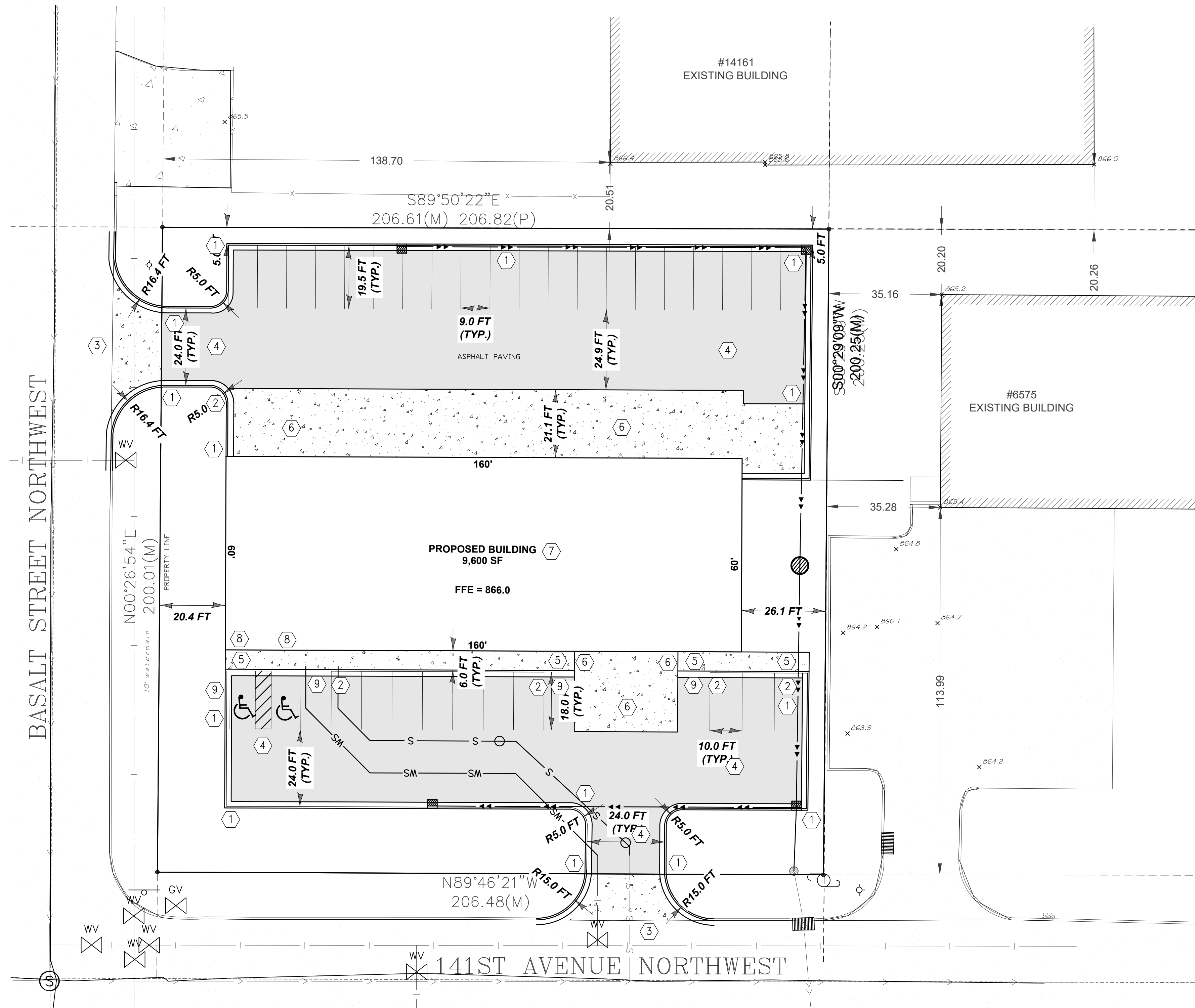


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REFERENCE NOTES:

- 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:

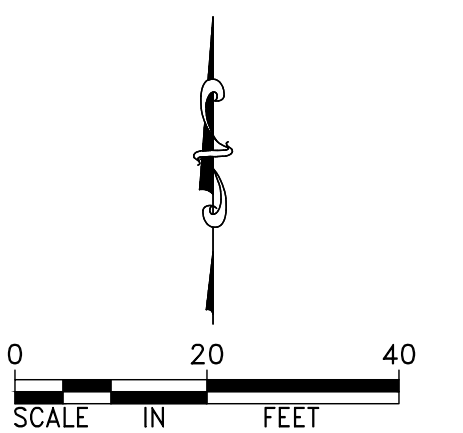
LOT AREA = 0.95 AC
 PROPOSED IMPERVIOUS AREA = 0.73 AC
 PROPOSED HARDCOVER = 76.5%

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



DESIGNED BY: JAP	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. JEFFREY A. PRASCH, P.E.	REVISIONS
DRAWN BY: ABL		10.03.24 CITY COMMENTS
CHECKED BY: GRP		
DATE: 09.13.24 LIC. NO.: 52706		

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AUTO REPAIR SHOP
 6590 141ST AVENUE NW
 RAMSEY, MINNESOTA

SITE PLAN

PROJECT: 90818
 SHEET NO.
 C5 of C7