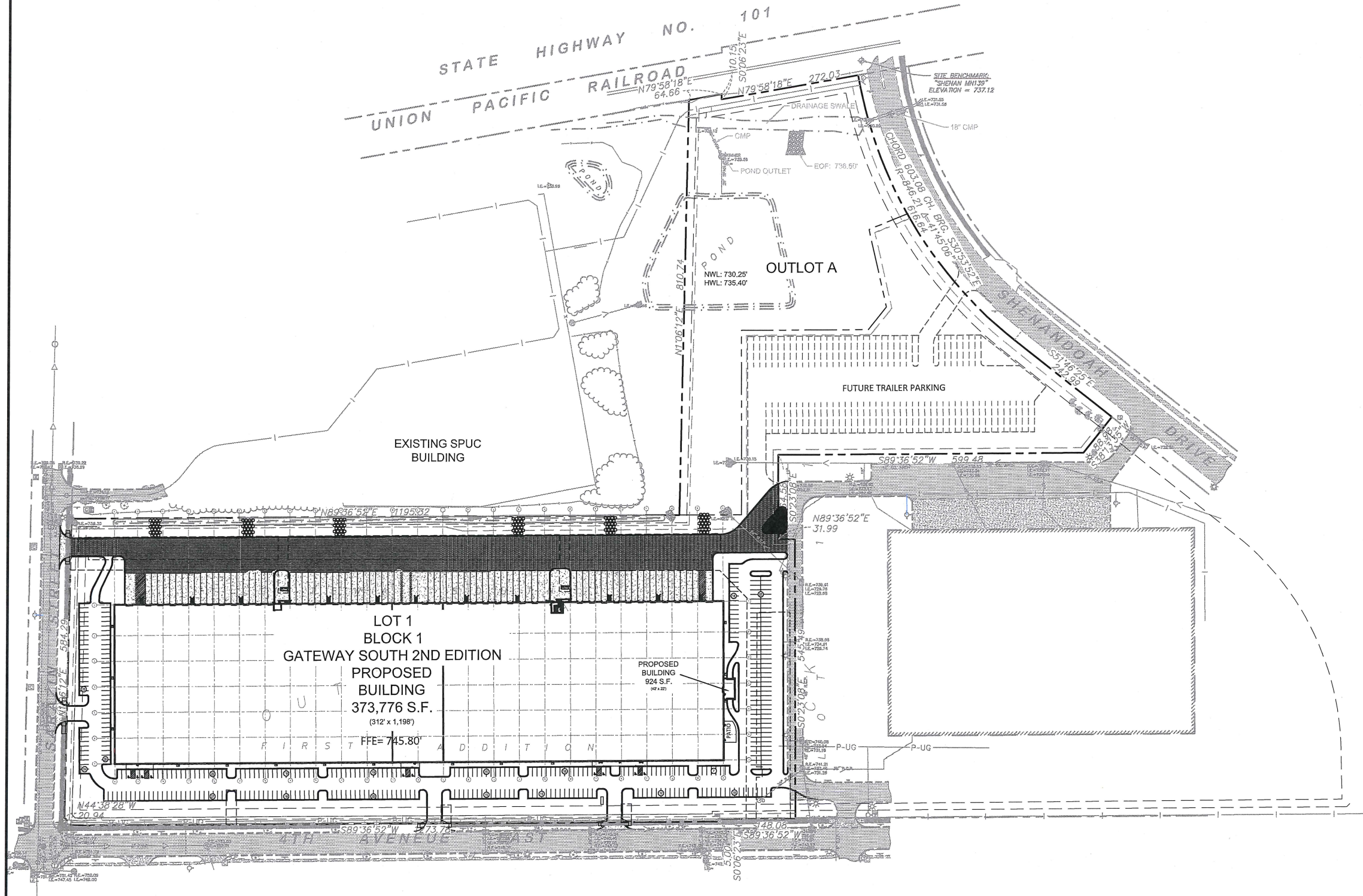


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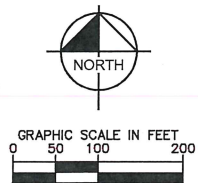
LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- EXISTING STORMWATER MANAGEMENT AREA
- PROPOSED ARCHITECTURAL CONCRETE APRON

