

SITE DEVELOPMENT PLANS

FOR

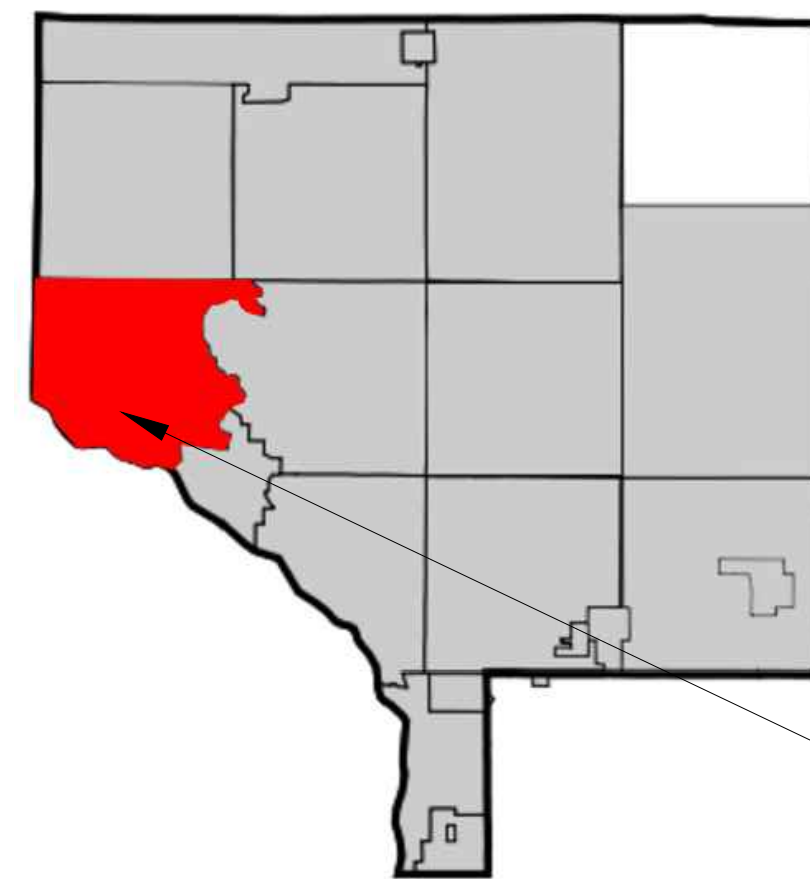
AUTO REPAIR SHOP

6590 141ST AVENUE NW
RAMSEY, MINNESOTA



SITE LOCATION

ANOKA COUNTY, MINNESOTA



SITE LOCATION

CITY OF RAMSEY, ANOKA COUNTY



SHEET INDEX

THIS PLAN CONTAINS 7 SHEETS

SHEET NO.	DESCRIPTION
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C2-C3	DETAILS
C4	EXISTING CONDITIONS & REMOVALS PLAN
C5	SITE PLAN
C6	GRADING, DRAINAGE & EROSION CONTROL PLAN
C7	UTILITY PLAN



CALL BEFORE YOU DIG!

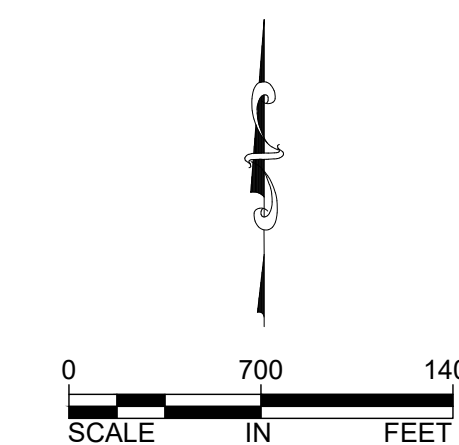
Gopher State One Call

Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

IMPAIRED WATERS



BENCHMARK: MNDOT MONUMENT RM1 DISK "FANT" ELEVATION = 870.63 FEET (NAVD 88)

F:\survey\27-32-25\6591_141st Ave NW Ramsey\02_Engineering - 90818A\01 CAD\05 Sheet Files\01 Title Sheet.dwg

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JAP	10.03.24	CITY COMMENTS	
DRAWN BY:	10.23.24	CITY COMMENTS	
ABL	10.30.24	BUILDING DIMENSIONS	
CHECKED BY:	JEFFREY A. PRASCH, P.E.		
GRP	DATE: 09.13.24	LIC. NO.:	52706

