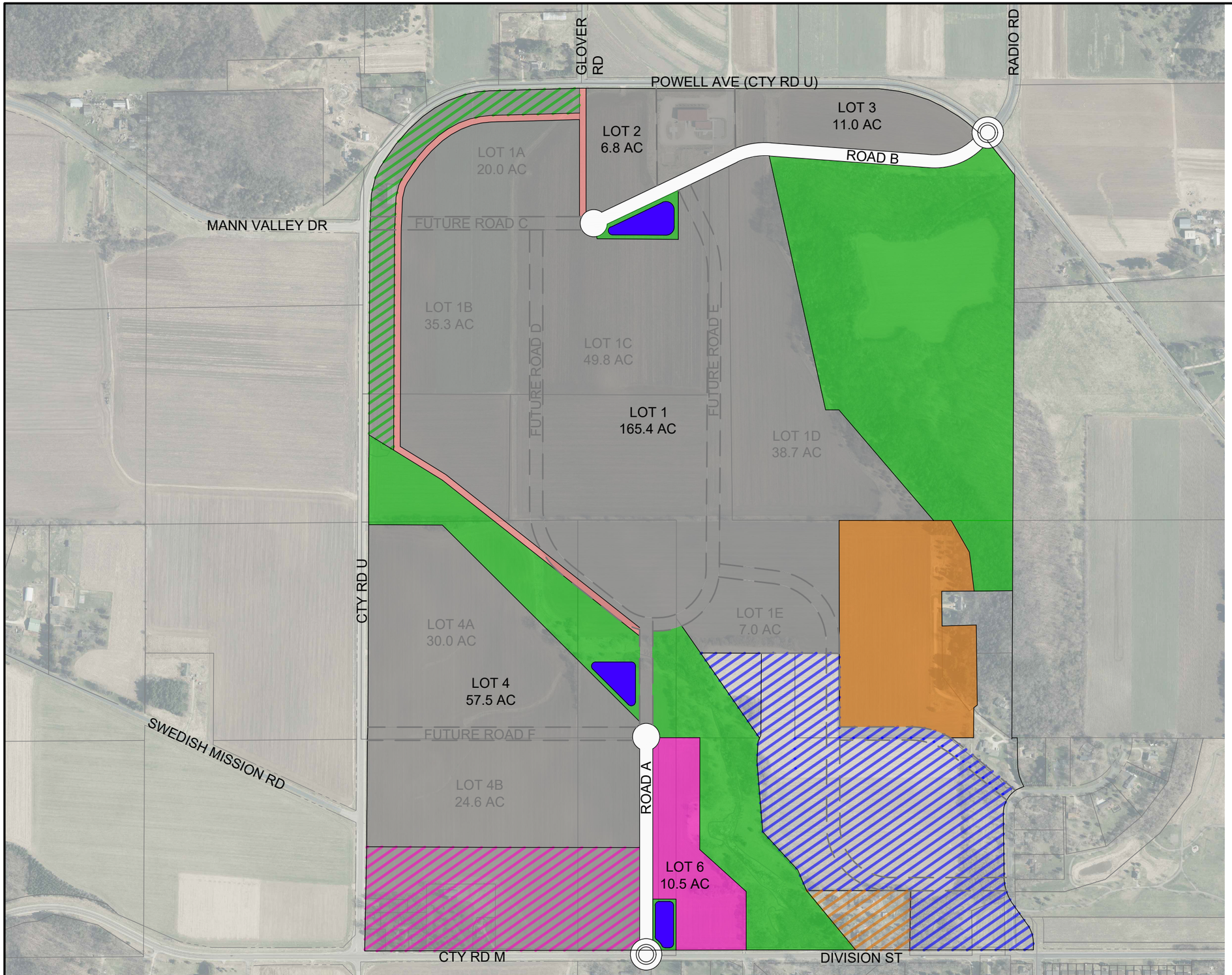

N

300 0 300 600
scale 150 feet

LEGEND

- BUSINESS PARK
- MIXED USE (COMMERCIAL OR MED/LOW DENSITY RES.
- LOW DENSITY RESIDENTIAL
- OPEN SPACE / PROTECTED LAND
- 150' WIDE DRAINAGE EASEMENT
- OPTIONAL LOW DENSITY RES.
- OPTIONAL INSTITUTIONAL / REC
- OPTIONAL MIXED USE
- 40' TRAIL AND UTILITY EASEMENT
- STORMWATER MANAGEMENT (PUBLIC ROAD IMPROVEMENTS ONLY)

NOTES:

1. ROAD ALIGNMENTS MAY BE MODIFIED TO SUIT DEVELOPMENT NEEDS.
2. STORMWATER MANAGEMENT SHOWN IN CONCEPT ARE APPROXIMATE SIZES FOR TREATMENT OF RUNOFF FROM STREETS ONLY. INDIVIDUAL LOT DEVELOPMENTS WILL NEED TO PROVIDE STORMWATER MANAGEMENT ASSOCIATED WITH LOT IMPROVEMENTS.
3. ROAD ALIGNMENT ADJUSTMENTS MAY AFFECT STORMWATER SIZING NEEDS.
4. STORMWATER MANAGEMENT SIZE IS SHOWN IN CONCEPT ONLY. FINAL STORMWATER MANAGEMENT NEEDS WILL AFFECT FINAL LOT SIZES.
5. SUB LOT ACREAGES EXCLUDE THE FUTURE ROAD RIGHT-OF-WAY.

Save: 3/4/2022 11:34 AM rpugh Plot: 3/4/2022 11:36 AM \\sehnn\Projects\PTI\RIver\153807\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RIVER153807_Concept Plan.dwg

DRAWN BY: SFA	NO.	BY	DATE	REVISIONS
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RIVER FALLS, WISCONSIN

CONCEPT PLAN
MANN VALLEY CORPORATE PARK

FILE NO. RIVER153807

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