

SITE SUMMARY	
MULTIFAMILY AREA	11.80 ACRES
GREENWAY DEDICATION	0.55 ACRES
TOTAL ACREAGE	12.30 ACRES
TOTAL UNIT COUNT	196 UNITS
DENSITY	16.61 UNITS / AC

BUILDING INFORMATION	
CLUBHOUSE	4,221SF

BUILDING TOTALS		
BUILDING CT / TYPE	UNITS	GARAGES
B20 - BUILDINGS (20 DU/BLDG)	0	0
G24 - BUILDINGS (24 DU/BLDG)	0	0
B16 - BUILDINGS (16 DU/BLDG)	160	80
B12B - BUILDINGS (12 DU/BLDG)	36	36
TOTAL	196	116

GENERAL UNIT MIX		
STUDIO	20	10%
1BR	58	30%
2BR	92	47%
3BR	26	13%
	196	100%

COLOR SCHEME	
	COLOR
PALETTE	
A	COLOR
B	COLOR

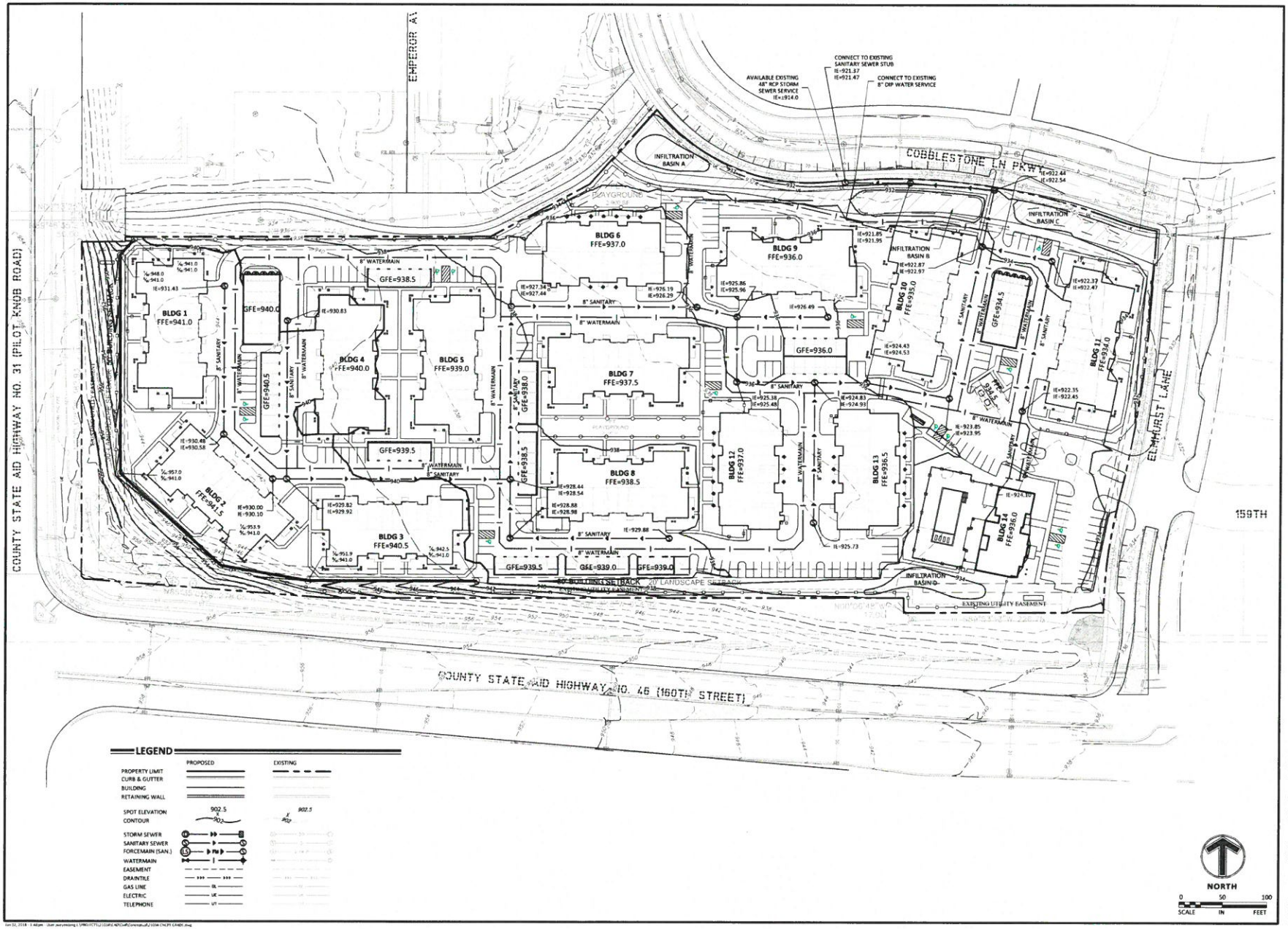
PARKING INFORMATION	
GARAGE TOTALS	
NUMBER OF ATTACHED	116 GARAGES
% ATTACHED GARAGES	59.2 %
NUMBER OF STAND ALONE	80 GARAGES
TOTAL GARAGES	196 GARAGES
OVERALL GARAGES per UNIT	1.00
NUMBER OF TANDEM GARAGES	26
PARKING REQUIRED PER CODE	470 SPACES
SURFACE APRON PARKING	79 SPACES
SURFACE STREET PARKING	34 SPACES
SURFACE PARKING AMOUNT	135 SPACES
TOTAL PROVIDED PARKING	470 SPACES
UNIT PARKING RATIO	2.40
COVERED PARKING RATIO	0.42
CLUBHOUSE PARKING	23 SPACES*
INCLUDED IN PARKING CALCS	(2 ADA)

