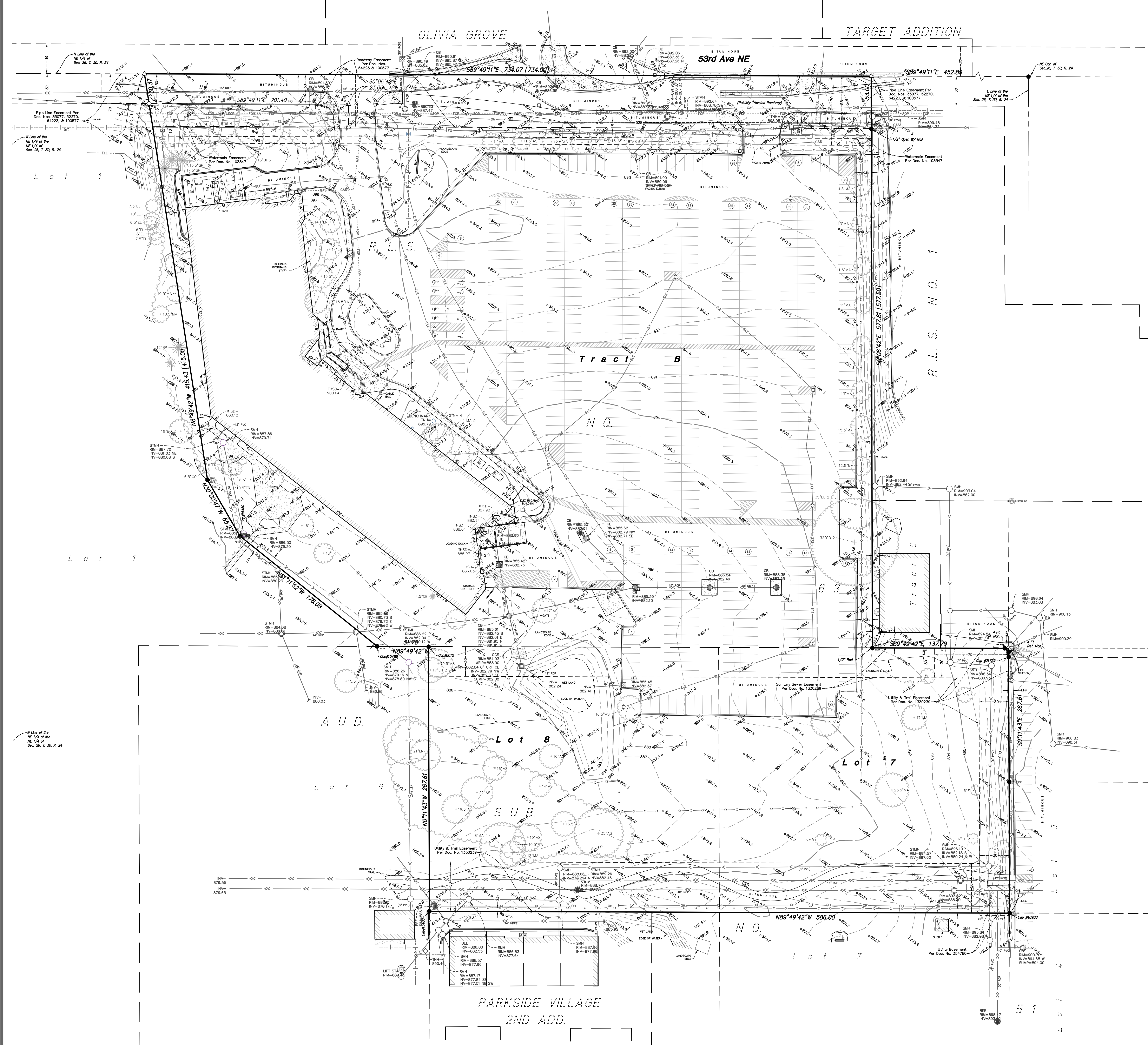


LEGEND	
● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "L5 4998"	—> SANITARY SEWER
⊕ CATCH BASIN	—> WATERMAIN
⊙ STORM MANHOLE	—> UNDERGROUND CABLE TV
⊙ FLARED END SECTION	—> UNDERGROUND FIBER OPTIC
⊙ SANITARY MANHOLE	—> UNDERGROUND GAS
⊙ CLEANOUT	—> UNDERGROUND TELEPHONE
⊙ GATE VALVE	—> OVERHEAD UTILITY
⊙ SPIGOT	—> MAPPED UNDERGROUND ELECTRIC
⊙ AIR CONDITIONING UNIT	—> MAPPED UNDERGROUND FIBER OPTIC
⊙ BENCH	—> MAPPED UNDERGROUND GAS
⊙ CABLE TV PEDESTAL	—> CONCRETE CURB
⊙ ELECTRIC GENERATOR	—> CHAIN LINK FENCE
⊙ ELECTRIC TRANSFORMER	—> RETAINING WALL
⊙ ELECTRIC METER	—> CONCRETE
⊙ GUARD POST	—> RIP-RAP
⊙ GAS METER	—> NO PARKING
⊙ POWER POLE	—> EXISTING BUILDING
⊙ ROOF DRAIN	—> CONTOUR
⊙ TELEPHONE PEDESTAL	—> SPOT ELEVATION
⊙ SIGN	—> TOP OF CURB
⊙ TRENCH DRAIN	—> TREE LINE
⊙ UTILITY MANHOLE	—> CONIFEROUS TREE
⊙ UTILITY PEDESTAL	—> CEDAR
⊙ VAULT	—> SPRUCE
⊙ PARKING STALL COUNT	—> DECIDUOUS TREE
⊙ DISABLED PARKING STALL	—> ASH
⊙ SCHEDULE B ITEM	—> BIRCH
