



COBBLESTONE  
HOTEL & SUITES

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# PROPOSED HOTEL FOR: COBBLESTONE HOTEL AND SUITES

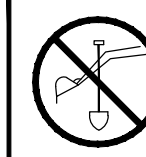
## RAMSEY, MINNESOTA

### LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
	EXISTING GRADE SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED GRADE AT BACK OF WALL FG-FINISHED GRADE AT FRONT OF WALL
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
	PROPOSED WATER VALVE IN BOX
	PROPOSED STORM CATCH BASIN - ST CB
	PROPOSED STORM FIELD INLET - ST FI
	PROPOSED STORM CURB INLET - ST CI
	PROPOSED DRAINAGE FLOW
	PROPOSED APRON ENDWALL
	PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM SEWER AND MANHOLE - ST MH
	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
	PROPOSED WATER LINE AND HYDRANT
	PROPOSED CURB AND GUTTER
	PROPOSED GROUND CONTOUR

### GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA  
CALL GOPHER STATE ONE CALL  
1-800-252-1166

### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

A. GOPHER STATE ONE CALL SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING SITE DEMOLITION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRIVATE UTILITY LOCATES. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED UNDER CONSTRUCTION.

C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTOUR LINE.

#### 31 20 00 EARTH MOVING

A. GOPHER STATE ONE CALL SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING SITE DEMOLITION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRIVATE UTILITY LOCATES. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS WEEDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.

1. UNDER FOUNDATIONS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.

2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

6. UNDER LAWNS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION IS ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY TRB.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RE-TEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

#### 31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE GRADING PLAN REFLECTS 65,700 SF (1.51 ACRES) OF DISTURBED AREA. DESIGN ENGINEER SHALL PREPARE A STORMWATER MANAGEMENT PLAN AND FILE A PERMIT WITH THE MPCA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND PROCEDURAL REQUIREMENTS OF MPCA AND THE STORMWATER MANAGEMENT PLANS.

B. THE CONTRACTOR SHALL KEEP THE PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF THE PERMIT. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUIRED.

E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. USE MPCA PERMIT FORMS. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:

- THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
- THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
- AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
- A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
- A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
- AN OBSERVATION OF A DISCHARGE OFF THE SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN MPCA STORMWATER MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE MINNESOTA STORMWATER MANUAL SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED EROSION CONTROL STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED:

1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.

2. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 1-1/2 TO 3 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.

3. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH MINNESOTA STORMWATER MANUAL.

4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKLERS, CHOKERS AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.

5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH THE MINNESOTA STORMWATER MANUAL AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

8. IF SITE Dewatering IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL AND PROVISION OUTLINED IN GEOTECHNICAL REPORT.

9. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

G. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER MINNESOTA STORMWATER MANUAL REQUIREMENTS.

H. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.

I. UNLESS THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE MPCA.

J. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDOS GENERAL PERMIT.

K. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

L. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINNESOTA STORMWATER MANUAL REQUIREMENTS.

M. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS.

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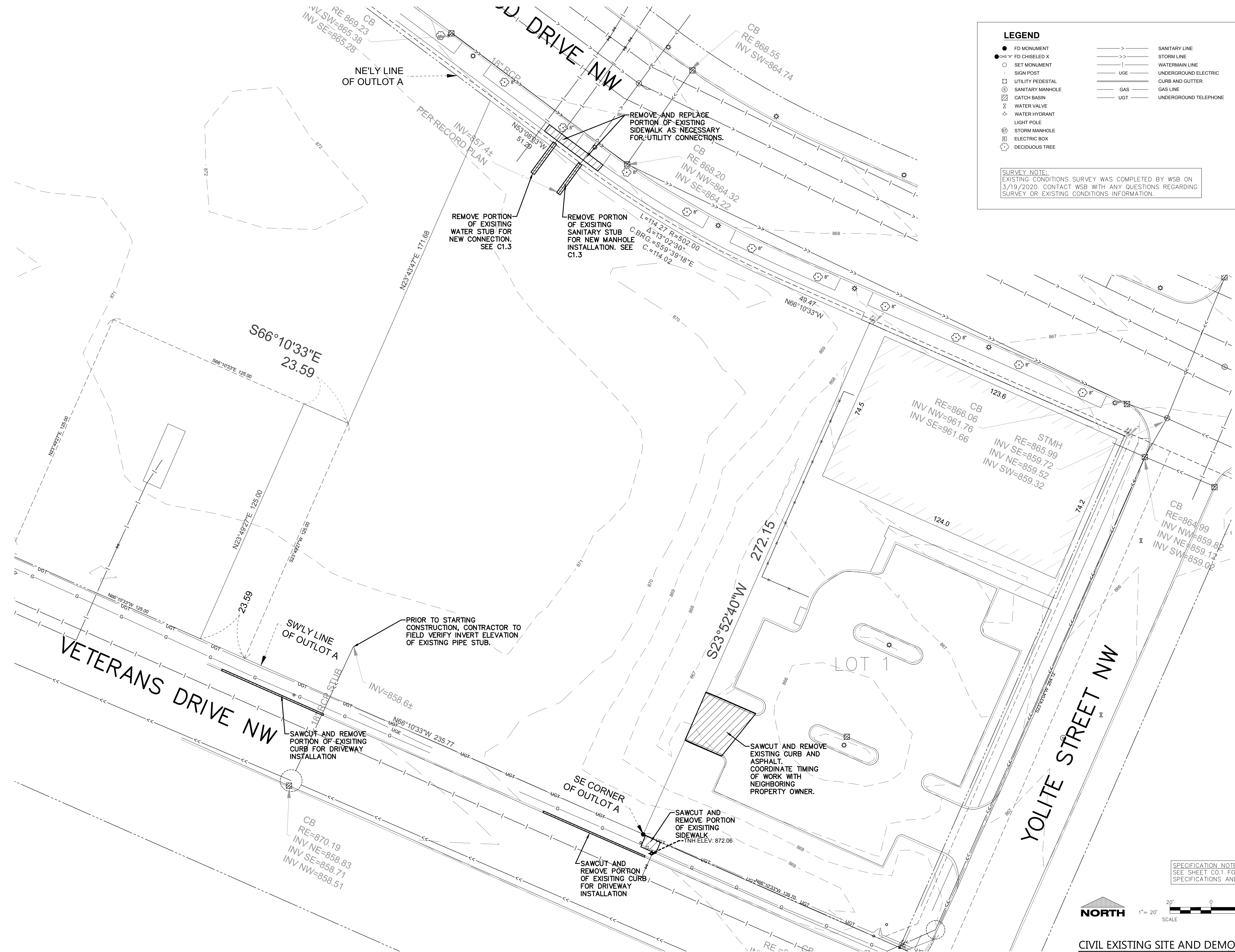
BN. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

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**LEGEND**

●	FD MONUMENT	—>—	SANITARY LINE	
○	FD CHISELED X	—>>—	STORM LINE	
○	SET MONUMENT	— —	WATERMAIN LINE	
·	SIGN POST	— —	UNDERGROUND ELECTRIC	
⊠	UTILITY PEDESTAL	— —	CURB AND GUTTER	
⊙	SANITARY MANHOLE	— —	GAS LINE	
⊗	CATCH BASIN	— —	UGT	UNDERGROUND TELEPHONE
⊕	WATER VALVE			
⊕	WATER HYDRANT			
⊕	LIGHT POLE			
⊕	STORM MANHOLE			
⊕	ELECTRIC BOX			
⊕	DECIDUOUS TREE			

**SURVEY NOTE:**  
EXISTING CONDITIONS SURVEY WAS COMPLETED BY WSB ON 3/19/2020. CONTACT WSB WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION.

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COLLABORATION  
**BM**  
**BriMark**  
Builders, LLC

**PROJECT INFORMATION**

NEW HOTEL FOR:  
**COBBLESTONE HOTEL AND SUITES**  
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
MAY 7, 2020

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
1946540

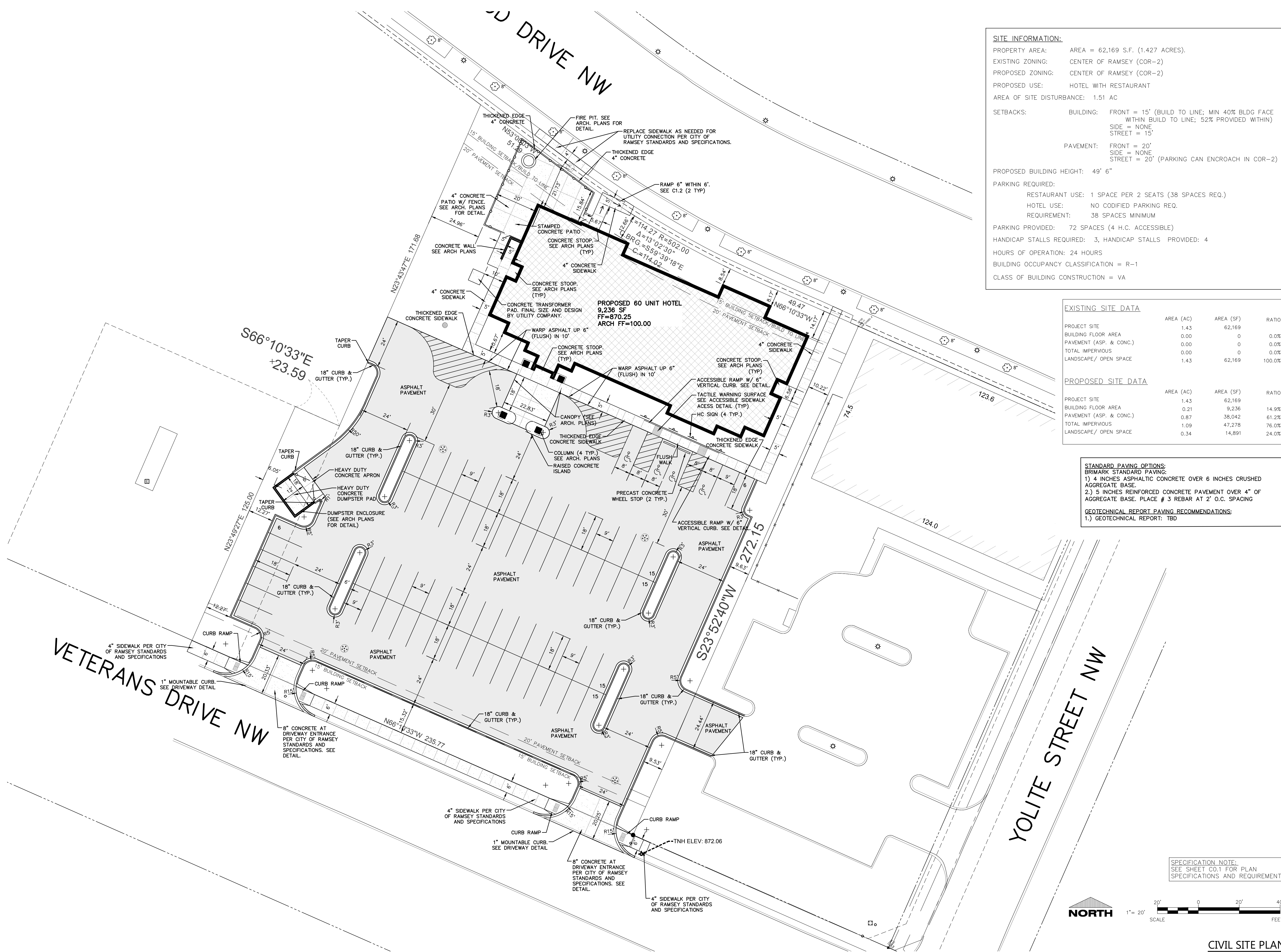
**SHEET NUMBER**  
**C1.0**

**NORTH**

1" = 20'  
SCALE

20' 0 20' 40'  
FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN



**SITE INFORMATION:**

PROPERTY AREA: AREA = 62,169 S.F. (1.427 ACRES).  
 EXISTING ZONING: CENTER OF RAMSEY (COR-2)  
 PROPOSED ZONING: CENTER OF RAMSEY (COR-2)  
 PROPOSED USE: HOTEL WITH RESTAURANT  
 AREA OF SITE DISTURBANCE: 1.51 AC