REVISIONS		
10.03.24	CITY COMMENTS	
10.23.24	CITY COMMENTS	
10.30.24	BUILDING DIMENSIONS	

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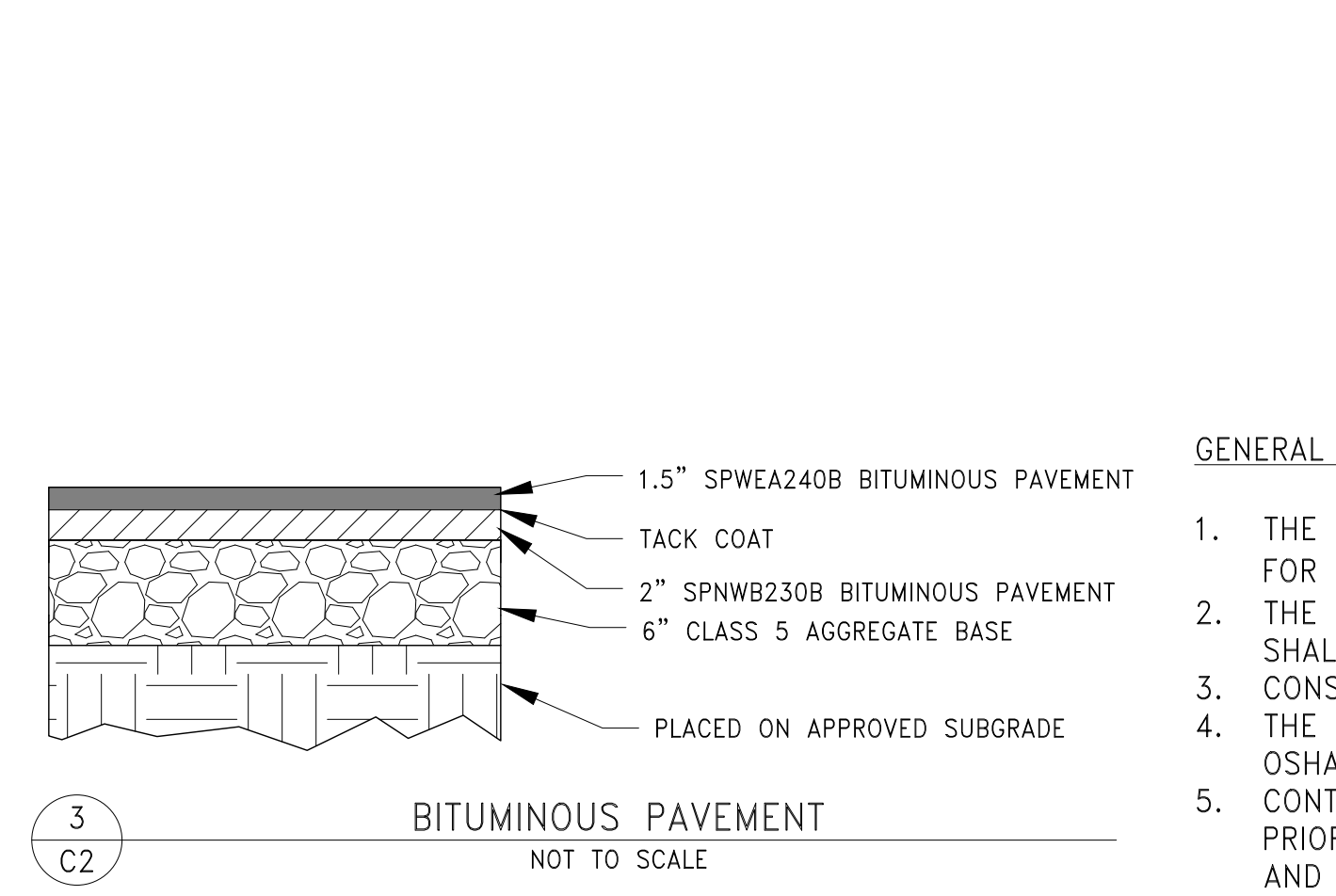
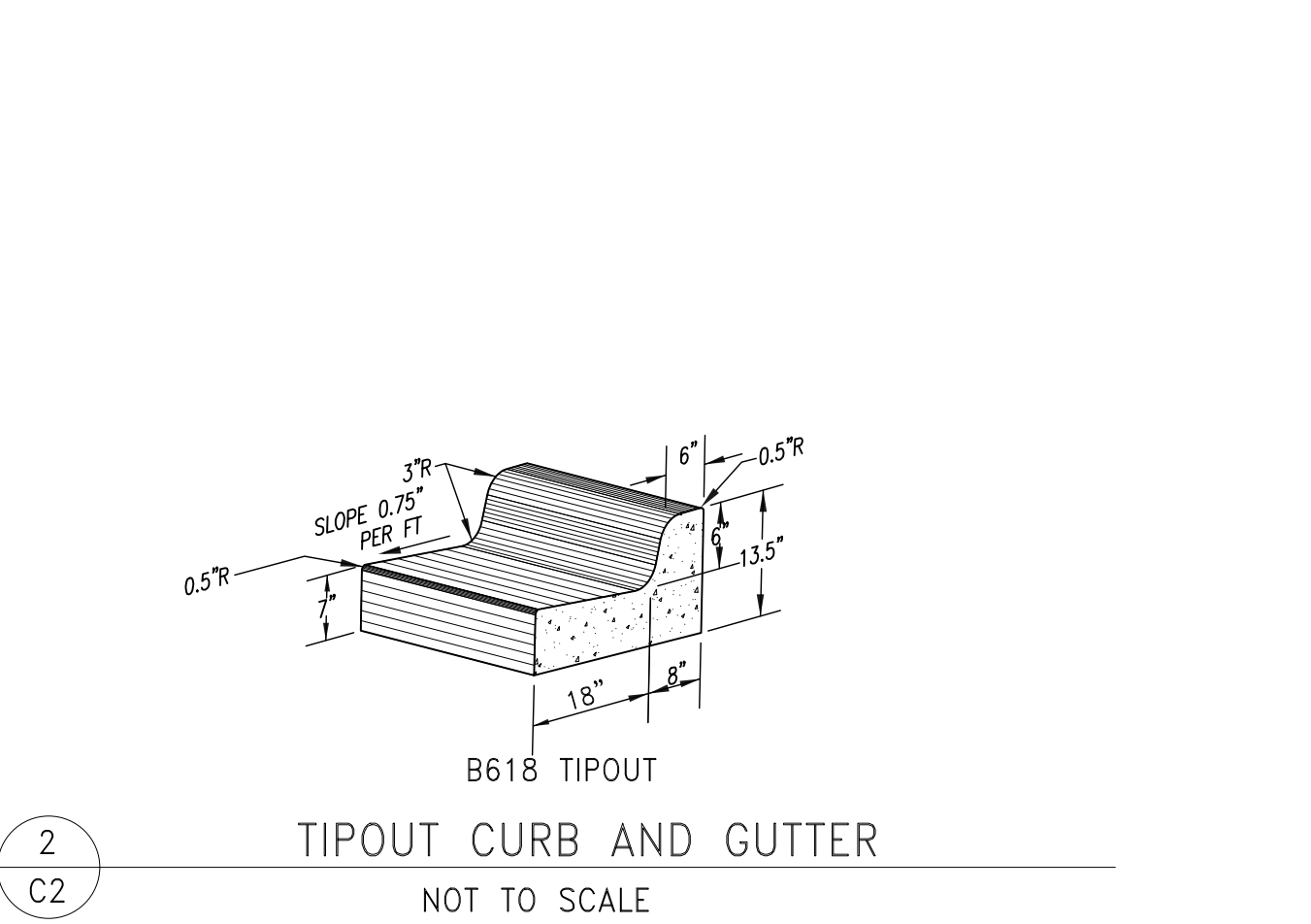
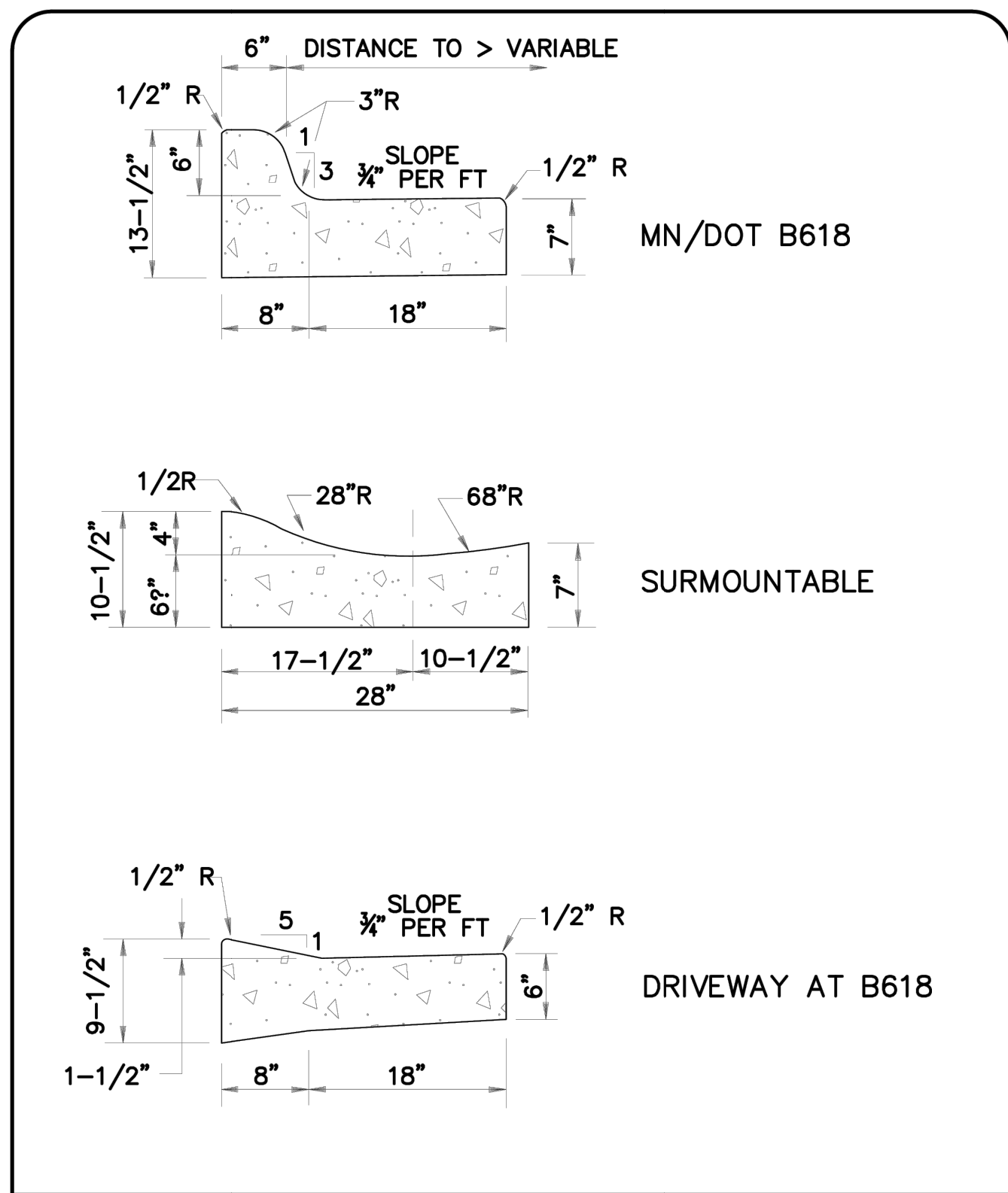