⊙ RECORD DOCUMENT	—> BOXELDER
	—> COTTONWOOD
	—> ELM
	—> MANSPLUT
	—> LOGSST
	—> MAPLE
	—> WALNUT



CADD QUALIFICATION

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SUBMITTALS/REVISIONS

05/05/25 SD - CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

License No. P2/Dish - PE 49933
Date

QUALITY CONTROL

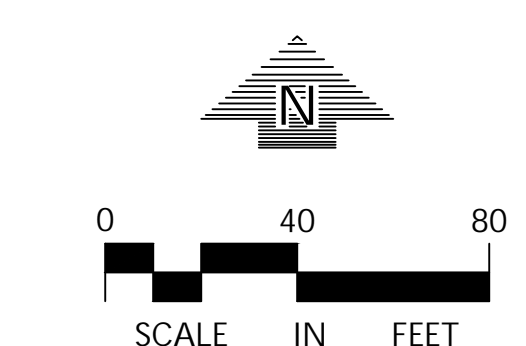
Loucks Project No. 230226C
Project Lead PJD
Drawn By DDL
Checked By PJD
Review Date 05/05/25

SHEET INDEX

C1-1 EXISTING CONDITIONS
C2-1 SITE PLAN
C3-1 GRADING PLAN
C4-1 SANITARY & WATERMAIN PLAN
C4-2 STORM SEWER PLAN



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EXISTING	PROPOSED

SITE DATA

CURRENT ZONING: GENERAL BUSINESS
PROPOSED ZONING: MIXED USE DISTRICT

PROPERTY AREA BREAKDOWN:

PROPERTY AREA (GROSS): 545,297 SF OR 12.52 ± AC
ROADWAY EASEMENT (53RD AVE. NE): 38,623 SF OR 0.89 ± AC
UTILITY AND TRAIL EASEMENT: 51,922 SF OR 1.19 ± AC
BUILDABLE PROPERTY AREA (NET): 454,752 SF OR 10.44 ± AC
ADDITIONAL CITY PROPERTY: 7,147 SF OR 0.16 ± AC

