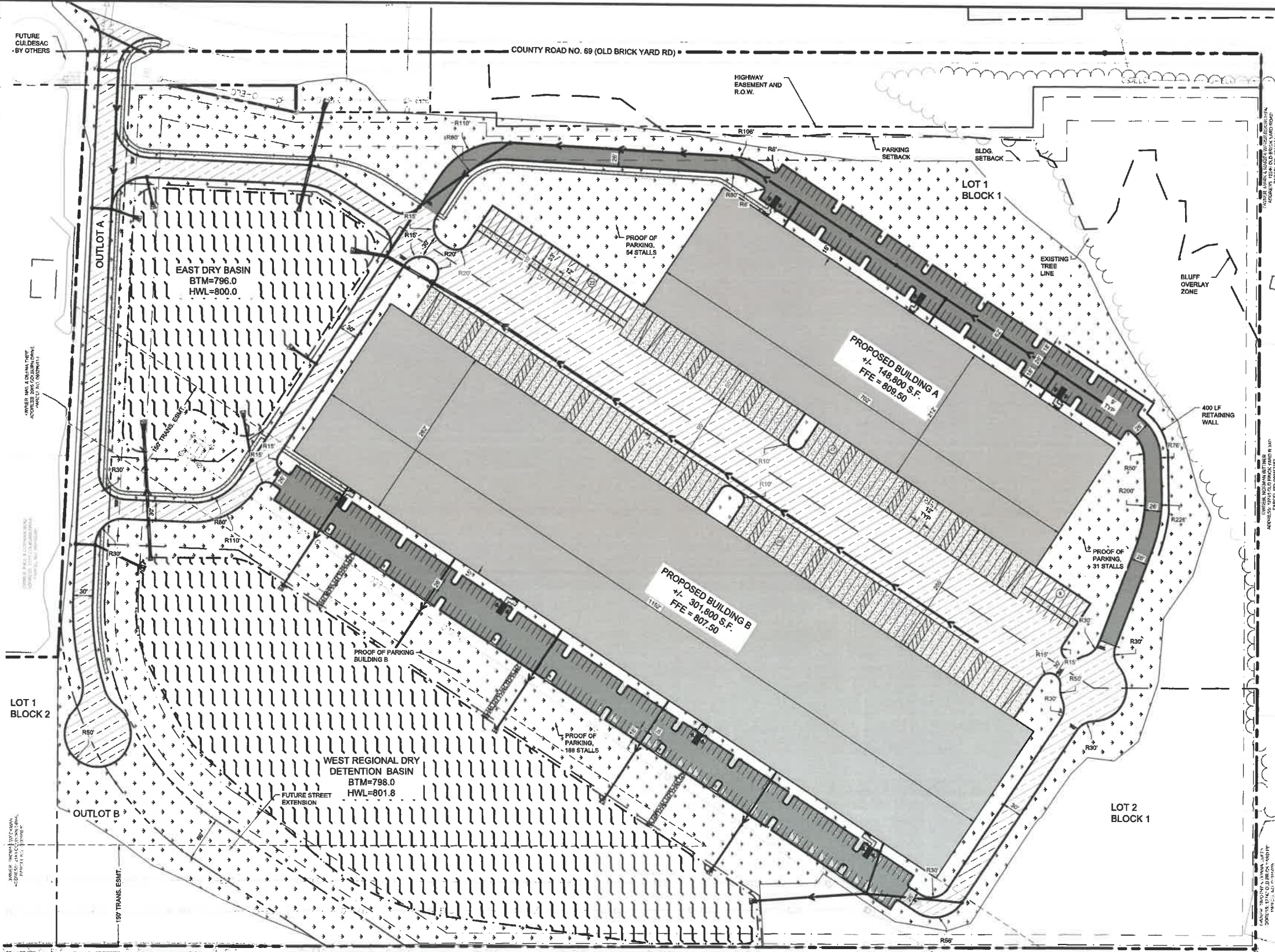


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LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	PROPOSED STANDARD DUTY ASPHALT, SEE SHEET C402
	PROPOSED HEAVY DUTY ASPHALT, SEE SHEET C402
	PROPOSED CONCRETE PAVEMENT, SEE SHEET C402
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA, SEE SHEET L101
	PROPOSED RIPRAP

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD AND NOWAK, INC., DATED 02/17/2022.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 64.12 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- THERE ARE 0 ACRES OF WETLAND IMPACTS.

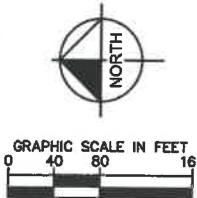
ZONING SUMMARY

RIVER VALLEY BUSINESS CENTER	
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	
LOT 1 BLOCK 1	BUSINESS PARK
LOT 2 BLOCK 1	BUSINESS PARK
LOT 1 BLOCK 2	AGRICULTURAL
OUTLOT A,B,C,D	BUSINESS PARK
PARKING SETBACKS	SIDE/REAR = 5' ROAD = 20'
BUILDING SETBACKS	FRONT = 50' SIDE = 20' REAR = 30'

PROPERTY SUMMARY	
RIVER VALLEY BUSINESS CENTER	
BLOCK 1 LOT 1	32.6% IMPERVIOUS
BLOCK 1 LOT 2	66.3% IMPERVIOUS

PARKING AREA SUMMARY						
BUILDING NAME	GROSS AREA (SF)	PARKING STALLS PROVIDED	PROOF OF PARKING	FULL BUILD OUT OF PROOF OF PARKING	ADA REQ'D/PROVIDED	TRAILER STALLS
BUILDING A	148,824	129	85	214	5 STALLS/ 5 STALLS	30
BUILDING B	301,824	225	188	413	7 STALLS/ 7 STALLS	0
TOTAL	450,648	354	273	627	12 STALLS/ 12 STALLS	30

REQUIRED PARKING PER CITY OF SHAKOPEE ZONING CODE:
• MANUFACTURING: 1 PER 800 SF OF FLOOR AREA
• OFFICE: 1 PER 250 SF OF FLOOR AREA
• WAREHOUSING: 1 PER EMPLOYEE ON THE LARGEST SHIFT



PRELIMINARY - NOT FOR CONSTRUCTION

RIVER VALLEY
BUSINESS CENTER
PREPARED FOR
OPUS
DEVELOPMENT

SHEET NUMBER
C400

SITE PLAN

HEREBY CERTIFY THAT THIS PLAN
SPECIFICATION OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

DATE: 06/03/2022
SCALE: AS SHOWN
DESIGNED BY: MRE
DRAWN BY: KJO
CHECKED BY: KJO
LIC. NO.: 00107
MIN.

Kimley-Horn

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No.	REVISIONS	DATE	BY