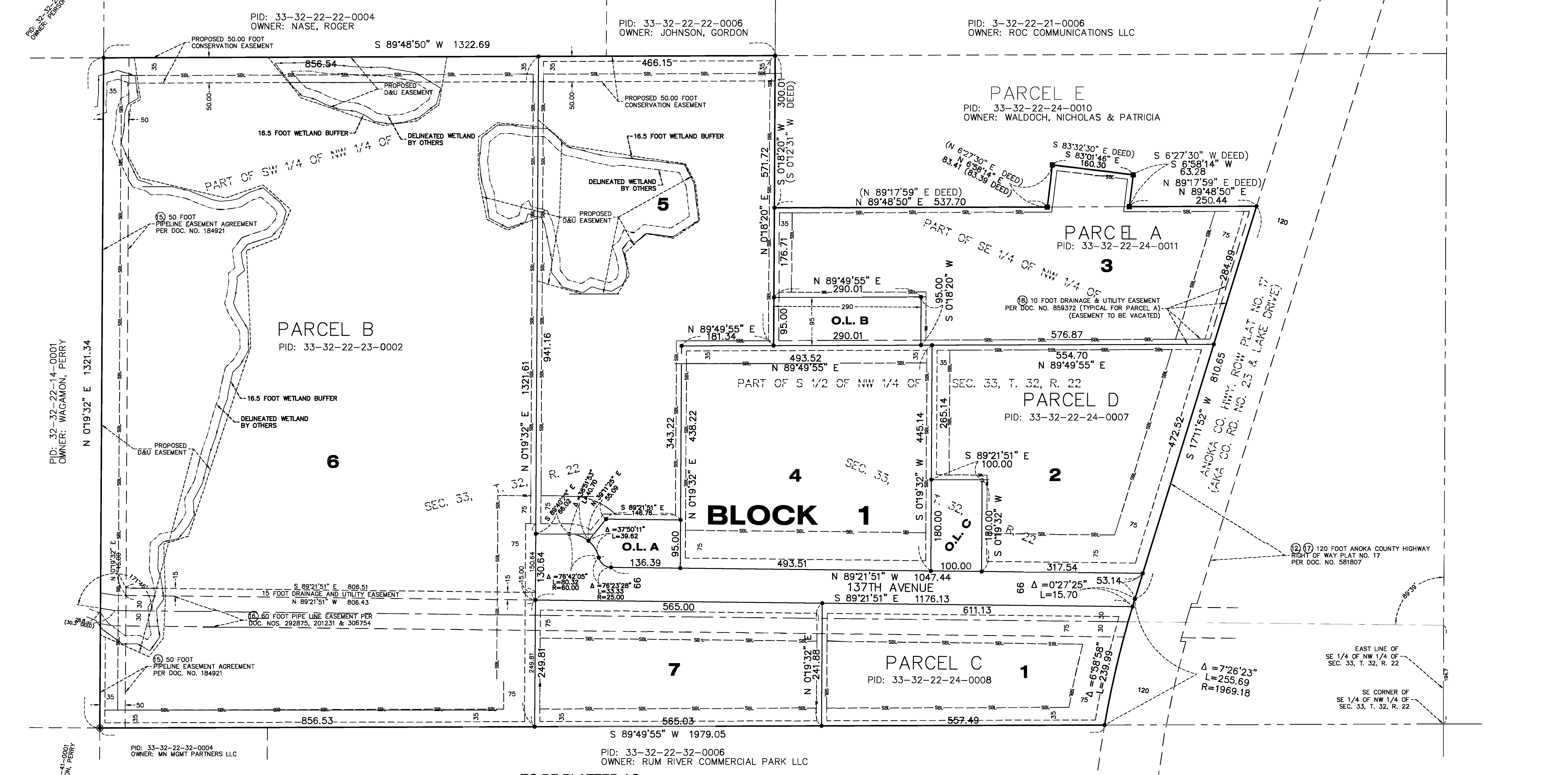
E1

PRELIMINARY PLAT OF: WALDOCH ADDITION



TO BE PLATTED AS:

Lots 1 through 7, Block 1, WALDOCH ADDITION, Anoka County, Minnesota.
AND
Outlots A, B and C, WALDOCH ADDITION, Anoka County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots and Outlots is equal to 10.
The total area is 2,487,082 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, WALDOCH ADDITION equals 138,356 square feet = 3.177 acres.
Site Area Lot 2, Block 1, WALDOCH ADDITION equals 200,013 square feet = 4.592 acres.
Site Area Lot 3, Block 1, WALDOCH ADDITION equals 231,122 square feet = 5.306 acres.
Site Area Lot 4, Block 1, WALDOCH ADDITION equals 217,969 square feet = 5.004 acres.
Site Area Lot 5, Block 1, WALDOCH ADDITION equals 367,791 square feet = 8.443 acres.
Site Area Lot 6, Block 1, WALDOCH ADDITION equals 1,131,839 square feet = 25.983 acres.
Site Area Lot 7, Block 1, WALDOCH ADDITION equals 138,900 square feet = 3.189 acres.
Site Area Outlot A (O.L. A), WALDOCH ADDITION equals 15,542 square feet = 0.357 acres.
Site Area Outlot B (O.L. B), WALDOCH ADDITION equals 27,550 square feet = 0.632 acres.
Site Area Outlot C (O.L. C), WALDOCH ADDITION equals 18,000 square feet = 0.413 acres.

EXISTING LEGAL DESCRIPTIONS:

Parcel A:
That part of the SE1/4 of the NW1/4 of Section 33, Township 32, Range 22, lying Westerly of Trunk Highway No. 8 and lying Northerly of South 750 Feet thereof (as measured perpendicular with south line of said 1/4) and lying Southerly of the following described line: Commencing at NW Comer of said 1/4 1/4, thence South 00 degrees 12 minutes 31 seconds East on an assumed bearing along West line thereof to South line of North 300 feet thereof & point of beginning of said line, thence North 89 degrees 17 minutes 59 seconds East along said South line 537.70 feet, thence North 6 degrees 27 minutes 30 seconds East 83.39 feet, thence South 83 degrees 32 minutes 30 seconds East 160.30 feet, thence South 6 degrees 27 minutes 30 seconds West 63.26 feet to said South line of North 300 feet, thence North 89 degrees 17 minutes 59 seconds East along said South line 250.41 feet to said Westerly right-of-way line of Trunk Highway No 8 and there terminating, except road. Subject to easement of record.

