PARKING DATA

LAND USE CLASSIFICATION	HOTEL
PARKING SPACES REQUIRED (CODE)	ONE SPACE PER UNIT, PLUS ONE SPACE PER FOUR SEATS LOCATED IN AN ACCESSORY RESTAURANT AND/OR LOUNGE AND ONE SPACE PER EACH TWO EMPLOYEES
GOVERNING INFORMATION	AC HOTEL: UNITS: 156 10TH FLOOR RESTAURANT: 220 LOUNGE SEATING: 60 EMPLOYEES: 24 ELEMENT HOTEL: UNITS: 126 EMPLOYEES: 6
PARKING SPACES REQUIRED	367
BICYCLE PARKING REQURIED	19 (5% OF AUTOMOBILE PARKING SPACES)

PARKING STALLS PROVIDED

UNDERGROUND STANDARD	162
UNDERGROUND ACCESSIBLE	6
SURFACE LOT STANDARD	8
SURFACE LOT ACCESSIBLE	1
TOTAL	177

SITE SUMMARY

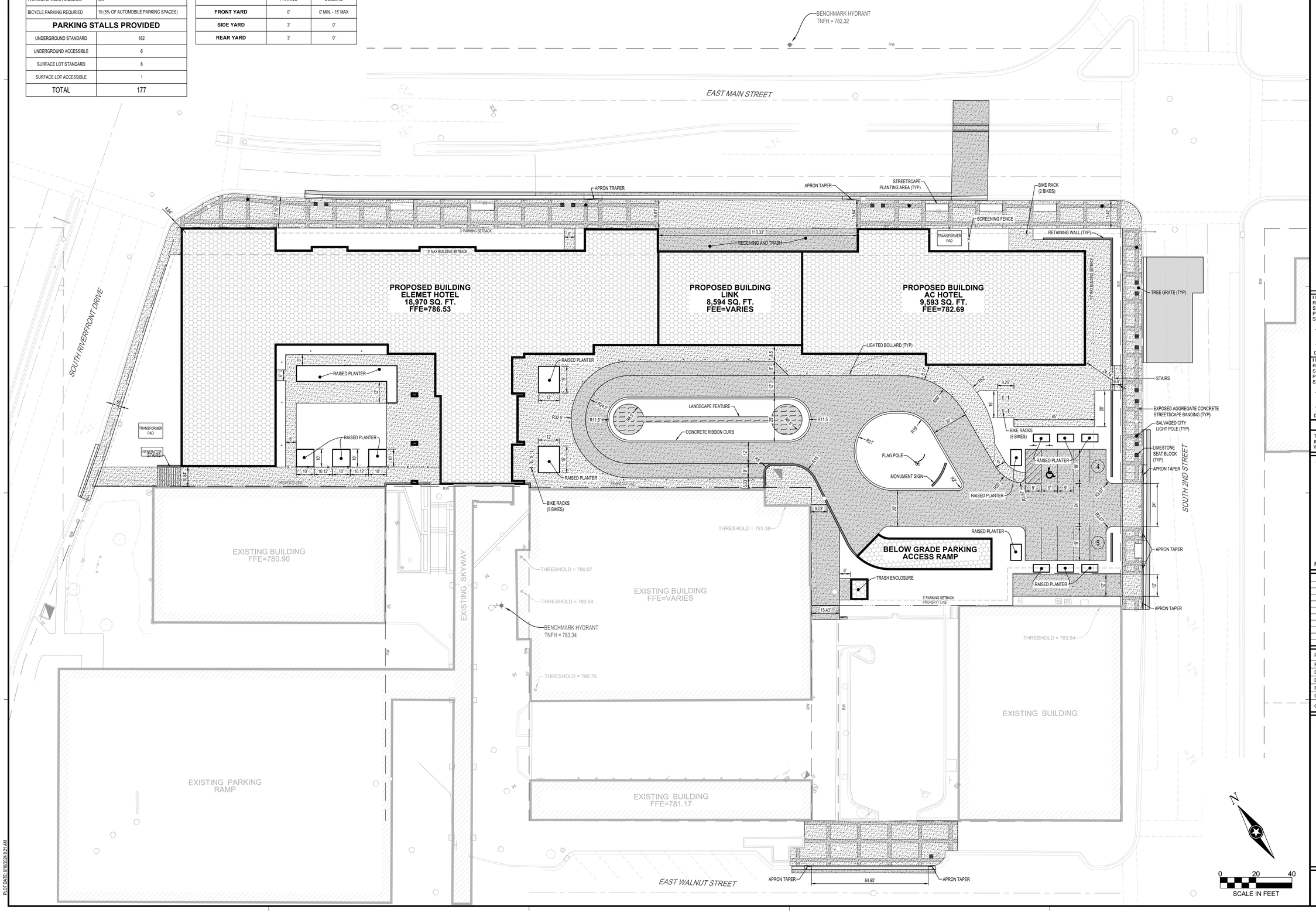
PROJECT ADDRESS/LOCATION:	101 AND 121 EAST MAIN STREET MANKATO, MINNESOTA 56001	
ZONING:	CBD-C CENTRAL BUSINESS DISTRICT CORE DGT DOWNTOWN GATEWAY OVERLAY	
SITE/LOT AREA:	88,428 SF	(2.03 **AC**)
EXISTING IMPERVIOUS:	79,508 SF	(1.83 **AC**)
PROPOSED IMPERVIOUS:	70,340 SF	(1.61 **AC**)
DISTURBED AREA:	101,354 SF	(2.33 **AC**)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	0'	0' MIN. - 15' MAX
SIDE YARD	3'	0'
REAR YARD	3'	0'

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



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DATE_____ LIC. NO._____

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PROJECT

HOTEL

MANKATO

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-30180
FILE NAME	30180-C3-SITE
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

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PLOT DATE: 6/18/2024 9:21 AM