AGENDA

Mankato City Council
Regular Meeting
July 8, 2024 - 6 p.m.
IGC - Mankato Room

1. **Call Meeting to Order**

Roll Call

Pledge of Allegiance to our Flag

2. **Approval of Agenda**

3. **Approval of Minutes**

Regular Meeting of June 24, 2024

4. **Appearances, Recognition, and Proclamations**

Presentation of Ambassador Awards to East High School:
- Track Member Adaylia Borgmeier
- Girls' Softball Team

Presentation by the League of Minnesota Cities of the 2024 City of Excellence Award; Creative Involvement of City Residents

5. **Public Open Forum (15 Minutes)**

Citizens may address the Council on matters not on the agenda, and are encouraged to register with the City Clerk prior to the start of the meeting. Those wishing to speak are limited to three minutes and must state their name and address for the record.

6. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

A. Motion approving amendment to 2024 Park Pilot Projects.

B. Resolution appointing Election Judges for the 2024 Primary Election.

C. Motion approving a Preliminary Plat of The Station. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way; by request of Orion Development, Inc.

D. Resolution approving an amendment to a Conditional Use Permit to allow the construction of an additional structure on the current lot for a childcare facility and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District. The subject property is described as the west 181.51 feet of Lot 6, Block 2, Country Club Estates No. 11 (120 Birkdale Drive); by request of Julie Oachs, Jrs. Academy, LLC.

E. Resolution approving an amendment to a Planned Unit Development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of a 10-plex townhome. The subject property is described as Lot 2, Block 1, The Neighborhood subdivision. (110-144 Dewey Lane); by request of Dewey Townhomes, LLC.

F. Resolution approving an amendment to the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications for the property located within the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive); by request of Orthopedic and Fracture Clinic.

G. Resolution approving Final Plat review of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway; by request of River Bluff Cottages, LLC.

H. Resolutions approving a Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; a Conditional Use Permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and a Certificate of Design Compliance for the construction of three new structures within the Highway Gateway Overlay District. The subject property is described as Lots 1, 2, and 3, Block 1, Victory Commercial Park; by request of Mankato Interchange Investment.

I. Resolution of Support for the Partnership Community Land Trust Phase IV in Mankato.

J. Resolutions receiving reports, ordering improvements, and advertising for bids for Capital Improvement Projects:
- 10884 - Kern Bridge
- 11001 - Land of Memories Trail

K. Resolution considering bids on Capital Improvement Project 11074; 2024 Resurfacing and Miscellaneous Sidewalks.

L. Resolution authorizing the City Manager to submit an application to the Minnesota Department of Transportation for a Transportation and Economic Development (TED) Program Grant for the Local Share of Improvements on US Highway 169.

M. Set August 12, 2024, as date of public hearing for a vacation of an alley described as All that part of the north-south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota; preliminary plat review of Hotel Mankato Redevelopment plat; a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and a certificate of design compliance for the construction of a new, approximately 250,00 square foot development in the Downtown Gateway Overlay District and the Downtown Design District. The subject properties are 101 East Main, 121 and 123 East Main, and 118 South 2nd Street; by request of Emily Nepp with permission of the property owner(s).

7. **City Manager's Report**

8. **Reports of City Council Members**

9. **Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, July 22, 2024, 6 p.m., Mankato Room (with Work Session to follow)

Work Session, August 5, 2024, 6 p.m., Minnesota River Room

Regular Council Meeting, August 12, 2024, 6 p.m., Mankato Room (with EDA to follow if needed)

10. **Adjournment**

MINUTES

Mankato City Council
Regular Meeting
June 24, 2024 - 6 p.m.
IGC - Mankato Room

1. **Call Meeting to Order**

Roll Call

Members Present: Michael McLaughlin, Jenn Melby-Kelley, Jessica Hatanpa, Kevin Mettler, Mike Laven, Dennis Dieken, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Public Works Director Jeff Johnson, Community Development Director Mark Konz, Public Safety Director Amy Vokal, Associate Director of Public Safety Resources Jeff Bengtson, and City Clerk Renae Kopischke.

