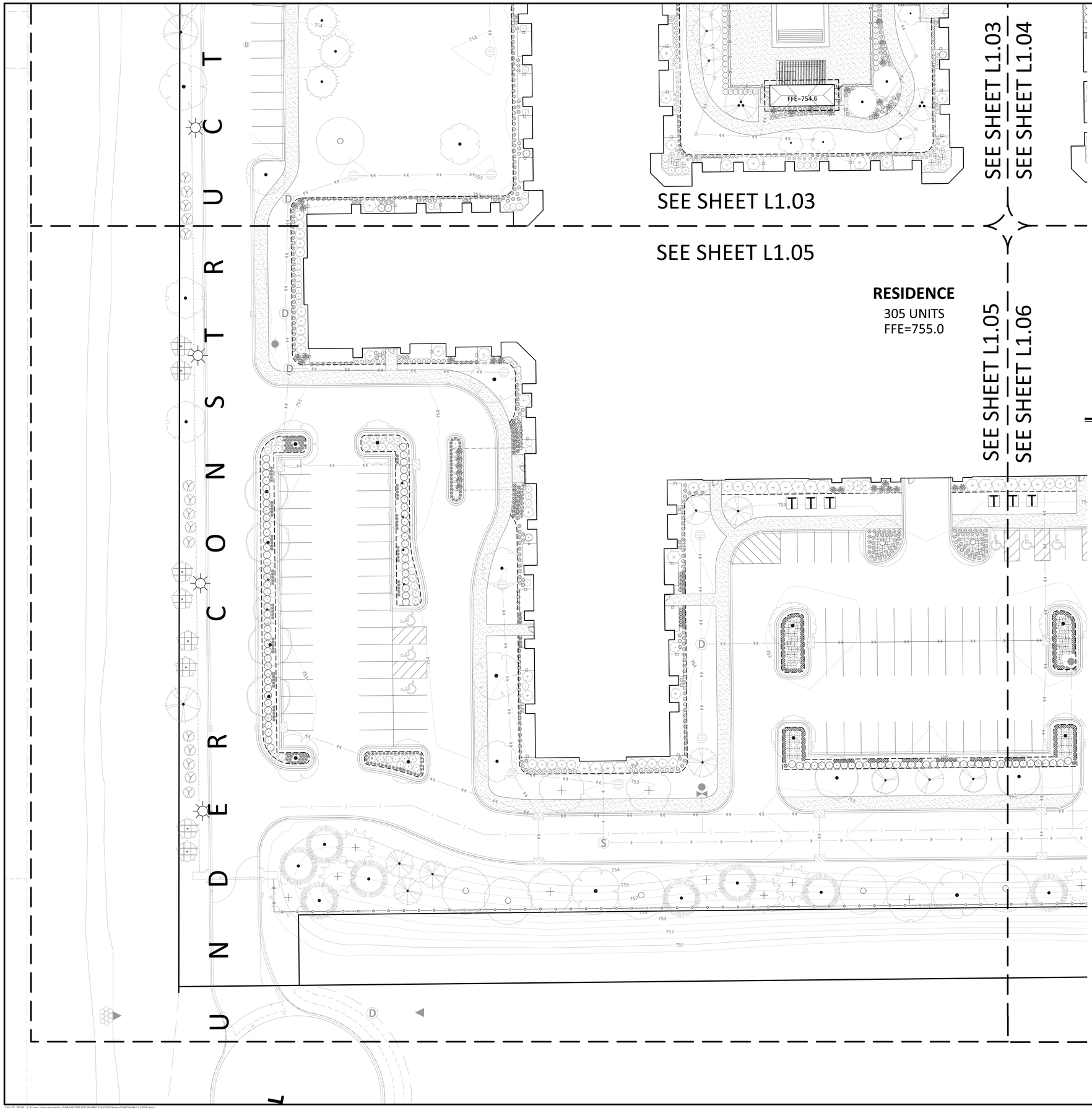
Sheet Title

SHRUB PLAN - NORTHEAST

Sheet No. Revision

L1.04

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PLANT SCHEDULE

SHRUB SCHEDULE - SOUTHWEST

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	92
	CCG	Cotinus coggygria `Grace` / Grace Smoke Tree	7 gal.	8
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	40
	FNG	Forsythia x `Northern Gold` / Northern Gold Forsythia	5 gal	11
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	19
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	16
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal	15
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	36
	LB	Syringa x `Bloomerang` / Lilac	5 gal	18
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	38
	AK	Astilbe simplicifolia `Key Largo` / Key Largo Astilbe	2 gal.	49
	FAS	Astilbe x arendsii `Fanal` / Fanal Astilbe	1 gal	27
	PCF	Echinacea purpurea `Rubinstern` / Purple Coneflower	1 gal	5
	CAD	Hemerocallis x `Chicago Apache` / Daylily	1 gal	80
	HHR	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal	183
	GUH	Hosta x `Guacamole` / Plantain Lily	1 gal	26
	RSH	Hosta x `Regal Splendor` / Plantain Lily	1 gal	190
	SSH	Hosta x `Sum and Substance` / Plantain Lily	1 gal	21

NORTH

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Sambatek
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Engineering | Surveying | Planning | Environmental

Client

DORAN CANTERBURY II, LLC.

7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

I hereby certify that this survey, plan 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.

