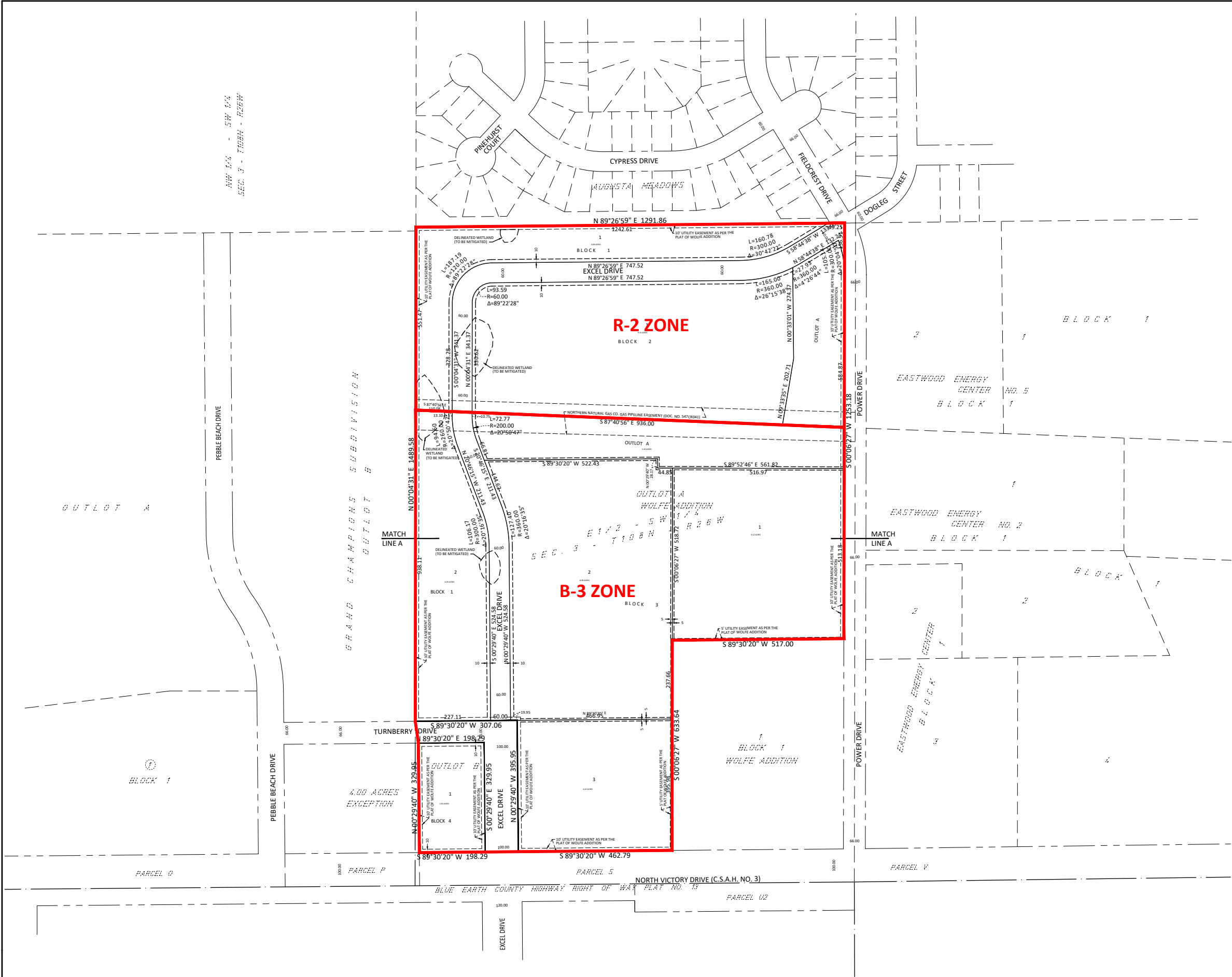


UTILITY & SITE DATA
All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T - Transition District
Proposed Re-zone to R-2, One- and Two-family Dwelling District and B-3, Highway Commercial District.

SETBACKS (R-2, One- and Two-family Dwelling District):
Front
Main Building 30 feet

Side
Main Building 6 feet

Rear
Main Building 25 feet

Lot Area (minimum) = 6,000 sq.ft. (single) & 8,000 (two family) .
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 35%
Building Height (maximum) = 35 feet

SETBACKS (B-3, Highway Commercial District):
Front
Main and Accessory Building 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Michael M. Eichers
License Number 46564

05/03/2022
Date

WOLFE ADDITION NO. 2

ZONING EXHIBIT MANKATO, MINNESOTA		OUTLOT A & B, WOLFE ADDITION
	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: DEMARS CONSTRUCTION