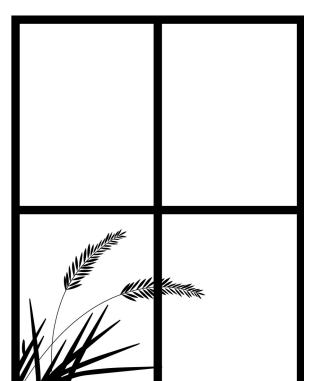




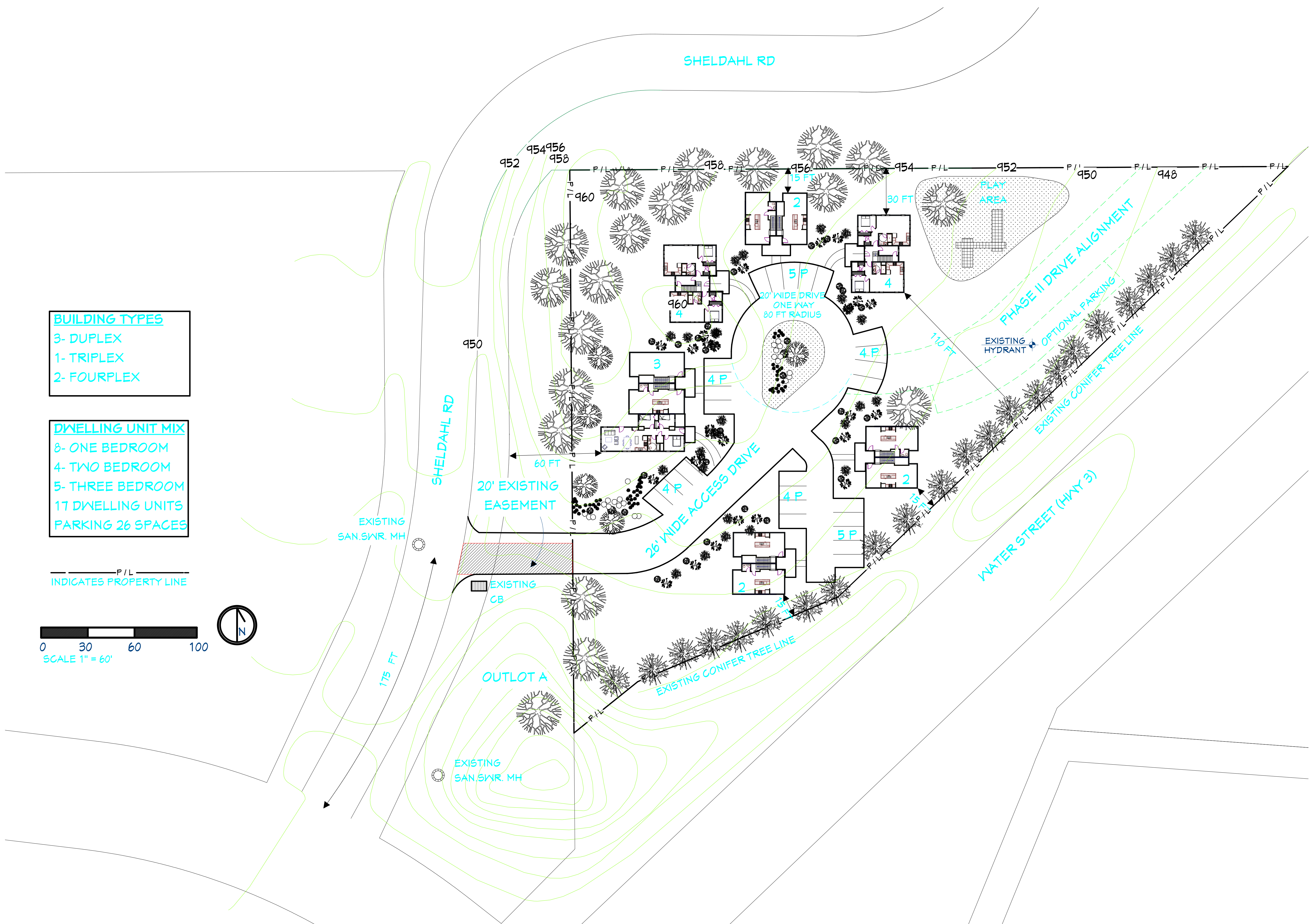
SWEETGRASS
DESIGN STUDIO

COMMUNITY ACTION CENTER
OF NORTHFIELD

NORTHFIELD AFFORDABLE HOMES
NORTHFIELD MN.