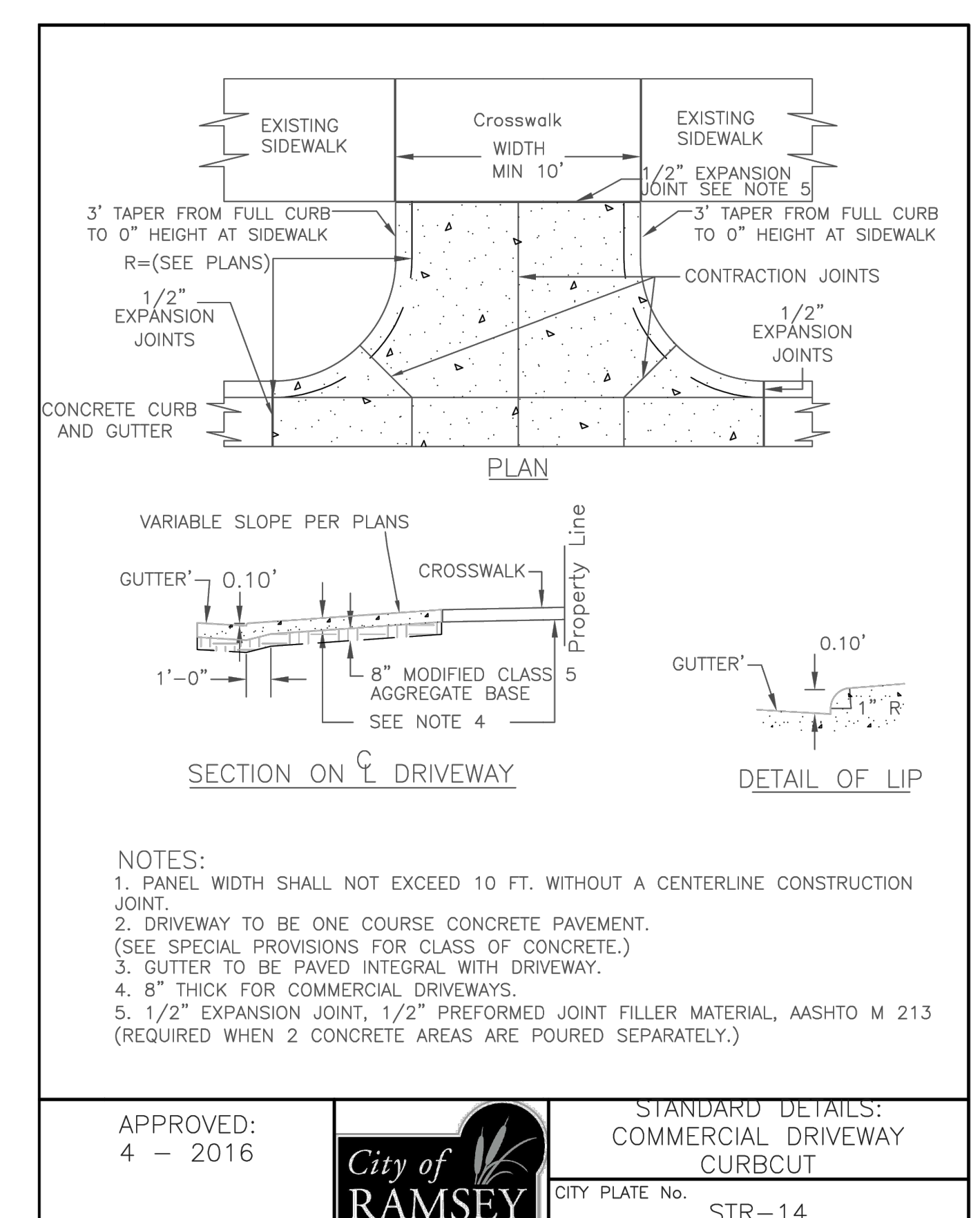
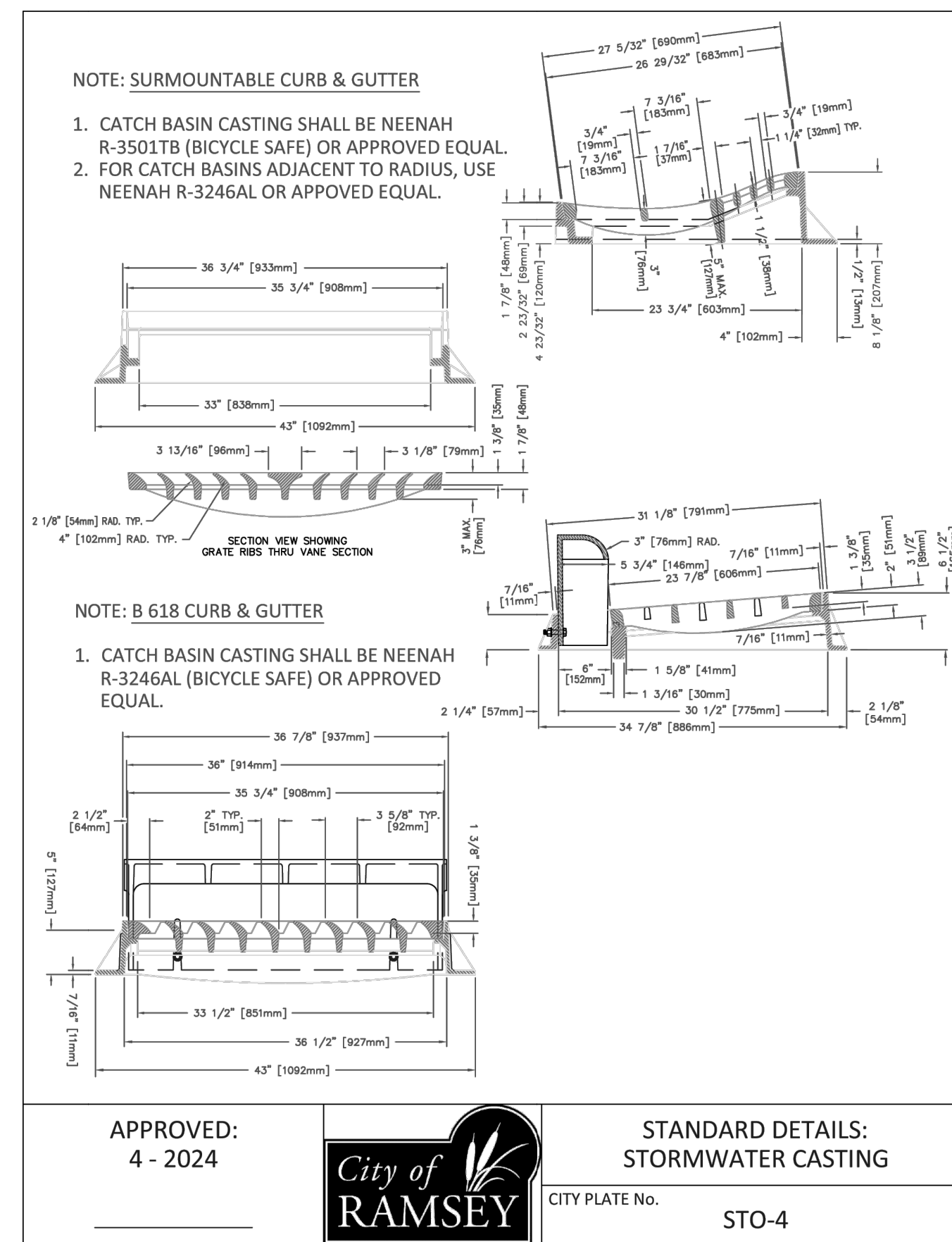
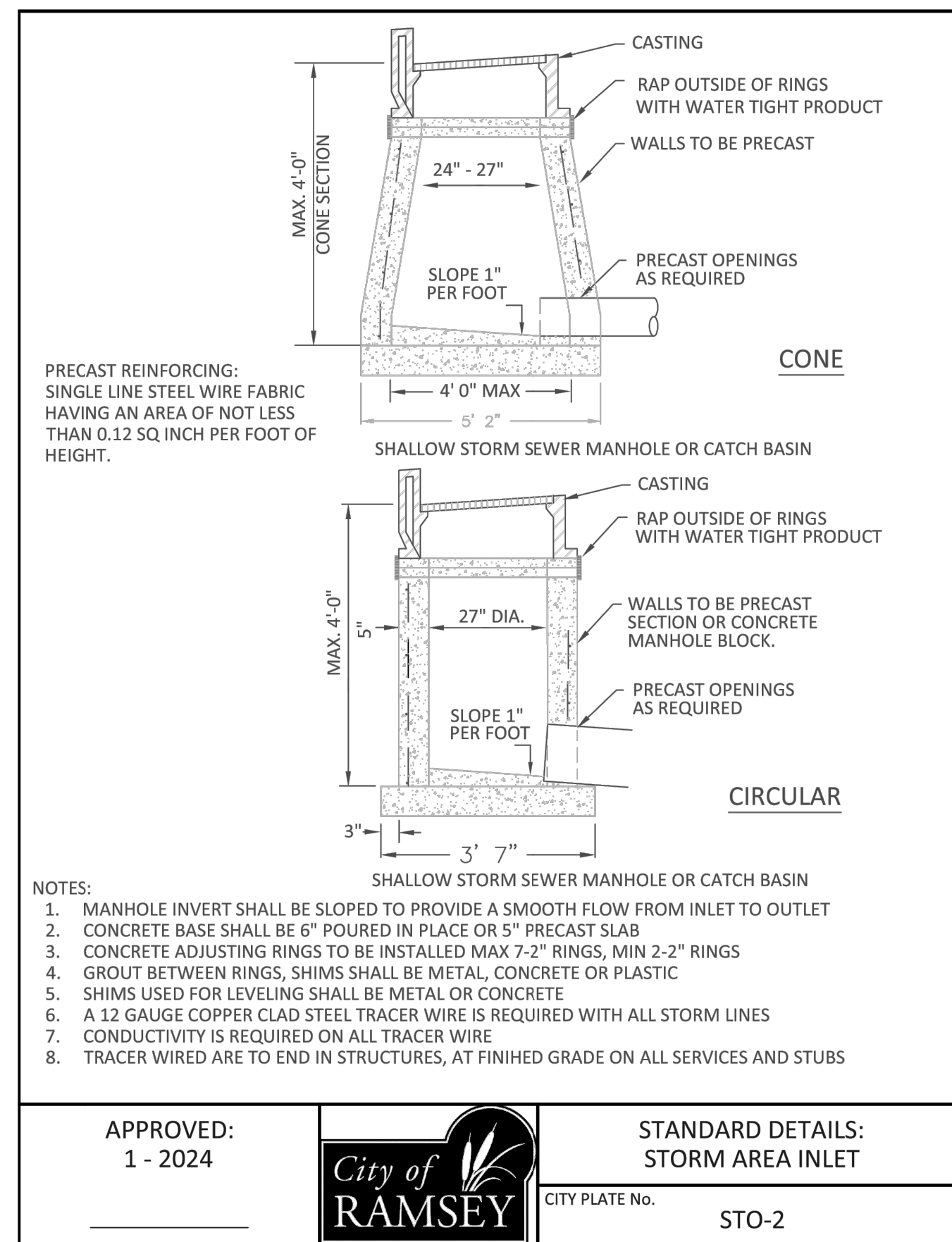
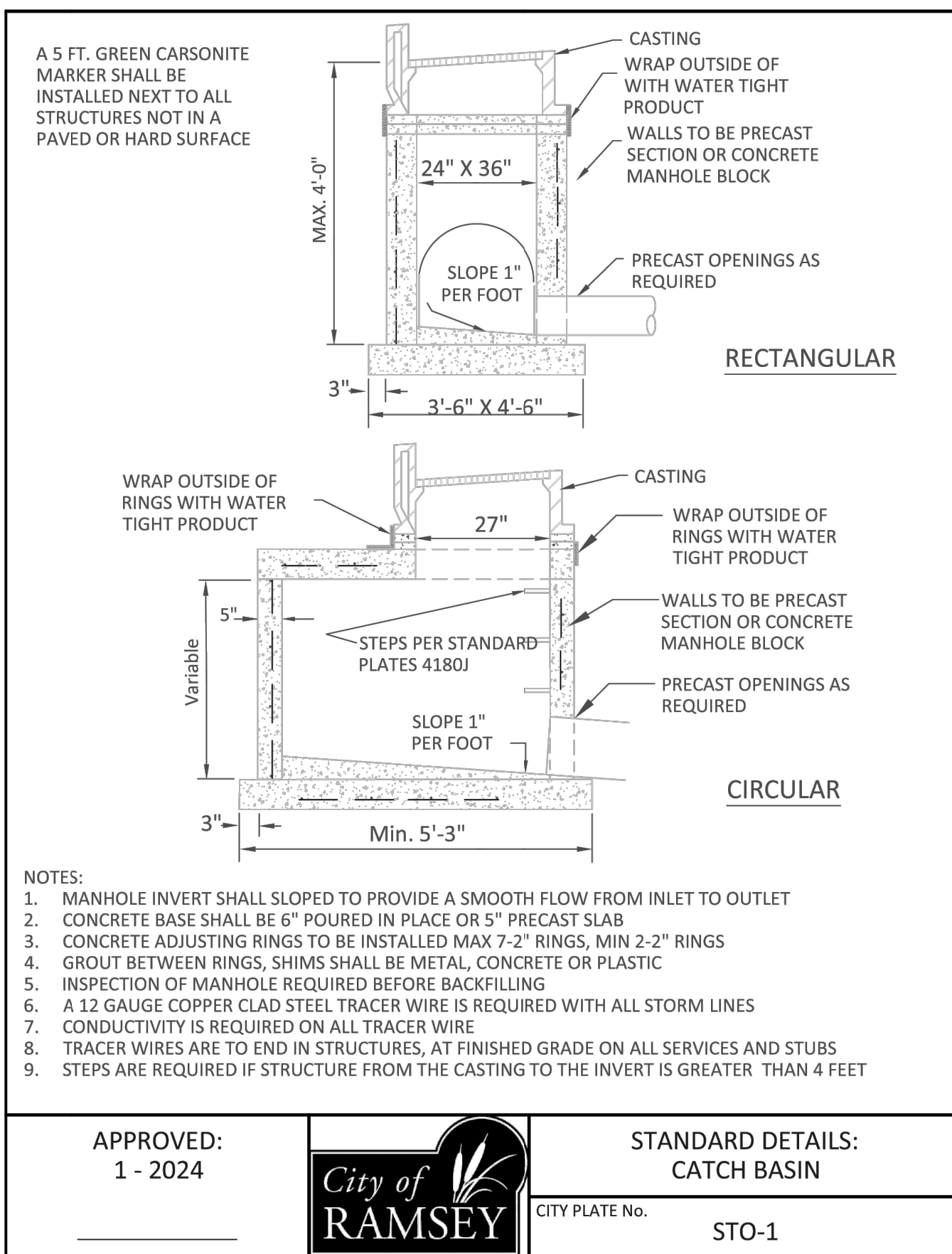
AUTO REPAIR SHOP
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RAMSEY, MINNESOTA