SETBACKS: BUILDING: FRONT = 15' (BUILD TO LINE; MIN 40% BLDG FACE WITHIN BUILD TO LINE; 52% PROVIDED WITHIN)  
 SIDE = NONE  
 STREET = 15'  
 PAVEMENT: FRONT = 20'  
 SIDE = NONE  
 STREET = 20' (PARKING CAN ENCROACH IN COR-2)

PROPOSED BUILDING HEIGHT: 49' 6"

PARKING REQUIRED:  
 RESTAURANT USE: 1 SPACE PER 2 SEATS (38 SPACES REQ.)  
 HOTEL USE: NO CODIFIED PARKING REQ.  
 REQUIREMENT: 38 SPACES MINIMUM

PARKING PROVIDED: 72 SPACES (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 4

HOURS OF OPERATION: 24 HOURS  
 BUILDING OCCUPANCY CLASSIFICATION = R-1  
 CLASS OF BUILDING CONSTRUCTION = VA

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.43	62,169	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.21	9,236	14.9%
PAVEMENT (ASP. & CONC.)	0.87	38,042	61.2%
TOTAL IMPERVIOUS	1.09	47,278	76.0%
LANDSCAPE/ OPEN SPACE	0.34	14,891	24.0%

**STANDARD PAVING OPTIONS:**  
 BRIMARK STANDARD PAVING:  
 1.) 4 INCHES ASPHALTIC CONCRETE OVER 6 INCHES CRUSHED AGGREGATE BASE.  
 2.) 5 INCHES REINFORCED CONCRETE PAVEMENT OVER 4" OF AGGREGATE BASE. PLACE # 3 REBAR AT 2' O.C. SPACING

**GEOTECHNICAL REPORT PAVING RECOMMENDATIONS:**  
 1.) GEOTECHNICAL REPORT: TBD

COLLABORATION

PROJECT INFORMATION

NEW HOTEL FOR:

# COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

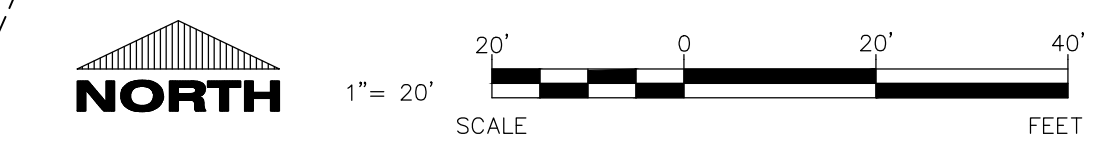
PROFESSIONAL SEAL

PRELIMINARY DATES  
 MAY 7, 2020

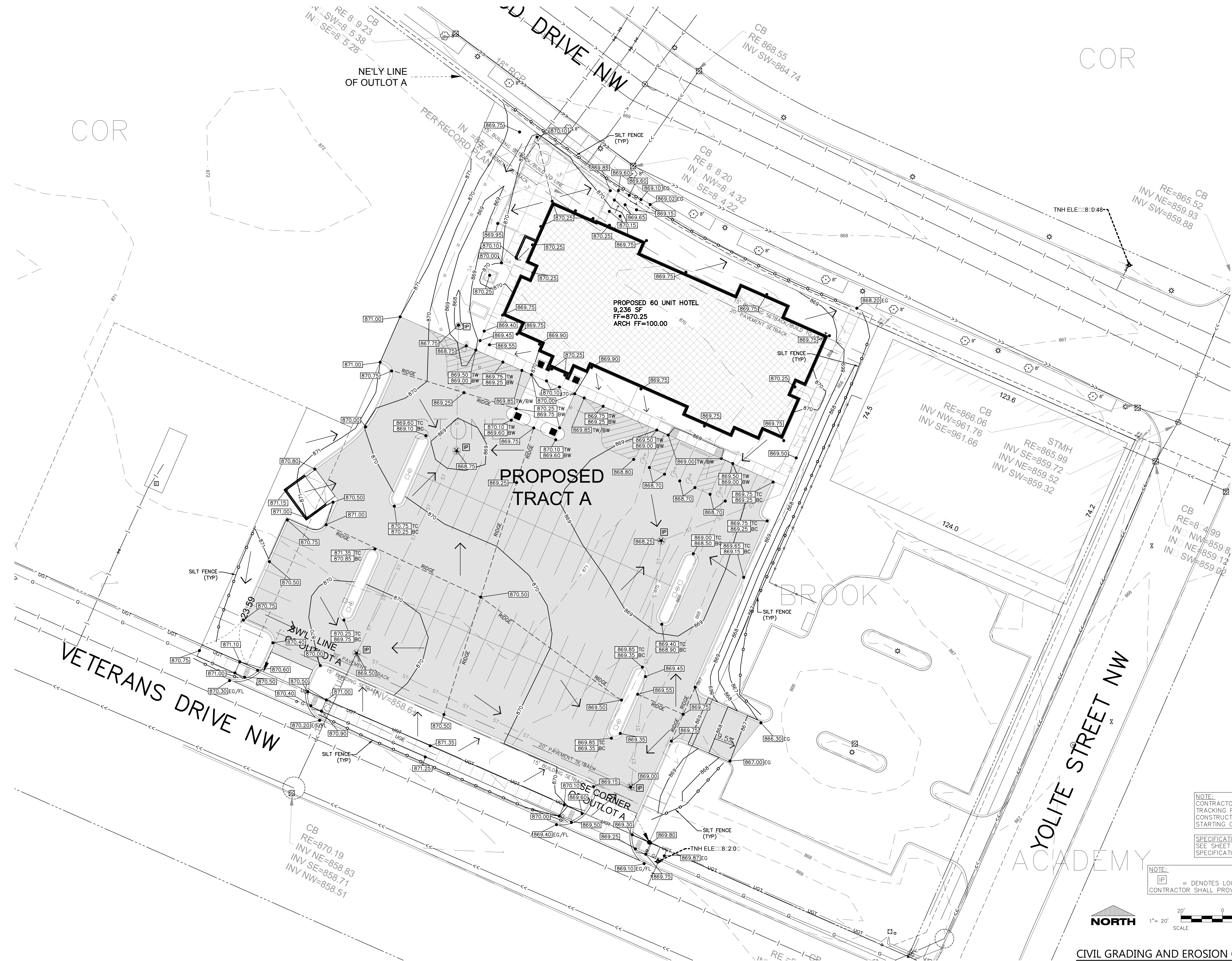
NOT FOR CONSTRUCTION

JOB NUMBER  
 1946540

SHEET NUMBER  
**C1.1**



CIVIL SITE PLAN



PROPOSED 60 UNIT HOTEL  
9,236 SF  
FF=870.25  
ARCH FF=100.00

PROPOSED TRACT A

NOTE:  
CONTRACTOR TO PROVIDE STONE TRACKING PAD AT LOCATION OF CONSTRUCTION ENTRANCE PRIOR TO STARTING CONSTRUCTION.

SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTE:  
[IP] = DENOTES LOCATIONS WHERE CONTRACTOR SHALL PROVIDE INLET PROTECTION.



CIVIL GRADING AND EROSION CONTROL PLAN

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PROJECT INFORMATION

NEW HOTEL FOR:  
**COBBLESTONE HOTEL AND SUITES**  
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES  
MAY 7, 2020

NOT FOR CONSTRUCTION

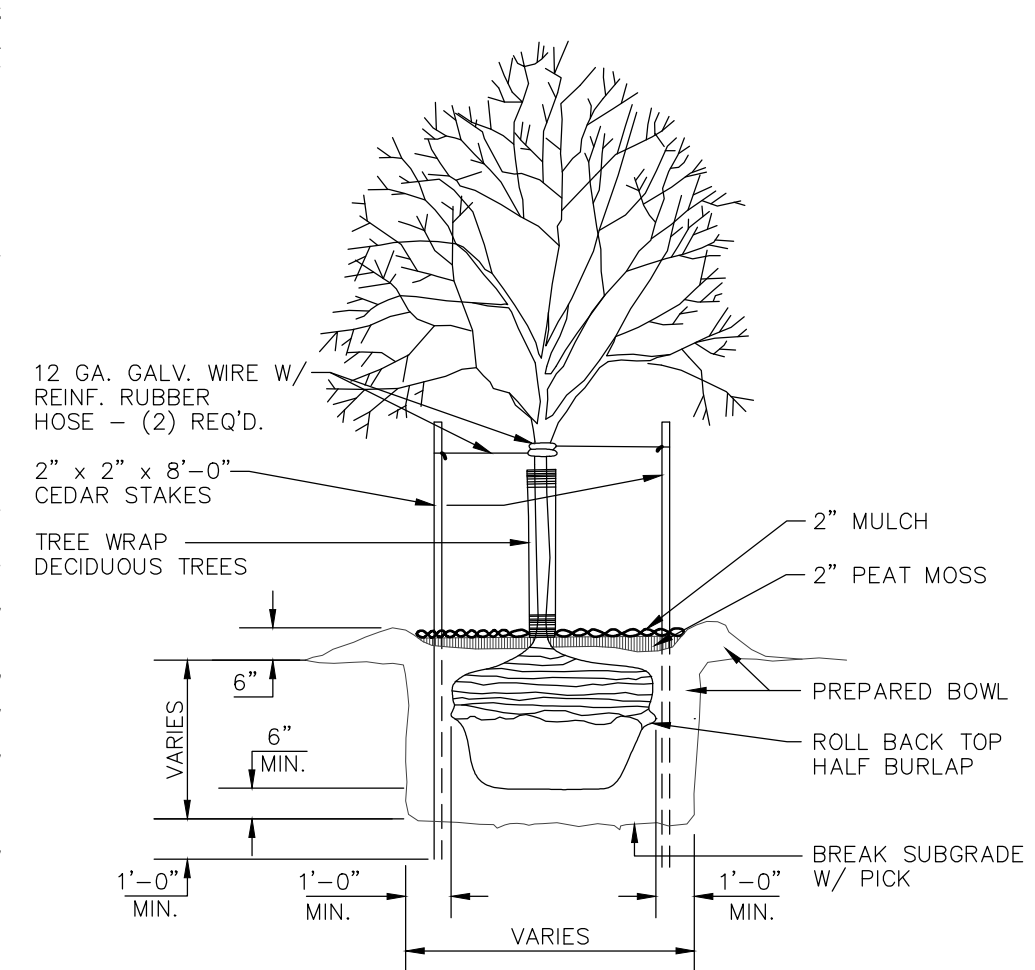
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SHEET NUMBER  
**C1.2**

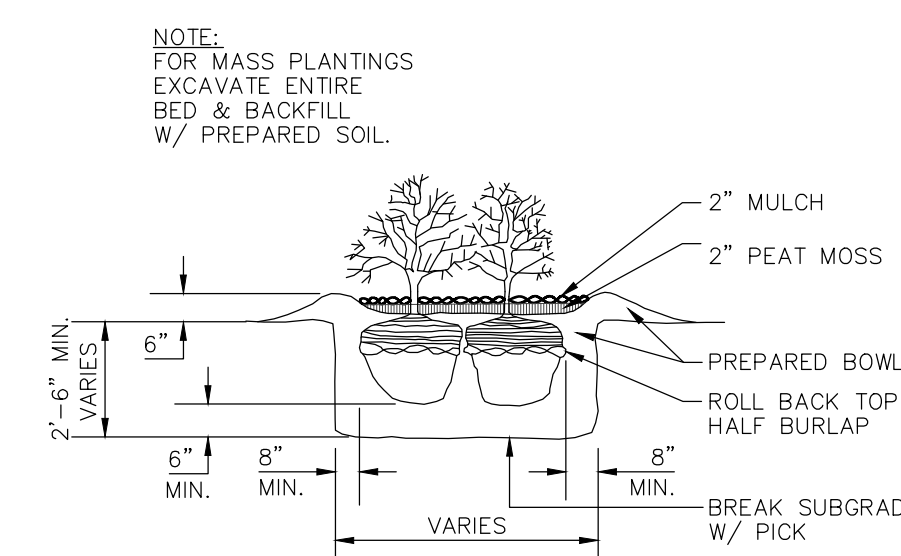




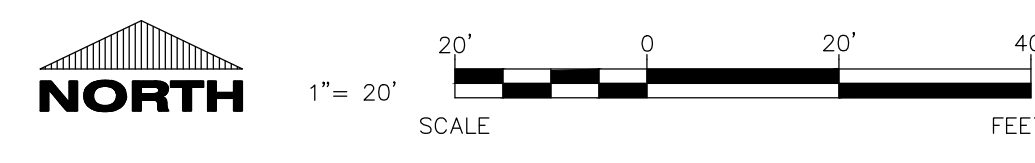
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
(Symbol)	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	2
DECIDUOUS SHRUBS				
(Symbol)	Rhododendron	Rhododendron haaga	15"-18"	27
(Symbol)	Arrowwood Viburnum	Viburnum dentatum	30"-36"	6
(Symbol)	Weigela Carnival	Weigela Florida 'courtalor'	24"	6
(Symbol)	Barberry Golden	Berberis thunbergii aurea	24"	4
EVERGREEN SHRUBS				
(Symbol)	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"-15"	23
(Symbol)	Dwarf Norway Spruce	Picea abies 'Pumila'	2"	12



