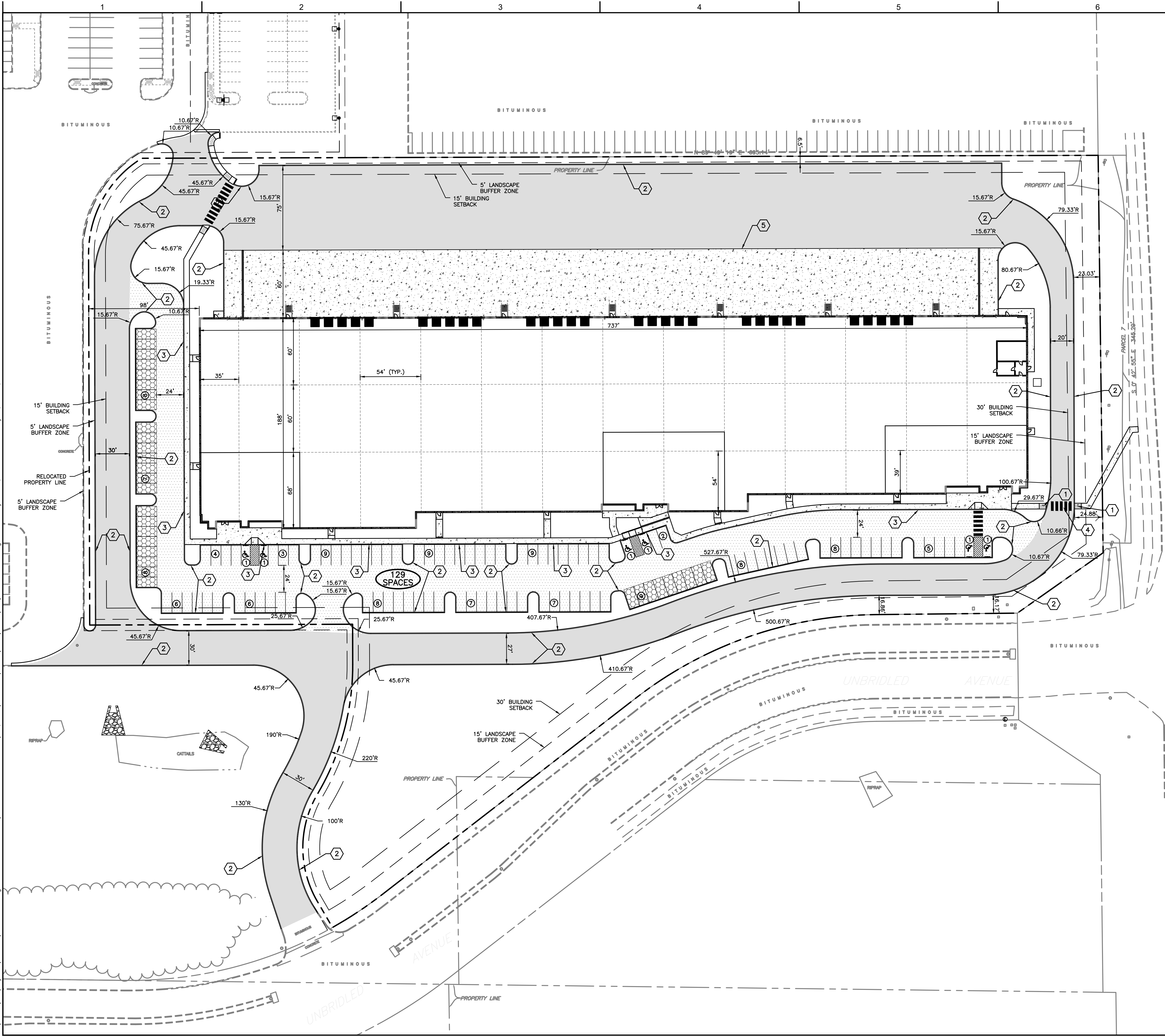


Layout Tab Name: C-200 SITE PLAN  
Last Saved By: Timko, 5/5/2023 3:05:19 PM  
W:\Srin\DE\Dayton\Clients\Lake Washington Partners-LKWP\083043 SanMar Shakopee, MN\4.0 Disciplines\Civil\Cadd\083043-SIT.dwg Plotted By: Timko, Mike Plotted: May 5, 2023, 3:49:19 PM



LEGEND

- SIGN
- PARKING SPACE COUNT
- CONCRETE PAVEMENT / SIDEWALK
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERVIOUS CONCRETE PAVEMENT

