

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

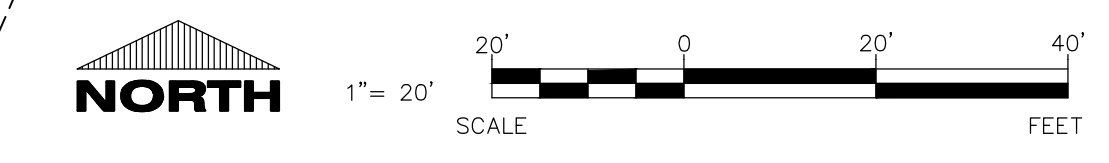
PROFESSIONAL SEAL

PRELIMINARY DATES
 MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
 1946540

SHEET NUMBER
C1.1



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

CIVIL SITE PLAN