NOTE

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Kimley»Horn

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ST. PAUL, MN 55114
(651) 645-4197

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

MICHAEL C. BRANDT
DATE: 02-24-2017 MN LIC. NO. 42661
Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

OVERALL SITE PLAN

ISSUANCES

0	SHELL CONST. DOCS	2017-02-24
1	BULLETIN 1	2017-03-10
2	BULLETIN 1A	2017-03-13
3	BULLETIN 1B	2017-03-14
4	BULLETIN 1C	2017-03-20

Description Date

DRAWING INFORMATION

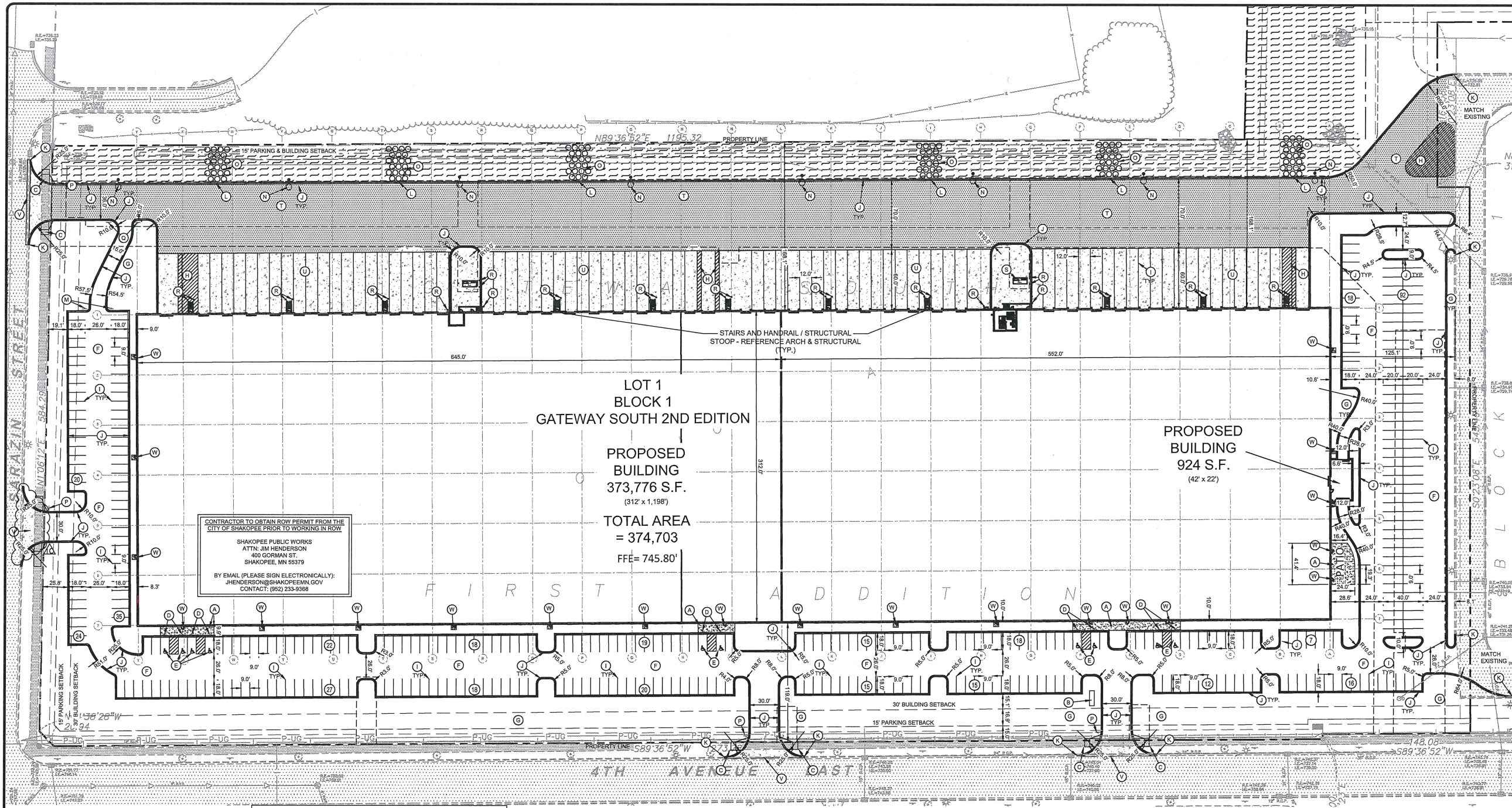
Scale: AS SHOWN
Date: 03/03/2017
Checked By: MCB
Drawn By: ERW JRA
Duke Realty Job #: 160917000
A/E Job #:

