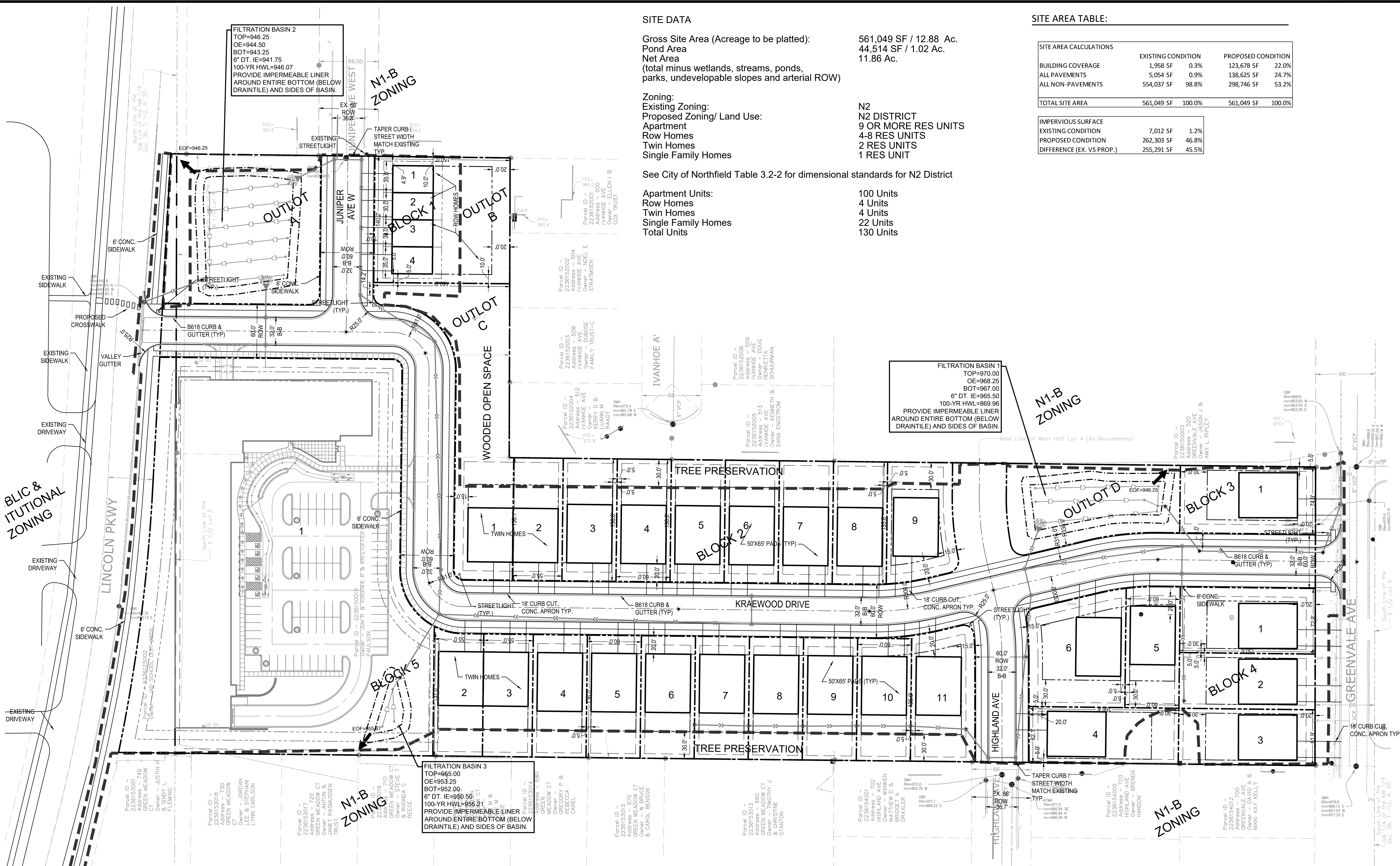




SITE DATA

Gross Site Area (Acreage to be platted):
Pond Area
Net Area
(total minus wetlands, streams, ponds,
parks, undevelopable slopes and arterial ROW)

561,049 SF / 12.88 Ac.
44,514 SF / 1.02 Ac.
11.86 Ac.

