

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

SITE INFORMATION:

PARCEL ID: 251-2707-295-1232 & 251-2707-295-1087
 PROPERTY AREA: AREA = 25,150 S.F. (0.577 ACRES)
 EXISTING ZONING: B-4-1 (CENTRAL BUSINESS)
 PROPOSED ZONING: B-4-1 (CENTRAL BUSINESS)
 PROPOSED USE: HOTEL; 4 STORIES, 54 GUEST ROOMS (PERMITTED USE)
 AREA OF SITE DISTURBANCE: 0.66 AC

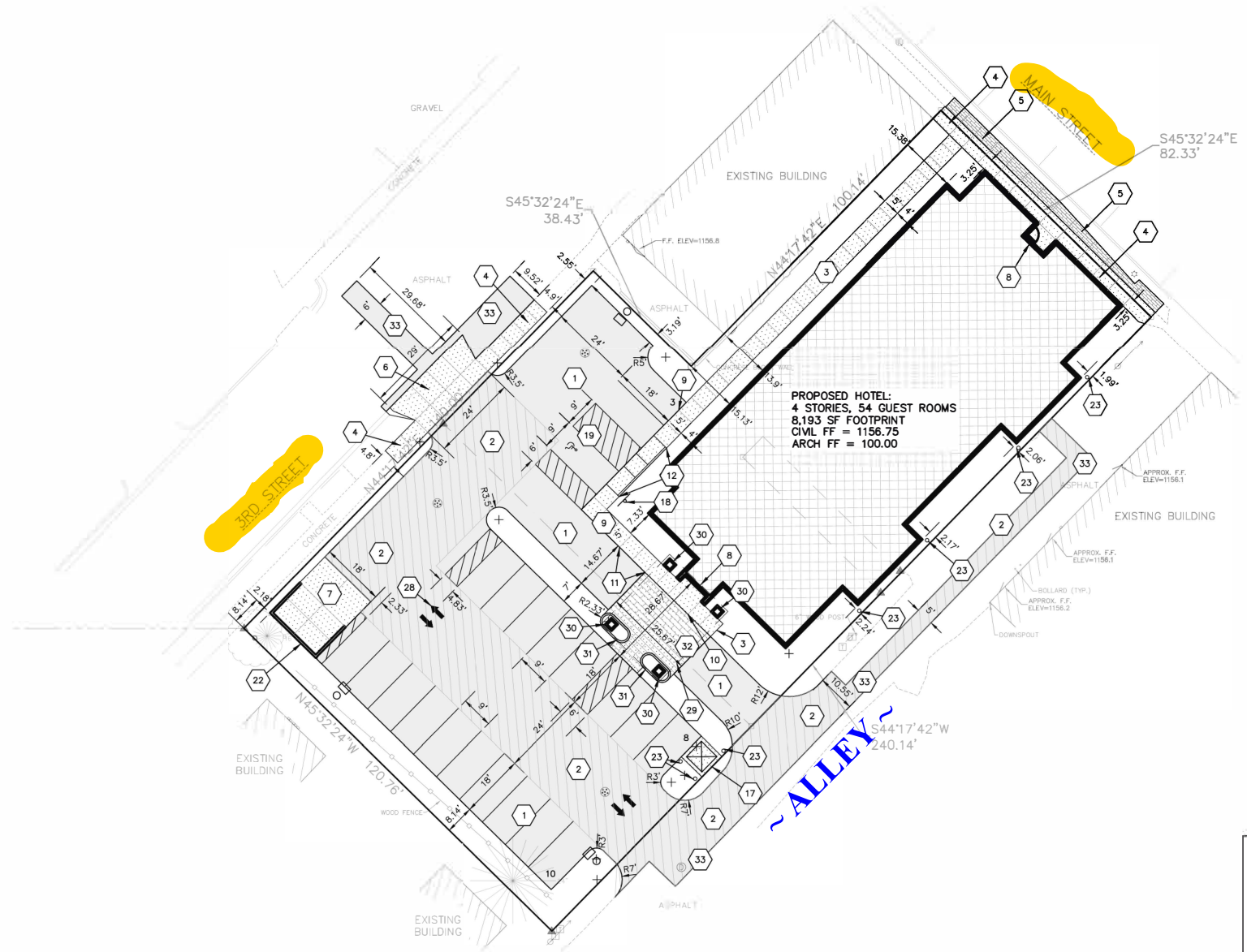
SETBACKS: BUILDING: FRONT = NA
 SIDE = NA
 REAR = NA
 PARKING: FRONT = 5'
 SIDE = 5'
 REAR = 5'

