

SITE DATA
 ZONING - COR 3

LOT 1
 LOT SIZE - 45,873 S.F. 1.05 ACRES
 BUILDING - ±6,565 S.F. CARWASH
 PARKING - 20 STALLS PROVIDED

LOT 2
 LOT SIZE - 19,371 S.F. 0.44 ACRES
 BUILDING - 583 S.F. DRIVE-THRU COFFEE
 PARKING - 10 STALLS PROVIDED

LOT 3
 LOT SIZE - 41,650 S.F. 0.96 ACRES
 BUILDING - 9,600 S.F. RETAIL STORE
 PARKING - 45 STALLS PROVIDED

LOT 4
 LOT SIZE - 159,863 S.F. 3.67 ACRES
 BUILDING - 4 STORY HOTEL (±200 ROOMS)
 PARKING - 251 STALLS PROVIDED

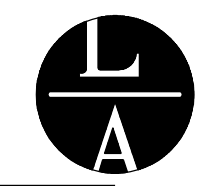
LOT 5
 LOT SIZE - 32,585 S.F. 0.75 ACRES
 BUILDING - 3,500 S.F. QUICK SERVE RESTAURANT
 PARKING - 39 STALLS PROVIDED

* VARIANCE WILL BE REQUIRED FOR LOTS 1, 2, AND 5 FOR EXCEEDING MAXIMUM PARKING COUNTS

1 SITE PLAN
 A1 SCALE: 1" = 60'-0"



NOTE: SITE PLAN CREATED WITHOUT THE BENEFIT OF A RECENT LAND SURVEY OR ACCURATE BOUNDARY INFORMATION



LAMPERT ARCHITECTS

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ARCHITECT CERTIFICATION:
 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
 LEONARD LAMPERT
 PRINT NAME
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 LICENSE NO.
 STATE

JAVA PROPERTIES

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R A M S E Y
 BUSINESS CORNER
 Ramsey, Minnesota

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Checked By: LL

Revisions

8/30/21	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 210729-2