Zoning:
Existing Zoning:
Proposed Zoning/ Land Use:
Apartment
Row Homes
Twin Homes
Single Family Homes

N2
N2 DISTRICT
9 OR MORE RES UNITS
4-8 RES UNITS
2 RES UNITS
1 RES UNIT

See City of Northfield Table 3.2-2 for dimensional standards for N2 District

Apartment Units:
Row Homes
Twin Homes
Single Family Homes
Total Units

100 Units
4 Units
4 Units
22 Units
130 Units

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	1,958 SF	0.3%	123,678 SF	22.0%	
ALL PAVEMENTS	5,054 SF	0.9%	138,625 SF	24.7%	
ALL NON-PAVEMENTS	554,037 SF	98.8%	298,746 SF	53.2%	
TOTAL SITE AREA	561,049 SF	100.0%	561,049 SF	100.0%	

IMPERVIOUS SURFACE					
EXISTING CONDITION	7,012 SF	1.2%			
PROPOSED CONDITION	262,303 SF	46.8%			
DIFFERENCE (EX. VS PROP.)	255,291 SF	45.5%			

PRELIMINARY:
NOT FOR
CONSTRUCTION

KRAEWOOD DEVELOPMENT

600 GREENVALE AVE; NORTHFIELD, MN 55057

REBOUND REAL ESTATE LLC

527 PROFESSIONAL DRIVE, SUITE 100, NORTHFIELD, MN 55057

PROJECT

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.

Matthew R. Pavlek
DATE: 06/21/21 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
4/21/21 PRELIMINARY PLAN SUBMITTAL

DRAWN BY: ND, MP, FJ REVIEWED BY: MP
PROJECT NUMBER: 18171.01

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN

C2.0

© COPYRIGHT 2021 CIVIL SITE GROUP INC.

CITY OF NORTHFIELD SITE SPECIFIC NOTES:

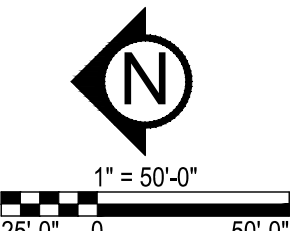
- RESERVED FOR CITY SPECIFIC NOTES.

