

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM A
COMBINATION OF PROPOSED
DEVELOPMENT PLANS AND SURVEY
INFORMATION PROVIDED BY
AASON ENGINEERING ON OCTOBER
25, 2021. CONTRACTOR SHALL FIELD
VERIFY EXISTING CONDITIONS AND
NOTIFY THE ENGINEER OF ANY
DISCREPANCIES. LOUCKS CANNOT
GUARANTEE THE ACCURACY OF THE
EXISTING INFORMATION SHOWN.

DEVELOPMENT AND DESIGN STANDARDS
YARD (BUILDING) SETBACKS:
FRONT (1ST AVE NE) 40 FT MINIMUM
SIDE (31ST ST NE, 28TH ST NE) 20 FT MINIMUM
REAR (JEREMY AVE NE) 30 FT MINIMUM
OFF-STREET PARKING AND DESIGN STANDARD REQUIREMENTS
OFF-STREET PARKING SETBACKS:
FRONT (1ST AVE NE) 5 FT MINIMUM
SIDE (31ST ST NE, 28TH ST NE) 5 FT MINIMUM
REAR (JEREMY AVE NE) 5 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 26 FT

OFF-STREET PARKING CALCULATIONS
OFF-STREET PARKING REQUIREMENT: ONE STALL PER 4 SEATS

CAPACITY OF MAIN ARENA = 1,215 SEATS
CAPACITY OF AUXILIARY ARENA = 253 SEATS
TOTAL SEATING = 1,468 SEATS

PARKING REQUIRED = 1,468 SEATS / 4 = 367 STALLS

TOTAL PARKING PROVIDED = **394 STALLS**

FUTURE BUILDING ADDITION:
CAPACITY OF FUTURE ARENA = 256 SEATS
CAPACITY OF MAIN ARENA = 1,215 SEATS
CAPACITY OF AUXILIARY ARENA = 253 SEATS
TOTAL SEATING = 1,724 SEATS

PARKING REQUIRED = 1,724 SEATS / 4 = 431 STALLS

PROPOSED PARKING PROVIDED = 394 STALLS
FUTURE PROOF OF PARKING PROVIDED = **38 STALLS***
TOTAL FUTURE PARKING PROVIDED = **433 STALLS***

*INCLUDES ADDING 1 ACCESSIBLE PARKING STALL

ACCESSIBLE PARKING

PROPOSED ACCESSIBLE PARKING: 8 STALLS

REQUIRED ACCESSIBLE PARKING: 8 STALLS**

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 301 TO 400 STALLS

NOTE: (1) ACCESSIBLE PARKING STALL WOULD BE ADDED WITH THE
FUTURE BUILDING ADDITION TO MEET THE REQUIRED 9 ACCESSIBLE
PARKING STALLS FOR 401 TO 500 TOTAL STALLS.

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Maple Avenue, Suite 200
Maple Grove, MN 55369
763.424.5505
www.loucks.com
LOUCKS PROJECT NO. 21674

SCHEMATIC DESIGN:
DECEMBER 16, 2021

PERMIT ISSUE DATE:
REVISIONS:

WATERTOWN ICE ARENA

CONCEPT SITE PLAN

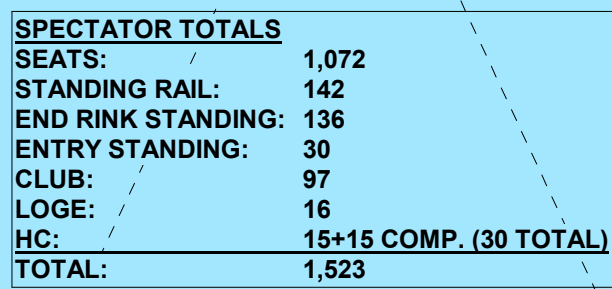
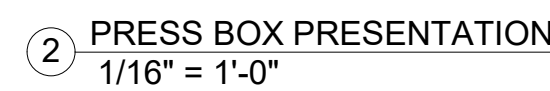
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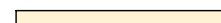
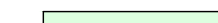





Thomas J Betti

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Scale	1/16" = 1'-0"
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	CIRCULATION		FIGURE SKATING
	BLEACHERS		LEASE SPACES
	STORAGE/SUPORT		DRYLAND
	TEAM ROOMS		MULTI-PURPOSE ROOMS
	VARSITY		OPERATIONS
	JUNIORS		

1 SECOND FLOOR - OVERALL PLAN PRESENTATION
1/16" = 1'-0"

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

E I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the

MINNESOTA

Thomas J Betti

Date: 05.11.15 Reg. No: 44897

[illegible]

Revisions

DRAFT SET
01 26 2022

CITY OF
WATERTOWN
ICE COMPLEX

SECOND FLOOR PLAN

Project number	15068.00
Date	09.01.2016
Drawn by	Author
Checked by	Checker

102

Scale	1/16" = 1'-0"
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292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

Date: 05.11.15 Req. No: 44897

Revisions

Scale $3/32" = 1'-0"$

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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