TITLE SHEET

PROJECT: 90818

SHEET NO.

C1 of C7



- GENERAL CONSTRUCTION AND SOILS NOTES:**
1. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.
 2. THE 2020 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL APPLY.
 3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
 4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
 5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.
 6. IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
 7. MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ROOTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING SHALL BE REMOVED AND PROPERLY DISCARDED UNLESS OTHERWISE APPROVED BY THE SOILS ENGINEER.
 8. FILL WITHIN THE PARKING LOT AND BUILDING SHALL BE SUITABLE MATERIAL AND PLACED IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 3 FEET. SUITABLE MATERIAL SHALL CONSIST OF SW, SP, SP-SM, AND SM USCS CLASSIFICATIONS.
 9. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
 10. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
 11. ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE.

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DRAWN BY:	ABL	
CHECKED BY:	GRP	
DATE:	09.13.24	

JEFFREY A. PRAESCH, P.E.

LIC. NO.: 52706

NO.	REVISIONS

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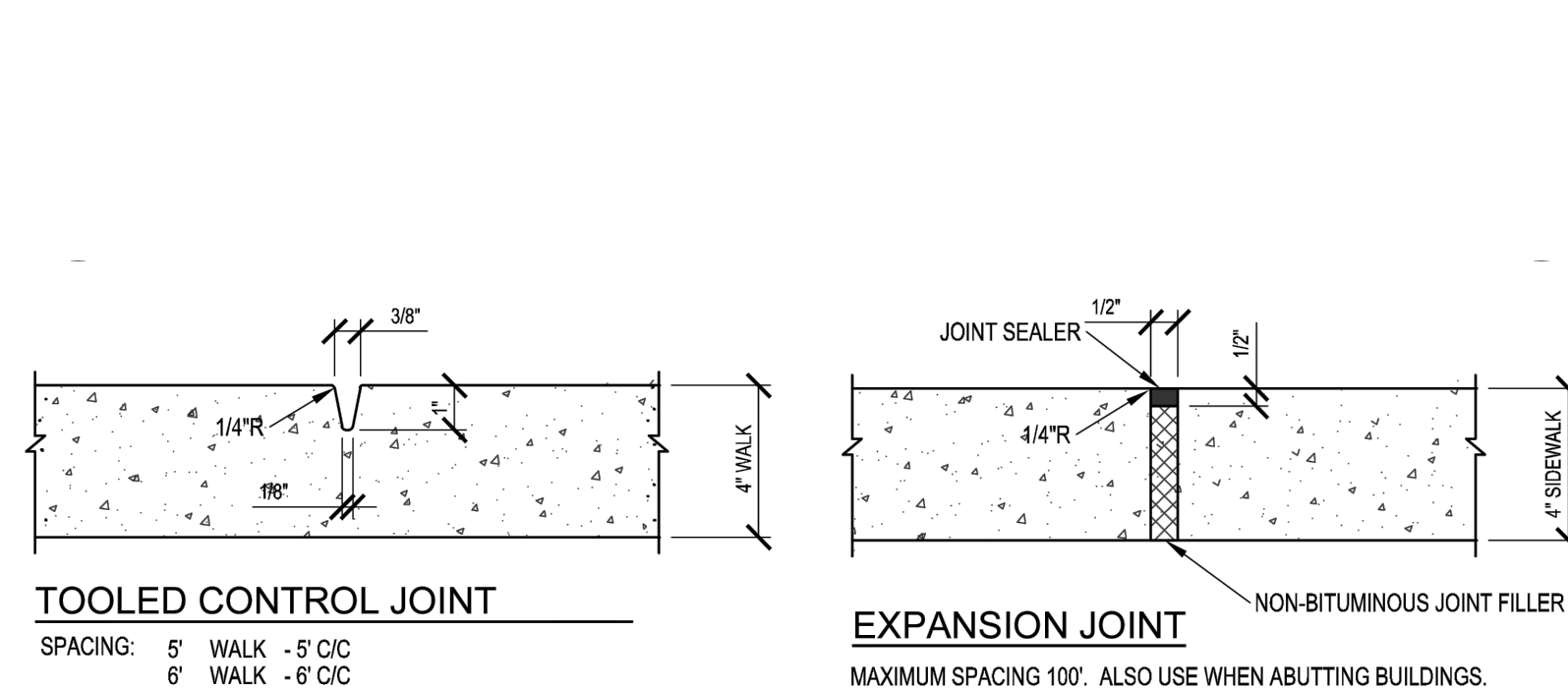
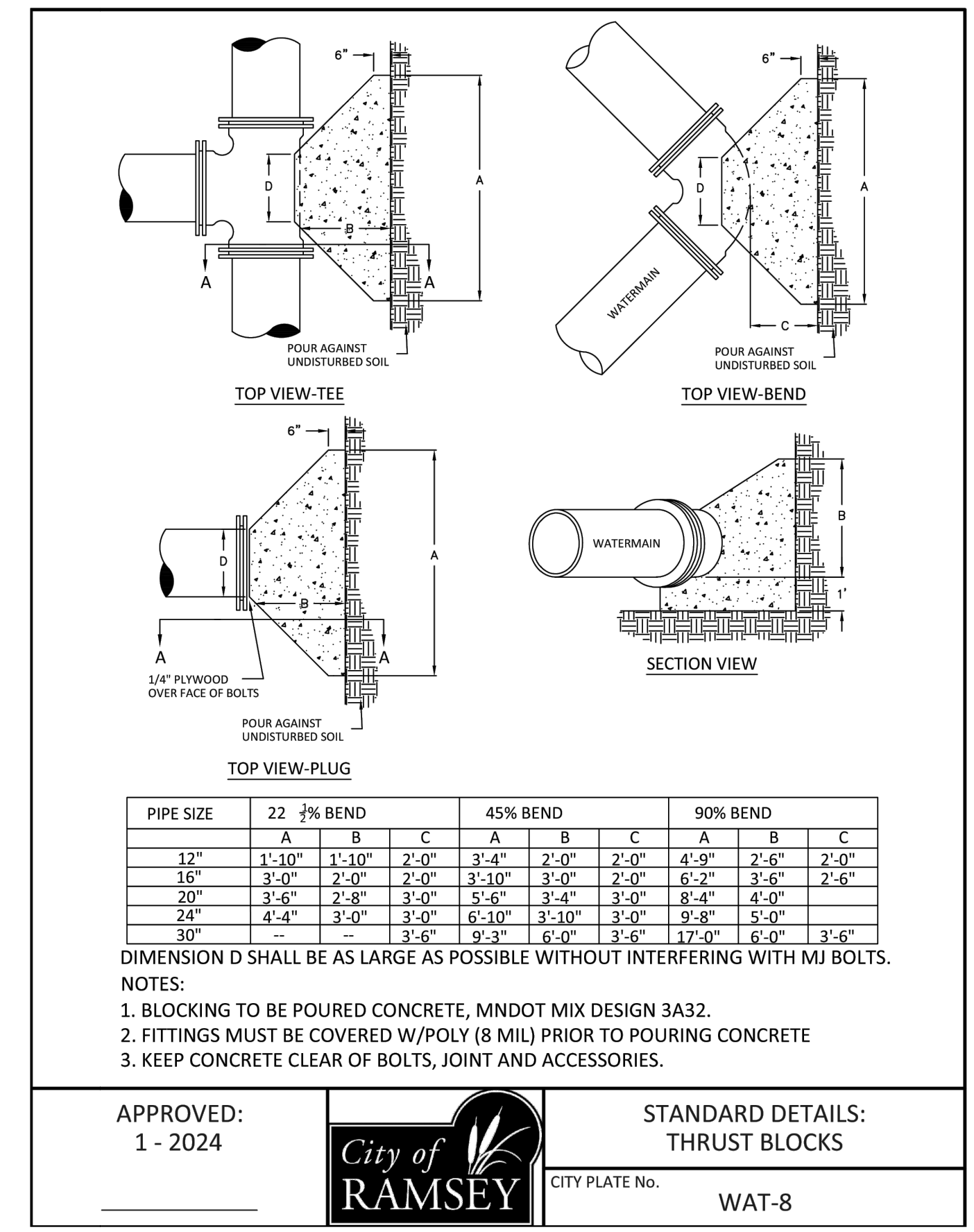
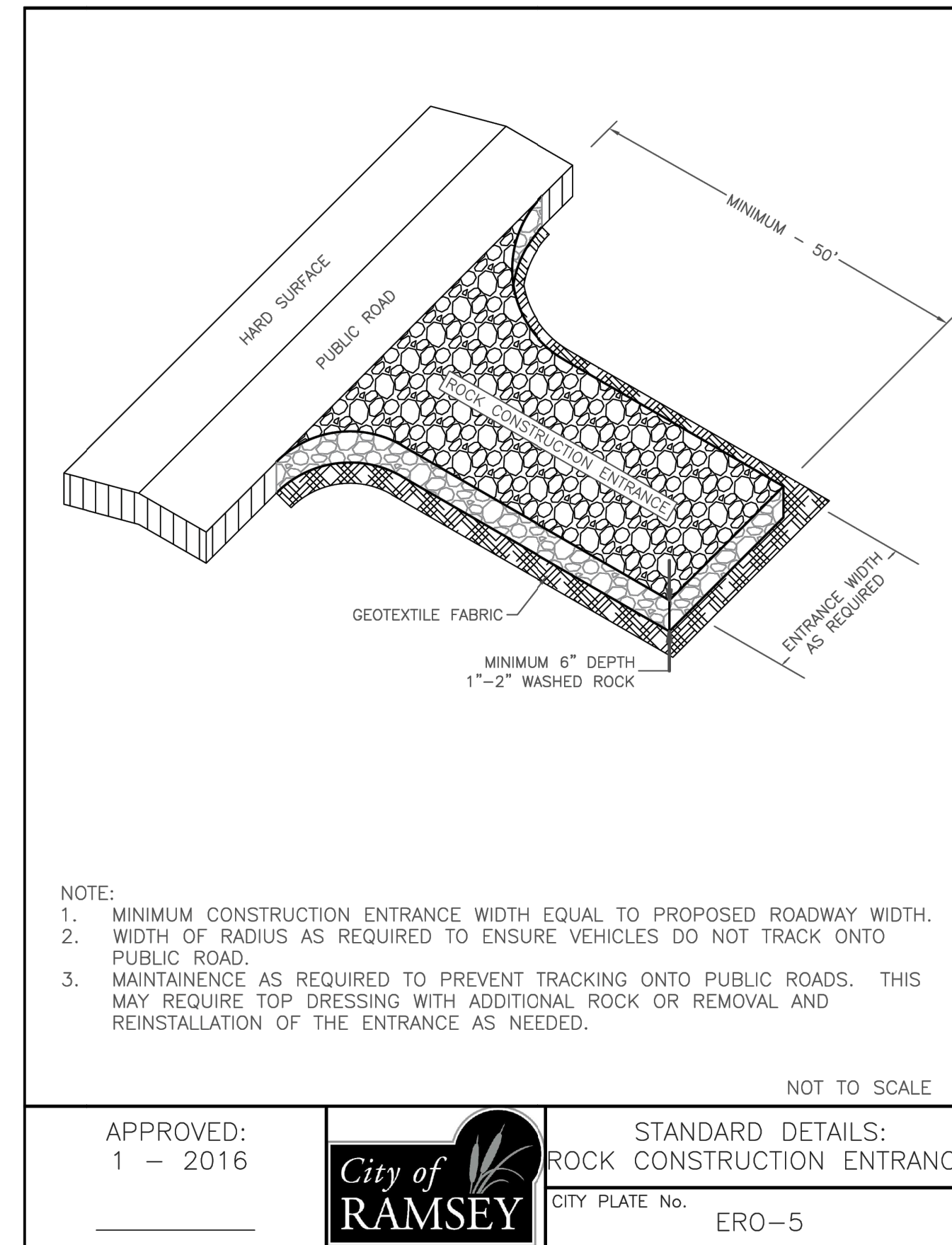
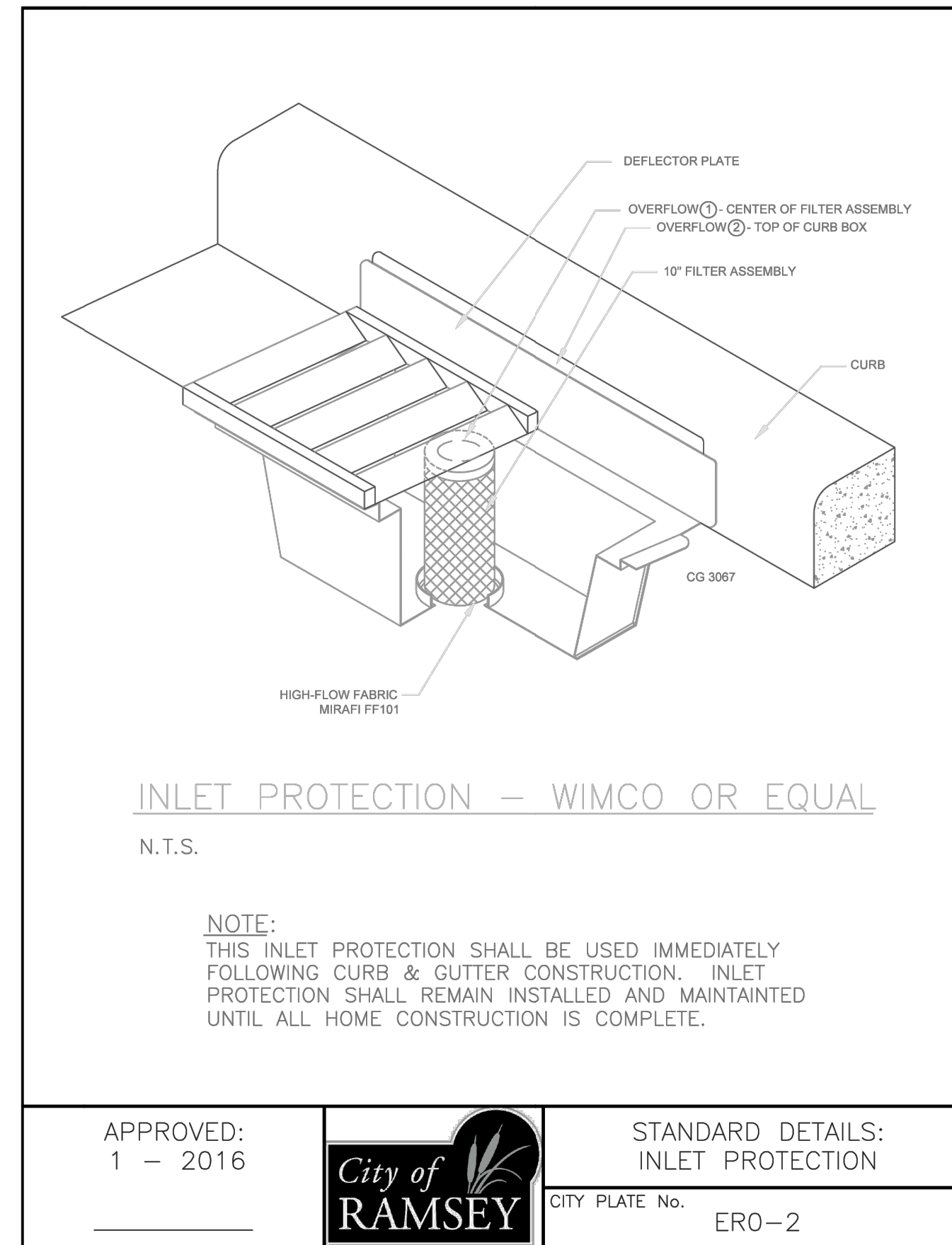
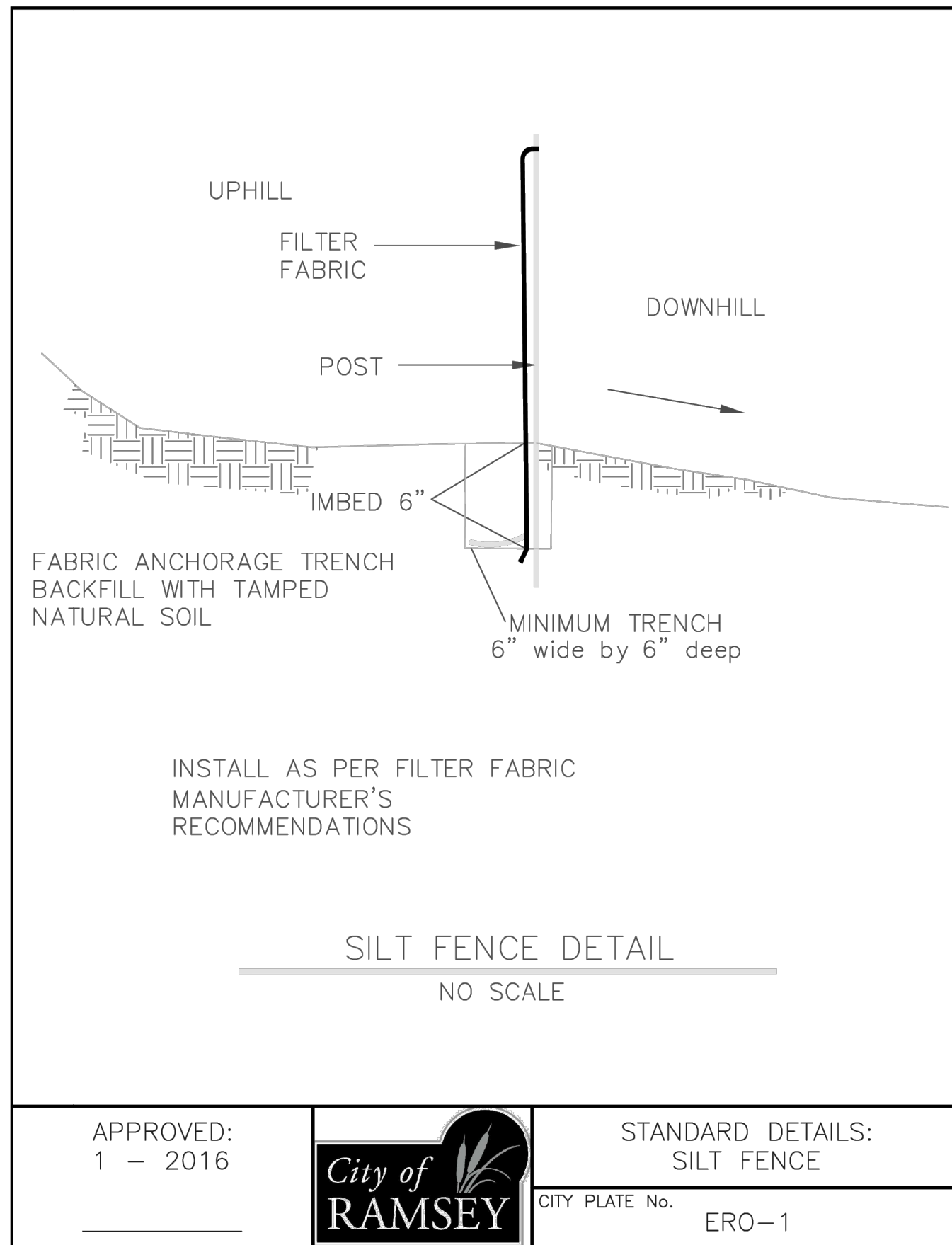
6590 141ST AVENUE NW