Parcel B:
The SW 1/4 of the NW 1/4 of Section 33, Township 32, Range 22, except the North 215 feet of the South 750 feet lying East of the West 1070 feet thereof. Except road. Subject to easement of record.

Parcel C:
That part of the SE1/4 of the NW1/4 of Section 33, Township 32, Range 22, lying Westerly of Co. Rd. No. 23 (AKA Lake Drive), & lying Southerly of a line being 535 feet Northerly of the South line thereof (as measured perpendicular with the South line of said 1/4 1/4). Except roads. Subject to easement of record.

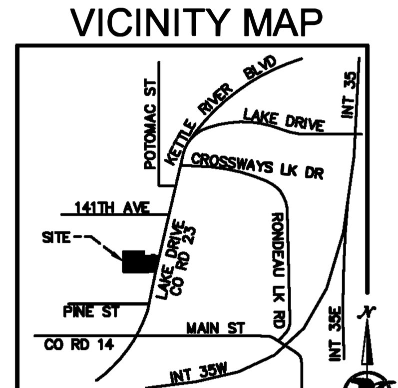
Parcel D:
That part of the North 215 feet of the South 750 feet of the South Half of the Northwest Quarter, Section 33, Township 32, Range 22, Anoka County, Minnesota, lying easterly of the West 1070 feet thereof and lying westerly of Lake Drive (also known as County Road No. 23).

SITE ADDRESSES
13824 & 13834 Lake Drive,
Columbus, MN 55025

OWNERS
Don and John Waldoch
CONTACT
John Waldoch (612) 810-9292
13824 Lake Drive,
Columbus, MN 55025

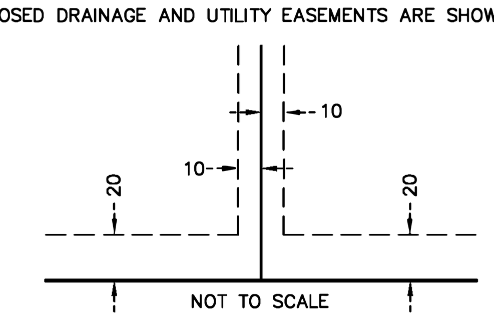
SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

VICINITY MAP



NOT TO SCALE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

BEING 10 FEET IN WIDTH, ADJOINING LOT LINES, AND 20 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.

NOTES CORRESPONDING TO EASEMENTS:

12. Subject to road as shown by available maps. (AS SHOWN SHOWN)

13. Reservation of all minerals and mineral rights by the State of Minnesota.
(NON-SURVEY MATTER, DOCUMENT NOT AVAILABLE)

14. Mineral reservation in favor of The Federal Land Bank of Saint Paul as reserved in Limited Warranty Deed dated July 1, 1946, filed February 6, 1959 in Book 436 of Deeds, pages 488-489, as Document Number 196397.
(NON-SURVEY MATTER, DOCUMENT NOT AVAILABLE)

15. Right-of-Way Agreement for pipe line purposes in favor of Great Lakes Pipe Line Company dated July 15, 1957, filed November 1, 1957 in Book 402 of Miscellaneous, pages 147-148, as Document Number 184921. (AS SHOWN SHOWN)

16. Easement for pipe line purposes in favor of Northern Natural Gas Company, a Delaware corporation, dated March 12, 1959, filed July 29, 1959 in Book 453 of Miscellaneous, pages 133-134, as Document Number 201231. Partial Release of Easement filed November 16, 1966 as Document Number 292875. (AS SHOWN SHOWN)

Modification and Amendment of Easement Grant filed February 14, 1968 in Book 776, pages 416-418, as Document Number 306754.

17. Anoka County Highway Right-of-Way Plat No. 17 filed November 16, 1981 as Document Number 581807. (AS SHOWN SHOWN)

18. Easement Deed for drainage and utility purposes in favor of Columbus Township, a Minnesota political subdivision, dated August 7, 1989, filed August 7, 1989 as Document Number 859372. (AS SHOWN SHOWN)

19. Statement of Mineral Ownership in favor of AgriBank, FCB dated July 1, 2014, filed July 11, 2014 as Document Number 2085805.001.
(NON-SURVEY MATTER, DOCUMENT NOT AVAILABLE)

20. Ordinance No. 15-06 filed January 7, 2016 as Document Number 2127094.001.
(DOCUMENT NOT AVAILABLE)

GENERAL NOTES:

1. The bearing system used is based on Anoka County, Minnesota Coordinate System.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Lacking excavation, the location of any shown underground feature is approximate. Further verification may be required.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27003C0355E, effective date December 16, 2015.

4. Zoning = Presently C/I (Commercial/Industrial) per City of Columbus Zoning Map.

5. Setback requirements per City of Columbus.
Front = 75 feet
Rear = 35 feet
Side = 10 feet

The zoning and setback information shown on this survey are per City of Columbus' webpage, on August 17, 2021. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.

6. Site Area = 2,572,871 square feet = 59.065 acres.

7. There are a total of 23 striped parking stalls on said property, of which there are 1 designated as handicap.

8. This survey was made on the ground.

9. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company and Land Title, Inc., having an effective date of May 28, 2021 and bearing file number 640634.

10. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 912.52

11. Wetland delineation by others.

N

SCALE: 1 INCH = 100 FEET

REVISIONS

Date:	
9/1/21	per comments
10/14/21	per comments

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: July 27, 2021

PRELIMINARY PLAT OF WALDOCH ADDITION

For:

PARK CONSTRUCTION

SITE:

WALDOCH PROPERTIES

13824 & 13834 LAKE DRIVE
COLUMBUS, MINNESOTA

ANOKA COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book	File No.
667	1-3-10528PP
Page 3	W.O. Number
CAD Technician CT	2021315
Sheet No.	2 OF 2