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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Builders, LLC

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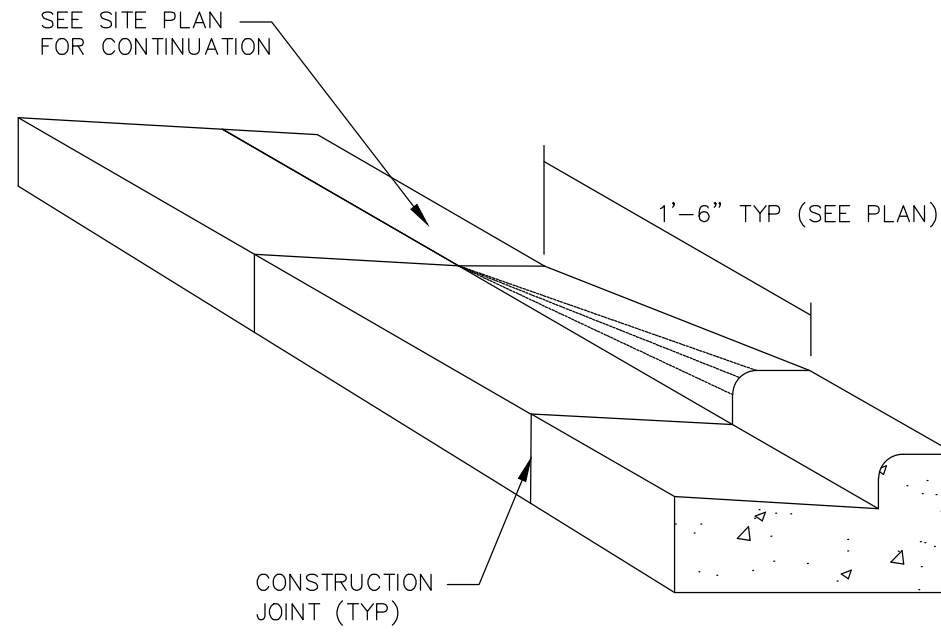
SHEET NUMBER

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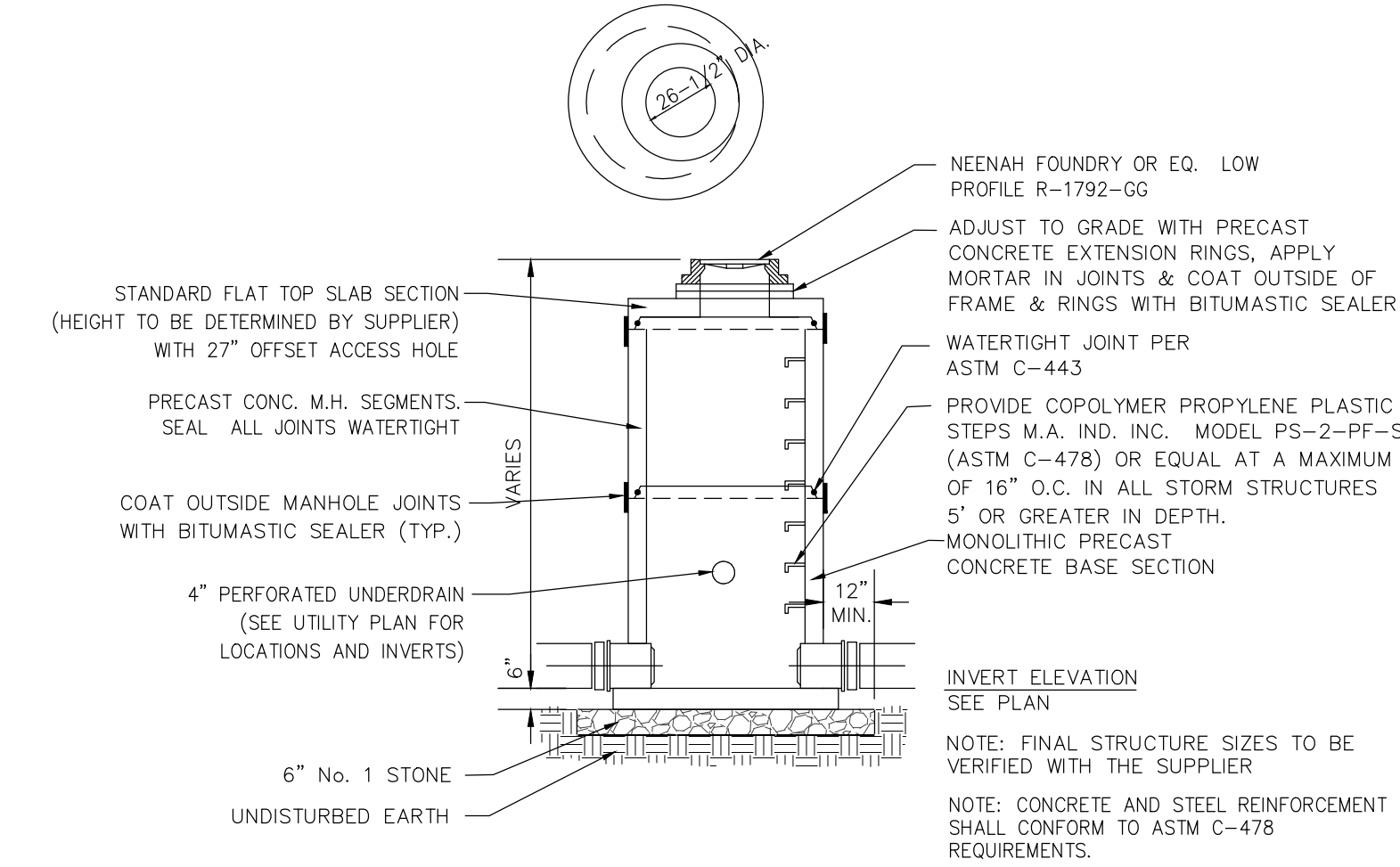
EXTERIOR GREASE INTERCEPTOR SCHEDULE (G.I.)											
NO.	MAT'L	LENGTH (INCHES)	WIDTH (INCHES)	HEIGHT (INCHES)	LIQUID LEVEL (INCHES)	CAPACITY (GAL.)	INLET & OUTLET SIZE	MANHOLES	APPROX. COVER DEPTH	MODEL	REMARKS
1	PRECAST	120	82	53	41	1259	4"	SEE DETAIL	3'	WLP1250-P	"WIESER"

- ACCEPTABLE MANUFACTURERS: WEISER.

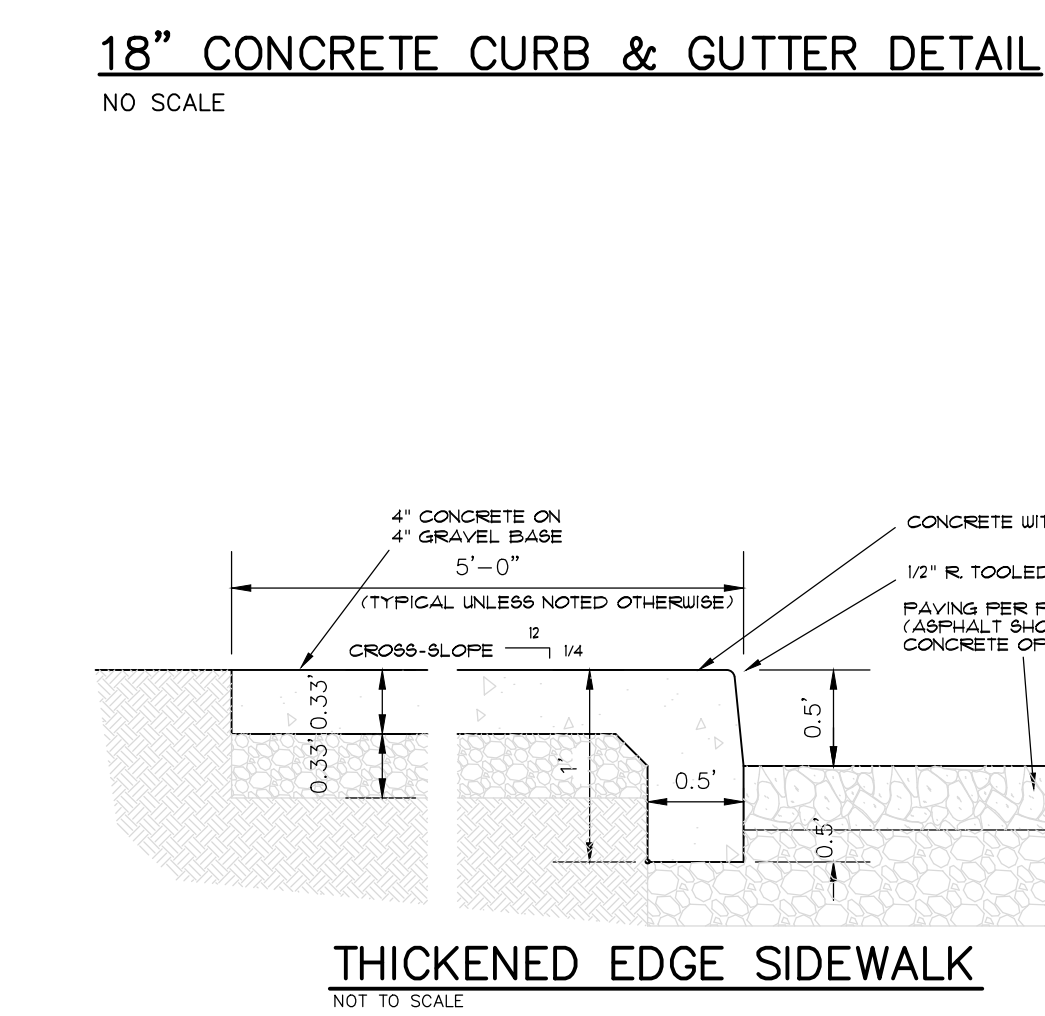
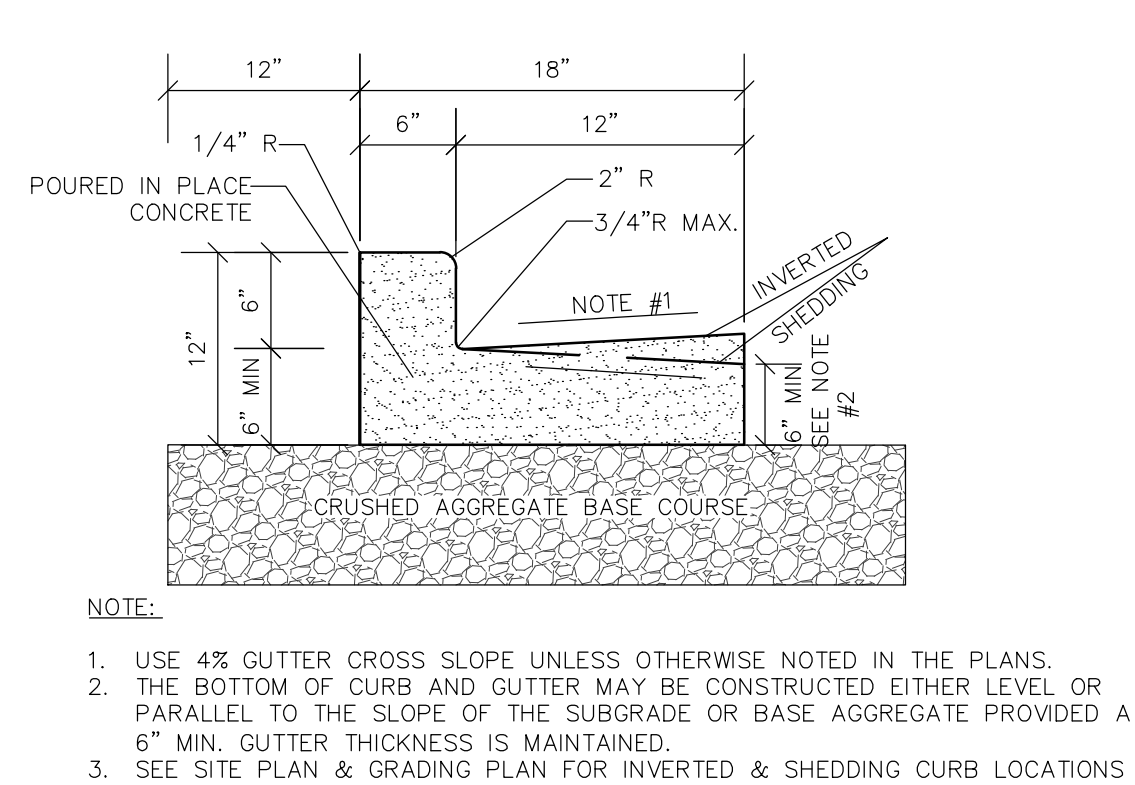
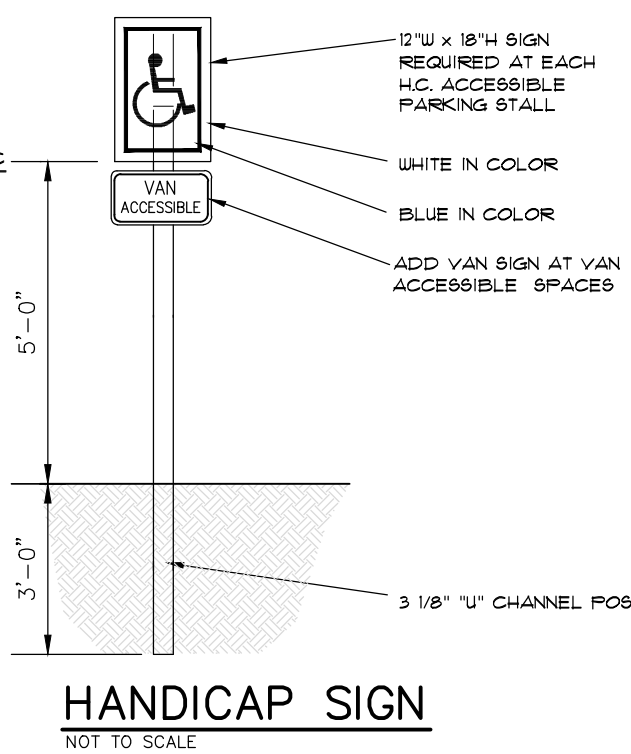
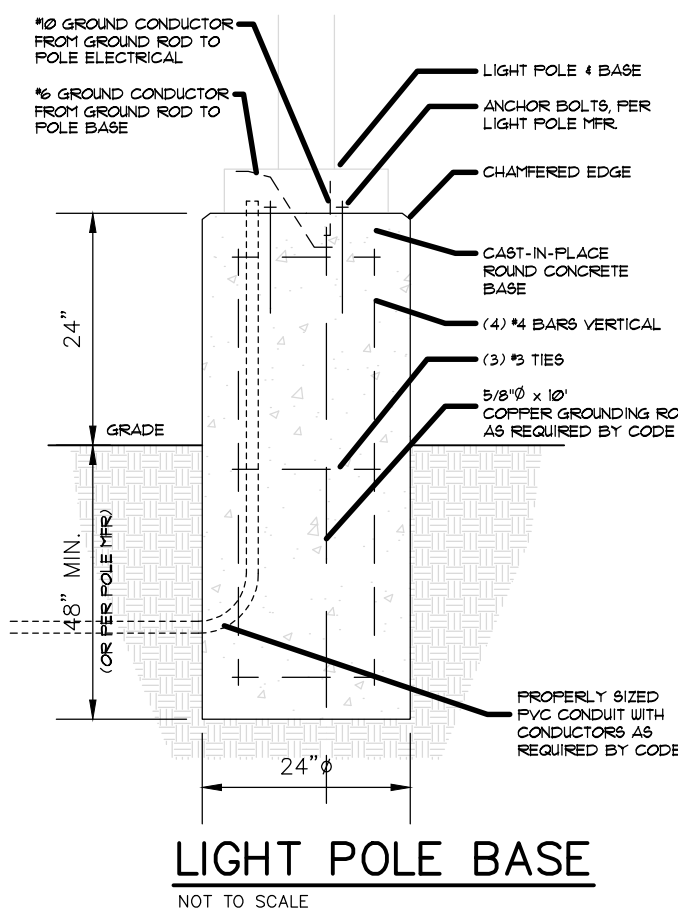
GREASE INTERCEPTOR CALCULATIONS	
S= NUMBER OF SEATS	91
H= HOURS OPERATION PER DAY	12
A= APPLIANCE FACTOR	1
REQUIRED CAPACITY	S x H x A
REQUIRED CAPACITY	1092