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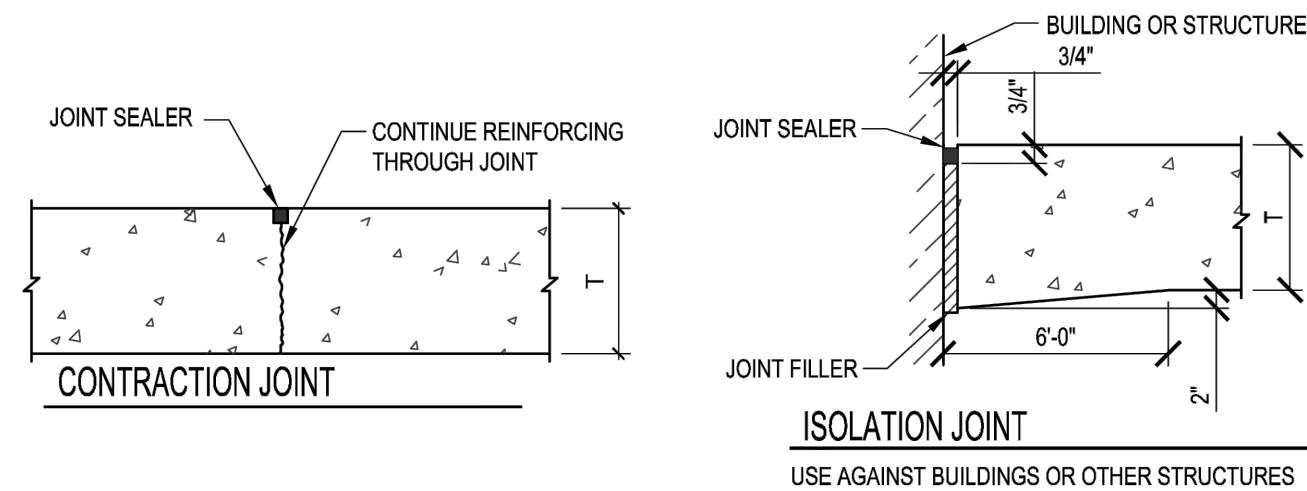
PROJECT: 90818

SHEET NO. C2 OF C7

DETAILS

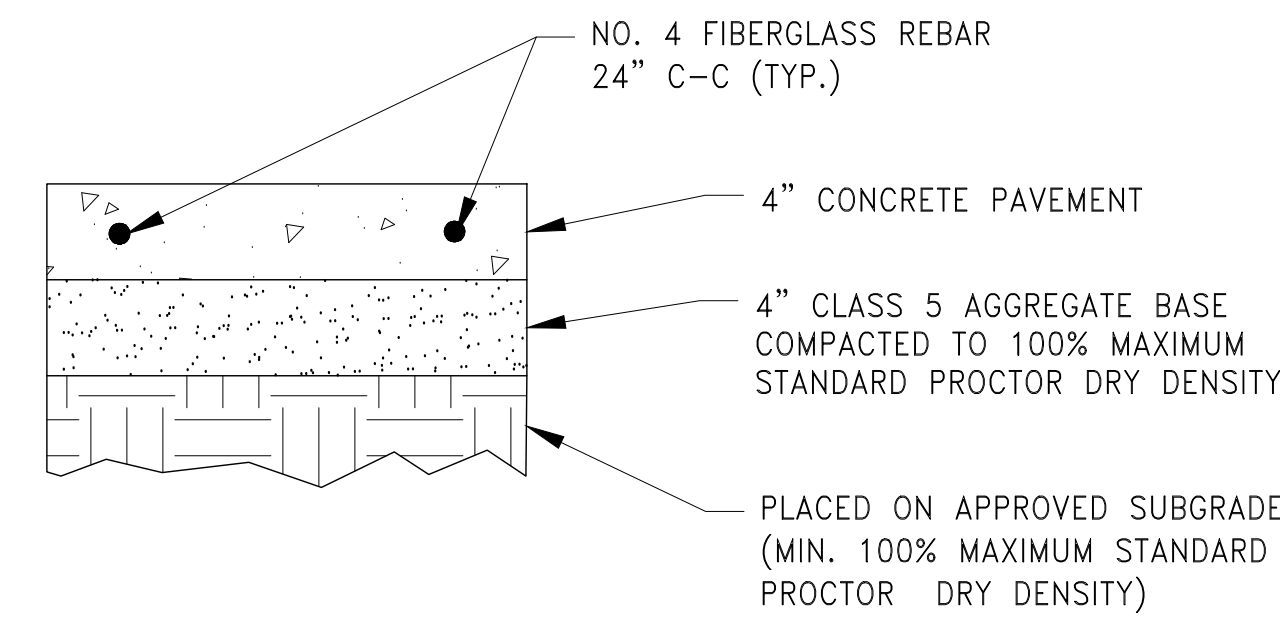


1
C3
CONCRETE SIDEWALK JOINT DETAILS
NOT TO SCALE

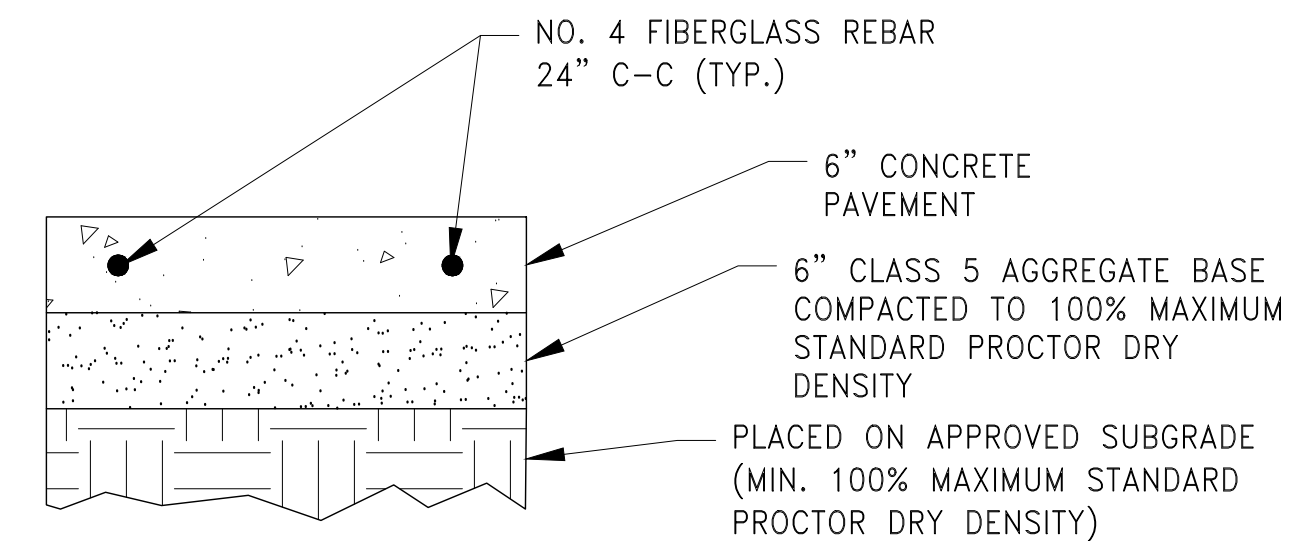


- NOTES:
1. MAXIMUM JOINT SPACING SHALL BE 15 FEET.
2. JOINTS SHALL BE AT CURVE TANGENTS AND CURB JOINTS WHEN FEASIBLE.
3. PROVIDE DOWELS INTO EXISTING CONCRETE PAVEMENT WHEN NEW CONCRETE PAVEMENT ABUTS IT. ALSO PROVIDE AN ISOLATION JOINT BETWEEN EXISTING AND NEW CONCRETE.
4. REBAR SHALL BE FIBERGLASS NO. 4 PLACED 24" C-C.

2
C3
CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



3
C3
CONCRETE SIDEWALK
NOT TO SCALE



- NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28-DAY STRENGTH = 3,900 PSI

4
C3
CONCRETE VEHICLE PAVEMENT
NOT TO SCALE

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DRAWN BY: ABL		
CHECKED BY: GRP		

