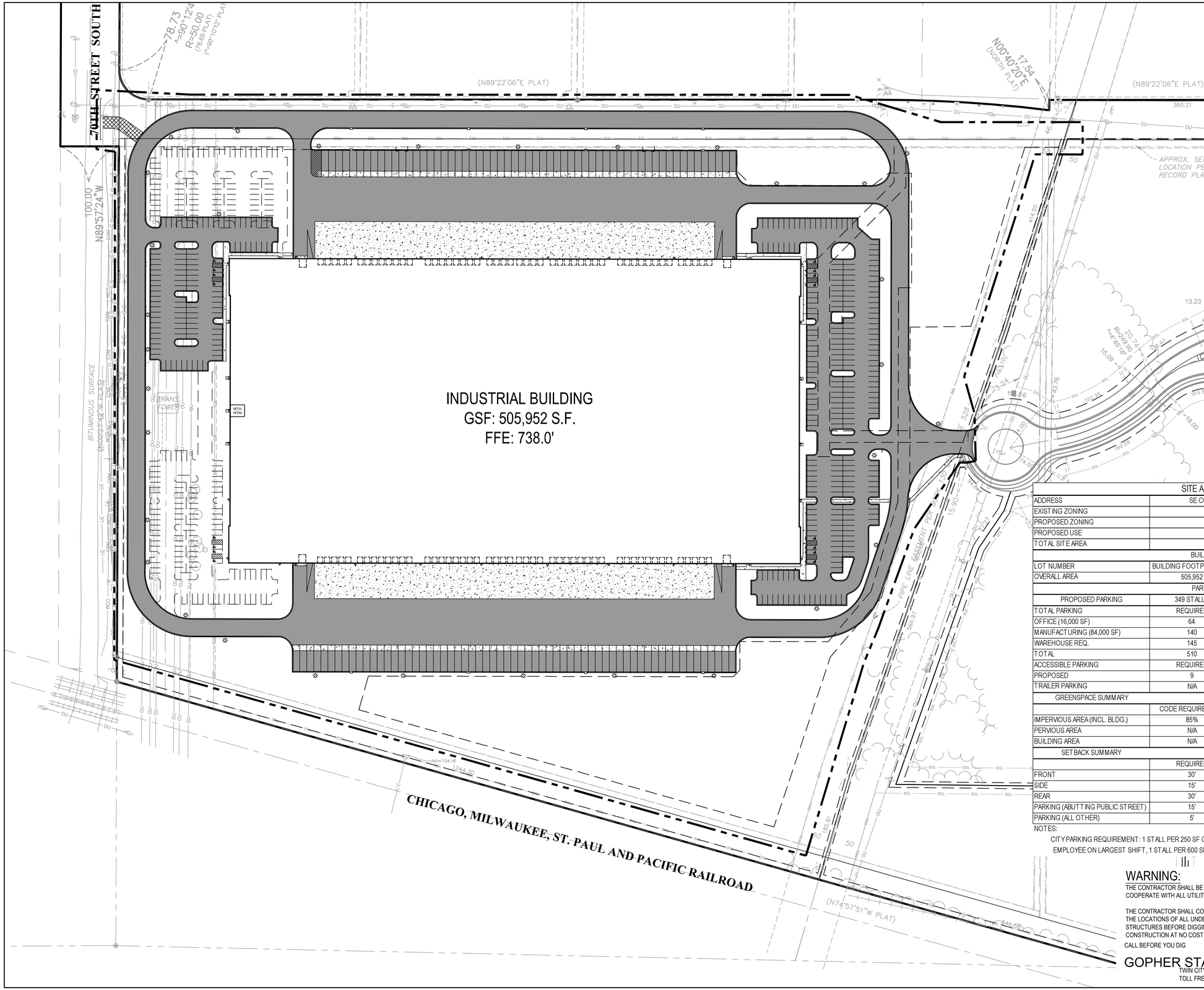

NOTES

1. SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET G-002 FOR LEGEND
3. SEE SHEET C-601 FOR PAVING PLAN.
4. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE ANALYSIS TABLE			
ADDRESS	SE CORNER OF 70TH STREET AND SOUTH CRETEX AVENUE		
EXISTING ZONING	I2: HEAVY INDUSTRY		
PROPOSED ZONING	I2: HEAVY INDUSTRY		
PROPOSED USE	INDUSTRIAL WAREHOUSE		
TOTAL SITE AREA	38.6 AC		
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
OVERALL AREA	505,952	505,952	1
PARKING SUMMARY			
PROPOSED PARKING	349 STALLS	185 PROOF	NET 510 STALLS
TOTAL PARKING	REQUIRED	PROPOSED	
OFFICE (16,000 SF)	64	64	
MANUFACTURING (84,000 SF)	140	140	
WAREHOUSE REQ.	145	145 EMPLOYEES MAX	
TOTAL	510	510	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED	9	16	
TRAILER PARKING	N/A	122	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
IMPERVIOUS AREA (INCL. BLDG.)	85%	64%	
PERVIOUS AREA	N/A	10%	
BUILDING AREA	N/A	30%	
SET BACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	30'	30'	
SIDE	15'	15'	
REAR	30'	30'	
PARKING (ABUTTING PUBLIC STREET)	15'	15'	
PARKING (ALL OTHER)	5'	5'	

NOTES:

CITY PARKING REQUIREMENT: 1 STALL PER 250 SF OF OFFICE SPACE, 1 STALL PER EMPLOYEE ON LARGEST SHIFT, 1 STALL PER 600 SF OF MANUFACTURING SPACE

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK
now part of
Stantec
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM
RJRyan Construction, Inc.

CLIENT:
WPT INDUSTRIAL REIT

PROJECT TITLE:
SOUTHWEST LOGISTICS CENTER
7400 HENTGES WAY
SHAKOPEE, MINNESOTA 55379

ISSUE NO:	DESCRIPTION:	DATE:
1	CITY SUBMITTAL	01/29/2021
2	CITY RE-SUBMITTAL	02/24/2021

CERTIFICATION:
NOT FOR CONSTRUCTION

PROJECT NO.: 4527-20-506

DWN BY:	CHK'D BY:	APP'D BY:
MDH	JRA	DML

ISSUE DATE: 02/24/2021

ISSUE NO.: 2

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.:
C-101

2/23/2021 7:06:09 PM
M:\4527 RJ Ryan\20-506 CRETEX INDUSTRIAL\6_DESIGN\1_CAD\3 PLANSHEETS\C-101 SITE PLAN 4527-20-506.dwg 2/23/2021 MICHAEL D. HAMMERICH