

EXISTING	PROPOSED

**PROPOSED SITE AREAS**

<b>PROPOSED TOTAL SITE</b>	
SITE AREA:	552,440 SF
IMPERVIOUS AREA:	373,791 SF (67.7%)
PERVIOUS AREA:	178,649 SF (32.3%)
<b>PROPOSED LOT 1</b>	
SITE AREA:	79,032 SF
IMPERVIOUS AREA:	68,570 SF (86.8%)
PERVIOUS AREA:	10,462 SF (13.2%)
<b>PROPOSED LOT 2</b>	
SITE AREA:	75,842 SF
IMPERVIOUS AREA:	68,656 SF (90.5%)
PERVIOUS AREA:	7,186 SF (9.5%)
<b>PROPOSED LOT 3</b>	
SITE AREA:	107,443 SF
IMPERVIOUS AREA:	94,440 SF (87.9%)
PERVIOUS AREA:	13,003 SF (12.1%)
<b>PROPOSED LOT 4</b>	
SITE AREA:	251,443 SF
IMPERVIOUS AREA:	142,125 SF (56.5%)
PERVIOUS AREA:	109,318 SF (43.5%)
<b>DEDICATED ROW AREA:</b>	38,690 SF

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are prepared by the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in the field of the project and such revisions, additions or deletions shall only be made in accordance with the Consultant's approval and shall be identified to the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL REVISIONS**

05/05/25 SD - CITY SUBMITTAL  
05/28/25 SD - CITY RESUBMITTAL

**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. PJDuch - PE 49933  
Date

**QUALITY CONTROL**

Loucks Project No. 230226C  
Project Lead PJD  
Drawn By DDL  
Checked By PJD  
Review Date 05/28/25

**SHEET INDEX**

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

