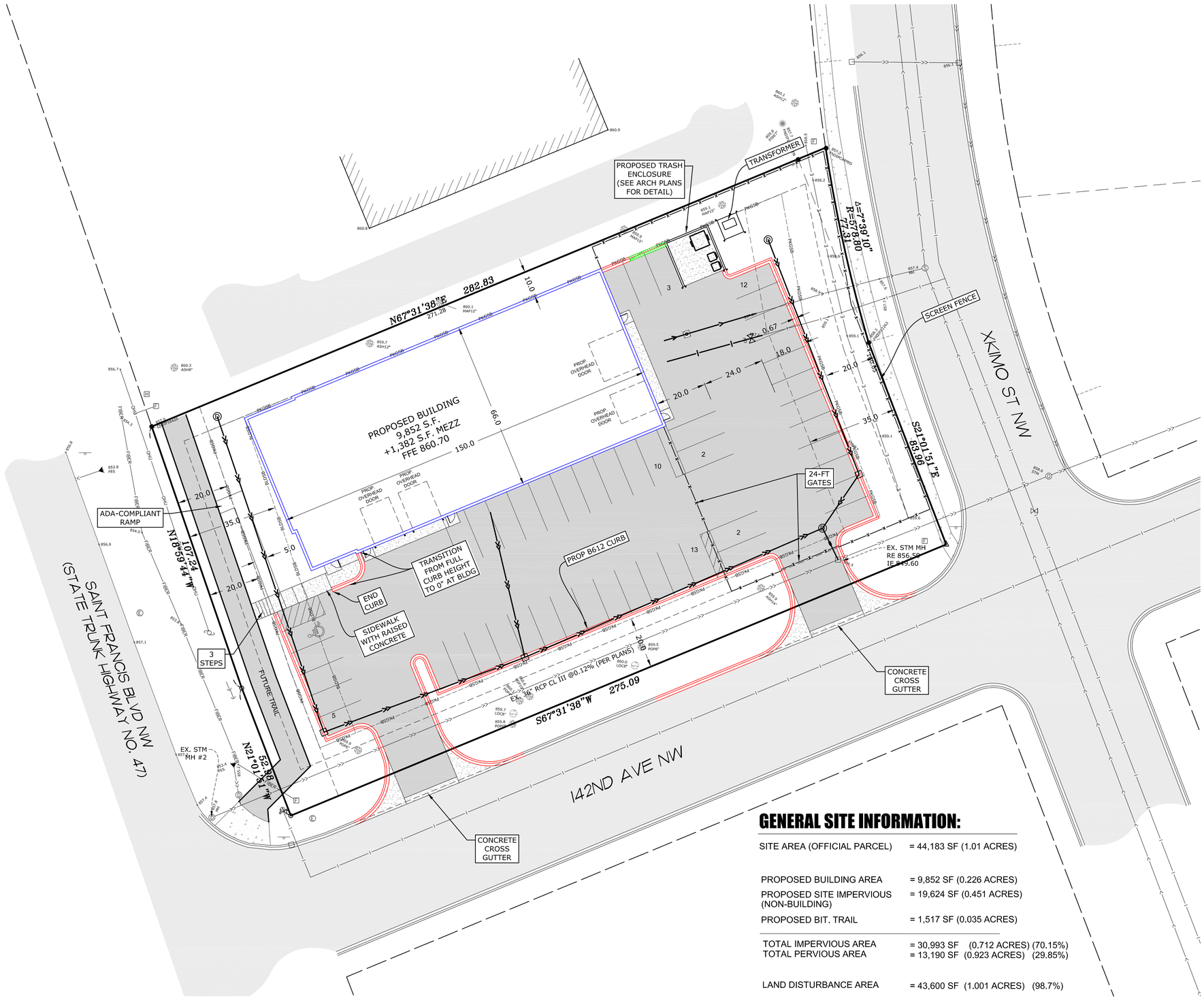

CURB & BITUMINOUS NOTES

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

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- 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
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED TIP-OUT CURB
- PROPOSED LIGHT POLE
- PROPOSED BUILDING WALL
- PROPOSED CURB LINES

GENERAL SITE INFORMATION:

SITE AREA (OFFICIAL PARCEL)	= 44,183 SF (1.01 ACRES)
PROPOSED BUILDING AREA	= 9,852 SF (0.226 ACRES)
PROPOSED SITE IMPERVIOUS (NON-BUILDING)	= 19,624 SF (0.451 ACRES)
PROPOSED BIT. TRAIL	= 1,517 SF (0.035 ACRES)
TOTAL IMPERVIOUS AREA	= 30,993 SF (0.712 ACRES) (70.15%)
TOTAL PERVIOUS AREA	= 13,190 SF (0.923 ACRES) (29.85%)
LAND DISTURBANCE AREA	= 43,600 SF (1.001 ACRES) (98.7%)

Know what's **below.**
Call before you dig.

CIVIL SITE PLAN
COMPLETE AUTO SERVICE

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	24-2134

ORIGINAL DATE: JANUARY 25, 2024

DATE	REVISION DESCRIPTION
3/15/24	UPDATED SITE PLAN

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.

QASEM M. ABUGHAZLEH LIC. NO. 56299
DATE: 03.15.2024

COMPLETE AUTO SERVICE
RAMSEY, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
CLASSIC CONSTRUCTION

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

NORTH
0 10 20
1 INCH = 20 FEET

C1

S:\plowe\cad\24proj\2134 Complete Auto Bldg Addition (Ramsey)\2134 CVD\2134 BASE 9.dwg 3/15/2024