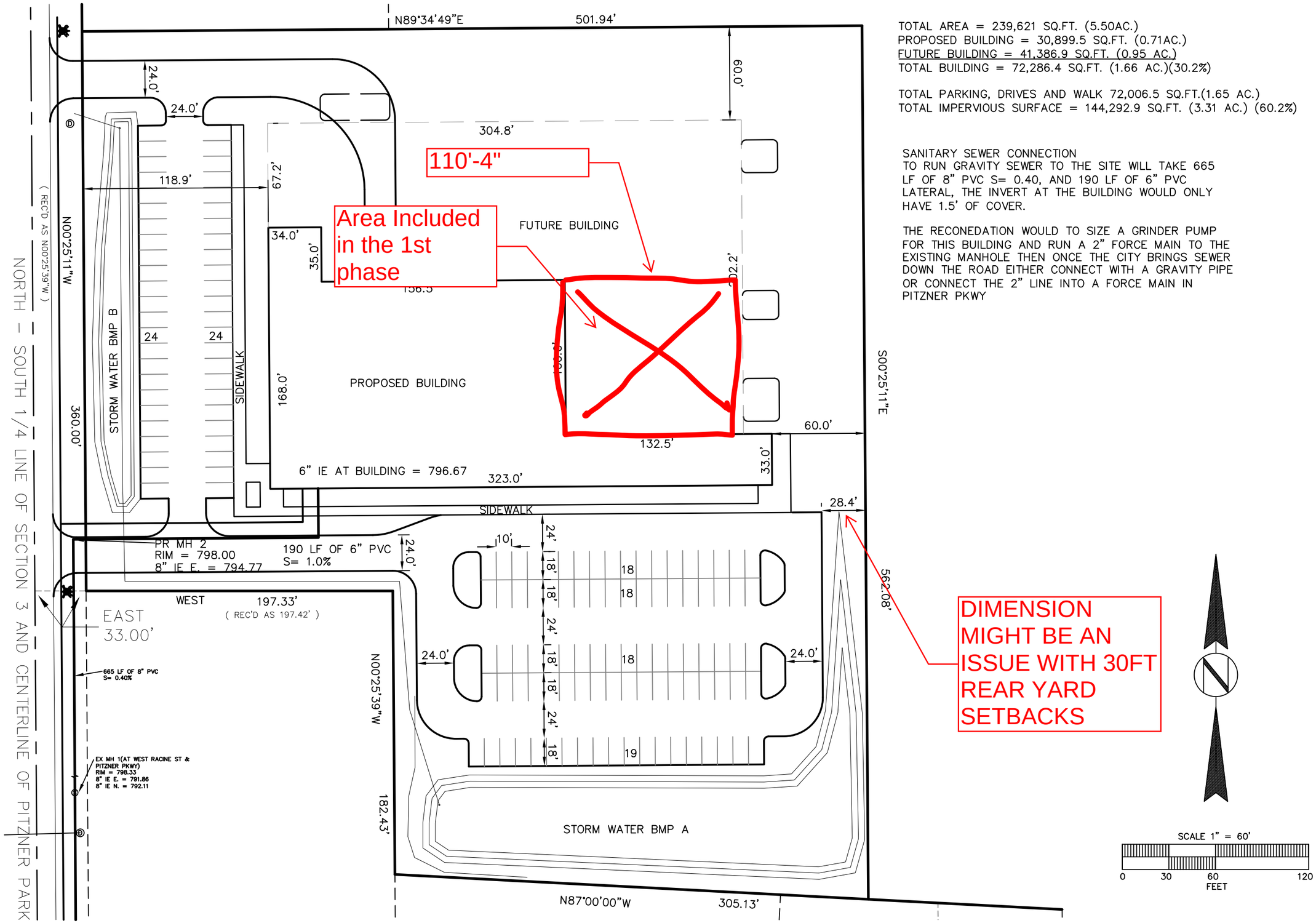

TOTAL AREA = 239,621 SQ.FT. (5.50AC.)
PROPOSED BUILDING = 30,899.5 SQ.FT. (0.71AC.)
FUTURE BUILDING = 41,386.9 SQ.FT. (0.95 AC.)
TOTAL BUILDING = 72,286.4 SQ.FT. (1.66 AC.)(30.2%)

TOTAL PARKING, DRIVES AND WALK 72,006.5 SQ.FT.(1.65 AC.)
TOTAL IMPERVIOUS SURFACE = 144,292.9 SQ.FT. (3.31 AC.) (60.2%)

SANITARY SEWER CONNECTION
TO RUN GRAVITY SEWER TO THE SITE WILL TAKE 665 LF OF 8" PVC S= 0.40, AND 190 LF OF 6" PVC LATERAL, THE INVERT AT THE BUILDING WOULD ONLY HAVE 1.5' OF COVER.

THE RECONEDATION WOULD TO SIZE A GRINDER PUMP FOR THIS BUILDING AND RUN A 2" FORCE MAIN TO THE EXISTING MANHOLE THEN ONCE THE CITY BRINGS SEWER DOWN THE ROAD EITHER CONNECT WITH A GRAVITY PIPE OR CONNECT THE 2" LINE INTO A FORCE MAIN IN PITZNER PKWY

REVISION DATE	REMARKS

SCALE: 1" = 60'
DRAFTED BY: R.J.D.
CHECKED BY: R.J.D.
DATE: FEBRUARY 2015

LAKE COUNTRY ENGINEERING, INC.
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PRELIMINARY SITE PLAN PLAN

XCEL SPORTS COMPLEX
PART OF LOT 2 CSM NO. 2724 & PART OF
SE1/4 OF S3, T.6N.,R.14E., CITY OF JEFFERSON

PROJ. # 15-2809

SHEET # 1 OF 2