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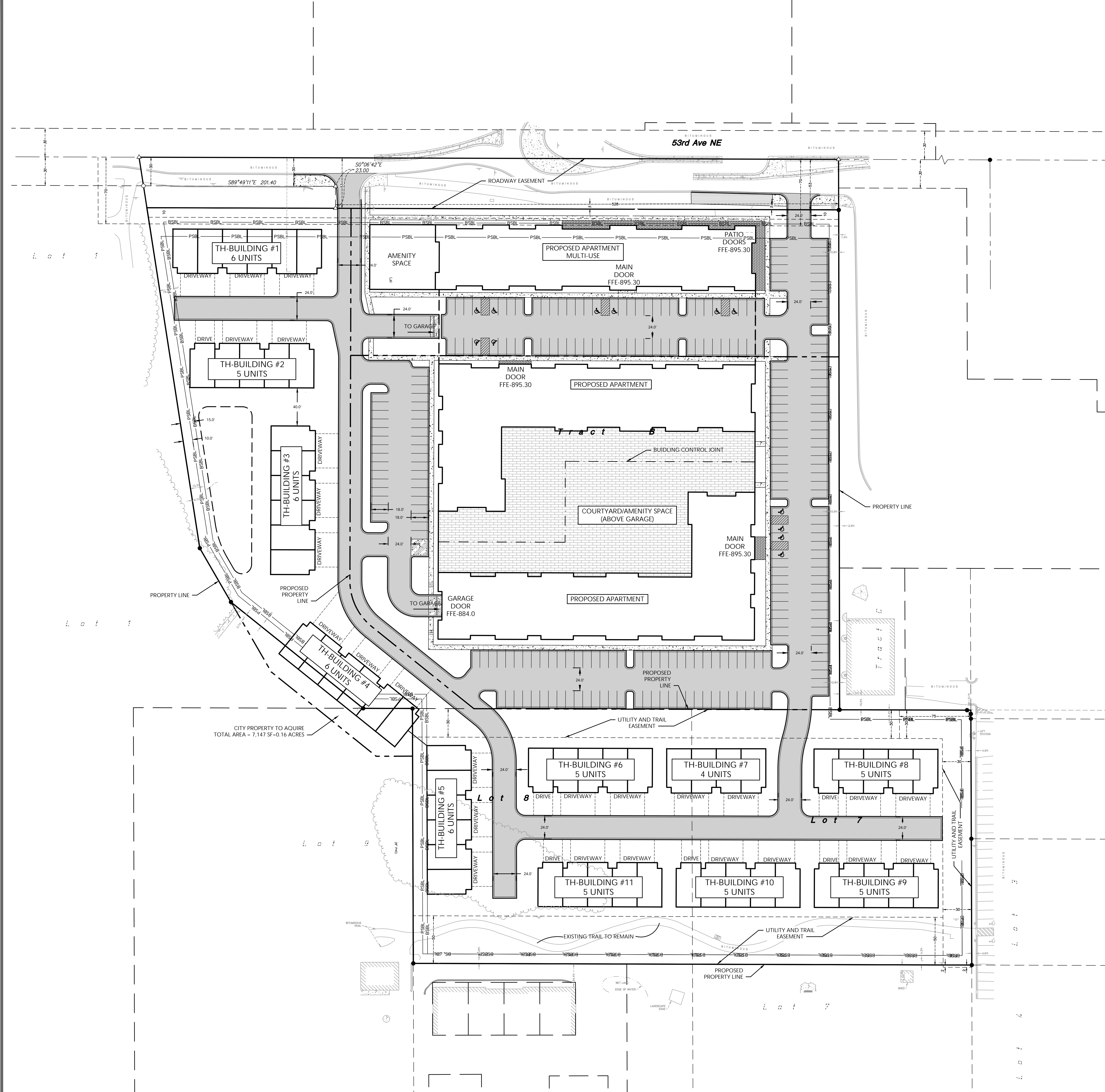
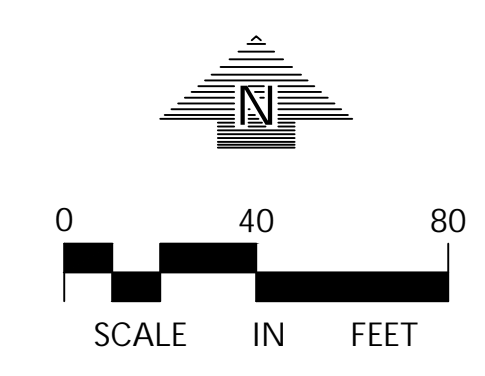