DRAWING / SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C200



KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK PER CITY DETAIL 5002 ON SHEET C601
- (B) GENERAL LOCATION OF MONUMENT SIGN, REFERENCE SIGNAGE PLANS FOR EXACT PLACEMENT
- (C) ACCESSIBLE CURB RAMP PER CITY DETAIL 5003 ON SHEET C601
- (D) ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C601
- (E) ACCESSIBLE PARKING STALL - FINAL LOCATIONS TO BE DETERMINED AT TIME OF OCCUPANCY
- (F) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (G) STANDARD DUTY ASPHALT PAVEMENT PER DETAIL ON C601
- (H) AREA STRIPED WITH 4" SYSL @ 45° 2" O.C.
- (I) 4" SWSL PARKING LOT STRIPING (TYP.)
- (J) B&I2 CURB & GUTTER (TYP.) PER CITY DETAIL 1003 ON SHEET C601
- (K) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (L) CURB CUT AND CONCRETE FLUME PER DETAIL ON C603
- (M) RS-1 30"x30" - "DO NOT ENTER" SIGN
- (N) SITE LIGHTING - REFERENCE SITE LIGHTING PLAN
- (O) FLEXAMAT EROSION CONTROL PER DETAIL ON C602
- (P) R1-1 30"x30" - "STOP" SIGN
- (Q) RS-6 24"x30" - "BEGIN ONE WAY" SIGN
- (R) BOLLARD (TYP.) - REFERENCE ARCHITECTURAL PLANS
- (S) TRANSFORMER - COORDINATE WITH UTILITY
- (T) HEAVY DUTY ASPHALT PAVEMENT PER DETAIL ON C601
- (U) CONCRETE PAVEMENT PER DETAIL ON C601
- (V) CONCRETE CURB APRON PER CITY DETAIL 5006 ON C603
- (W) CONCRETE STOOP - REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS

BUILDING DATA SUMMARY

AREAS	
PROPOSED BUILDING AREA	373,776 SF (8.58 AC)
PARKING	
PROPOSED PARKING	401 STALLS
ADA STALLS REQUIRED / PROPOSED	9 STALLS / 9 STALLS
PROPERTY SUMMARY	
GATEWAY SOUTH 2101 SPEC	
TOTAL PROPERTY AREA	±25.27 AC
TOTAL PUBLIC EASEMENT AREA	±8.65 AC
TOTAL DISTURBED AREA	±19.60 AC
PROPOSED IMPERVIOUS AREA	±18.39 AC (72.78%)*
PROPOSED PERVIOUS AREA	±6.88 AC (27.22%)*
ZONING SUMMARY	
EXISTING ZONING	LIGHT INDUSTRIAL - I1
PARKING SETBACKS	15'
BUILDING SETBACKS	FRONT = 30' SIDE = 30' REAR = 15'

* PERCENTAGES BASED OFF OF A LOT AREA OF ±25.27 AC

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH PROJECT SPECIFICATIONS, 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 DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL INNER CURBED RADII ARE TO BE 5' 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, & NOWAK, INC.
- PLYON / 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 PLYON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE SITE LIGHTING PLAN FOR SITE LIGHTING AND ARCH / MEP PLANS FOR 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.

LEGEND

- PROPERTY LINE
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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- EXISTING STORMWATER MANAGEMENT AREA
- PROPOSED ARCHITECTURAL CONCRETE APRON
- EXISTING ASPHALT PAVEMENT

NOTE

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CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE
AND EXACT LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION. NOTIFY DEC
IMMEDIATELY IF DISCREPANCIES EXIST.