Pledge of Allegiance to our Flag

2. **Approval of Agenda**

Mayor Massad stated that the Presentation of the Ambassador Awards would be rescheduled and noted the addition of a flood update at the beginning of the meeting as well as an Emergency Ordinance under the City Manager's Report. Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the agenda as amended. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the minutes of the Regular Meeting of June 10, 2024 as written. The motion carried unanimously.

4. **Appearances, Recognition, and Proclamations**

Mr. Bengtson and Mr. Johnson provided an update on flooding, closures, etc. and mentioned safety protocols as well as the debris drop-off site on Sakatah Drive which is open daily through Friday from 9 a.m. to 9 p.m.

Tom Olinger and Abby Schmidt, Abdo, presented the City of Mankato 2023 Financial Review and Audit.

5. **Public Open Forum (15 Minutes)**

Jeremy Redland, 1010 North 2nd Street, commented about discrimination against the LGBTQ community, and how he has requested that a liaison be established by the Public Safety Department. He provided examples of incidents that he has experienced.

Eric Anderson, 204 Emerson Lane, commented on events over the last 72 hours and how he was heartbroken and sincerely hoped that things would not further escalate for the community. He mentioned the winter of 2010 and concerns about floodwall at that time and how it started a personal quest to understand the issue. He mentioned the adoption of the One Watershed Plan by the Council. He referred to several things that have occurred over the years and expressed his concerns about planning moving forward, especially in flood-prone areas. He asked that the Council seriously consider projects moving forward.

6. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

A. Motion approving Opioid Remediation Grant to MY Place for a 2024 Summer Mental Health Program.

B. Resolutions designating Acting City Manager per City Charter, Section 3.03, Subd. 1., and designating Acting City Clerk per Section 2.09.

C. Resolution petitioning District Court for re-appointments to the City of Mankato's Charter Commission pursuant to Minn. Stat. 410.05.

D. Resolution authorizing the City Manager to execute a one-year extension to the Greater Mankato Convention and Visitors Bureau Operating Agreement.

E. Resolution approving First Amendment to Lease Supplement with Alltel Communications, LLC, DBA Verizon Wireless for a small cell lease location on Glenwood Avenue.

F. Report on projects and change orders on Capital Improvement Projects:
- 10994 Riverfront Drive
- 11071 LED Lighting Improvements

G. Report on project and motion approving change orders 43 - 49 for Capital Improvement project 20170, Tourtellotte Park Aquatic Center.

H. Resolution authorizing the City Manager to enter into Grant Agreement Number 105719 with the Minnesota Department of Transportation (MnDOT) for Capital Improvement Project 11119; North Fence Line Replacement (SP A0701-123) at the Mankato Regional Airport.

7. **City Manager's Report**

A. Ms. Vokal stated that the 2023 Legislature included one-time payment of public safety aid for cities in the Omnibus Tax Bill, and the amount of aid for Mankato is $1,955,560. She noted that as presented at the City Council Work Session on February 26, 2024, areas of focus for spending were identified based on eligible uses and restrictions outlined in the bill which she summarized. She mentioned the process for reporting and indicated that any expenditure using aid money will be brought to the Council for approval with quarterly reports/updates as required by law.

Ms. Vokal indicated that as expenditure ideas are developed, there may be a need for new policy creation or addendums to existing policies to ensure compliance, as is the case with the proposed establishment of a reward fund. She reviewed the proposed spending area and amounts and added that the traffic officer position and vehicle were previously allocated in the 2024 operating budget.

Mr. Mettler asked when the traffic officer started. Ms. Vokal replied around mid-March and stated that it overall has been a positive experience as they have been very busy with proactive communication and education.