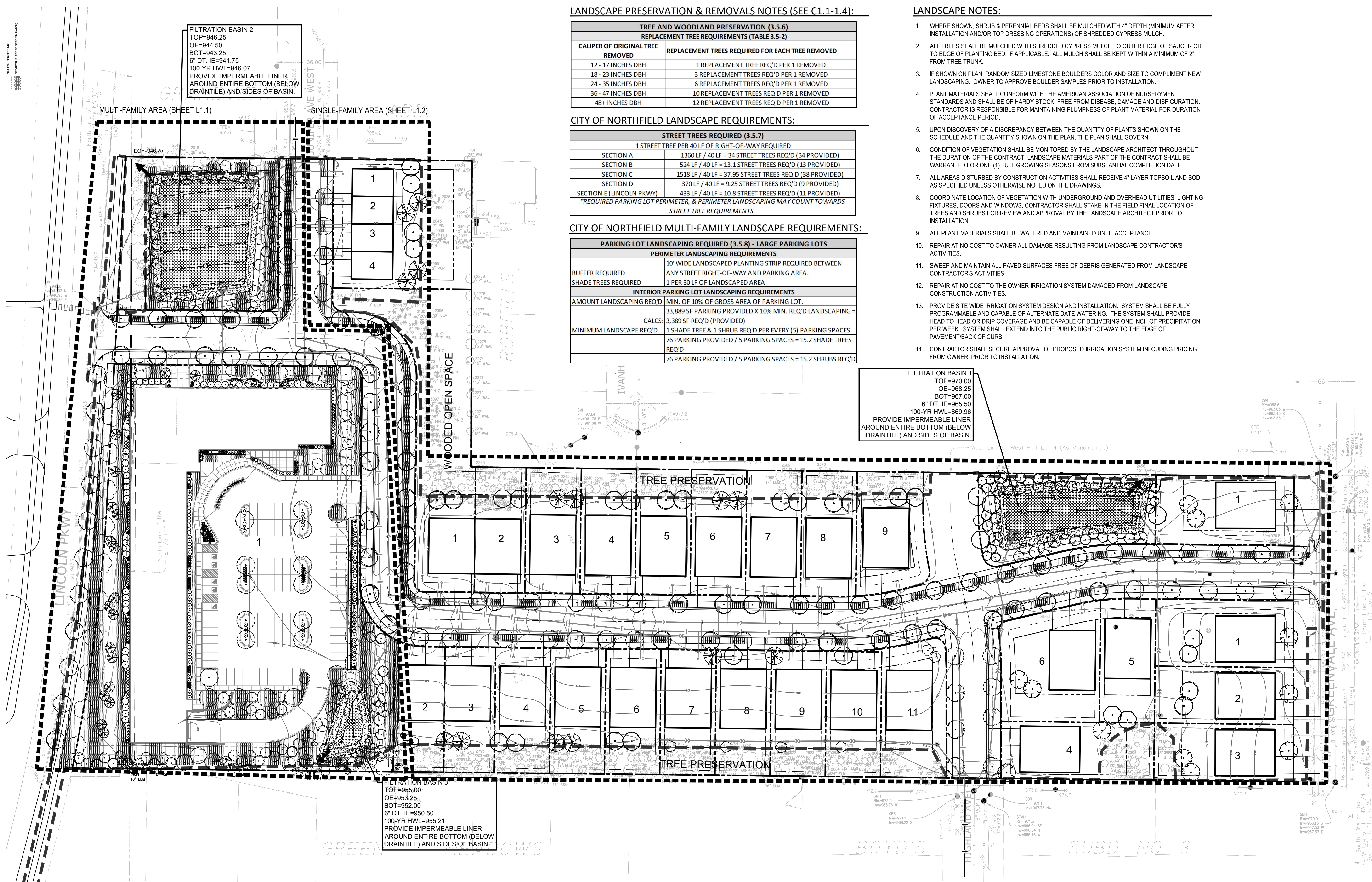
SITE PLAN LEGEND:

- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT
GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY (IF APPLICABLE).
SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY



Know what's below.
Call before you dig.





LANDSCAPE PRESERVATION & REMOVALS NOTES (SEE C1.1-1.4):

TREE AND WOOLAND PRESERVATION (3.5.6)	
REPLACEMENT TREE REQUIREMENTS (TABLE 3.5-2)	
CALIPER OF ORIGINAL TREE REMOVED	REPLACEMENT TREES REQUIRED FOR EACH TREE REMOVED
12 - 17 INCHES DBH	1 REPLACEMENT TREE REQ'D PER 1 REMOVED
18 - 23 INCHES DBH	3 REPLACEMENT TREES REQ'D PER 1 REMOVED
24 - 35 INCHES DBH	6 REPLACEMENT TREES REQ'D PER 1 REMOVED
36 - 47 INCHES DBH	10 REPLACEMENT TREES REQ'D PER 1 REMOVED
48+ INCHES DBH	12 REPLACEMENT TREES REQ'D PER 1 REMOVED

CITY OF NORTHFIELD LANDSCAPE REQUIREMENTS:

STREET TREES REQUIRED (3.5.7)	
1 STREET TREE PER 40 LF OF RIGHT-OF-WAY REQUIRED	
SECTION A	1360 LF / 40 LF = 34 STREET TREES REQ'D (34 PROVIDED)
SECTION B	524 LF / 40 LF = 13.1 STREET TREES REQ'D (13 PROVIDED)
SECTION C	1518 LF / 40 LF = 37.95 STREET TREES REQ'D (38 PROVIDED)
SECTION D	370 LF / 40 LF = 9.25 STREET TREES REQ'D (9 PROVIDED)
SECTION E (LINCOLN PKWY)	433 LF / 40 LF = 10.8 STREET TREES REQ'D (11 PROVIDED)
*REQUIRED PARKING LOT PERIMETER, & PERIMETER LANDSCAPING MAY COUNT TOWARDS STREET TREE REQUIREMENTS.	