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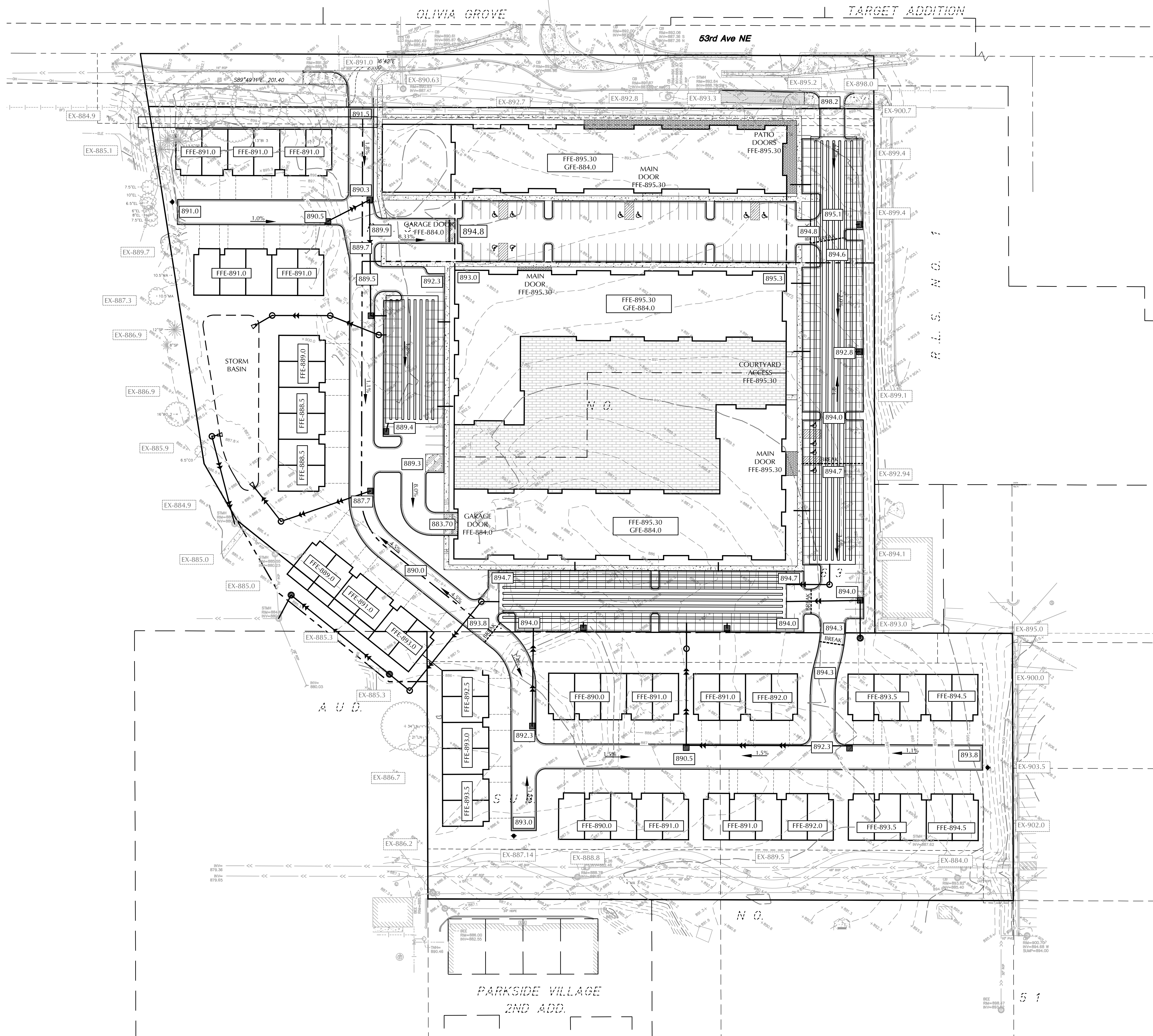
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EXISTING	PROPOSED