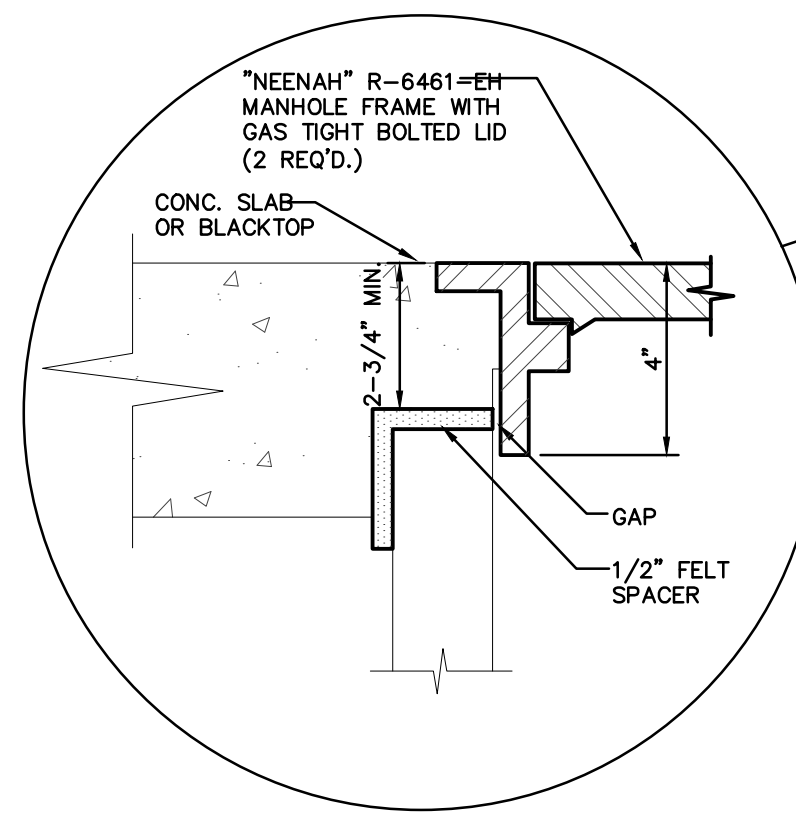
**TAPER CURB DETAIL**  
NO SCALE



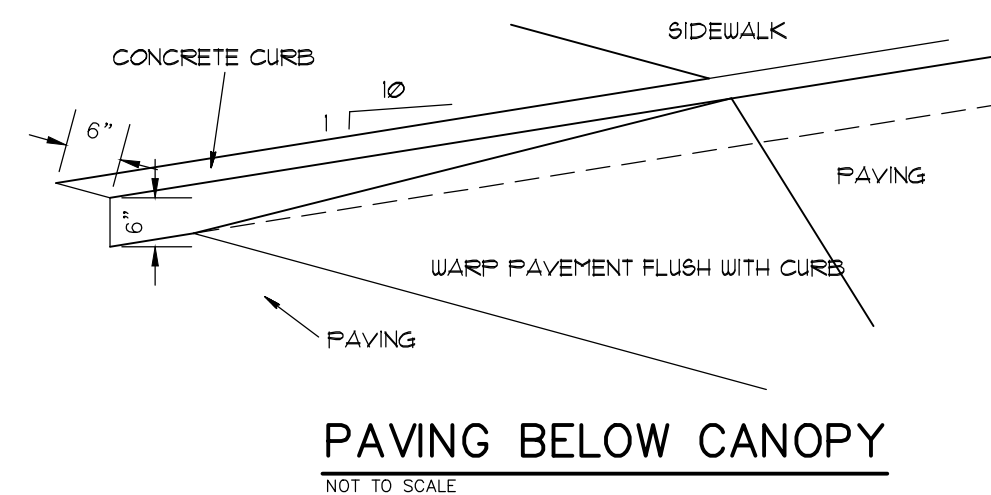
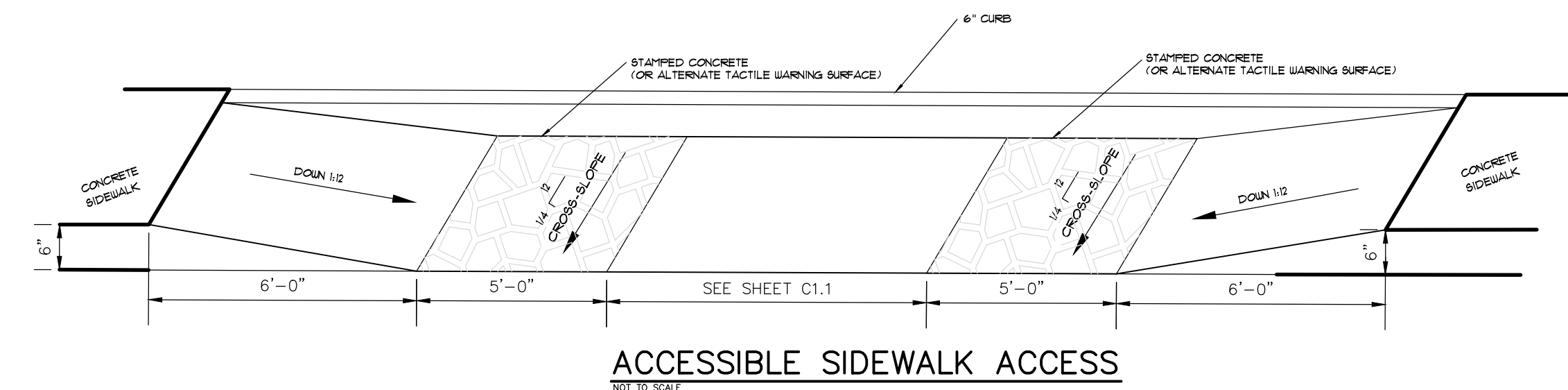
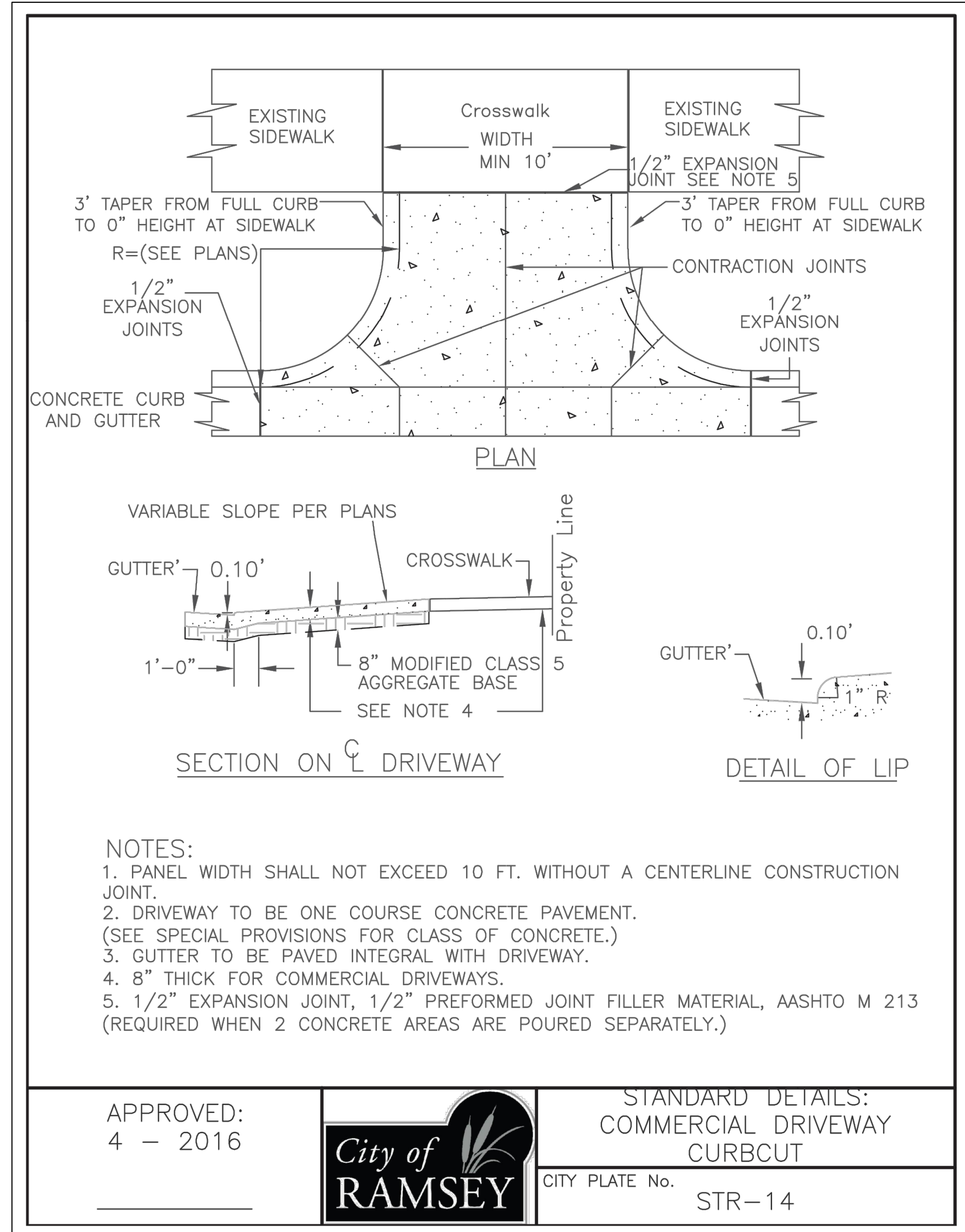
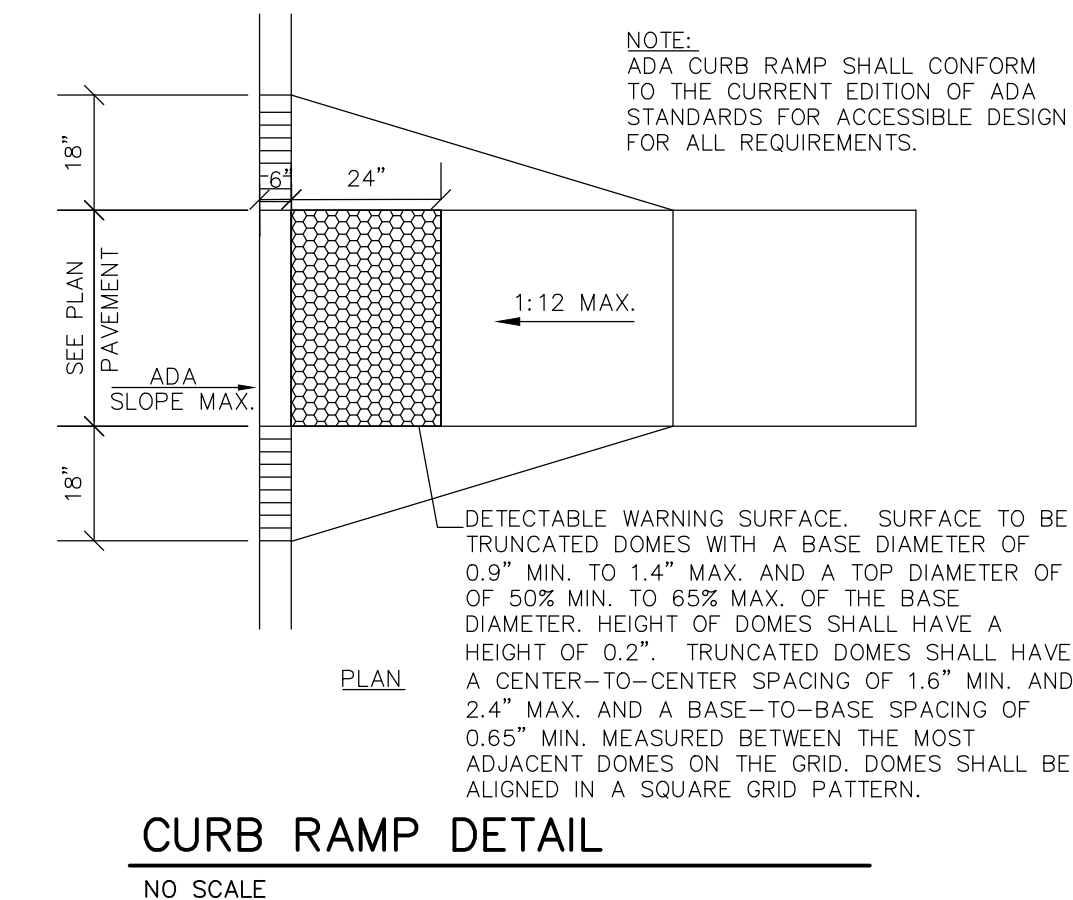
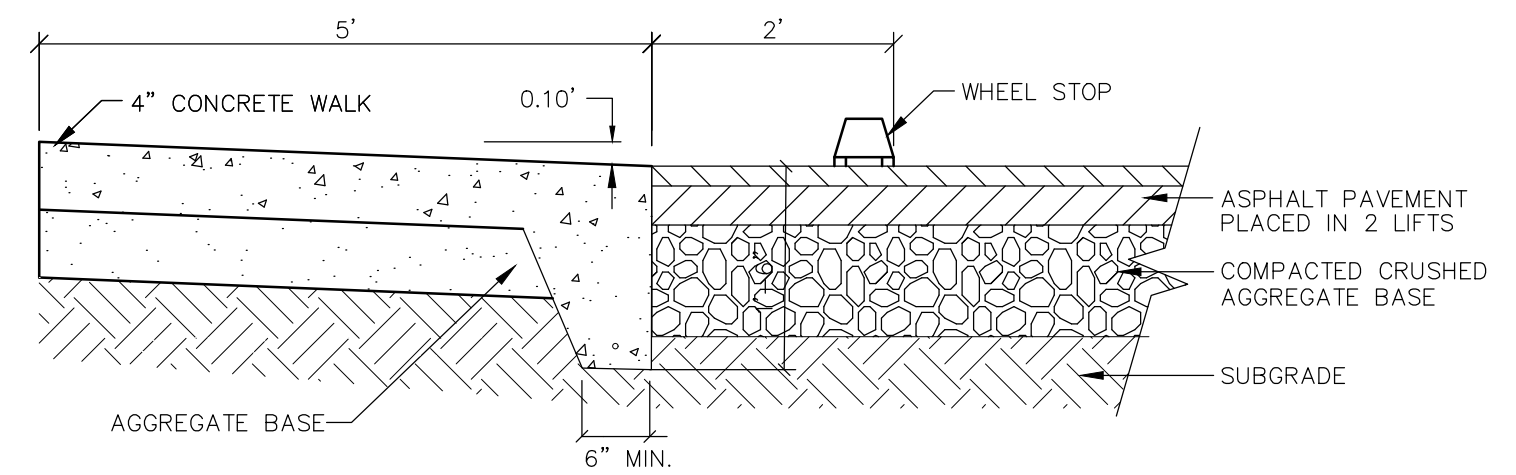
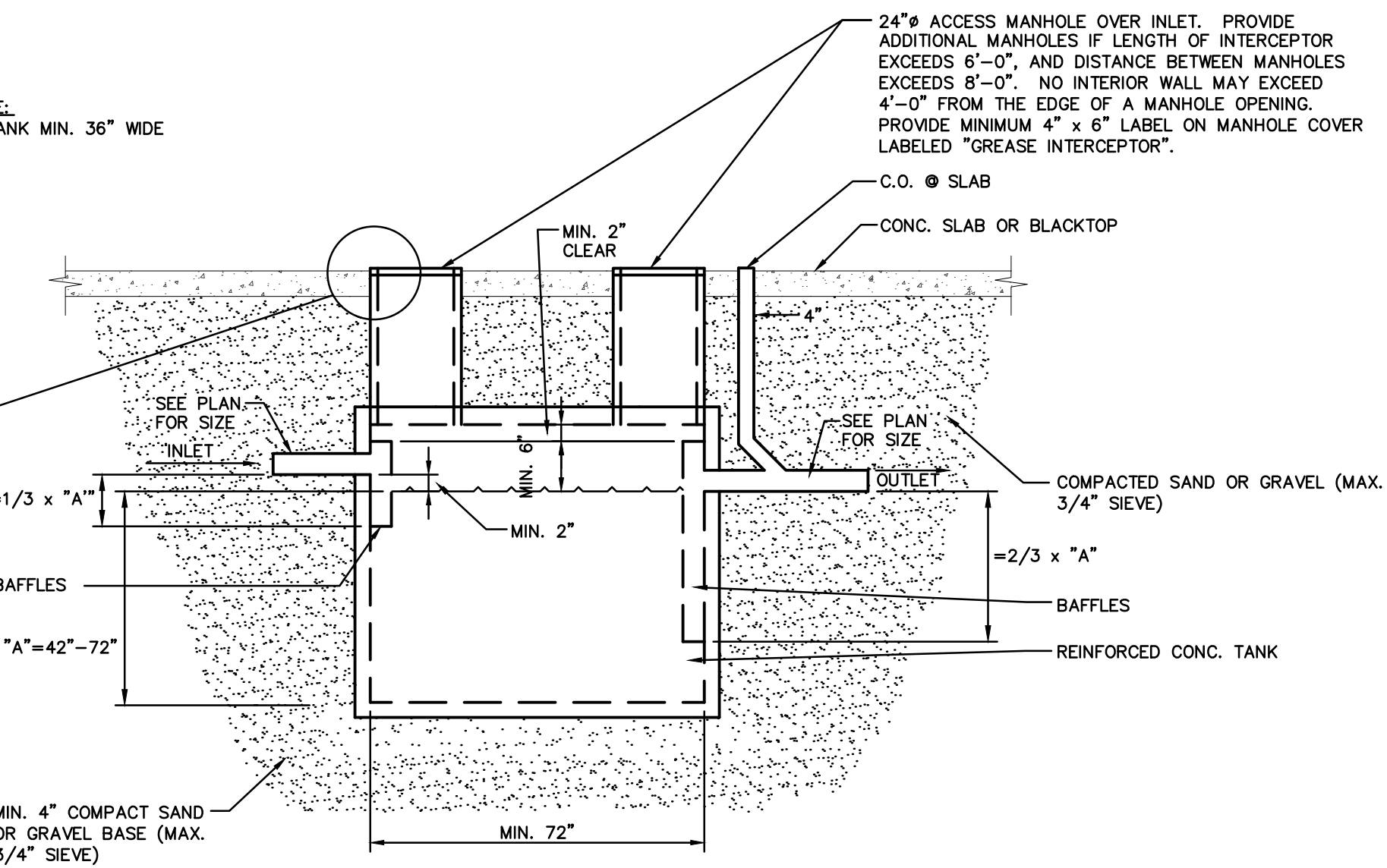
**CATCH BASIN DETAIL**  
NO SCALE



NOTE:  
- TANK MIN. 36" WIDE



**EXTERIOR GREASE INTERCEPTOR**  
NO SCALE



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**PROJECT INFORMATION**

NEW HOTEL FOR:  
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SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES  
MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER  
1946540