PRINTED:
1/6/2020
CITY
REVIEW
SET

1



BUILDING TYPES
3- DUPLEX
1- TRIPLEX
2- FOURPLEX

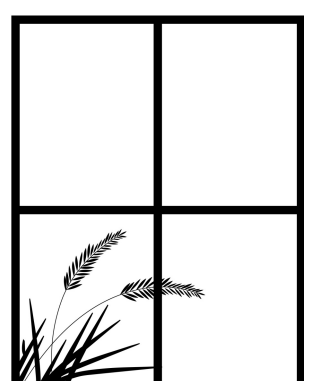
DWELLING UNIT MIX
8- ONE BEDROOM
4- TWO BEDROOM
5- THREE BEDROOM
17 DWELLING UNITS
PARKING 26 SPACES

— P/L —
INDICATES PROPERTY LINE

0 30 60 100
SCALE 1" = 60'



A- SITE PLAN PROPOSED TO CITY OF NORTHFIELD

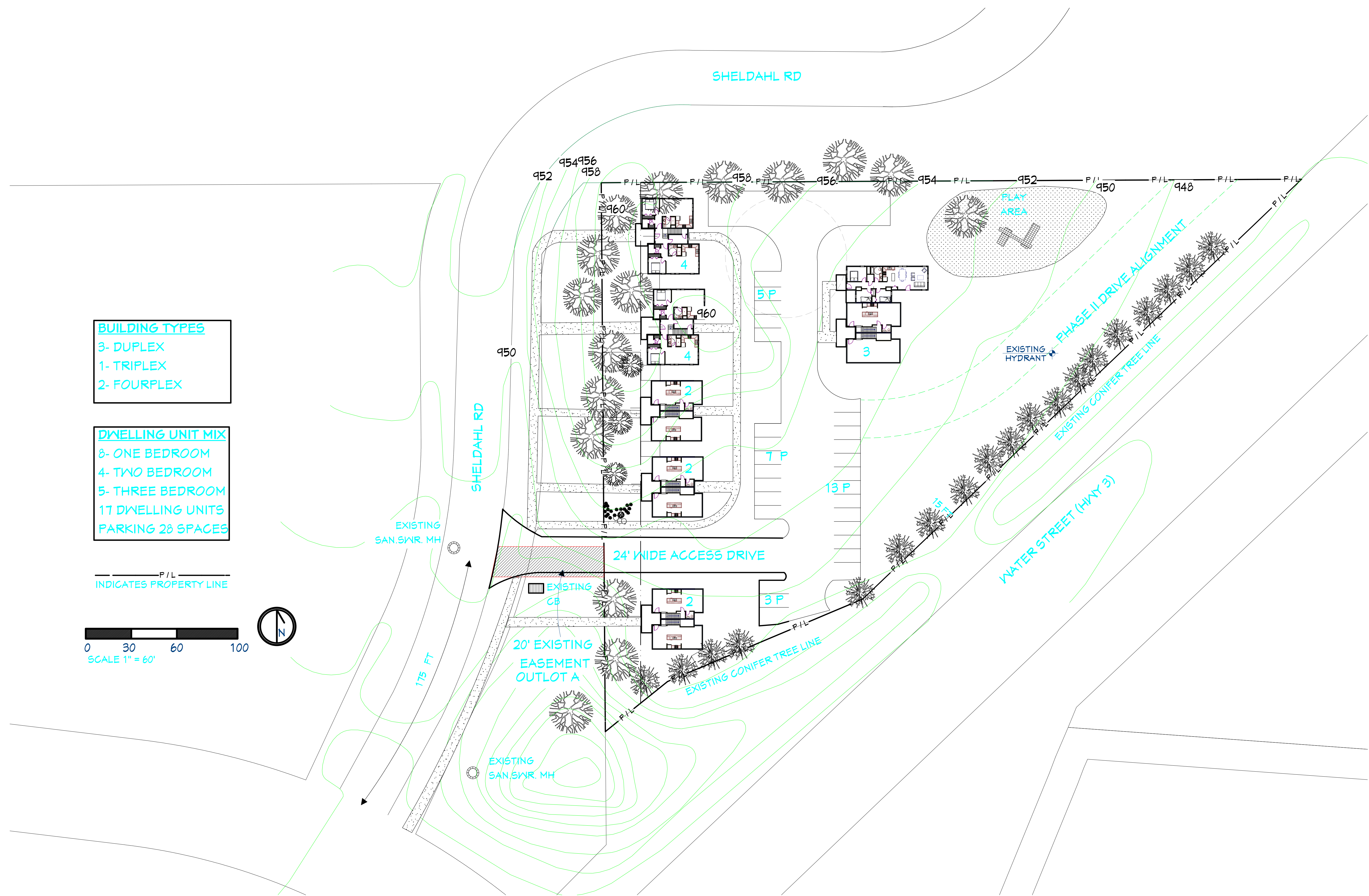


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BUILDING TYPES
3- DUPLEX
1- TRIPLEX
2- FOURPLEX

DWELLING UNIT MIX
8- ONE BEDROOM
4- TWO BEDROOM
5- THREE BEDROOM
17 DWELLING UNITS
PARKING 28 SPACES

— P/L —
INDICATES PROPERTY LINE

0 30 60 100
SCALE 1" = 60'



B- SITE PLAN WITH LIMITED LAND DEVELOPMENT CODE CHANGES

RED DASHED LINES
INDICATE BUILDING
ORIENTATION NEEDED
TO OPTIMIZE SOLAR PV

BUILDING TYPES
3- DUPLEX
1- TRIPLEX
2- FOURPLEX

DWELLING UNIT MIX
8- ONE BEDROOM
4- TWO BEDROOM
5- THREE BEDROOM
17 DWELLING UNITS
PARKING 34 SPACES

— P/L —
INDICATES PROPERTY LINE

0 30 60 100
SCALE 1" = 60'



SHELDAHL RD

PHASE II DRIVE ALIGNMENT

WATER STREET (HWY 3)