CAD File: 2021315.DWG
Path: J:\2021315\DWG\

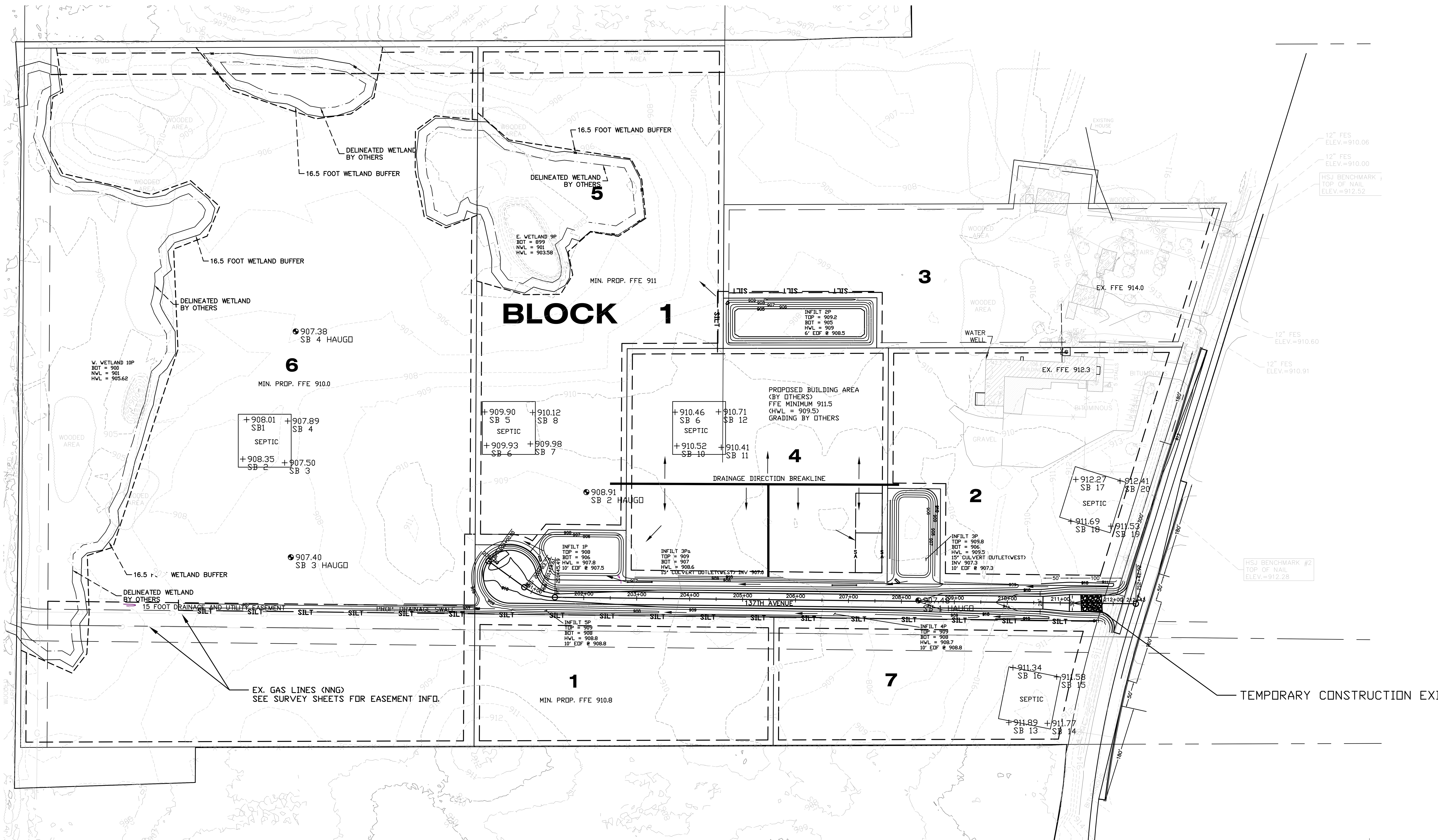
E2

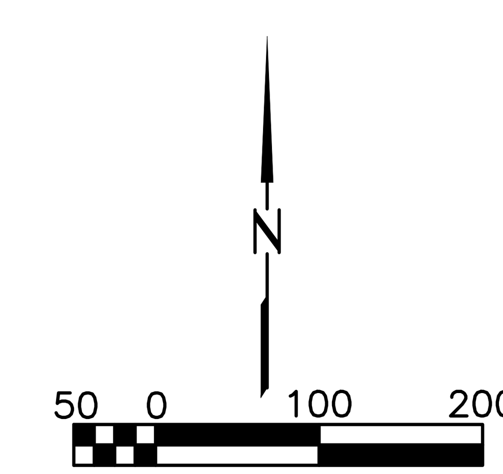
SITE, GRADING AND EROSION CONTROL

WALDOCH ADDITION IN COLUMBUS, MN

LEGEND

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POWERPOLE
- LIGHT POLE
- GUY
- TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- HAND HOLE
- SEMAPHORE
- GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- 281.26 × . . . . EXISTING SPOT ELEVATION
- SOIL BORING
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS
- DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . CURB STOP
- CO . . . . CLEAN OUT
- BUSH
- BG . . . BARBECUE GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- BENCH
- WATER SPIGOT
- TRENCH DRAIN
- MW . . MONITORING WELL
- STORM DISIPATER
- SATELITE DISH
- TELEPHONE
- ELECTRIC PEDESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL
- PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT . . . SILT FENCE





SITE GRADING NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE HYDROSEEDED
9. MINIMIZE COMPACTION IN INFILTRATION AREA.

EROSION CONTROL (AND LANDSCAPING) NOTES:

1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED, EXCEPT AS NOTED IN NUMBER 8 BELOW..
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. SEED MNDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35-221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED.
9. AFTER SEEDING, PLACE POST-CONSTRUCTION SILT FENCE AROUND INFILTRATION BASINS AFTER GRADING HAS COMMENCED FOR THIS PROJECT TO PROVIDE PROTECTION FOR FUTURE GRADING/SITE WORK.
10. EOF ON INFILTRATION PONDS MUST BE PERMANENTLY STABILIZED WITH TURF REINFORCEMENT MAT OR GEOGRID.

REVISIONS

NO.	DATE	BY	DESCRIPTION

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.

PRELIMINARY

KRYSTLE L. BLOCH

10-15-2021 — DATE

49893 — LIC. NO.

