



- LEGEND**
- CONCRETE SIDEWALKS
  - CONCRETE PAVERS
  - PEDESTRIAN ORIENTATED SPACE
  - 2' EXPOSED AGGREGATE BAND
  - BOUNDARY LINE
  - BUILDING EXTENTS BELOW GRADE
  - DENOTES PARKING STALL COUNT
  - EXISTING HYDRANT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING STORM SEWER STRUCTURES
  - PROPOSED STORM SEWER STRUCTURES
  - PROPOSED STREET LIGHT

- KEYNOTES**
- 1 NEW, 6-STORY BUILDING WITH UNERGROUND.
  - 2 BUILDING UNDER GROUND PARKING INGRES/EGRESS
  - 3 PRIVATE CONCRETE SIDEWALK .
  - 4 PUBLIC CONCRETE SIDEWALK.
  - 5 ACCESSIBLE CURB RAMP.
  - 6 ACCESSIBLE PARKING SIGNAGE
  - 7 NO PARKING SIGNAGE (WALL MOUNTED).
  - 8 PAINTED PARKING STRIPE, 4" WIDE, WHITE; TYPICAL.
  - 9 TRANSFORMER PAD.
  - 10 PROPOSED STREET LIGHTS (TYPICAL).
  - 11 INTERIOR REFUSE ENTRANCE.
  - 12 LOADING/UNLOADING PARKING SPACES.
  - 13 PROPOSED BIKE RACKS.
  - 14 LANDSCAPE AREA.
  - 15 METERED PARKING SPACES
  - 16 ALLEY TO BE RECONSTRUCTED TO PROJECT LIMITS

- SITE PLAN NOTES**
1. REFER TO SHEET C4.10 FOR PROPOSED UTILITY INFORMATION.
  2. REFER TO ARCHITECTURAL PLANS FOR BUILDING PROGRAMING, INTERIOR PARKING DESIGN, FACADE TREATMENT AND LOCATION OF INGRES/EGRESS.
  3. TWO WAY PARKING DRIVE AISLES ARE 25' IN WIDTH MINIMUM.
  4. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT AND EXTERIOR FINISH FACE OF STRUCTURES UNLESS OTHERWISE NOTED.
  5. THERE ARE NO ENVIRONMENTAL FEATURES ON SITE THAT AFFECT SITE CAPACITY CALCULATIONS.

**SITE CAPACITY CALCULATIONS**

ZONING:	CENTRAL BUSINESS CORE-MEDICAL AREA		
OVERLAY DISTRICT:	DMC, DMCP02		
PARCEL IDS:	743531004989,743531004988,743531004987,743531004984,743531004987,743531004986		
PROPOSED USE:	TRANSIENT ACCOMMODATIONS		

BASE SITE AREA:	29,460	S.F.	0.68	ACRES
RESOURCE PROTECTION AREA:	0	S.F.	0	S.F.
NET BUILDABLE AREA:	29,460	S.F.	0.68	ACRES

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD:	(EAST) 0	0
SIDE YARD:	(NORTH) 0	50.6'
SIDE STREET SIDE YARD:	(SOUTH) 0	0
REAR YARD:	(WEST) 0	1.9'

FLOOR AREA RATIO:	
PROPOSED BUILDING FOOTPRINT AT GRADE	11,270 S.F.
BUILDING : (ALL HABITABLE FLOORS MINUS PARKING LEVEL)	78,381 S.F.
FLOOR AREA RATIO:	2.7 FAR
UNDERGROUND PARKING:	27,574 S.F.

PARKING:	DMC-PO2	MINIMUM	MAXIMUM	PROPOSED
HOTEL (138 ROOMS):		46	138	66
				39 UNDERGROUND
				105 SURFACE
TOTAL:				12 BICYCLE PARKING STALLS
TOTAL BIKE PARKING:	6 RACKS PROVIDE TWO STALLS PER RACK			7 PLANTED

LANDSCAPE:	MINIMUM 8% LANDSCAPE AREA	
PERVIOUS AREA:	EXISTING	PROPOSED
	8,987 S.F.	1,830 S.F.
	30 %	6.3 % *
		* MODIFICATION REQUIRED

LIGHTINGS:	STANDARD	D
REFER TO ARCHITECTURAL ELEVATION A6.01, A6.02 FOR WALL LIGHTING PLACEMENT		
REFER TO ARCHITECTURAL PHOTOMETRIC PLAN E1.00 FOR LIGHTING CONFORMANCE		

SIGNAGE:	STANDARD	C
REFER TO ARCHITECTURAL ELEVATION A6.01, A6.02 FOR SIGNAGE PLACEMENT		
STORAGE:	STANDARD	T
NOTE: ALL REFUSE WILL BE CONTAINED WITHIN THE BUILDING.		

BUFFERYARD:	STANDARD	VII
FRONT YARD:	REQUIRED	PROPOSED
SIDE YARD:	(EAST) S1	BOULEVARD TREE 4 PLANTED
SIDE STREET SIDE YARD:	(NORTH) G	8' DEPTH WITH 8' PRIVACY FENCE
REAR YARD:	(WEST) S1	BOULEVARD TREE 7 PLANTED
		0
REFER TO SHEET L1.10 FOR BOULEVARD AND BUFFERYARD PLANTING PLAN		
NORTHERN PROPERTY LINE ADJOINING R-1 LOW DENSITY RESIDENTIAL G BUFFERYARD REQUIREMENT		
	5	CANOPY TREES
	8	UNDERSTORY PLANTINGS
	25	SHRUBS

**GBA**  
architecture | design  
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**wsb**  
HEREBY CERTIFY THAT I AM AN ARCHITECT REGISTERED IN THE STATE OF WISCONSIN AND THAT I AM ONLY LICENSED TO PRACTICE ARCHITECTURE UNDER THE LAWS OF THE STATE OF WISCONSIN.  
REG. NO. 1000000000, LIC. NO. 8278

PROJECT: HAMPTON INN & SUITES DOWNTOWN/MAYO CLINIC AREA  
DRAWN BY: RCB  
DATE: 07-25-2019  
SCALE: AS SHOWN

CLIENT: NORTH ROCK REAL ESTATE  
2610 COMMERCE DRIVE SW, SUITE 200  
ROCHESTER, MN 55901

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CLIENT REVIEW: 07-25-2019  
PRELIMINARY INCENTIVE: 8-28-2019  
DEVELOPMENT SUBMITTAL

RECEIVED  
JUL 26 2019 12:30:38 pm

SITE DEVELOPMENT PLAN

C2.00