SHEET NUMBER  
**C2.0**

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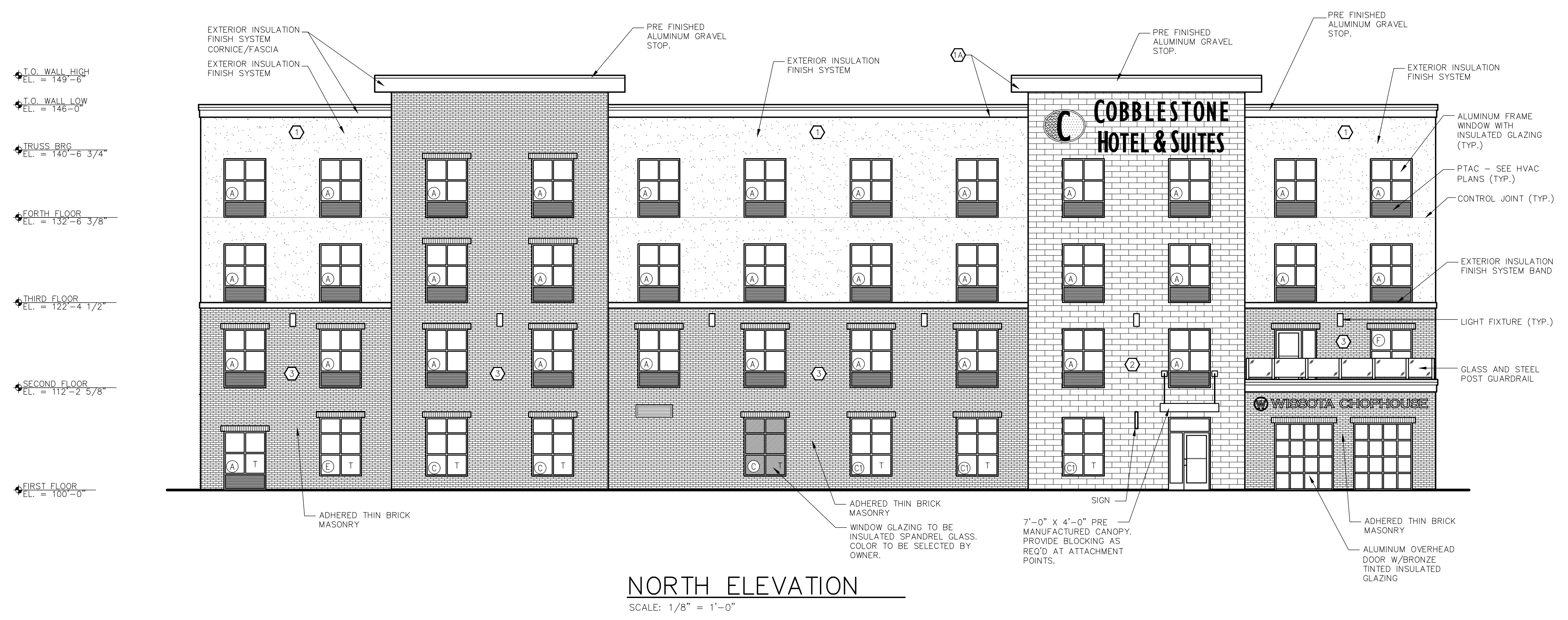
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 APR. 2, 2020

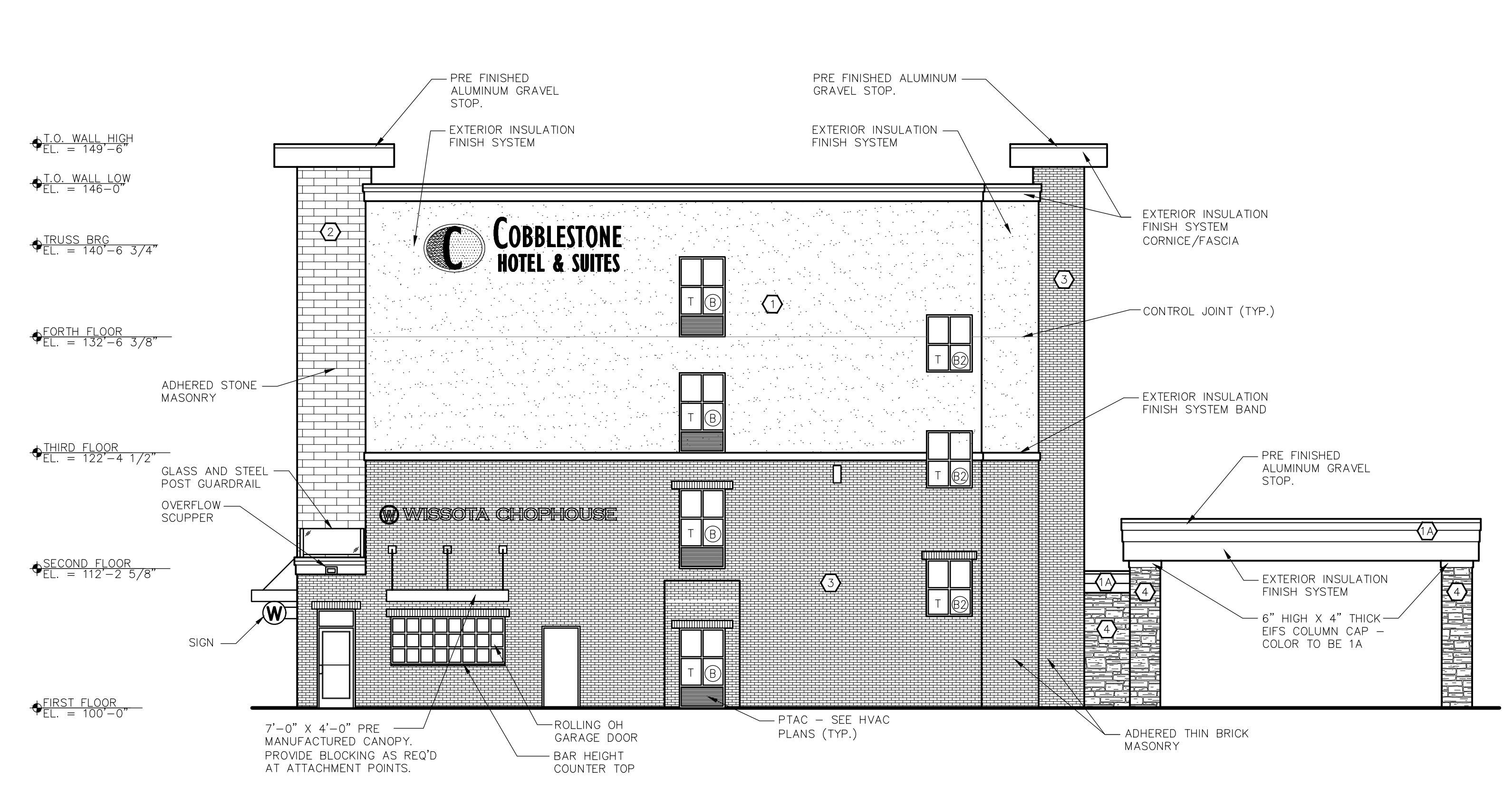
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**JOB NUMBER**  
 1946540

**SHEET NUMBER**  
**A2.0**



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

EXTERIOR COLORS		
EIFS COLOR #1	①	TOTAL WALL, NATURAL SILK #2060
EIFS COLOR #2	①A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
DIMENSIONAL SLATE	②	CENTURION, #893 DIM-STATE 12x24 COLOR #121 SAND
BRICK	③	THIN BRICK BY MCNEAR BRICK AND BLOCK-COMMERCIAL SERIES SIENNA WIRE-CUT
STONE	④	CENTURION BUCKS COUNTY (RUBBLE)
STONE	⑤	CENTURION, MULTI-LEDGE #146 COLOR #587 CARBONDALE

WINDOW SCHEDULE			
SYM.	MATL	DESCRIPTION	ROUGH OPENING UNIT SIZE W/H
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE
B2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE
C	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
C1	ALUMINUM	FIXED WINDOW W/ BRONZE TINTED GLAZING	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
D	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 7'-0" NO PTAC GRILLE
E	ALUMINUM	SLIDER WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
F	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" NO PTAC GRILLE

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"  
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.  
 - WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)

PROJECT INFORMATION

NEW HOTEL FOR:  
**COBBLESTONE HOTEL AND SUITES**  
 SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

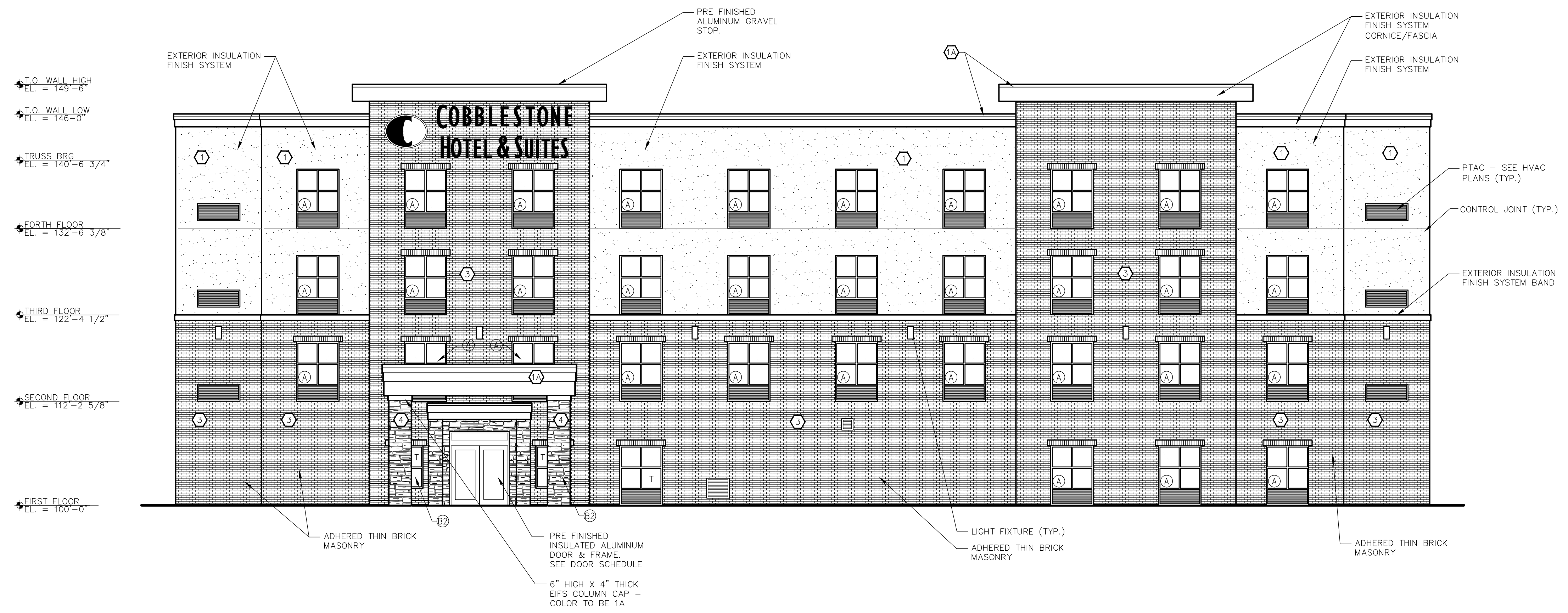
PROFESSIONAL SEAL

PRELIMINARY DATES  
 APR. 2, 2020

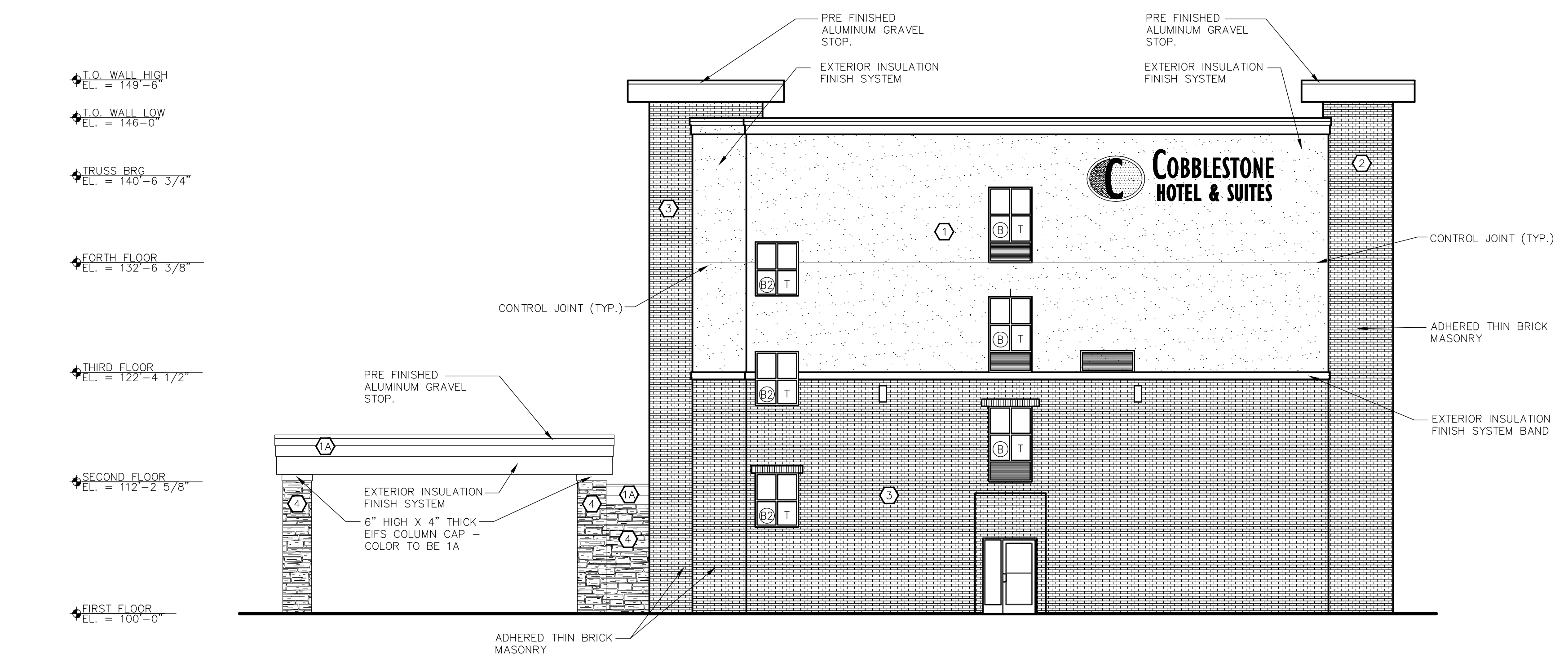
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JOB NUMBER  
 1946540