SITE DATA

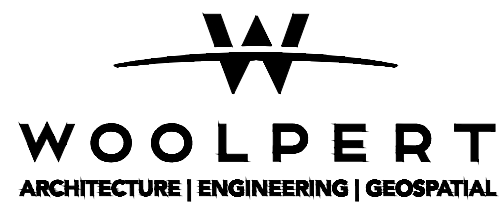
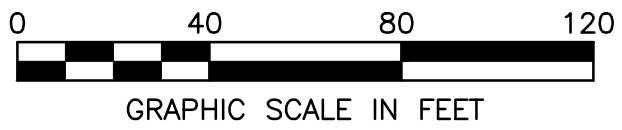
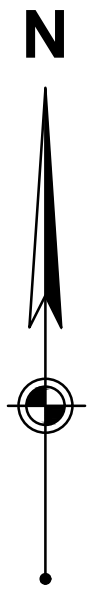
|                                                       |                  |
|-------------------------------------------------------|------------------|
| ZONE                                                  | I1               |
| TOTAL SITE AREA                                       | 9.63 ACRES       |
| PROPOSED USE                                          | WAREHOUSE        |
| BUILDING AREA =                                       | 126,160 SF       |
| MAX LOT COVERAGE ALLOWED =                            | 75%              |
| PROPOSED LOT COVERAGE =                               | 75%              |
| PARKING SPACE SIZE REQUIRED                           | 9' X 18'         |
| PARKING SPACE SIZE PROVIDED                           | 9' X 18'         |
| TYPICAL PARKING AISLE (TWO WAY)                       | 24' WIDE (F/F)   |
| TYPICAL ACCESS AISLE (TWO WAY)                        | 24' WIDE (F/F)   |
| PARKING SPACES REQUIRED                               |                  |
| 1 SPACE PER 1,000 SF                                  |                  |
| 126,160 SQ. FT. / 1,000 SF =                          | 126 SPACES       |
| MAXIMUM SPACES OVER ALLOWED =                         | 20% (IMPERVIOUS) |
| MAXIMUM SPACES ALLOWED =                              | 151 SPACES       |
| PARKING SPACES PROVIDED (INCLUDING ACCESSIBLE SPACES) |                  |
| IMPERVIOUS PARKING =                                  | 97 SPACES        |
| PERVIOUS PARKING =                                    | 32 SPACES        |
| TOTAL PARKING PROVIDED =                              | 129 SPACES       |
| ACCESSIBLE SPACES PROVIDED                            |                  |
| STANDARD ACCESSIBLE SPACES =                          | 3 SPACES         |
| VAN ACCESSIBLE SPACES =                               | 3 SPACES         |
| TOTAL ACCESSIBLE SPACES =                             | 6 SPACES         |

NOTES

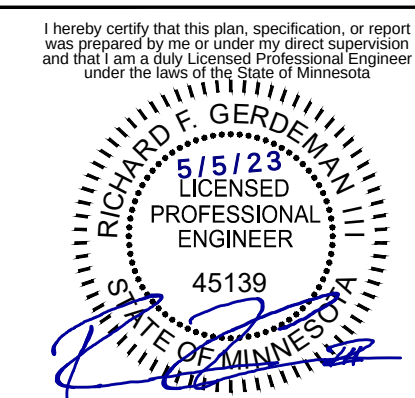
- SEE SHEET C-001 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2022.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- ALL CURB RADII SHALL BE 5' UNLESS NOTED OTHERWISE.

KEYNOTES X

- ADA PEDESTRIAN RAMP. SEE DETAIL ON C-800.
- 8" BARRIER CURB.
- INTEGRAL CONCRETE WALK & CURB. SEE DETAIL ON C-800.
- CROSSWALK, WHITE THERMOPLASTIC ROAD MARKING PAINT.
- CONCRETE TO ASPHALT JOINT, SEE DETAIL ON C-800.



1203 Walnut Street, 2nd Floor  
Cincinnati, OH 45202  
513.272.8300



PRELIMINARY  
NOT FOR  
CONSTRUCTION

| ISSUANCE SCHEDULE | DESCRIPTION |
|-------------------|-------------|
| NUMBER            | DATE        |

J&J MINNEAPOLIS, LLC  
**PROPOSED INDUSTRIAL FACILITY**  
SHAKOPEE, MN

3750 4TH AVENUE E  
CITY OF SHAKOPEE, SCOTT COUNTY, MINNESOTA 55379

|              |          |
|--------------|----------|
| PROJECT NO:  | 083043   |
| DATE ISSUED: | 5/5/2023 |
| DESIGNED BY: | MAT      |
| DRAWN BY:    | LMH      |
| CHECKED BY:  | MAT      |

SHEET NAME:  
SITE PLAN

SHEET NO:

C-200