Mr. Laven wondered if the $444,400 included everything or if there was a threshold. Ms. Arntz responded that any adjustments, if needed, would come back before the Council.

Brief discussion on budget, and it was noted that there were items that were already allocated related to "response" which were reflected on the chart. In addition to the use of bike patrols.

Mr. McLaughlin inquired about noise ordinance and levels and commented on how with the increase in traffic, especially at Madison and Riverfront, there have been more noise issues.

Mr. Dieken moved and Ms. Melby-Kelley seconded a motion to approve the Resolution authorizing the allocation of Public Safety Aid funds for Phase I planned purposes, and the Resolution adopting updated Financial Management Policies. The motion carried unanimously.

B. Ms. Arntz reported that on Friday, June 21, 2024, per Minnesota State Statute, an Emergency Declaration was issued declaring an Emergency and finding immediate action necessary to increase the level of flood protection and provide other emergency aid to avoid catastrophic damage to residential and commercial property adjacent to the river. She provided an overview of activities to date and presented an Emergency Ordinance under Section 2.15 of the City Charter relating to Flood Emergency preparation and flood fighting and rescue options. She noted that the Emergency Ordinance would be effective upon adoption and would automatically stand repealed as of the 61st day following the date of adoption, which is August 24, unless appealed or extended.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Emergency Ordinance relating to Flood Emergency Preparation and Flood Fighting and Rescue Operations. The motion carried unanimously.

8. **Reports of City Council Members**

None.

9. **Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, July 8, 2024, 6 p.m., Mankato Room (with EDA to follow if needed)

Regular Council Meeting, July 22, 2024, 6 p.m., Mankato Room (with Work Session to follow)

Work Session, August 5, 2024, 6 p.m., Minnesota River Room

10. **Adjournment**

There being no further business before the Council, Mr. Laven moved and Mr. Mettler seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:24 p.m.

Minutes Approved.

_____
Mayor Massad

ATTEST:

_____
Renae Kopischke
City Clerk

AGENDA RECOMMENDATION

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:

Presentation of Ambassador Awards to East High School:

- Track Member Adaylia Borgmeier
- Girls' Softball Team

Recommendation/Action(s):

Congratulate and recognize East High School Track Member Adaylia Borgmerier and East High School Girls' Softball Team with Ambassador Awards.

Summary:

East High Track member Adaylia Borgmeier is being honored and recognized for setting two class records at the MSHSL State Track Meet.

Athletes and coaches on the East High School East Girls' Softball Team are being honored and recognized for their AAA State Championship.

Ambassador Awards are given to people who bring honor and recognition to the City of Mankato.

AGENDA RECOMMENDATION

City Council Regular Meeting **6. A.**

Meeting Date: 07/08/2024

Agenda Item:

Motion approving amendment to 2024 Park Pilot Projects.

Recommendation/Action(s):

Motion approving modification to park pilot project from Sibley Park to Lions Lake Park.

Summary:

On May 13, 2024, the City Council approved several park pilot projects for this year. In the attempt to install the hammock stands at Sibley Park, on the top of the hill, the contractor ran into hard rock that he could not get through. Because of this, it is recommended that the two sets of hammock stands that were programmed to be installed at Sibley Park be moved and instead placed at Lions Lake Park, to the north of the playground. This park has ample green space to add these stands and nice shady trees to make the area comfortable.

AGENDA RECOMMENDATION

City Council Regular Meeting **6. B.**

Meeting Date: 07/08/2024

Agenda Item:

Resolution appointing Election Judges for the 2024 Primary Election.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Minnesota State Statute, Section 204B.21, requires that the governing body of each municipality appoint election judges to serve in the precincts within the municipality at least 25 days before the election at which the election judges will serve.

A list of persons eligible to be election judges has been compiled by Blue Earth County Elections staff and is attached as Exhibit A.