SHEET NUMBER  
**A2.1**



**SOUTH ELEVATION**  
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**EAST ELEVATION**  
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**COBBLESTONE HOTEL AND SUITES**  
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PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 2, 2020

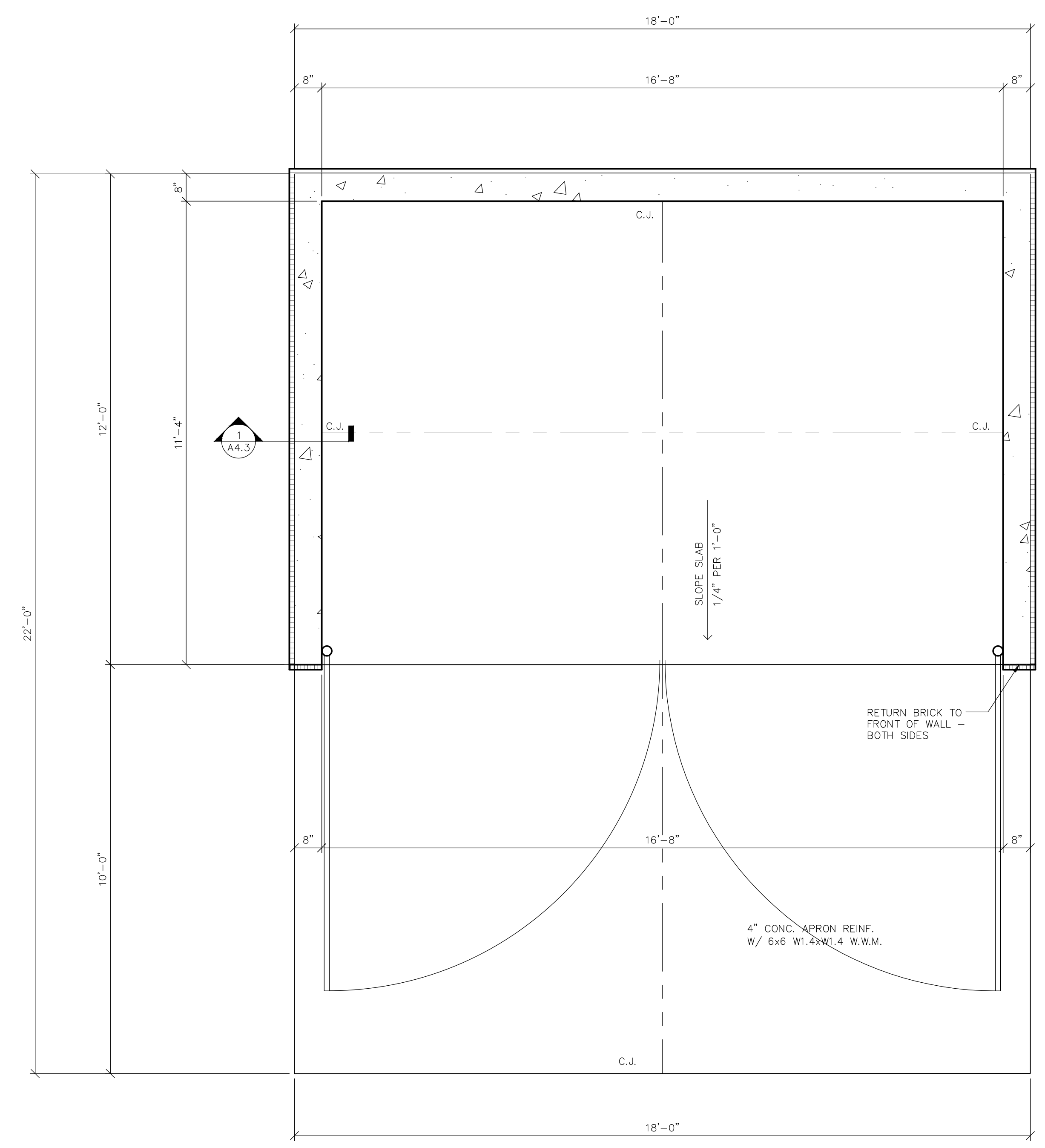
**NOT FOR CONSTRUCTION**

JOB NUMBER

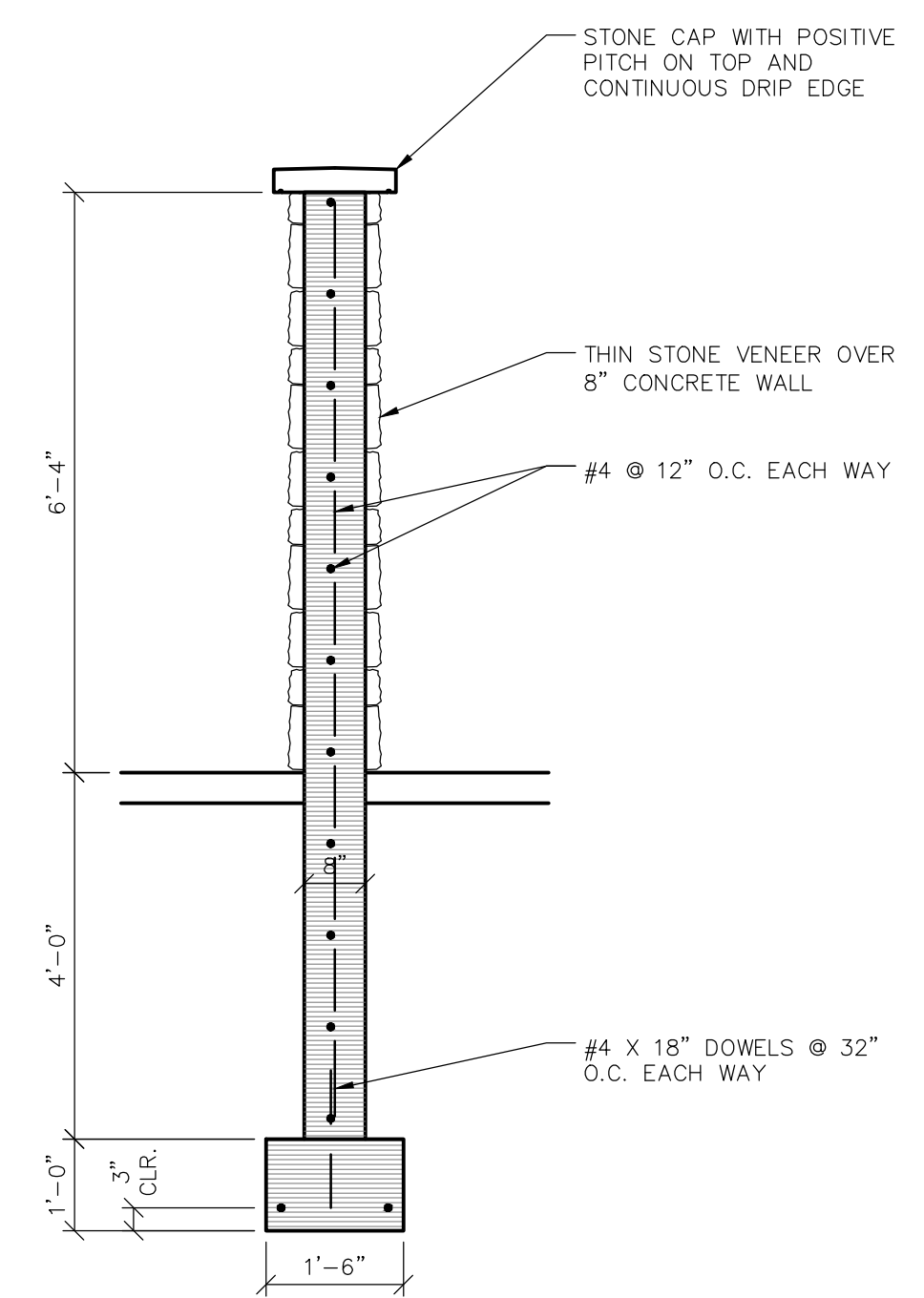
1946540

SHEET NUMBER

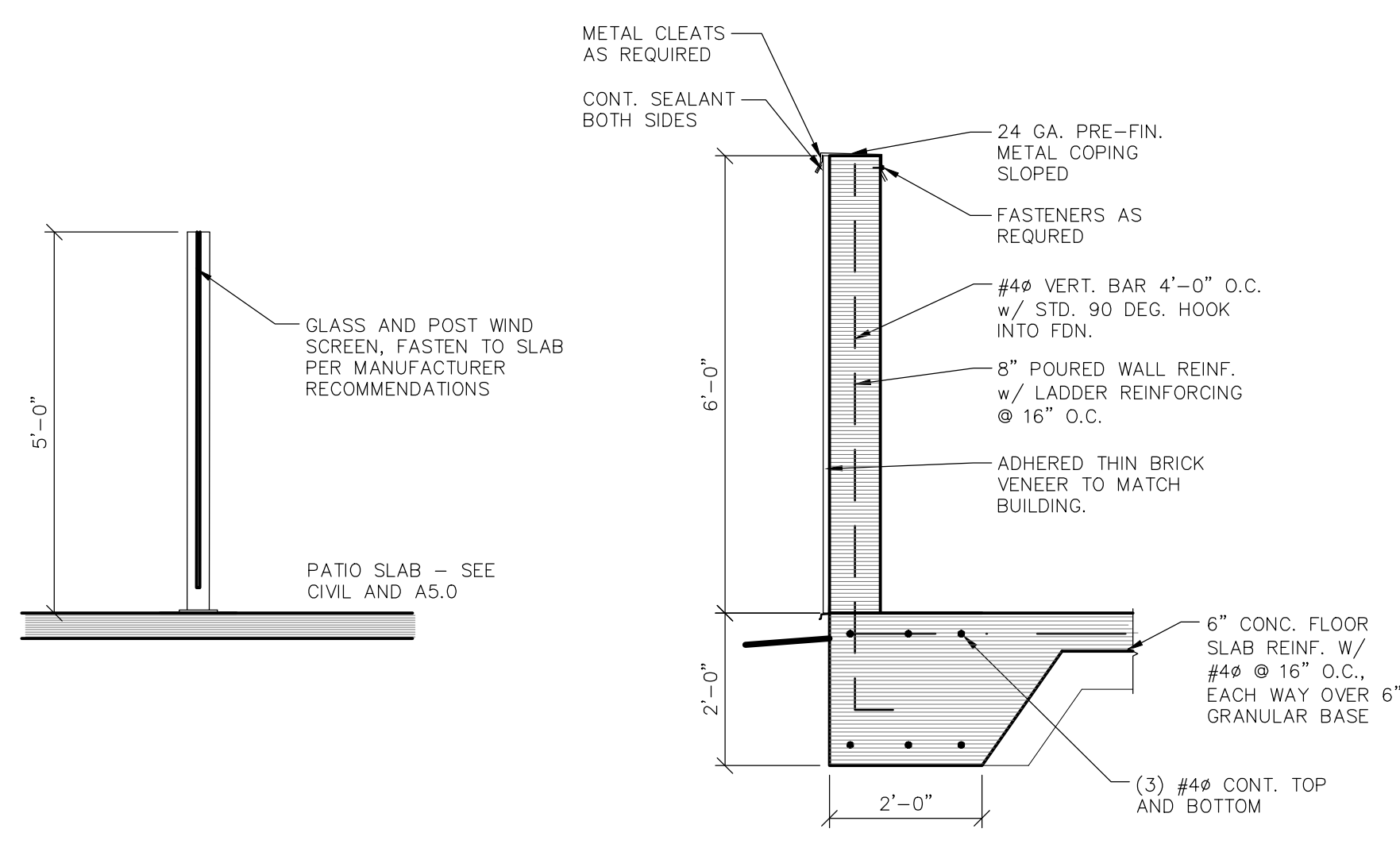
**A4.3**



**FLOOR PLAN - DUMPSTER**  
 SCALE: 1/2" = 1'-0"

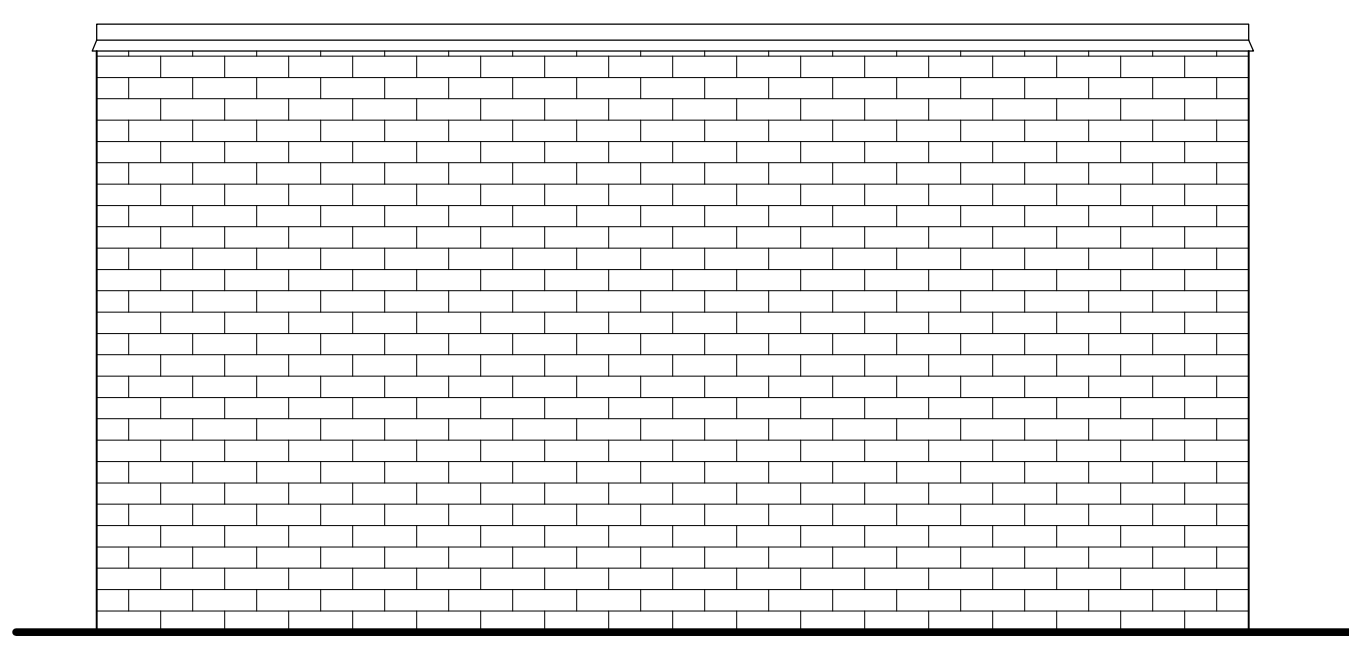


**SECTION 3 AT PATIO WALL**  
 SCALE: 3/4" = 1'-0"

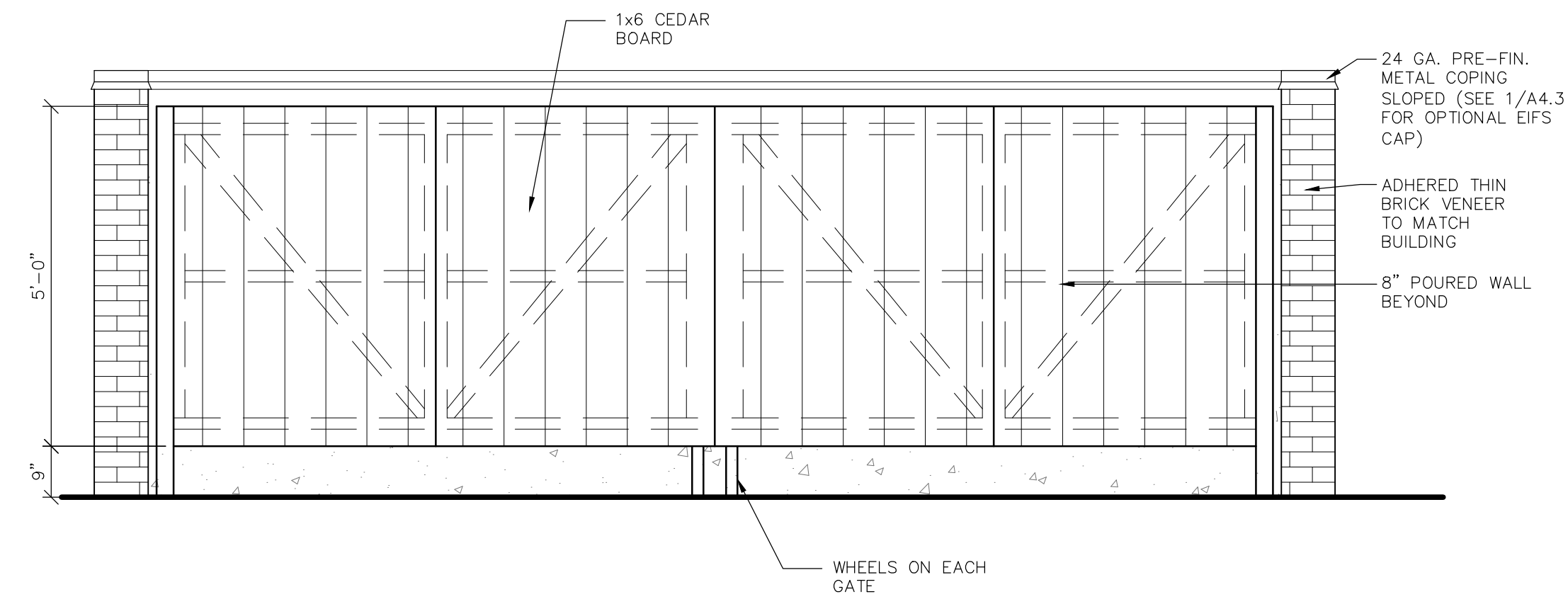


**SECTION 2 AT PATIO RETAINING WALL**  
 SCALE: 1/2" = 1'-0"

**SECTION 1**  
 SCALE: 1/2" = 1'-0"



**SIDE ELEVATION - DUMPSTER**  
 SCALE: 1/2" = 1'-0"



**FRONT ELEVATION - DUMPSTER**  
 SCALE: 1/2" = 1'-0"

PROJECT INFORMATION

NEW HOTEL FOR:  
