



- LEGEND**
- CONCRETE SIDEWALKS
 - CONCRETE PAVERS
 - PEDESTRIAN ORIENTATED SPACE
 - 2' EXPOSED AGGREGATE BAND
 - BOUNDARY LINE
 - BUILDING EXTENTS BELOW GRADE
 - BUILDING CANOPY/OVERHANG
 - 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 UNDERGROUND.
 - ② BUILDING UNDER GROUND PARKING INGRESS/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 DROP OFF.
 - 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 INGRESS/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, DMCPDZ		
PARCEL IDS:	743531004989, 743531004990, 743531004991, 743531004992, 743531004993, 743531004994, 743531004995, 743531004996		
PROPOSED USE:	TRANSIENT ACCOMMODATIONS		

BASE SITE AREA:	29,450	S.F.	0.68	ACRES
RESOURCE PROTECTION AREA:	0	S.F.	0	S.F.
NET BUILDABLE AREA:	29,450	S.F.	0.68	ACRES

SETBACKS:		REQUIRED	PROPOSED
FRONT YARD:	(EAST)	0	0
SIDE YARD:	(NORTH)	0	50.19'
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-POZ	MINIMUM	MAXIMUM	PROPOSED
HOTEL (138 ROOMS):		46	138	65 UNDERGROUND 39 SURFACE
TOTAL:				104 VEHICLE PARKING STALLS
TOTAL BIKE PARKING:	6 RACKS PROVIDE TWO STALLS PER RACK			12 BICYCLE PARKING STALLS

BUILDING HEIGHT:		
PROPOSED BUILDING HEIGHT:	69'4"	TOP PARAPET
	73'4"	TOP OF ELEVATOR

LANDSCAPE:	MINIMUM % LANDSCAPE AREA	
PERVIOUS AREA:	EXISTING	PROPOSED
	8,987 S.F. 30 %	2,426 S.F. 8.23 %

LIGHTING:	STANDARD	D
REFER TO ARCHITECTURAL ELEVATION A6.01, A6.02 FOR WALL LIGHTING PLACEMENT		
REFER TO ARCHITECTURAL PHOTOMETRIC PLAN E3.00 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	
	REQUIRED	PROPOSED	
FRONT YARD:	(EAST)	S1 BOULEVARD TREE	7 PLANTED
SIDE YARD:	(NORTH)	G	8' DEPTH WITH 8' PRIVACY FENCE
SIDE STREET SIDE YARD:	(SOUTH)	S1 BOULEVARD TREE	4 PLANTED
REAR YARD:	(WEST)		0



PROJECT: HANAPTON INN & SUITES DOWNTOWN/MAYO CLINIC AREA
 CLIENT: NORTH ROCK REAL ESTATE
 2805 COMMERCE DRIVE SW, SUITE 200
 ROCHESTER, MN 55901

PROJECT: 014324-000
 DRAWN BY: RCB
 DATE: 07-25-2019
 SCALE: AS SHOWN
 CLIENT REVIEW: 07-25-2019
 PRELIMINARY PERMITS: 07-25-2019
 DEVELOPMENT OF PERMITS: 07-25-2019
 FINAL PERMITS: 07-25-2019

SITE DEVELOPMENT PLAN