CITY OF NORTHFIELD MULTI-FAMILY LANDSCAPE REQUIREMENTS:

PARKING LOT LANDSCAPING REQUIRED (3.5.8) - LARGE PARKING LOTS	
PERIMETER LANDSCAPING REQUIREMENTS	
	10' WIDE LANDSCAPED PLANTING STRIP REQUIRED BETWEEN
BUFFER REQUIRED	ANY STREET RIGHT-OF-WAY AND PARKING AREA.
SHADE TREES REQUIRED	1 PER 30 LF OF LANDSCAPED AREA
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS	
AMOUNT LANDSCAPING REQ'D	MIN. OF 10% OF GROSS AREA OF PARKING LOT.
	33,889 SF PARKING PROVIDED X 10% MIN. REQ'D LANDSCAPING =
CALCS:	3,389 SF REQ'D (PROVIDED)
MINIMUM LANDSCAPE REQ'D	1 SHADE TREE & 1 SHRUB REQ'D PER EVERY (5) PARKING SPACES
	76 PARKING PROVIDED / 5 PARKING SPACES = 15.2 SHADE TREES REQ'D
	76 PARKING PROVIDED / 5 PARKING SPACES = 15.2 SHRUBS REQ'D

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEAR LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR FRIENDLY PLANTING:

As an integral part of the overall landscape plan for both the single family and multi-family sites, we are using native seed mixes throughout the proposed stormwater facilities which are further enhanced with the addition of specific pollinator friendly perennial species. These additional species, as recommended by the University of Minnesota Extension, as well as the U of MN Bee Lab, are used to provide both food and habitat for bee species currently found in the area. In addition to the specialized planting, our plans require the Contractor and landscape material suppliers/manufacturers to ensure no seeds are coated with neonicotinoid based pesticides nor planted/ stored where neonicotinoids are used.

FOR PLANT SCHEDULE REFER TO SHEET L1.3



Know what's below.
Call before you dig



1" = 50'-0"



25' 0" 0 50' 0"

CivilSite
GROUP
Civil Engineering • Surveying • Landscape Architecture

Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

KRAEWOOD DEVELOPMENT

3600 GREENVALE AVE; NORTHFIELD, MN 55057

REBOUND REAL ESTATE LLC

5527 PROFESSIONAL DRIVE, SUITE 100, NORTHFIELD, MN 55057

PROJECT

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/21/21	PRELIMINARY PLAT SUBMITTAL

DRAWN BY:ND, MP, FJ REVIEWED BY: M
PROJECT NUMBER: 18171.01

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are labeled with 'x' and 'y' at their positive ends. There are tick marks on both axes, but no numerical values are provided.