Attachments

Resolution

Exhibit A

RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2024 PRIMARY ELECTION

WHEREAS, Minnesota Statutes Section 204B.21 requires that the governing body of each municipality appoint election judges to serve in the precincts within the municipality at least 25 days before the election at which the election judges will serve; and

WHEREAS, a list of persons eligible to be election judges has been compiled by Blue Earth County Elections staff as well as a list of persons available for emergency appointment if necessary.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Mankato that the following qualified voters, as set forth on Exhibit "A", attached hereto and incorporated herein by reference, be appointed as eligible election judges for the Primary Election held on August 13, 2024.

This Resolution shall become effective upon its passage and without further publication.

Dated this 8th day of July 2024.

_____
Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk

Exhibit A

August 13, 2024, Statewide Primary Election

All Mankato Precincts - Polling Places to be Assigned.

Election Judges to be appointed, after certification and qualification is verified,
from the below list and through emergency appointment, as needed for Polling Place staffing.

Last Name	First Name
ALBERTSON	CAITLIN
ALLEN	SCOTT
AMBROSE	KERRI
ANDERSON	JESSE
ANDERSON	PEGGY
ANDERSON	WALTER
ANDERT	WILLIAM
ANDROSKY	KATHERINE
APPEL	STEPHANIE
ARNDT	STEVE
AUGUSTINE	KARLA
AUSTIN	SUSAN
AUSTINSON	CRAIG
BADE	PAUL
BAJULA-HAGEN	MEGHAN
BAKER	CYNTHIA
BARBEAU	GLADYS
BARNES	MATTHEW
BAUMANN	LEANN
BEDNARCHUK	HEIDI
BEER	LINDA
BEQUETTE	RONALD
BERG	TIM
BERGLIN	JANINYA
BIERMA	JENNIFER
BIRR	DONNA
BOEKE	TRISH
BOLTE	MARISSA
BORES	KEVIN
BORES	PATRICIA
BOYER-KERN	ERIKA
BRANDT	DIANNE
BRAULICK	CARRIE
BRAUNHAUSEN	MIRIAM
BROWN	LORI
BRYNAERT	KATHLEEN
BUHR	DAVID
BURESH	ROLAND
BURNS	HEIDI
BURNS	MATTHEW
BUTZER	JOSEPH
BYROZO	RAYMOND

Last Name	First Name
CAMPANA	KRISTIE
CAMPBELL	DAWN
CARLSON	LARRY
CARLSON	SKYLER
CARLSON	VICKI
CARR	VIRGINIA
CARROLL	CHRISTINE
CASSMAN	DENNIS
CHRISTENSEN	SUSAN PATTY
CLIFTON	RICHARD
COFFIELD	AMANDA
COLBY	CATHY
COLLIS	AMANDA
CONN	LAURA
CRONIN	MARYELIZABETH
CUMMINGS	CARYLE
DATE	MARY
DAVIDOSKI	CATHY
DAVIS	ANGIE
DAVIS	TERRY
DEMARAY	KANDI
DESTEIAN	SUSAN
DEVENPORT	BROOK
DICKHUDT	ROBERT
DITTRICH	JACQUELINE
DURBAHN	BARBARA
DURBAHN	WILLIAM
DURENBERGER	KATHRYN
EGGEN	SHERRY
EILDERS	MARCELLA
ELLISON	KARA
FACTOR	ANGELA
FORD	JEFFREY
FRIESEN	CYNTHIA
GARBERS	BRENDA
GATES	JILL
GERRISH	DONALD
GIESE	KRISTEEN
GLACKLER-RIQUELME	MICK
GLADE	KARISA
GOFF	JANET
GOSCHY	DEBORAH