DESIGN CRITERIA / SITE INFORMATION:	
LEGAL BOUNDARY	HAS BEEN/HAS NOT BEEN VERIFIED
PARKING STALLS	Perp - 9' X 18'
ADA STALLS	9' X 18' (9' ACCESS AISLE)
DRIVES	
YARD ENCLOSURES	
BUILDING HEIGHT	2 STORY
BUILDING SETBACKS	SOUTH 30'
	WEST 50'
	NORTH 15'
	EAST 15'

SPRINGS AT COBBLESTONE LAKE

APPLE VALLEY,MN

CONTINENTAL PROPERTIES



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
CONTINENTAL

W134 N8675 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53052

Project
SPRINGS AT COBBLESTONE

Location
APPLE VALLEY, MN
PILOT KNOB ROAD & 160TH STREET

Certification

Summary
Designed: GOA Drawn: JWW
Approved: MCA Book / Page:
Phase: CONCEPT Initial Issue: 01/02/2018

Revision History
No. Date By Submittal / Revision

Sheet Title
CONCEPTUAL GRADING & UTILITY PLAN

Sheet No. Revision
CP-1

Project No. 21034

Design Standards:

- Screen HVAC units, electric meters, and transformers with fast-growing, tall evergreen shrubs and ornamental grasses that are columnar in form
- Shrubs and grasses that are to screen HVAC units, electric meters, and transformers are to be installed at heights of 24"-36" inches so that some screening is present upon installation
- Locate shorter shrubs and perennials in front of clubhouse windows to avoid obstructing views
- A 4'-0" high decorative metal fence or height determined by state health department (whichever is greater) shall be located around the pool deck (see decorative fence detail)
- Two (2) flagpoles are to be located within the clubhouse perimeter landscape bed per the appropriate civil plans
- Low-growing perennials, shrubs, and groundcovers are to be located around monument signage and entry islands to avoid obstructing views
- Provide variety of textures and colors to create an inviting entry
- Provide shade and ornamental trees along both sides of entry drive to create an inviting, well-defined entry corridor
- A 5'-0" high decorative metal fence is to be used near entry and along all boundaries facing a public street or visible from adjacent single family neighborhoods (see decorative fence detail)

Material Standards:

- Sod is to be used around clubhouse, between clubhouse and adjacent parking/paving, and along both sides of the entry drive
- Dark chocolate shredded hardwood mulch is to be used in planting beds around the front of the clubhouse and in entry planting beds (3" layer)
- Light gray and brown river rock stone is to be used in planting beds surrounding pool deck areas. (3/8"-3/4" Size, 2" layer)
- Weed pre-emergent treatments shall be spread in all landscape beds
- No steel edging along bed lines

Design Standards:

- Screen HVAC units, electric meters, and transformers with fast-growing, tall evergreen shrubs and ornamental grasses that are columnar in form
- Shrubs and grasses that are to screen HVAC units, electric meters, and transformers are to be installed at heights of 24"-36" inches so that screening is present upon installation
- Provide clear, uninterrupted access to riser room
- Locate shorter shrubs and perennials in front of building windows to avoid obstructing views
- A 5'-0" high decorative metal fence shall be used for enclosed yard fencing (see decorative fence detail)
- Minimum 8'-0" separation between air conditioning units and inside edge of adjacent sidewalks (see AC condenser exhibit)

Material Standards:

- Sod is to be used in between buildings and adjacent sidewalks and paving
- Dark chocolate shredded hardwood mulch to be used in planting beds around buildings (3" layer)
- Weed pre-emergent treatments shall be spread in all landscape beds
- No steel edging along bed lines

SHADE TREE

ORNAMENTAL TREE

SHRUBS & ORNAMENTAL GRASSES

PERENNIALS/ GROUNDCOVER

Sod

5' BLACK V.C. CHAIN LINK FENCE

COBBLESTONE LAKE PKWY

5' BLACK V.C. CHAIN LINK FENCE

5' BLACK V.C. CHAIN LINK FENCE

126.59'

36.01'

630.43'

50.00'

416.00'

PET PLAYGROUND 2,900 SF

B12-B BLDG 4

B16 BLDG 3

B16 BLDG 2

B16 BLDG 1

5' DECORATIVE FENCE AROUND PERIMETER

ELMHURST LANE

5' DECORATIVE FENCE

B16 BLDG 13

12GS

6G

B16 BLDG 10

B16 BLDG 9

6G

B16 BLDG 5

12G

12GS

6G

6G

PET PLAYGROUND 1,700 SF

B16 BLDG 6

B12-B BLDG 7

B12-B BLDG 8

PILOT KNOB ROAD

379.67'

B16 BLDG 12

B16 BLDG 11

6G

6G

280.53'

657.18'

PROPERTY

11.8 ACRES ±

227.31'

EXISTING MONUMENT SIGN

5' DECORATIVE FENCE

5' DECORATIVE FENCE

EXISTING MONUMENT SIGN

160TH STREET

0 25 50 100

CONTINENTAL

APPLE VALLEY

PILOT KNOB RD - 160TH ST_MEC

12/28/2017

SD

MN

REVISIONS

SHEET

EX-LSC