PARKING REQUIRED: PARKING NOT REQUIRED IN B-4 DISTRICT FOR USES CONTAINING LESS THAN 40,000 SF GFA

PARKING PROVIDED: 21 SPACES (1 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.58	25,150	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP./CONC./GRAV.)	0.50	21,569	85.8%
TOTAL IMPERVIOUS	0.50	21,569	85.8%
LANDSCAPE/ OPEN SPACE	0.08	3,581	14.2%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.58	25,150	
BUILDING FLOOR AREA	0.19	8,193	32.6%
PAVEMENT (ASP./CONC./GRAV.)	0.28	12,194	48.5%
TOTAL IMPERVIOUS	0.47	20,387	81.1%
LANDSCAPE/ OPEN SPACE	0.11	4,763	18.9%



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

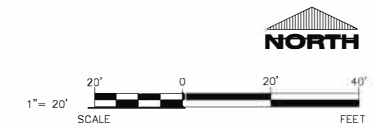
GEOTECHNICAL REPORT PAVING RECOMMENDATIONS:

STANDARD ASPHALT:	HEAVY DUTY ASPHALT:
1.75" SURFACE COURSE (LT)	1.75" SURFACE COURSE (MT)
1.75" BINDER COURSE (LT)	1.75" BINDER COURSE (MT)
9" AGG. BASE COURSE	12" AGG. BASE COURSE

RIGID PAVEMENT:
 6" PORTLAND CEMENT CONC. (SECT. 415)
 6" AGG. BASE COURSE

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 CONCRETE SIDEWALK PER LOCAL STANDARDS (TYP.)
- 5 COLORED/STAMPED CONCRETE SIDEWALK TO MATCH EXISTING PER LOCAL STANDARDS (TYP.)
- 6 6" REINFORCED CONCRETE DRIVE APPROACH PER LOCAL STANDARDS (TYP.)
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 THICKENED EDGE CONCRETE SIDEWALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 11 WARP ASPHALT UP 6" IN 10' (FLUSH). SEE SHEET C1.2 FOR ELEVATIONS
- 12 ADA SIDEWALK RAMP (TYP.)
- 17 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN W/ UTILITY COMPANY PRIOR TO CONSTRUCTION)
- 18 HANDICAP SIGN (TYP.)
- 19 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 23 6" CONCRETE BOLLARDS.
- 28 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 29 CANOPY (SEE ARCH PLANS)
- 30 COLUMN (SEE ARCH/STRUCT. PLANS)
- 31 6" CONCRETE CURB (TYP.)
- 32 5" REINFORCED STAMPED CONCRETE (TYP.)
- 33 REPLACE ASPHALT PAVEMENT TO MATCH EXISTING PER LOCAL REQUIREMENTS.



CIVIL SITE PLAN

EXCEL
 ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
 100 Camelot Drive
 Fond Du Lac, WI 54935
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 www.EXCELENGINEER.com

COLLABORATION

BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
 3RD STREET & MAIN STREET • MOSINEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 19, 2022
FEB. 14, 2022
FEB. 16, 2022

NOT FOR CONSTRUCTION

JOB NUMBER
 2009240

SHEET NUMBER
C1.1