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MICHAEL C. BRANDT

DATE: 02-24-2017 MN LIC. NO. 42661

Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

SITE PLAN

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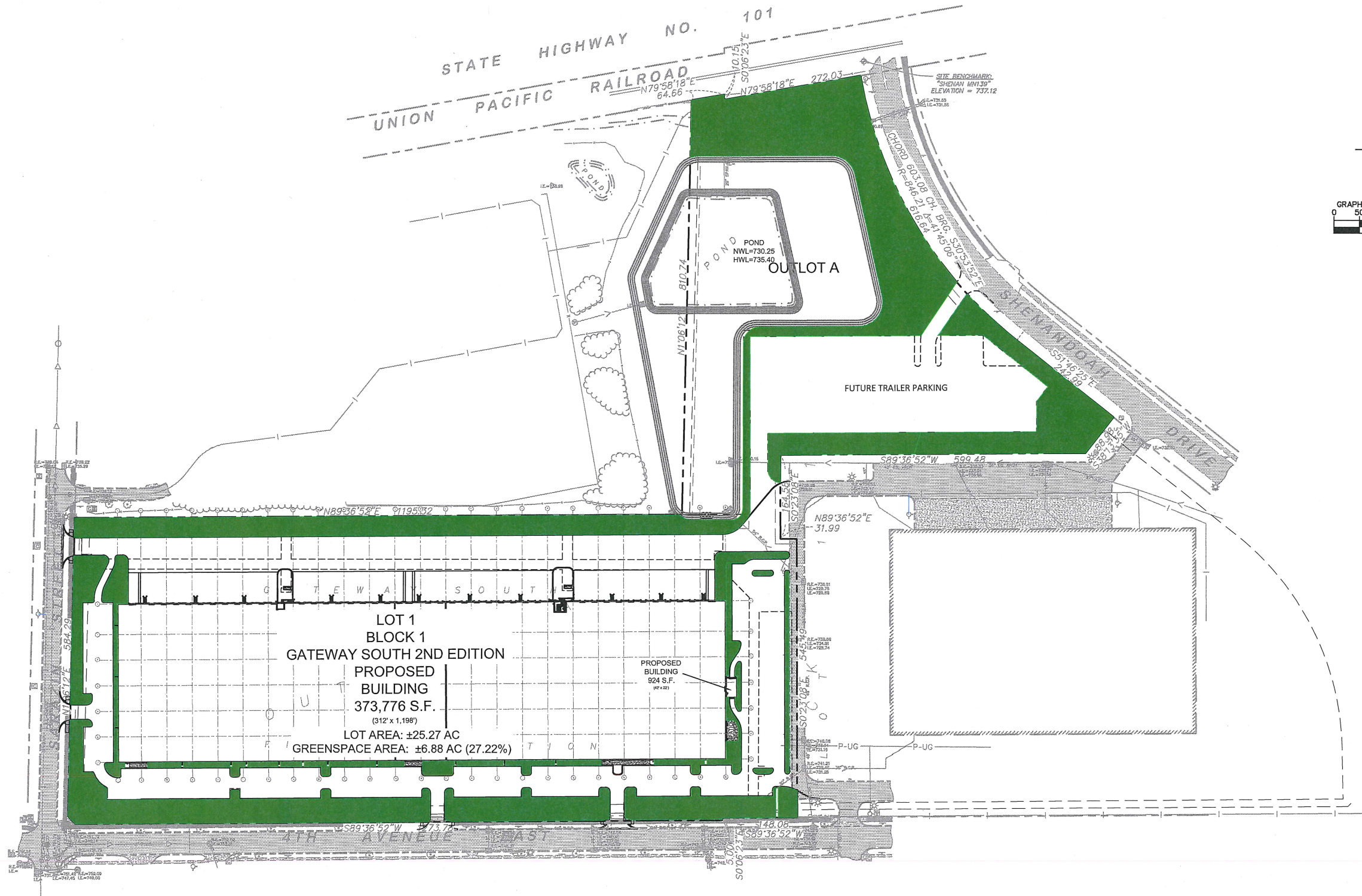
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SITE PLAN

SHEET NUMBER

C201



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Michael C. Brandt

MICHAEL C. BRANDT

DATE: 02-24-2017 MN LIC. NO. 42861

Professional Seal

GATEWAY SOUTH 2101

2101 4TH AVE EAST

GREENSPACE PLAN

ISSUANCES

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1	BULLETIN 1	2017-03-10
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GREENSPACE PLAN

SHEET NUMBER

C202