SHELDAHL RD

26' WIDE ACCESS DRIVE

20' EXISTING EASEMENT

OUTLOT A

EXISTING HYDRANT

EXISTING CONIFER TREE LINE

EXISTING CONIFER TREE LINE

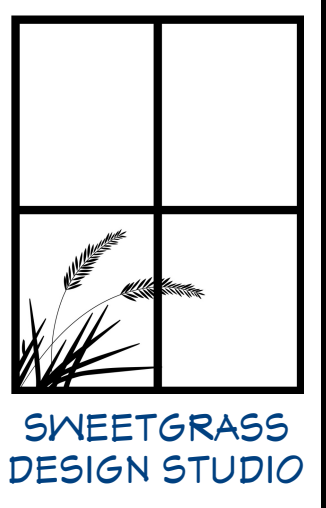
EXISTING SAN. SWR. MH

EXISTING SAN. SWR. MH

EXISTING CB

PLAY AREA

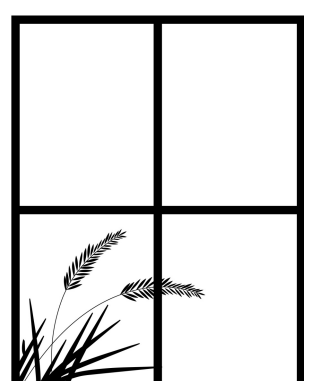
C- SITE PLAN MATCHING VARIANCES GRANTED TO MAPLE BROOK TOWNHOME PROJECT



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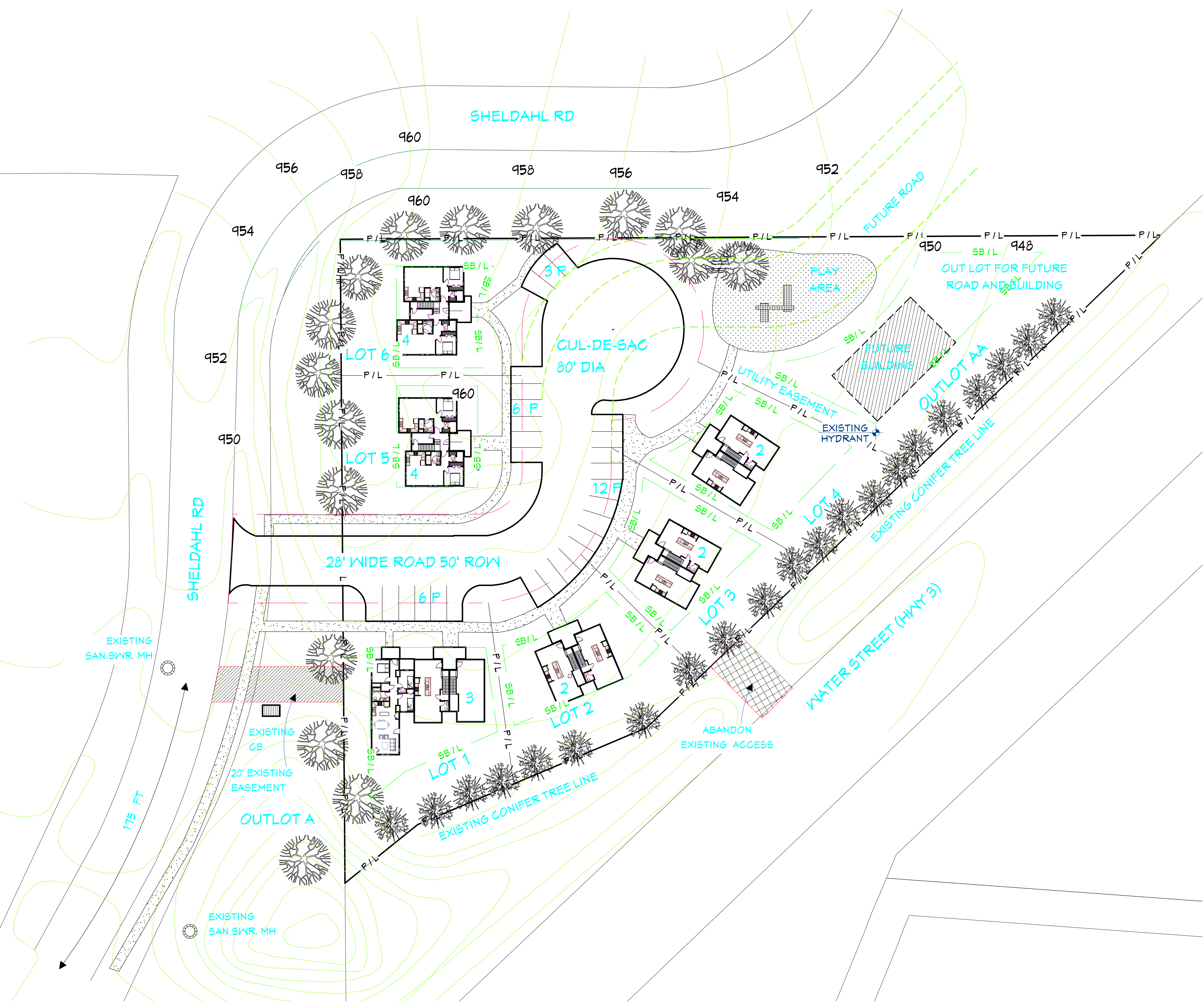
5

ZONING N1
FRONT SETBACK 25'
SIDE SETBACK 5'
REAR SETBACK 30'
CORNER SIDE SB. 15'
LOT WIDTH 2 60'
LOT WIDTH 3 80'
LOT WIDTH MULTI NC
BA RATIO 30%

BUILDING TYPES
3- DUPLEX
1- TRIPLEX
2- FOURPLEX

DWELLING UNIT MIX
8- ONE BEDROOM
4- TWO BEDROOM
5- THREE BEDROOM
17 DWELLING UNITS
PARKING 27 SPACES

— P/L —
INDICATES PROPERTY LINE
— SB/L — SB/L —
INDICATES SETBACK LINE
0 30 60 100
SCALE 1" = 60'



E - SITE PLAN - LOT SUBDIVISION