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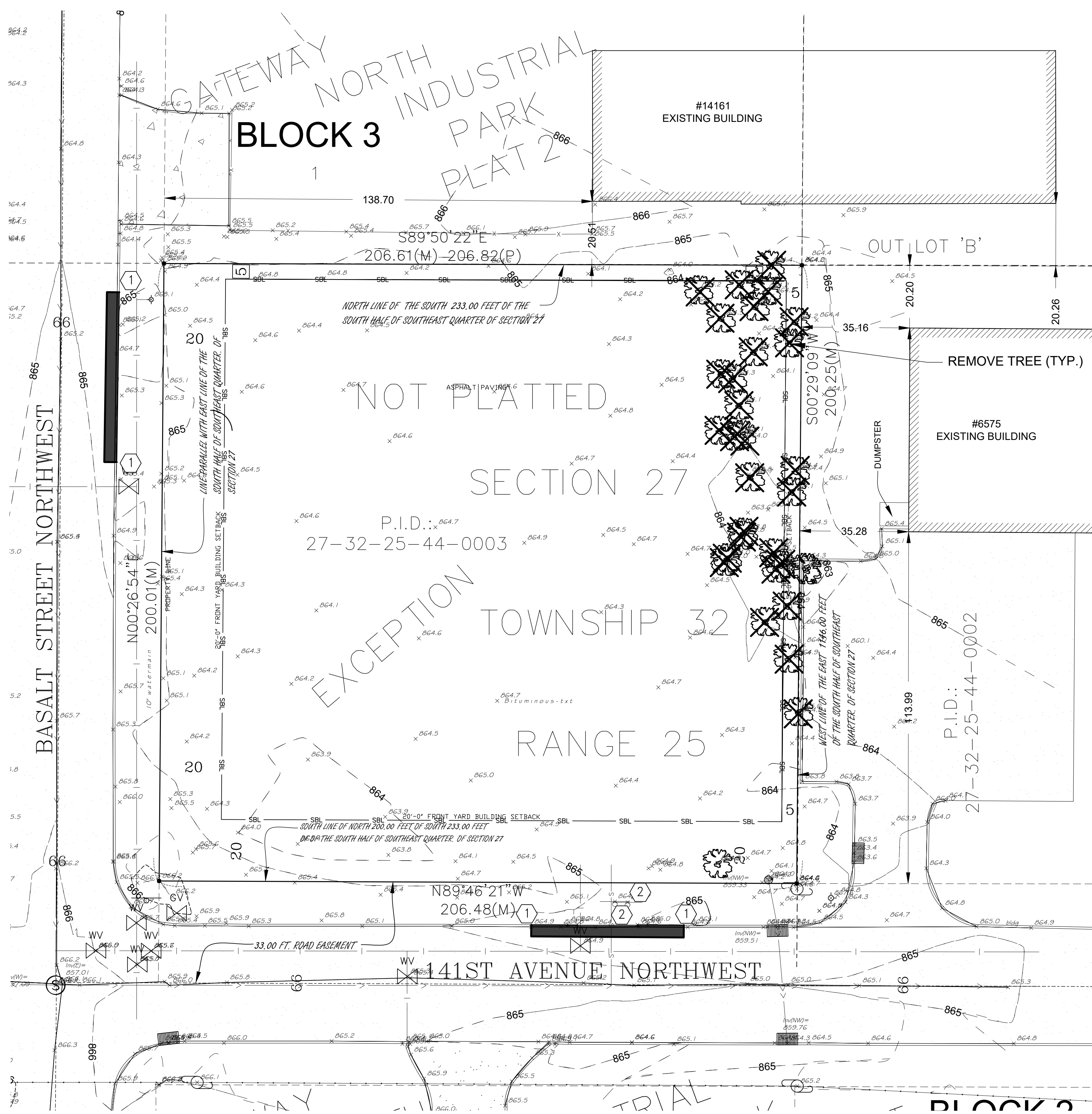
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RAMSEY, MINNESOTA

DETAILS

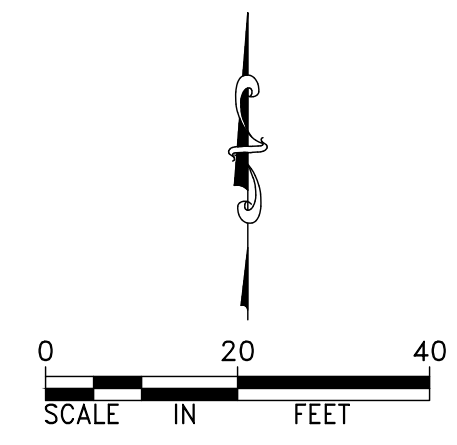
PROJECT: 90818
SHEET NO.
C3 OF C7

F:\survey\27-32-25-44-003\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg



- REFERENCE NOTES:
- ① SAWCUT AND REMOVE CONCRETE CURB & GUTTER (FULL DEPTH). DO NOT SAWCUT ROAD. USE EDGE OF BITUMINOUS AS FORM FOR PROPOSED DRIVEWAY CURB.
 - ② RELOCATE SIGN

- NOTES:
1. SURVEY INFORMATION PROVIDED BY CLIENT.
 2. IF PATCHING OF BITUMINOUS IS REQUIRED, PATCHING SHALL MEET THE STANDARDS OF CITY DETAIL STR-25 WITH A WEAR COURSE OF 2" AND CLASS 5 BASE OF 6".



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10.03.24	CITY COMMENTS
10.23.24	CITY COMMENTS

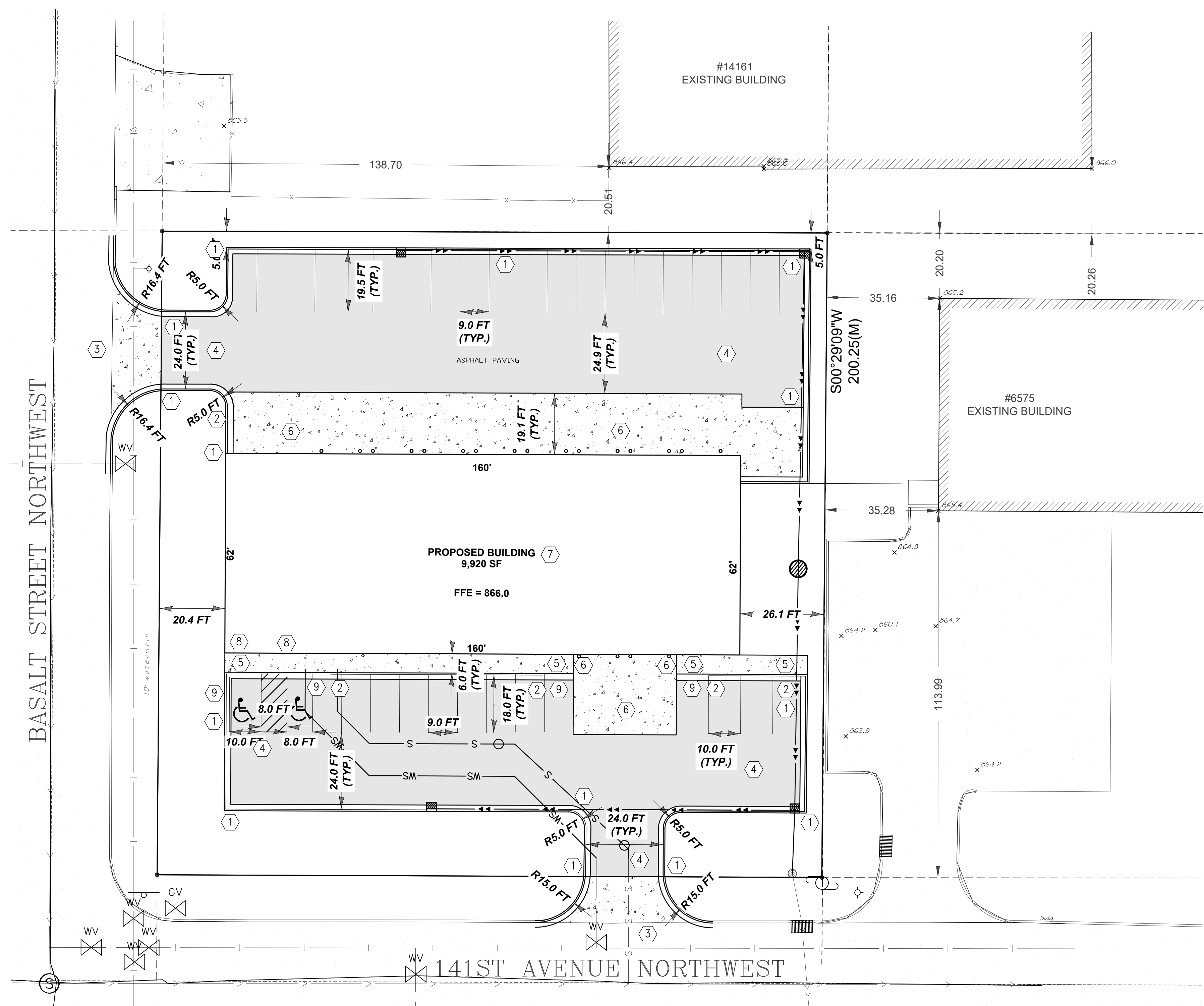
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EXISTING CONDITIONS & REMOVALS PLAN

PROJECT: 90818
 SHEET NO. C4 OF C7



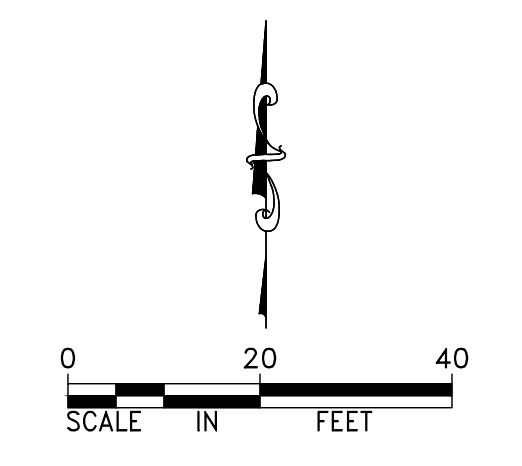
- REFERENCE NOTES:
- ① B612 CURB AND GUTTER
 - ② B612 TIPOUT CURB AND GUTTER
 - ③ COMMERCIAL ENTRANCE PER CITY DETAILS.
 - ④ BITUMINOUS PAVEMENT PER (4/C2)
 - ⑤ CONCRETE SIDEWALK PER DETAILS (1/C3) AND (3/C3)
 - ⑥ CONCRETE PAVEMENT PER (2/C3) AND (4/C3)
 - ⑦ PROPOSED BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS.
 - ⑧ HANDICAP SIGN ON WALL
 - ⑨ 10' TRANSITION FROM FULL-HEIGHT CURB TO 0" HEIGHT CURB.