WALDOCH ADDITION
13824 & 13834 LAKE DRIVE
COLUMBUS, MN

OWNER / DEVELOPER:
WALDOCH PROPERTIES

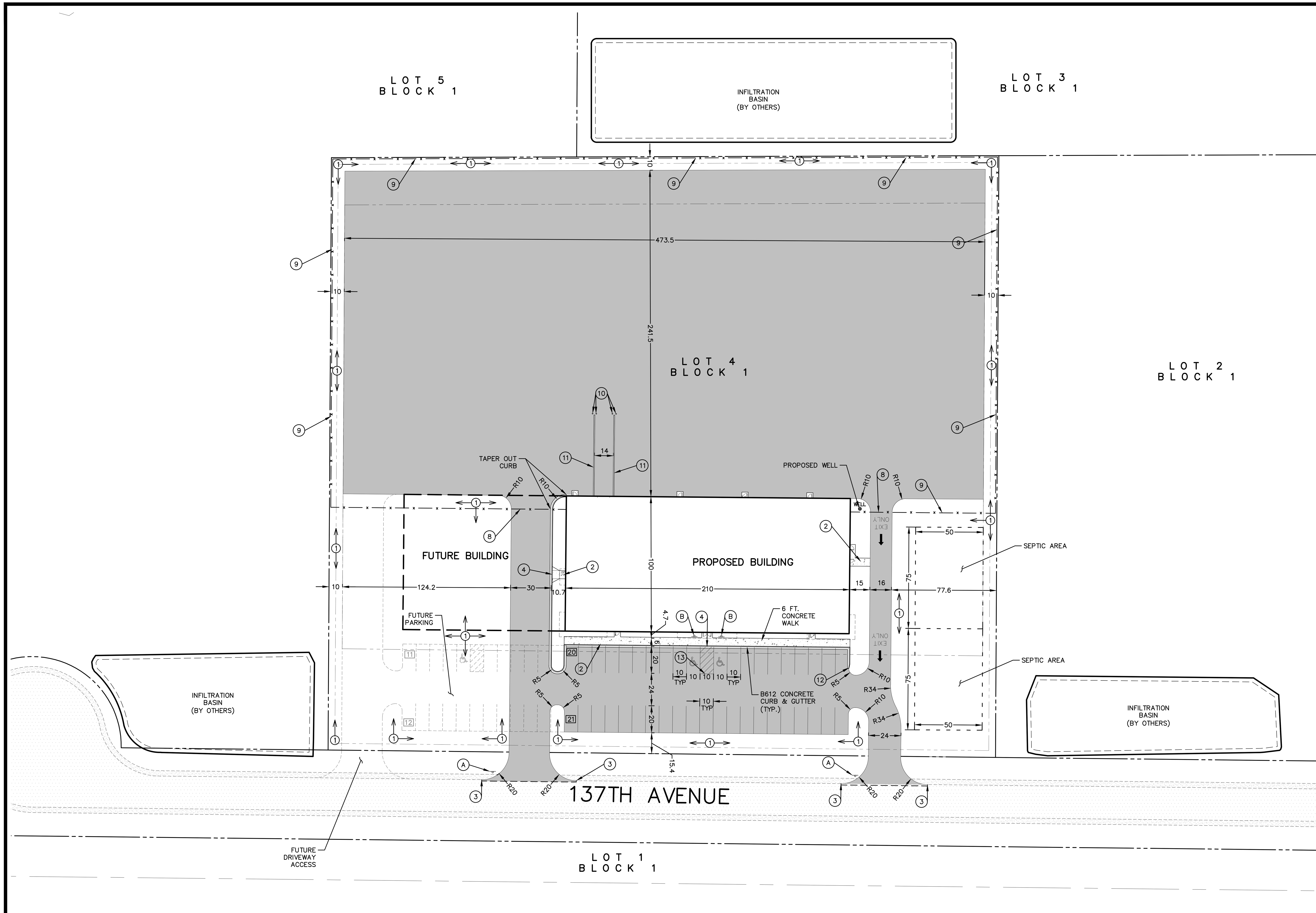
BLOCH ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

DRAWN BY: KLB
CHECKED BY: KLB
DESIGNED BY: KLB
JOB NO. 21-23
DATE: 10-15-21

SHEET	SHEETS
2	7

E3



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE PAVEMENT		
GRAVEL		
LIGHT POLE		
SIGN		
FENCE		

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. TYPICAL PARKING STALLS ARE 9' X 18', UNLESS OTHERWISE NOTED.
4. TYPICAL DRIVE LANES ARE 25', UNLESS OTHERWISE NOTED.
5. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS. TRUNCATED DOMES ARE NOT REQUIRED.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
7. SAWCUT ALL JOINTS WHERE CURB AND GUTTER IS TO BE REMOVED.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

   CONTROL JOINT MAX. SPACING: WALKS–8' O.C.
ALL OTHERS–10' O.C.

   SAW CUT CONTROL JOINTS MINIMUM $\frac{1}{4}$ CONCRETE THICKNESS.

   EXPANSION JOINTS MAX. SPACING: WALKS–24. O.C.
*ALL OTHERS–40' O.C.

   *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

   DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. 4" CONCRETE WALK.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. PEDESTRIAN CURB RAMP.
5. LIGHT POLE & BASE (TBD).
6. MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN (TBD).
7. ELECTRIC TRANSFORMER (TBD).
8. GATE (PER OWNER).
9. CHAIN-LINK FENCE (PER OWNER).
10. 6" CONCRETE FILLED PIPE BOLLARD.
11. RETAINING WALL.
12. 3-FT CURB TAPER.
13. PAINT "NO PARKING" AT HEAD OF ACCESS AISLE.

N

0 20 40 80

(IN FEET)

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

PARKING SUMMARY

STANDARD SURFACE STALLS	39
HANDICAP SURFACE STALLS	2
FUTURE PARKING STALLS	23
TOTAL STALLS	64

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (24"x 24")

Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")

SITE DATA

PROPOSED ZONING:	COMMERCIAL/INDUSTRIAL	
TOTAL AREA:	217,970 SF	
HARD SURFACE AREA:		
BUILDING:	21,000 SF	10%
BUILDING ADDITION:	7,912 SF	4%
PAVEMENT:	139,960 SF	64%
FUTURE PAVEMENT:	11,622 SF	5%
TOTAL:	180,494 SF	83%
PERVIOUS SURFACE AREA:	37,476 SF	17%

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

SITE PLAN

STREET SMART RENTAL
Columbus, Minnesota

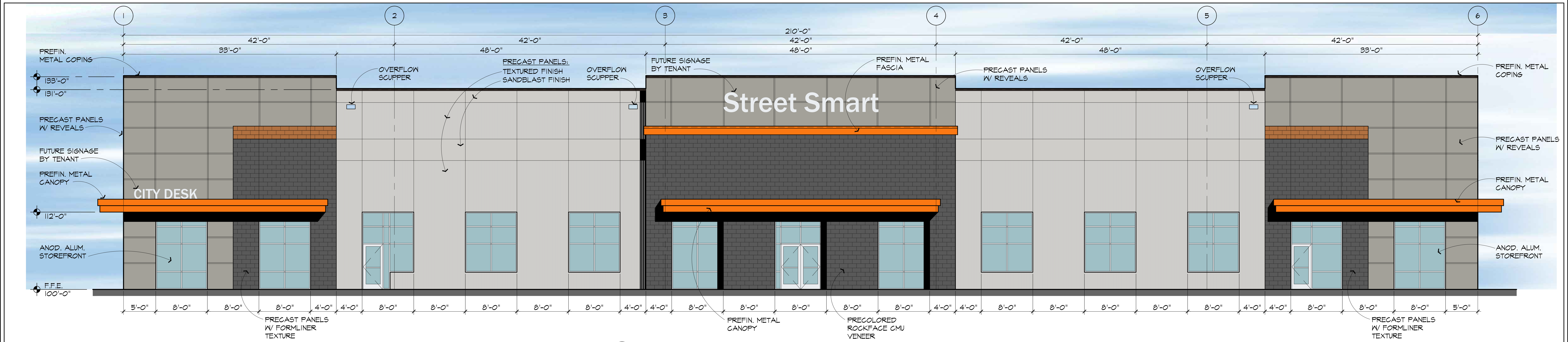
MFC PROPERTIES CORPORATION
3460 Washington Drive, Suite 100
Eagan, MN 55122

REVISIONS
1.