EXISTING	PROPOSED

STORMWATER MANAGEMENT

EXISTING SITE	545,297 SF
SITE AREA:	292,875 SF (53.7%)
IMPERVIOUS AREA:	252,422 SF (46.3%)
PERVIOUS AREA:	
PROPOSED SITE	545,297 SF
SITE AREA:	365,748 SF (67.1%)
IMPERVIOUS AREA:	179,549 SF (32.9%)
PERVIOUS AREA:	

STORMWATER MANAGEMENT REQUIREMENTS

RATE CONTROL - NO NET INCREASE FOR THE 1-YEAR, 10-YEAR, 100-YEAR, & 100-YEAR, 10 DAY SNOWMELT VOLUME CONTROL - STORMWATER RUNOFF VOLUME RETENTION SHALL BE ACHIEVED ON-SITE IN THE AMOUNT EQUIVALENT TO THE RUNOFF GENERATED FROM 1.1" EVENT OVER THE IMPERVIOUS SURFACES OF THE PROPOSED DEVELOPMENT
WATER QUALITY - NO INCREASE IN TOTAL TP & TSS FROM EXISTING SITE TO PROPOSED

VOLUME REQUIRED 365,748 SF x 1.1" x 1/12" = 33,527 CF
ASSUMED INFILTRATION RATE 0.3"/HR
DEPTH OF INFILTRATION IS 0.3"/HR x 48 HR = 14.4 IN OR 1.2 FT

INFILTRATION VOLUME AREAS

UNDERGROUND INFILTRATION STORAGE VAULT #1 VOLUME AT 1.2 FEET	= 12,509 CF
UNDERGROUND INFILTRATION STORAGE VAULT #1 VOLUME AT 1.2 FEET	= 16,474 CF
UNDERGROUND INFILTRATION STORAGE VAULT #1 VOLUME AT 1.2 FEET	= 5,622 CF
INFILTRATION/FILTRATION BASIN	= 3,000 CF
TOTAL VAULT INFILTRATION FROM VAULTS	= 37,605 CF

RATE CONTROL - WILL BE PROVIDED FROM THE (3) UNDERGROUND INFILTRATION STORAGE VAULTS AND INFILTRATION/FILTRATION BASIN.

WATER QUALITY - WILL BE PROVIDED FROM THE (3) UNDERGROUND INFILTRATION STORAGE VAULTS AND INFILTRATION/FILTRATION BASIN. THERE IS NO EXISTING TREATMENT ON-SITE SO THE THE PROPOSED RATES WILL IMPROVE FROM THE EXISTING RATES.

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Drawn By DDL

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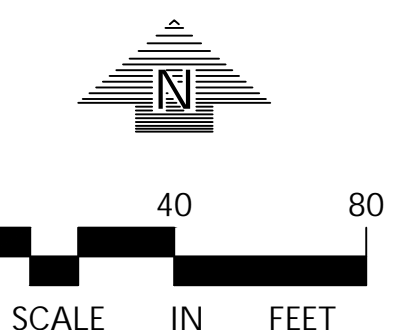
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STORM SEWER PLAN

C4-2