

S:\Users\caj\24proj\0314 Complete Auto, Bldg. Addition (Ramsey)\0314\_CDD\0314\_BASE\_15.dwg 4/9/2024



PID: 25-32-25-43-0072  
 OWNER: WEIGEL REAL ESTATE LLC  
 ADDRESS: 14245 Saint Francis Boulevard

PID: 25-32-25-43-0057  
 OWNER: BRICKOV, MICHAEL T  
 ADDRESS: 14217 Xkimo Street

PID: 25-32-25-43-0058  
 OWNER: PASTRANA, RODOLFO  
 ADDRESS: 14201 Xkimo Street

PID: 25-32-25-43-0064  
 OWNER: NORTHLAND SECURITY BANK  
 ADDRESS: 14125 Saint Francis Boulevard

**GENERAL SITE INFORMATION:**

SITE AREA (OFFICIAL PARCEL)	= 44,183 SF (1.014 ACRES)
PROPOSED BUILDING AREA	= 9,852 SF (0.226 ACRES)
PROPOSED SITE IMPERVIOUS (NON-BUILDING)	= 19,681 SF (0.452 ACRES)
PROPOSED BIT. TRAIL	= 1,494 SF (0.034 ACRES)
TOTAL IMPERVIOUS AREA	= 31,027 SF (0.712 ACRES) (70.22%)
TOTAL PERVIOUS AREA	= 13,156 SF (0.302 ACRES) (29.78%)
LAND DISTURBANCE AREA	= 43,600 SF (1.001 ACRES) (98.7%)

**CURB & BITUMINOUS NOTES**

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.  
 SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.  
 RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.  
 BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.  
 FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

**LEGEND**

- OHW — EXISTING OVERHEAD ELECTRIC
- TEL — EXISTING UNDERGROUND TELEPHONE
- CBL — EXISTING UNDERGROUND CABLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- S — EXISTING STORM SEWER
- W — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER
- FM — EXISTING FORCEMAIN
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING BITUMINOUS
- P — PROPOSED WATER PIPE
- S — PROPOSED SANITARY SEWER PIPE
- S — PROPOSED STORM SEWER PIPE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED TIP-OUT CURB
- ⊙ PROPOSED LIGHT POLE
- B — PROPOSED BUILDING WALL
- C — PROPOSED CURB LINES
- F — FUTURE BITUMINOUS TRAIL (CONSTRUCTION BY CITY)
- R — PROP. RETAINING WALL

DRAWN BY:	M.Q.A.	DESIGN BY:	Q.M.A.
CHKD BY:	M.Q.A.	PROJ. NO.:	24-2134
ORIGINAL DATE:	JANUARY 25, 2024		
DATE	REVISION DESCRIPTION		
3/15/24	UPDATED SITE PLAN		
4/2/24	UPDATED SITE PLAN & CALCS		

I hereby certify that this plan 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.

**RAMSEY**  
 GASEM M. ABUGHAZLEH LIC. NO. 56299  
 DATE: 04.02.2024

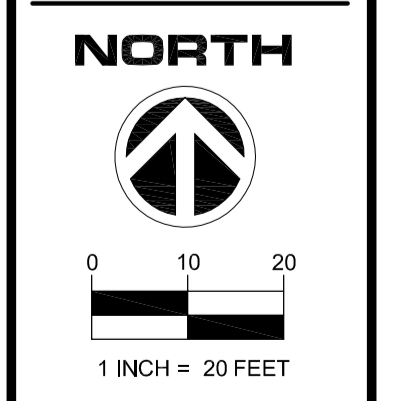
**COMPLETE AUTO SERVICE**  
 RAMSEY, MINNESOTA  
 CIVIL SITE PLAN

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



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**CIVIL SITE PLAN  
 COMPLETE AUTO SERVICE**

**C1**

### 1 - Turn off Utility Info

Created by: Chris Anderson  
On: 04/04/2024 07:41 AM

Please eliminate the utility information from the site plan. This information should be shown on the Utility Plan. By removing it from this sheet, the Site Plan becomes more legible.

----- 0 Replies -----

### 2 - Fence Location

Created by: Chris Anderson  
On: 04/04/2024 08:01 AM

This does not match what is on the Landscape Plan. Please coordinate with all design team members to update all plan sheets so that they are consistent.

----- 0 Replies -----

### 3 - Fence?

Created by: Chris Anderson  
On: 04/04/2024 08:02 AM

Assuming the fence will tie back in to the corner of the building. If so, please add to plan sheet.

----- 0 Replies -----

### 4 - Vehicle Staging

Created by: Chris Anderson  
On: 04/04/2024 08:11 AM

Only operable vehicles can be staged in this vehicle staging area since it is not screened from public road.

----- 0 Replies -----