LANDSCAPE PLANTING

LANDSCAPE PLANNING
OVERVIEW

OVERA

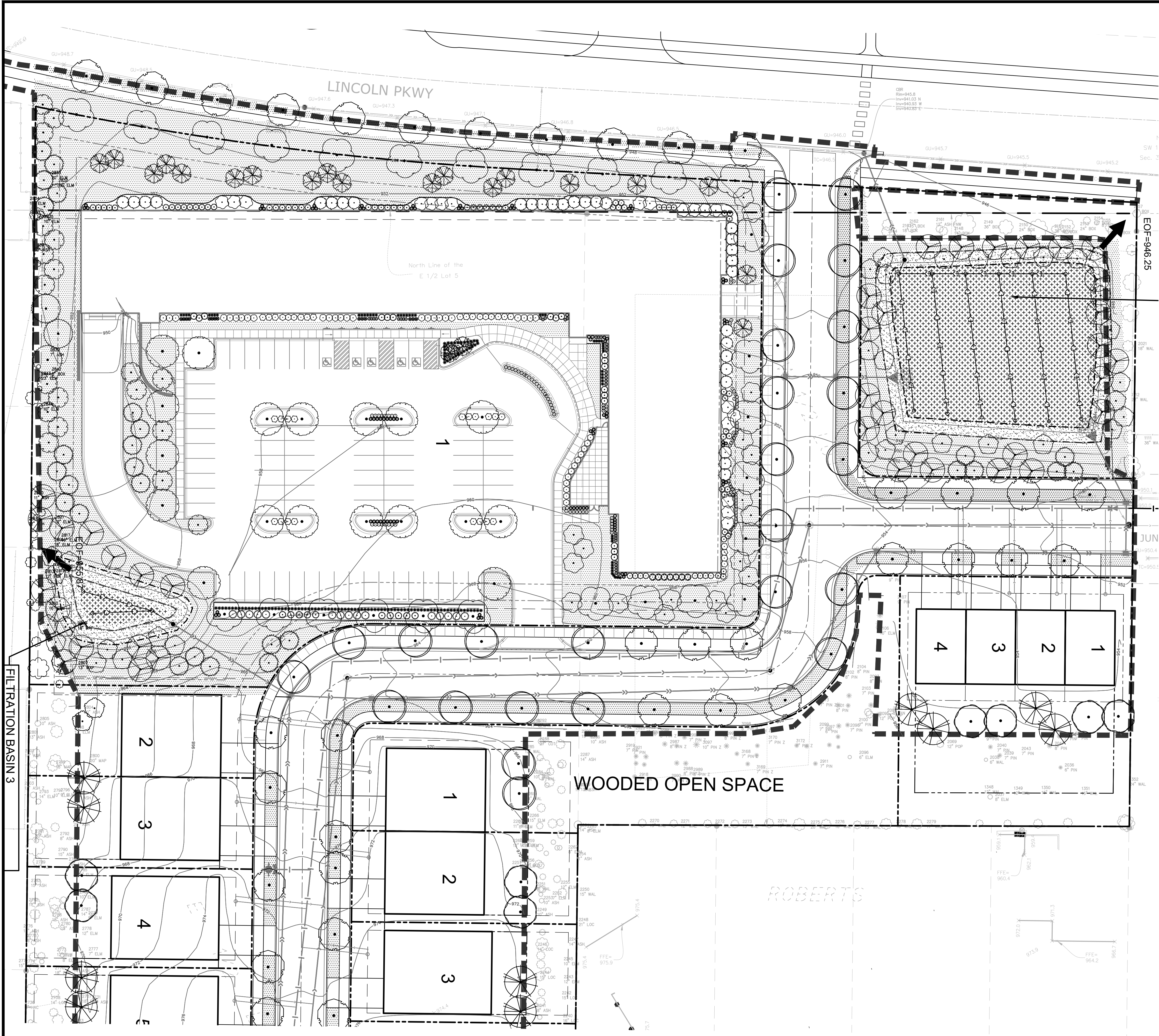
10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

140

110

ETC.

© COPYRIGHT 2021 CIVIL SITE GROUP



CITY OF NORTHFIELD LANDSCAPE REQUIREMENTS:

MULTI-FAMILY HOUSING DEVELOPMENT	
PARKING LOT LANDSCAPING REQUIRED (3.5.8) - LARGE PARKING LOTS	
PERIMETER LANDSCAPING REQUIREMENTS	
BUFFER REQUIRED	10' WIDE LANDSCAPED PLANTING STRIP REQUIRED BETWEEN ANY STREET RIGHT-OF-WAY AND PARKING AREA.
SHADE TREES REQUIRED	1 PER 30 LF OF LANDSCAPED AREA
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS	
AMOUNT LANDSCAPING REQ'D	MIN. OF 10% OF GROSS AREA OF PARKING LOT.
	33,889 SF PARKING PROVIDED X 10% MIN. REQ'D LANDSCAPING = 3,389 SF REQ'D (PROVIDED)
MINIMUM LANDSCAPE REQ'D	1 SHADE TREE & 1 SHRUB REQ'D PER EVERY (5) PARKING SPACES
	76 PARKING PROVIDED / 5 PARKING SPACES = 15.2 SHADE TREES REQ'D
	76 PARKING PROVIDED / 5 PARKING SPACES = 15.2 SHRUBS REQ'D