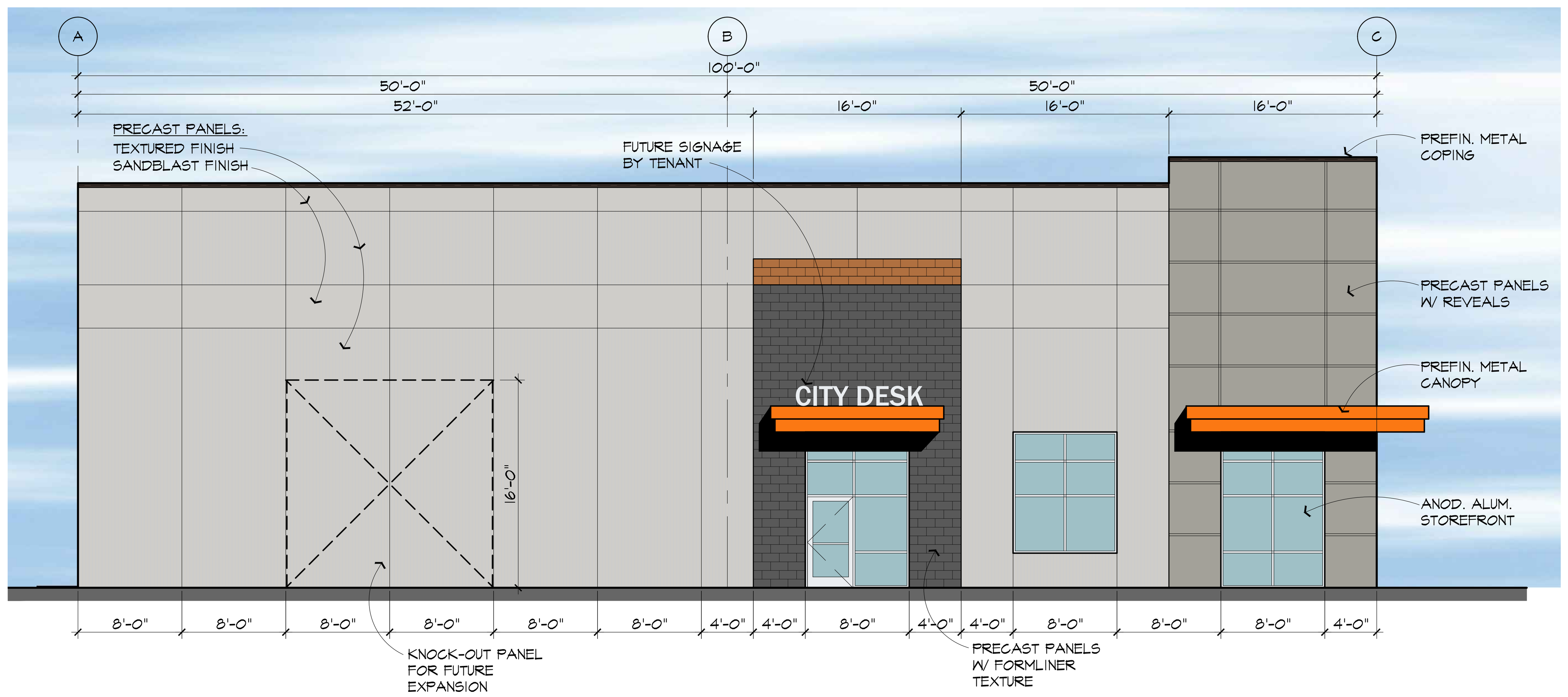
DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	09/02/21

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

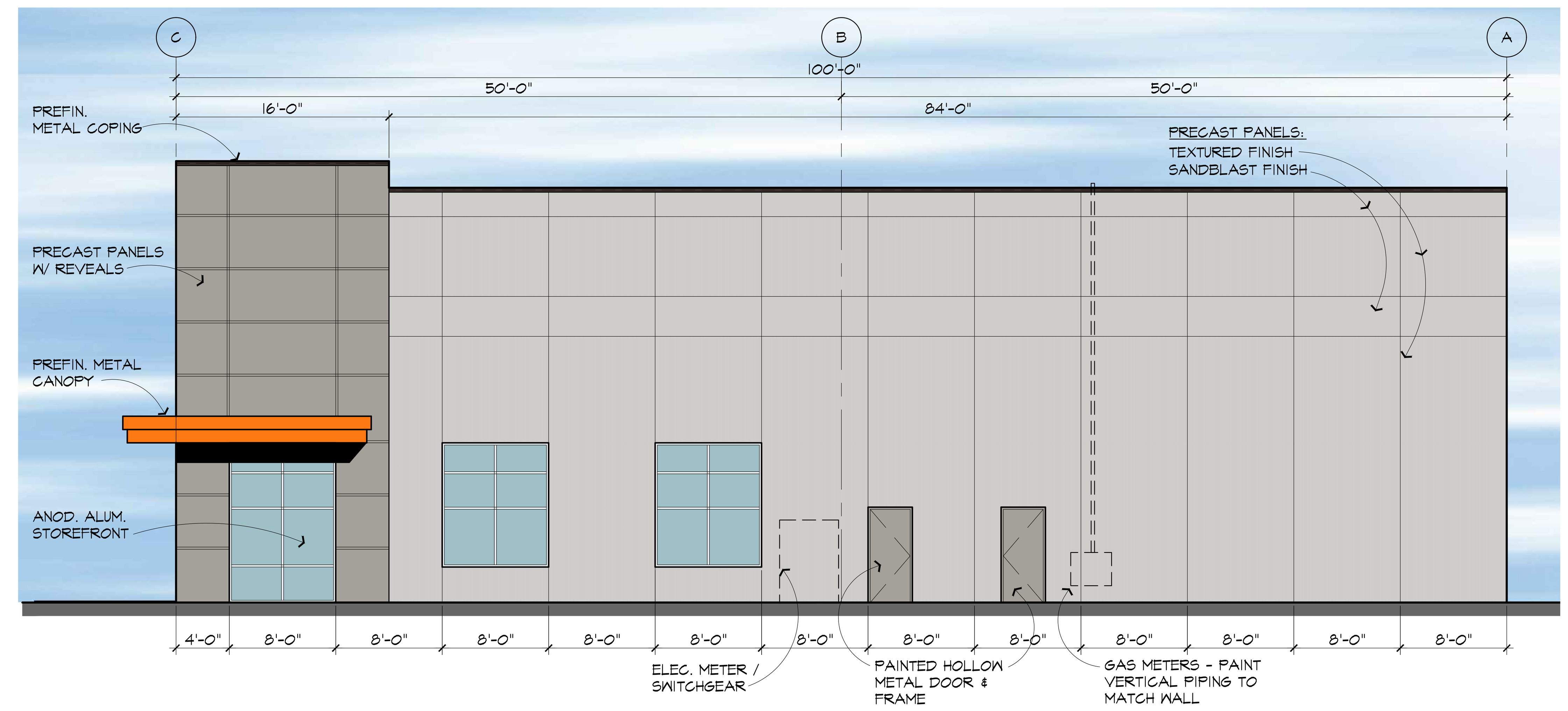
Name: Joseph T. Radach, P.E.
Signature:
Date: 09/02/21 License #: 45889



