

NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM AN ALTA/NPS LAND TITLE  
SURVEY PROVIDED BY E.G. RUD & SONS, INC.,  
DATED DECEMBER 16, 2020.



ECOFUN MOTORSPORTS

COLUMBUS, MN

**LOUCKS**  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com  
LOUCKS PROJECT NO. 21010

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.

Printed Name: [Signature]  
Date: 06/10/2021  
Lic #: 53706

**Issue record**

no.	date	description
04/29/2021	04/29/2021	Watershed Submittal
04/30/2021	04/30/2021	City Submittal
05/12/2021	05/12/2021	County Submittal
05/21/2021	05/21/2021	Watershed Resubmittal
06/16/2021	06/16/2021	GRE Encroachment Application
06/17/2021	06/17/2021	City Resubmittal

project no.  
drawn by MJS date  
reviewed by TDG 06.17.2021

**SITE PLAN**



**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.

**C2.1**

**SITE DATA**

CURRENT ZONING: COMMUNITY RETAIL DISTRICT  
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

PROPERTY AREA: 3.45 AC  
DISTURBED AREA: 2.98 AC  
EXISTING IMPERVIOUS AREA: 0.00 AC  
PROPOSED IMPERVIOUS AREA: 1.87 AC

**DEVELOPMENT AND DESIGN STANDARDS**

YARD (BUILDING) SETBACKS:  
FRONT 30 FT  
SIDE 10 FT  
REAR 10 FT

YARD (BUILDING) SETBACKS:  
FRONT 5 FT  
SIDE 5 FT  
REAR 5 FT

**OFF-STREET PARKING AND DESIGN STANDARD REQUIREMENTS**

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):  
PARKING SPACE WIDTH = 10 FT  
PARKING SPACE LENGTH = 20 FT  
MANEUVERING LANE WIDTH = 24 FT

**OFF-STREET PARKING CALCULATIONS**

TOTAL PARKING PROVIDED = 36 STALLS  
PROOF OF PARKING REQUIRED = 40 STALLS  
PROOF OF PARKING PROVIDED = 40 STALLS

**ACCESSIBLE PARKING**

PROPOSED ACCESSIBLE PARKING PROVIDED: 2 STALLS  
REQUIRED ACCESSIBLE PARKING: 2 STALLS\*\*

\*\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 26 TO 50 STALLS

**SITE NOTES**

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ON CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS-SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE, THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS-SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 10' X 20' UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

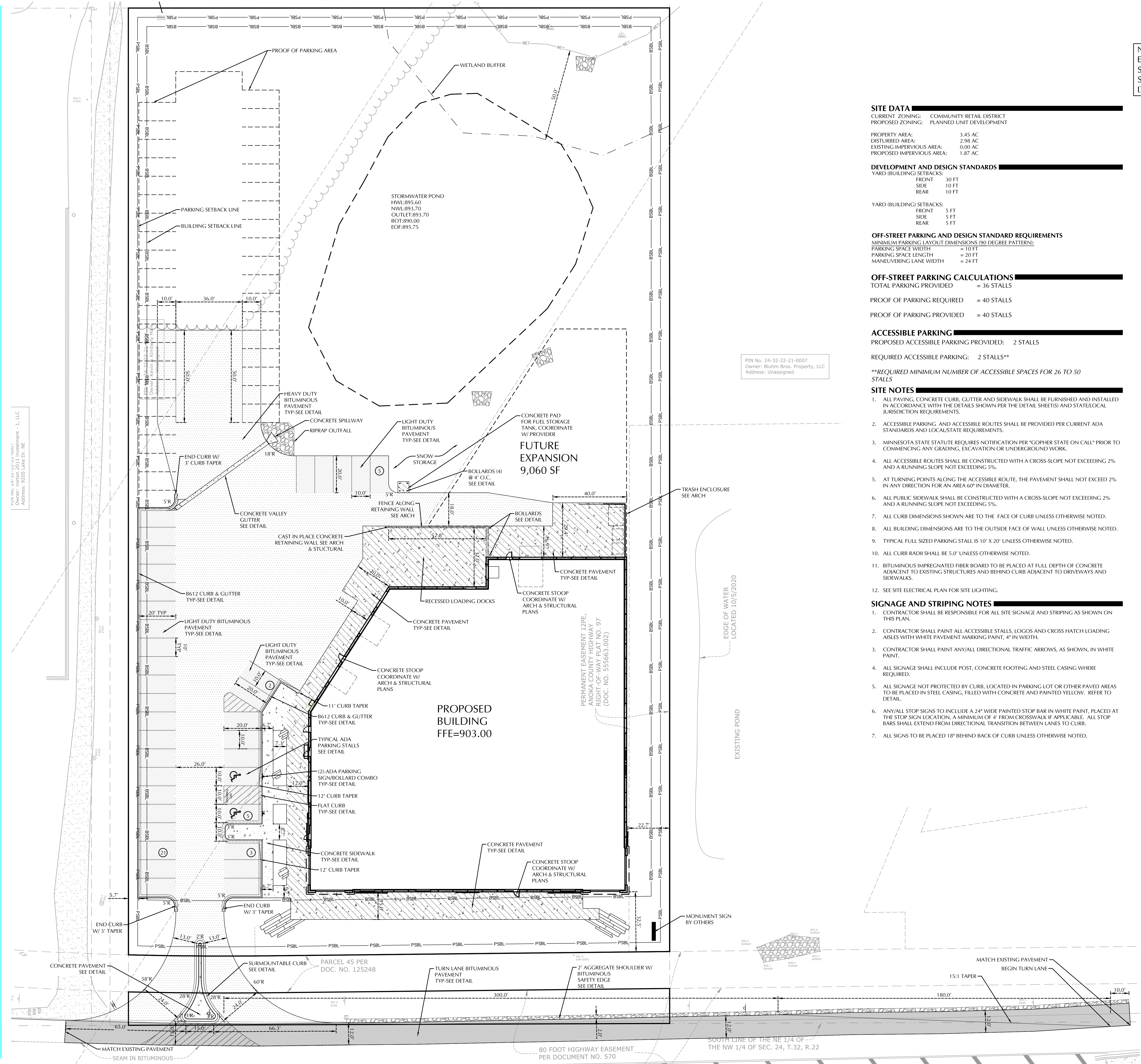
**SIGNAGE AND STRIPING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4" FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