MULTI-FAMILY AREA REPLACEMENT TREES REQUIRED					
	REMOVED	PRESERVED	TOTAL	REPLACEMENTS	PROVIDED
MULTI-FAMILY SITE TREES	359	20	379	243	
TOTAL	359	20	379	243	180

FOR PLANT SCHEDULE REFER TO SHEET L1.3

POLLINATOR FRIENDLY PLANTING:

As an integral part of the overall landscape plan for both the single family and multi-family sites, we are using native seed mixes throughout the proposed stormwater facilities which are further enhanced with the addition of specific pollinator friendly perennial species. These additional species, as recommended by the University of Minnesota Extension, as well as the U of MN Bee Lab, are used to provide both food and habitat for bee species currently found in the area. In addition to the specialized planting, our plans require the Contractor and landscape material suppliers/manufacturers to ensure no seeds are coated with neonicotinoid based pesticides nor planted/ stored where neonicotinoids are used.

PRELIMINARY:
NOT FOR
CONSTRUCTION

KRAEWOOD DEVELOPMENT
600 GREENVALE AVE; NORTHFIELD, MN 55057

REBOUND REAL ESTATE LLC
527 PROFESSIONAL DRIVE, SUITE 100, NORTHFIELD, MN 55057

PROJECT

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/21/21	PRELIMINARY PLAT SUBMITTAL