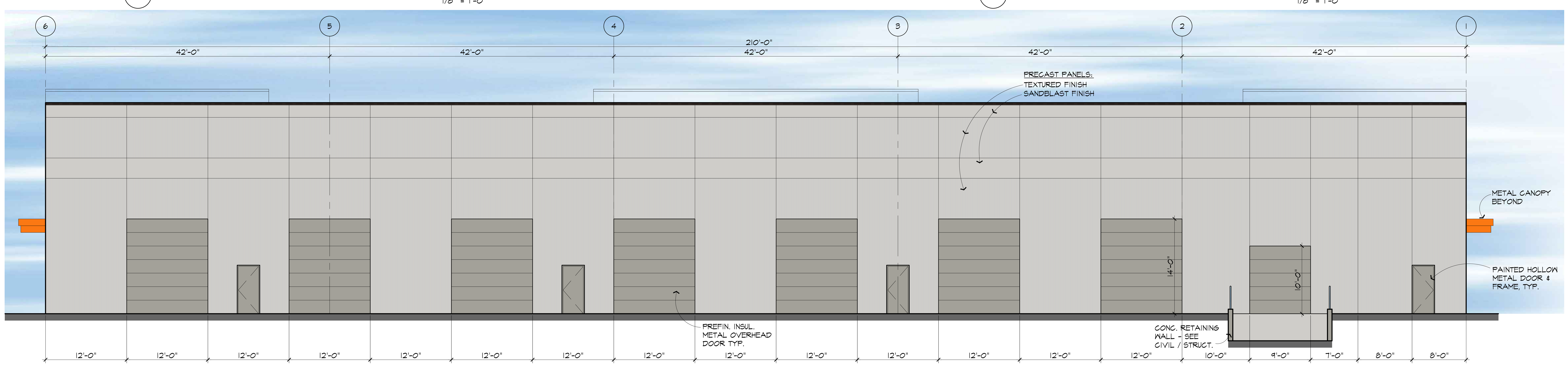
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.

1600 West Lake Street, Suite 127 612-436-4030
Minneapolis, MN 55408 www.archconsort.com

MFC PROPERTIES CORPORATION
YANKEE SQUARE OFFICE V
3464 WASHINGTON DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 452-3303
FAX: (651) 452-3362
WWW.MFCPROPERTIES.COM