**PAVEMENT TYPES**

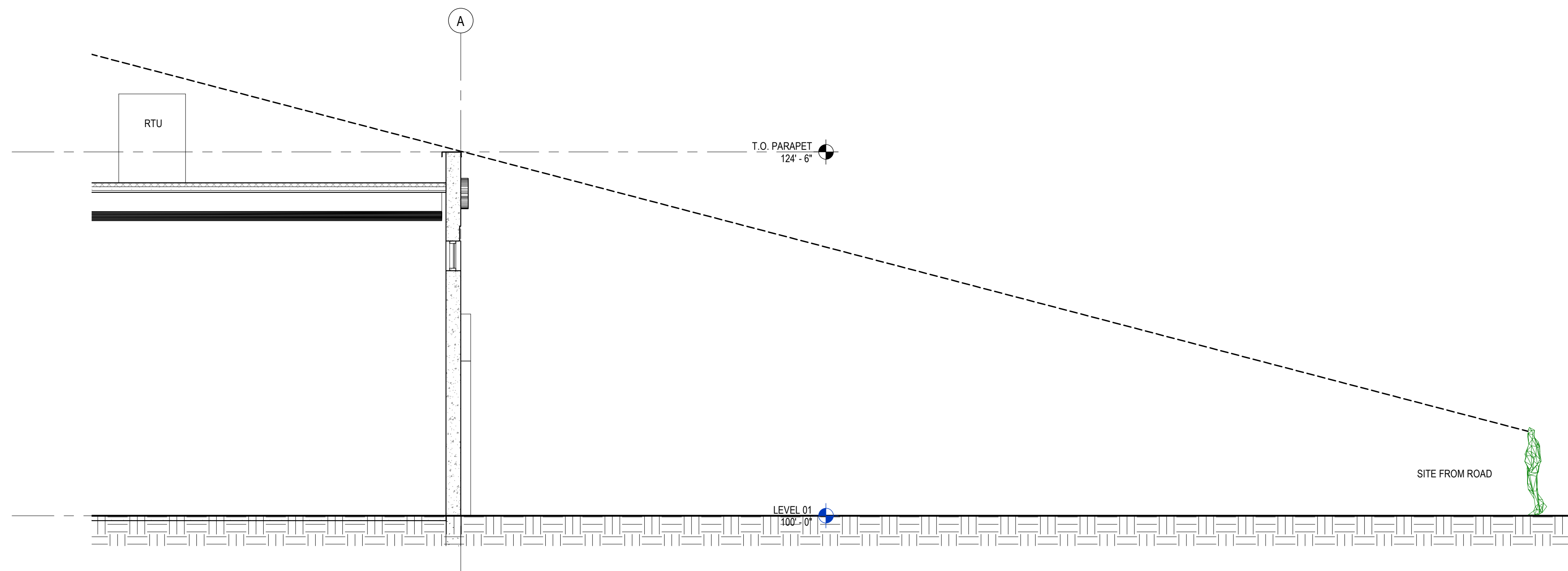
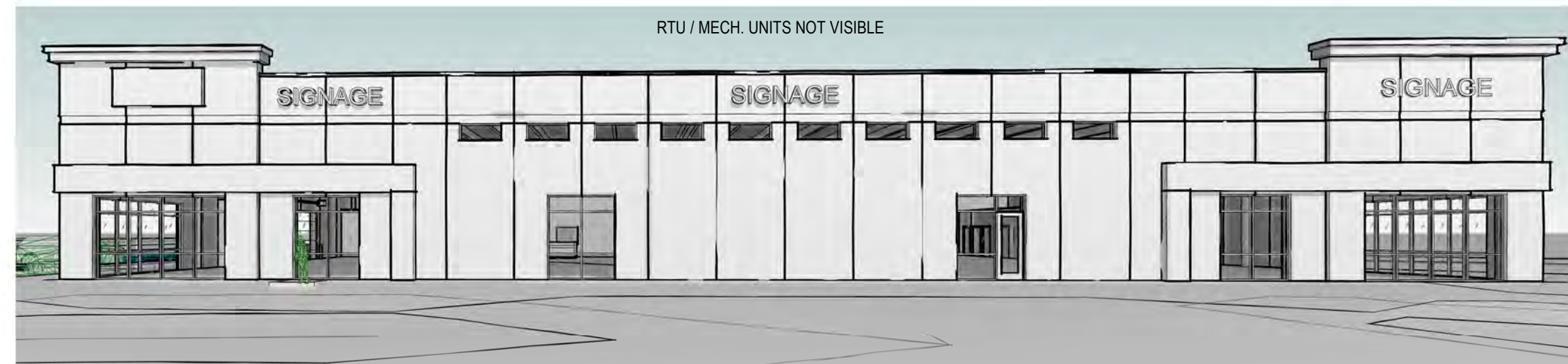
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- TURN LANE BITUMINOUS PAVEMENT