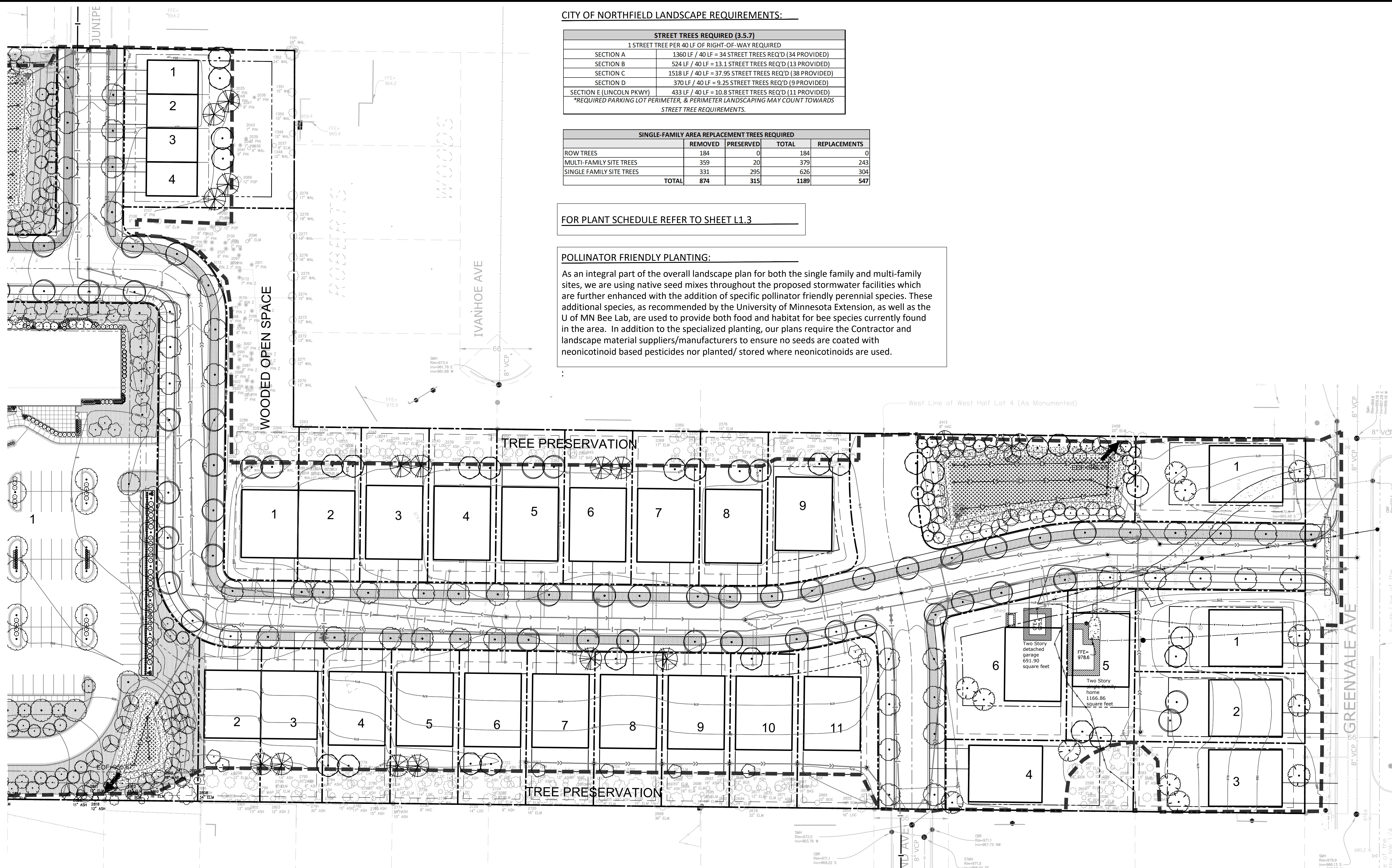
DRAWN BY: ND, MP, FJ REVIEWED BY: MP
PROJECT NUMBER: 18171.01

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

LANDSCAPE PLAN
NORTH

L1.1



CITY OF NORTHFIELD LANDSCAPE REQUIREMENTS:

STREET TREES REQUIRED (3.5.7)	
1 STREET TREE PER 40 LF OF RIGHT-OF-WAY REQUIRED	
SECTION A	1360 LF / 40 LF = 34 STREET TREES REQ'D (34 PROVIDED)
SECTION B	524 LF / 40 LF = 13.1 STREET TREES REQ'D (13 PROVIDED)
SECTION C	1518 LF / 40 LF = 37.95 STREET TREES REQ'D (38 PROVIDED)
SECTION D	370 LF / 40 LF = 9.25 STREET TREES REQ'D (9 PROVIDED)
SECTION E (LINCOLN PKWY)	433 LF / 40 LF = 10.8 STREET TREES REQ'D (11 PROVIDED)
*REQUIRED PARKING LOT PERIMETER, & PERIMETER LANDSCAPING MAY COUNT TOWARDS STREET TREE REQUIREMENTS.	

SINGLE-FAMILY AREA REPLACEMENT TREES REQUIRED				
	REMOVED	PRESERVED	TOTAL	REPLACEMENTS
ROW TREES	184	0	184	
MULTI-FAMILY SITE TREES	359	20	379	24
SINGLE FAMILY SITE TREES	331	295	626	30
TOTAL	874	315	1189	54

FOR PLANT SCHEDULE REFER TO SHEET L1.3

POLLINATOR FRIENDLY PLANTING:

As an integral part of the overall landscape plan for both the single family and multi-family sites, we are using native seed mixes throughout the proposed stormwater facilities which are further enhanced with the addition of specific pollinator friendly perennial species. These additional species, as recommended by the University of Minnesota Extension, as well as the U of MN Bee Lab, are used to provide both food and habitat for bee species currently found in the area. In addition to the specialized planting, our plans require the Contractor and landscape material suppliers/manufacturers to ensure no seeds are coated with neonicotinoid based pesticides nor planted/ stored where neonicotinoids are used.

PRELIMINARY:
NOT FOR
CONSTRUCTION

KRAEWOOD DEVELOPMENT
600 GREENVALE AVE.; NORTHFIELD, MN 55057

REBOUND REAL ESTATE LLC
627 PROFESSIONAL DRIVE, SUITE 100, NORTHFIELD, MN 55057

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/21/21	PRELIMINARY PLAT SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN
SOUTH

L1.2