Mark	Revision / Issue	Date
	CITY SUBMITTAL	09-02-21

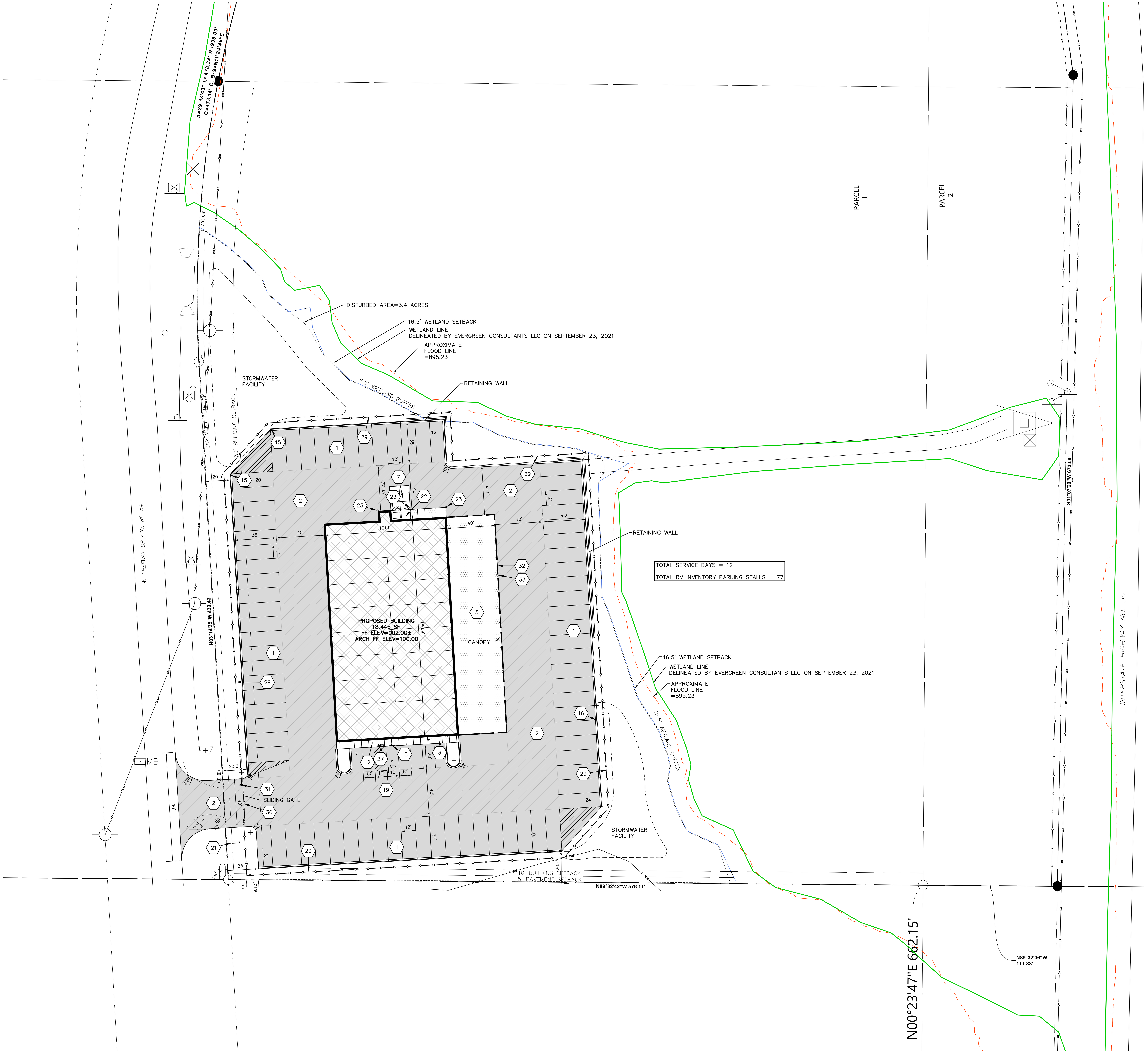
OFFICE / WAREHOUSE BUILDING

COLUMBUS, MN

EXTERIOR ELEVATIONS

PROJECT NUMBER:	21-1049-01
ISSUED DATE:	09-02-21
DRAWN BY:	BL
CHECKED BY:	KA

A1



SITE INFORMATION:

PROPERTY AREA: AREA = 822,203 S.F. (18.88 ACRES).
EXISTING ZONING: C/S–COMMERCIAL SHOWROOM
PROPOSED ZONING: C/S–COMMERCIAL SHOWROOM
PROPOSED USE: RV MAINTENANCE/REPAIR
AREA OF SITE DISTURBANCE: 3.4 ACRES

SETBACKS:
BUILDING: FRONT = 30'
SIDE = 10'
REAR = 10'
PAVEMENT: FRONT = 5'
SIDE = 5'
REAR = 5'

PROPOSED BUILDING HEIGHT: 26'–4" (MAX. HEIGHT ALLOWED: 50')

PARKING REQUIRED: 4 SPACES + 2 SPACES PER SERVICE STALL (30 SPACES REQ.)

PARKING PROVIDED: 7 VEHICLE SPACES (1 H.C. ACCESSIBLE) + 77 RV STALLS

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE (DISTURBED AREA)	3.40	148,100	
BUILDING FLOOR AREA	0.47	20,565	13.9%
PAVEMENT (ASP. & CONC.)	0.60	25,950	17.5%
TOTAL IMPERVIOUS	1.07	46,515	31.4%
LANDSCAPE/ OPEN SPACE	2.33	101,585	68.6%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE (DISTURBED AREA)	3.40	148,100	
BUILDING FLOOR AREA	0.42	18,445	12.5%
PAVEMENT (ASP. & CONC.)	1.85	80,739	54.5%
TOTAL IMPERVIOUS	2.28	99,184	67.0%
LANDSCAPE/ OPEN SPACE	1.12	48,916	33.0%

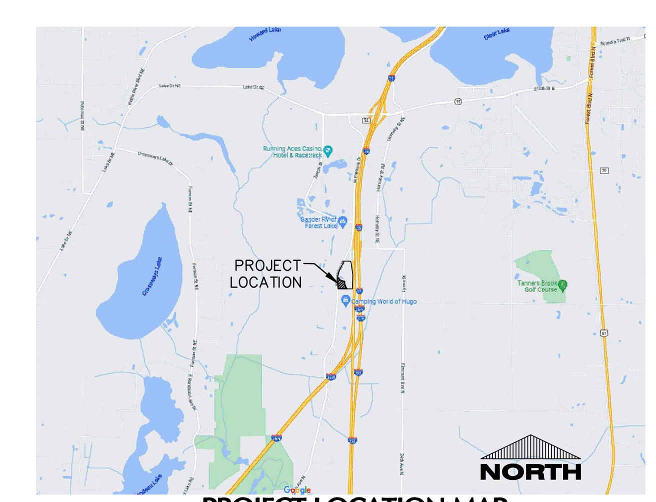
SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
12	CURB RAMP (TYP.)
13	24" CURB & GUTTER (TYP.)
14	24" MOUNTABLE CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
21	MONUMENT SIGN/ DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS) BLACK VINYL CHAIN LINK WITH PRIVACY SLATS
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
27	DETECTABLE WARNING PLATE
29	6' HIGH BLACK VINYL CHAINLINK FENCE
30	30' WIDE SLIDING GATE, 6' HIGH
31	KEY PAD FOR SLIDING GATE – APPROXIMATE LOCATION
32	CANOPY
33	COLUMN – (TYP.) SEE ARCH. PLANS

Legend

HYDRANT	SET 1/2" x 15" IRON REBAR CAPPED W/LS NO. 52146
CATCH BASIN	SET 1" MAG NAIL
SIGN	SET DRILL HOLE
POST	FOUND 1/2" IRON PIPE (OR NOTED)
GATE VALVE	FOUND 3/4" REBAR (OR NOTED)
UTILITY POLE	FOUND MAG NAIL
LIGHT POLE	UTILITY VAULT
VENT PIPE	UTILITY PEDESTAL
CONTROL POINT	UTILITY MANHOLE
CULVERT END	FLAG POLE
TRAFFIC SIGNAL	TREE
MAILBOX	GUY WIRE ANCHOR

BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
ADJ. BOUNDARY LINE
CURB LINE
BUILDING
OVERHEAD UTILITY LINE
CHAIN LINK FENCE
BURIED POWER LINE
BURIED COMMUNICATIONS LINE
BURIED WATER LINE



PROJECT LOCATION MAP

NORTH
1" = 30'
SCALE
FEET

CIVIL SITE PLAN

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COLLABORATION
DBS GROUP
2700 National Drive, Suite 101
Onalaska, Wisconsin, 54650
608-881-6007
www.DBSG.com