NOTE:  
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.



PIN No. 24-32-22-0007  
Owner: Bluhm Bros. Property, LLC  
Address: Unassigned

PIN No. 24-32-22-0007  
Owner: Bluhm Bros. Property, LLC  
Address: Unassigned



BDH.design

# ECOFUN MOTORSPORTS

project no. 02562  
 drawn by KMF  
 reviewed by JG

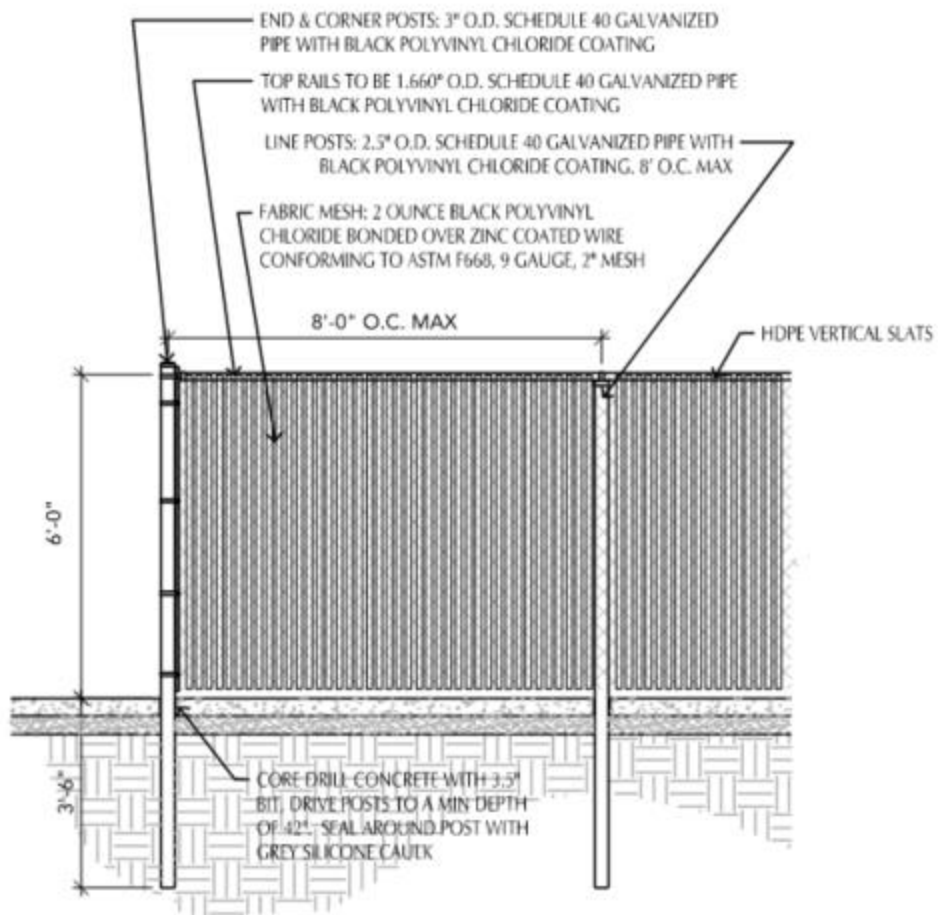
date

04.30.2021

3D PERSPECTIVE

COLUMBUS, MN

# 3DP



NOTES:

1. END & CORNER POSTS SHALL BE SET 48" INTO A 12" DIA. CONCRETE FOOTING LINE POSTS SHALL BE SET 42" INTO A 8" DIA. CONCRETE FOOTING.
2. ALL FITTINGS SHALL BE GALVANIZED BLACK POLYVINYL CHLORIDE COATED PRESSED STEEL.
3. TIES SHALL BE 9 GAUGE VINYL COATED ALUMINUM, SPACED MAXIMUM 12" O.C. ON HORIZONTAL RAILS AND ON VERTICAL POSTS.
4. CONTRACTOR TO VERIFY UTILITY LOCATIONS AND FIELD ALTER POST LOCATIONS AS NEEDED.

6' VINYL COATED FENCE W/SLATS

SCALE: 3/8" = 1'-0"

