

NARRATIVE

Reliakor
8600 Hansen Avenue
Shakopee, Minnesota

Project Summary

The proposed project is the construction of a new 12,000 square foot building, parking lot addition and other associated site improvements. The existing conditions consist of two buildings (one of which is a covered storage area), a bituminous and gravel parking/storage lots, wooded area, and a wetland. There is currently no stormwater management taken place on site and stormwater drains to Stagecoach Rd, Hansen Avenue and to the neighboring lot to the east. The proposed improvements will consist of a new building, replacing the gravel lot with a bituminous parking lot, an infiltration and pretreatment basin, as well as bringing in new sanitary and water services to both the existing and proposed buildings while abandoning/removing the existing well and septic. The proposed building will have 6 separated bays which will be rented out to small businesses. The anticipated traffic will be light (cars and small trucks) as there will be no semis. The owner currently has no plans for any additional buildings being proposed on the site besides the single 12,000 currently being proposed.

The anticipated schedule of the project is to begin as soon as possible with the hope of early September. The proposed building is planning on being constructed in the first week or two of October. It is anticipated that the majority of construction will be completed this fall, depending on the weather, and will be finished next spring/summer if need be.