SITE DATA:
 LOT AREA = 0.95 AC
 PROPOSED IMPERVIOUS AREA = 0.73 AC
 PROPOSED HARDCOVER = 76.5%

PARKING DATA:
 STANDARD STALLS PROVIDED = 33
 HANDICAP STALLS PROVIDED = 2
 TOTAL PROPOSED PARKING STALLS = 35

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- PROPOSED BOLLARD



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		10.30.24	BUILDING DIMENSIONS
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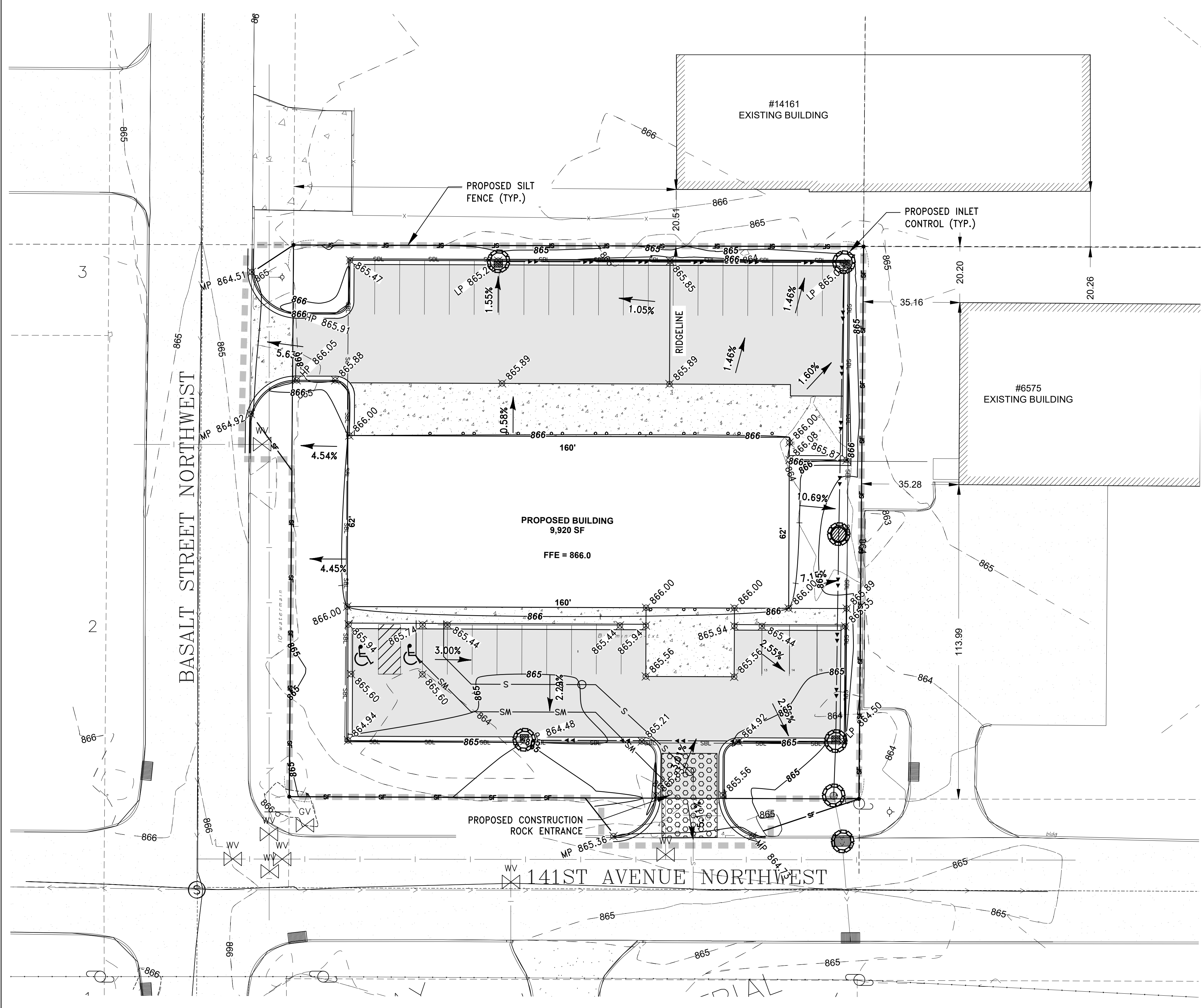
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SITE PLAN

PROJECT: 90818
 SHEET NO.
 C5 of C7


F:\survey\27-52-25\6591_141st Ave NW Ramsey\02 Engineering - 90818A\01 CAD\05 Sheet Files\05 Grading & Drainage Plan.dwg



- LEGEND**
- ▬ GRADING LIMITS
 - ▬ EXISTING STORM SEWER
 - ▬ PROPOSED STORM SEWER
 - ▬ PROPOSED SILT FENCE OR BIOROLLS
 - ▬ PROPOSED ROCK STABILIZING EXIT
 - PROPOSED INLET CONTROL
 - ➔ DRAINAGE ARROW
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - ▬ PROPOSED RIPRAP CL III
 - ▬ EXISTING CONTOUR
 - ▬ PROPOSED CONTOUR
 - ▬ EXISTING CURB & GUTTER
 - ▬ PROPOSED SURMOUNTABLE CURB & GUTTER
 - ▬ PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
 - ▬ PROPOSED B618 CURB & GUTTER
 - ▬ PROPOSED B618 TIPOUT CURB & GUTTER
 - ▬ EXISTING STORM SEWER
 - ▬ PROPOSED STORM SEWER
 - ▬ EXISTING WATERMAIN
 - ▬ EXISTING FENCE
 - ▬ PROPOSED GRADING LIMITS
 - ▬ PROPOSED SLOPE
 - ⊕ HP 910.00 PROPOSED HIGH POINT
 - ⊕ MP 910.00 PROPOSED MATCH POINT
 - ⊕ LP 910.00 PROPOSED LOW POINT
 - ⊕ TS 910.00 PROPOSED TOP OF SLAB
 - ⊕ 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION

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 CHECKED BY: GRP

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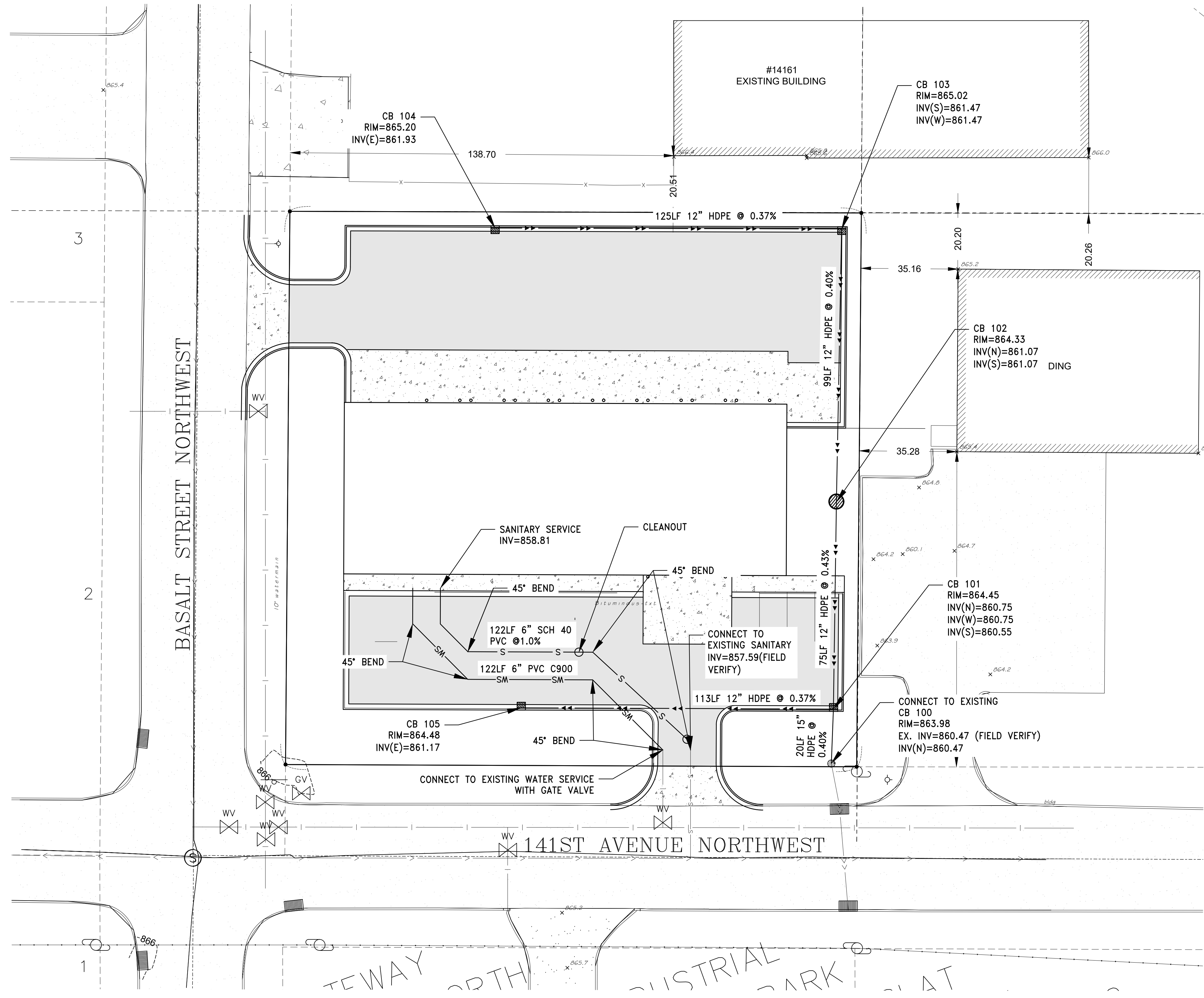
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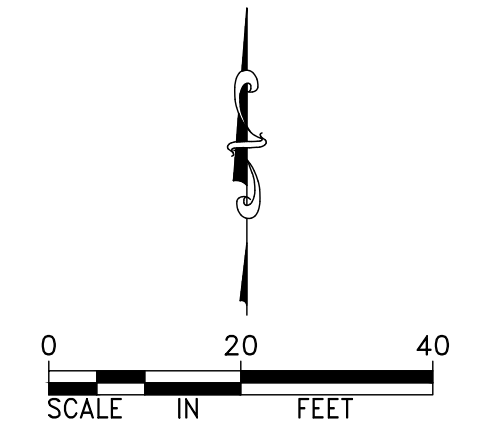
GRADING, DRAINAGE &
 EROSION CONTROL PLAN

PROJECT: 90818
 SHEET NO.
 C6 of C7

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- LEGEND**
- >>— EXISTING STORM SEWER
 - |— EXISTING WATERMAIN
 - >— EXISTING SANITARY SEWER
 - >>>— PROPOSED STORM SEWER
 - s— PROPOSED SANITARY SERVICE
 - ws— PROPOSED WATER SERVICE
 - ⊕ EXISTING HYDRANT
 - ⊕ PROPOSED HYDRANT
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ PROPOSED CATCH BASIN
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FES
 - ⊙ PROPOSED FES
 - PROPOSED SANITARY CLEANOUT



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UTILITY PLAN

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 C7 of C7