**COBBLESTONE HOTEL AND SUITES**  
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

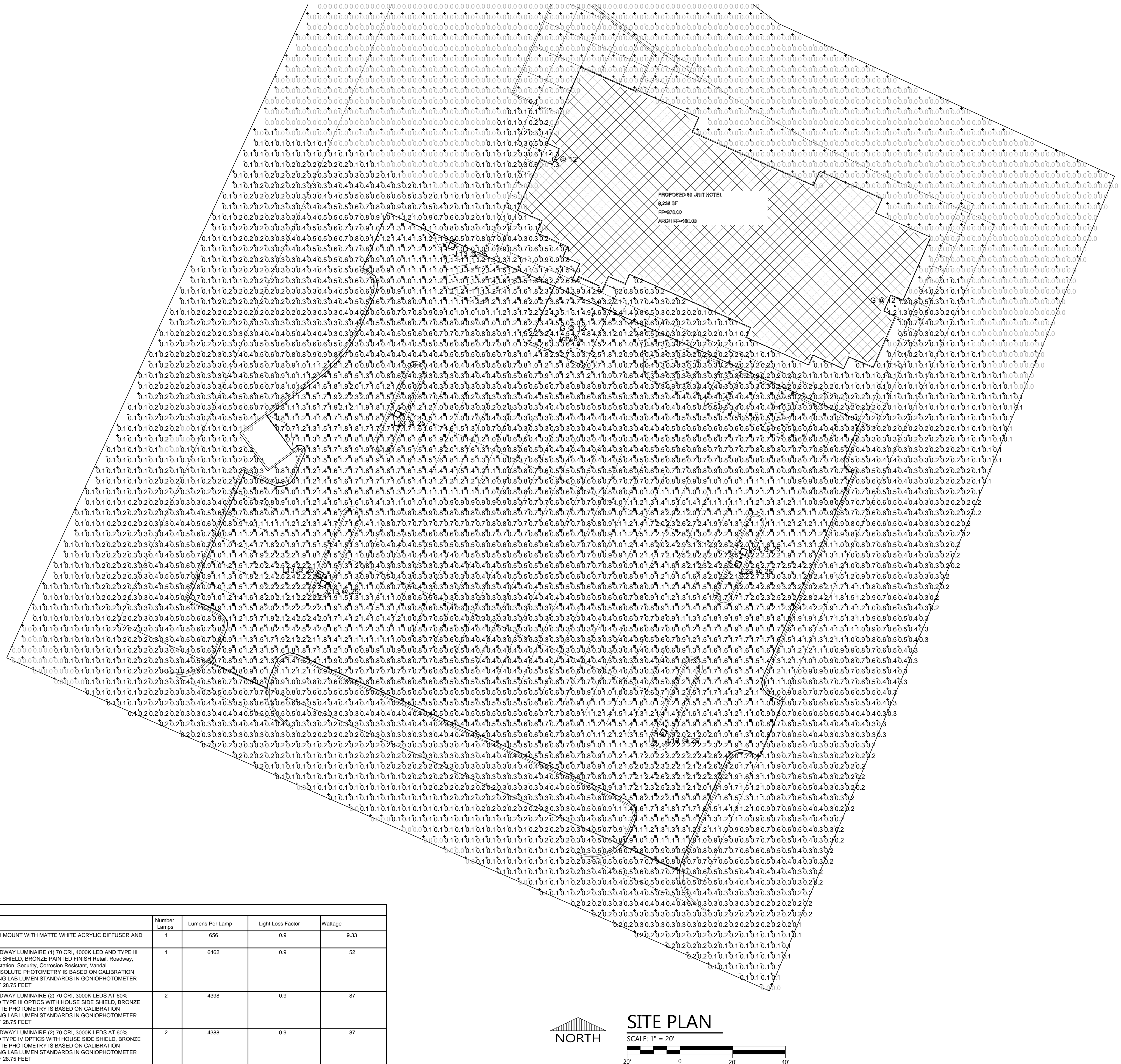
PROFESSIONAL SEAL

PRELIMINARY DATES  
MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER  
1946540

SHEET NUMBER  
**E2.1**



Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
G	10	Lithonia Lighting	FMML 7 840	VERSILEX LED FLUSH MOUNT WITH MATTE WHITE ACRYLIC DIFFUSER AND 4000K LEADS	1	656	0.9	9.33
L13	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6462	0.9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T3-BZ-7030-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEADS AT 60% STANDARD LUMENS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	4398	0.9	87
L24	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T4-BZ-7030-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEADS AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	4398	0.9	87

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.1 fc	5.1 fc	0.2 fc	25.5:1	5.5:1
Site	+	0.5 fc	5.1 fc	0.0 fc	N/A	N/A