PROJECT INFORMATION

SERVICE BUILDING CONCEPT FOR:
CAMPING WORLD
COLUMBUS, MN

PROFESSIONAL SEAL

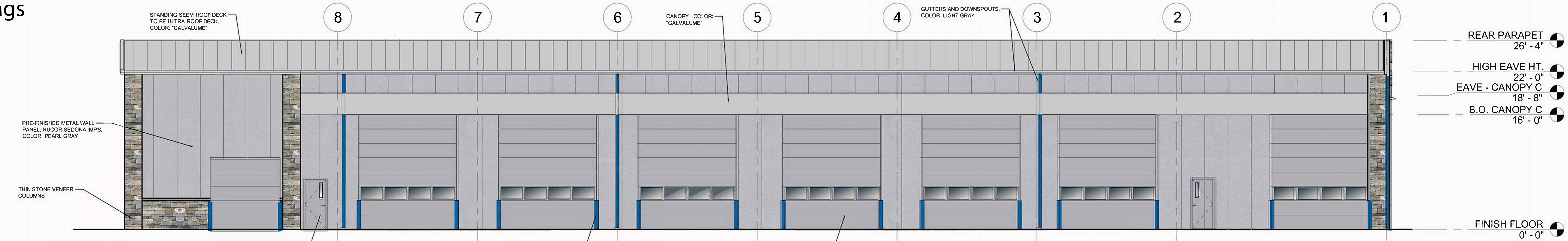
PRELIMINARY DATES
OCT. 7, 2021

NOT FOR CONSTRUCTION

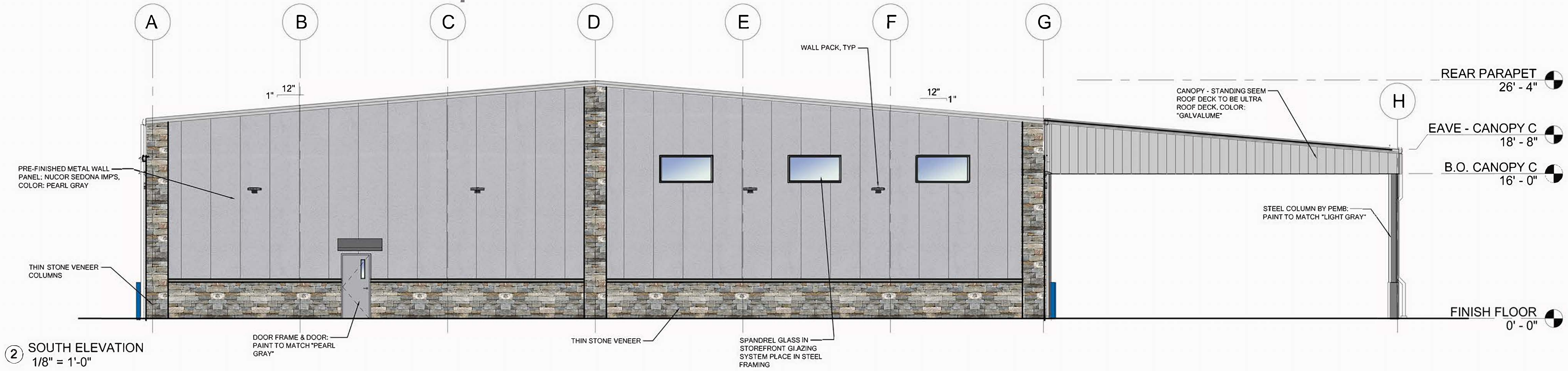
JOB NUMBER
2156300

SHEET NUMBER
C1.1

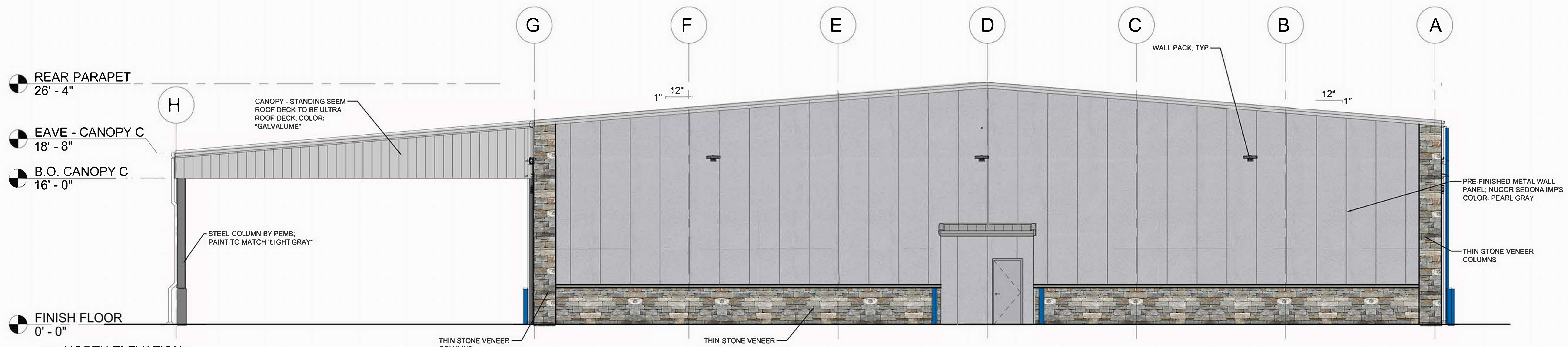
Columbus, MN
Exterior Renderings



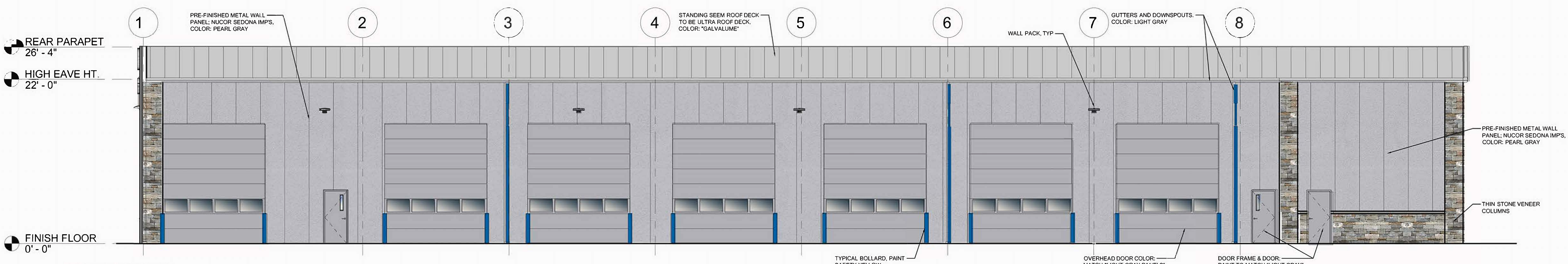
1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEAVTION
1/8" = 1'-0"

WILKUS
ARCHITECTS