PRELIMINARY

Joshua J. McKim
Registration No. 54334 Date: 10/25/2019

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: GDA Book / Page:
Phase: PRELIM Initial Issued: 10/25/2019

Revision History

No.	Date	By	Submittal / Revision
	10/25/2019	MLL	PUD AMENDMENT

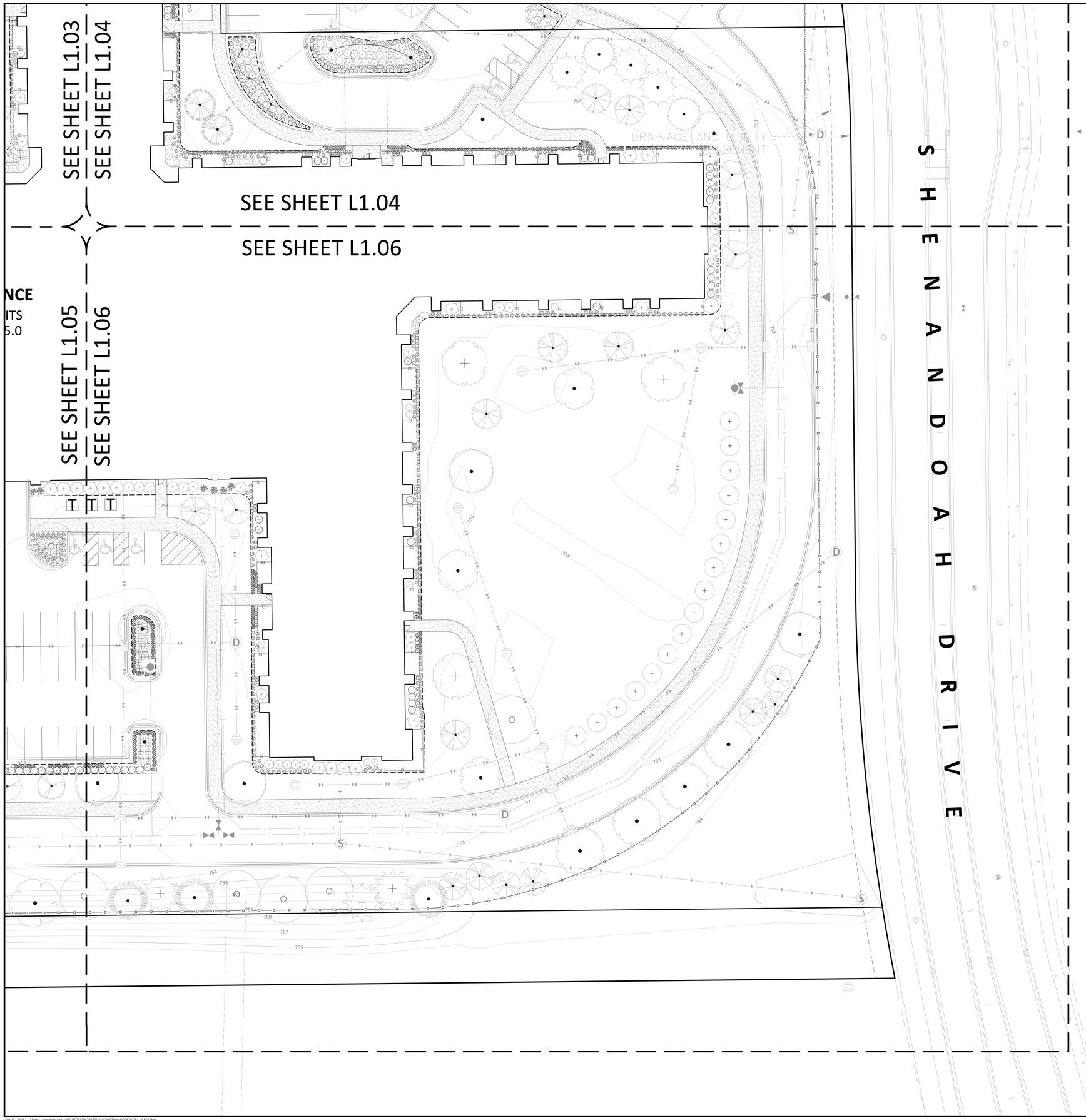
Sheet Title

SHRUB PLAN - SOUTHWEST

Sheet No. Revision

L1.05

Project No. 20629.09



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

PLANT SCHEDULE

SHRUB SCHEDULE - SOUTHEAST

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	24
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	24
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	11
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	11
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal	16
	CL	Syringa vulgaris `Charles Joly` / Charles Joly Lilac	5 gal	1
	LB	Syringa x `Bloomerang` / Lilac	5 gal	5
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AK	Astilbe simplicifolia `Key Largo` / Key Largo Astilbe	2 gal.	24
	FAS	Astilbe x arendsii `Fanal` / Fanal Astilbe	1 gal	19
	CAD	Hemerocallis x `Chicago Apache` / Daylily	1 gal	53
	GUH	Hosta x `Guacamole` / Plantain Lily	1 gal	59
	RSH	Hosta x `Regal Splendor` / Plantain Lily	1 gal	173
	SSH	Hosta x `Sum and Substance` / Plantain Lily	1 gal	4

NORTH

SCALE 0 20 40 IN FEET

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Project

TRIPLE CROWN RESIDENCES - PHASE II

Location

SHAKOPEE, MN

850 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

Certification

I hereby certify that this survey, plan 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.

PRELIMINARY

Joshua J. McKay
Registration No. 54254 Date: 10/25/2019

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: GDA Book / Page:
Phase: PRELIM Initial Issued: 10/25/2019

Revision History

No.	Date	By	Submittal / Revision
	10/25/2019	MLL	PUD AMENDMENT

Sheet Title

SHRUB PLAN - SOUTHEAST

Sheet No. Revision

L1.06

Project No. 20629.09