Last Name	First Name
GOULD	TANYA
GRIFFITH	FLOYD
HAEDER	KELLEY
HAGBERG	LEAH
HALLECK	TERRI
HANSON	STEVEN
HARTMAN	JOAN
HARTWELL WESSMAN	JESSICA
HAUGEN	ELYSE
HENTON	GAYLE
HEWITT	SARAH
HEYER	PAULA
HIGGINBOTHAM	ABIGAIL
HINIKER	RYAN
HORTON	JOHNNA
HOUSTON	DENISE
HOWIE	GENEVIEVE
HUETTL	MARY
HUGHES	JANIS
HULKE	JENNIFER
HULTENGREN	ANITA
HUNTER	JORDAN
HUNTER	SUSAN
HURD	RANDALL
JAMES	LISA
JAMESON	LAURA
JAQUA	JOANN
JENATSCHECK	MARY
JEWISON	GAIL
JOHNSON	ELIZABETH
JOHNSON	LOIS
JOHNSON	MAISIE
JOHNSON	TRISHAUNA
JOHNSON	VICKI
JURGENS	JEANENE
KARAU	DARCI
KARAU	JUDITH
KEMP	SCOTT
KILANDER	LINDA
KJELLESVIG	MOLLY
KLAMMER	AMY
KOSOVICH	MARTHA

Exhibit A

August 13, 2024, Statewide Primary Election

All Mankato Precincts - Polling Places to be Assigned.

Election Judges to be appointed, after certification and qualification is verified,
from the below list and through emergency appointment, as needed for Polling Place staffing.

Last Name	First Name
KRAUTKREMER	PHILIP
KREMER	VICTORIA
KRENGEL	KIM
KRUMMEL	JANE
KUHLMAN	DONALD
KUNKEL	JODI
LANDSTEINER	JESSICA
LANGSTON	JASON
LARKIN-SPIES	JULIE
LASSAHN	DALTON
LAVEN	MICHELLE
LUKOWSKI	JEANETTE
LUNDQUIST	ANDREW
LUNDQUIST	SHAUNA
LUSSKY	STEVEN
LYNCH	DANE
MALLORY	MARIAN
MANDERFELD	ELIZABETH
MANN	RENEE
MARG	GREGG
MARTIN	TERRI
MATSON	KRISTIN
MATTHES	BEKA
MATZ	CHRISTOPHER
MATZKE	MARGARET
MCDONALD	LINDA
MCGOWAN	TIMOTHY
MEIERDING	JORUN
MENDENHALL	MICHAEL
MERSSETH	LYNETTE
MICHALSKI	DEBRA
MILLER	KELLY
MILLER	ROBERT
MILLER	SHELLY
MINAR	LINDA
MOORE	KERSTYN
MOORE	SUSAN
MORRIS	GERALD
MUYRES	JIM
NAAKTGEBOREN	RUSSELL
NEITGE	CATHERINE
NELSON	ANGELA

Last Name	First Name
NESS	BECKY
NICOL	LAWRENCE
NIEMI	SUZANNE
NORMANDIN	MARY
OJANPA	KATIE
OLMANSON	LEIF
OLSON	DUANE
OLSON	MARLIS
OSLUND	BRIDGET
PAYNE	BARBARA
PETERSEN	PATRICIA
PETERSON	DEBRA
PETERSON	SHERYL
PETERSON	WARREN
PIERCE	MARY
PIPAL	LORI
POWERS	JAMES
RAH	JEANNE
RICHARD	MARY
RIDLER	MELISSA
RISTING	TRINETTE
RIVERS	CHRISTINA
ROHLFING	GARETT
ROM	WAYNE
ROOZEN	KAREN
ROTHMEIER	PHILIP
RUSKEY	PATTI
SALGADO JR	SERGIO
SARGENT	DANIEL
SCHAFER	ERICKSON
SCHEIDEL	TERRI
SCHMIDT	JODI
SCHOLZ	KARI
SCHOSTAG	DAVE
SCHWARZE	CATHLIN
SEPPMANN	KAREN
SHERMOCK	RICHARD
SHERMOCK	SALLY
SIEBERG	EMILY
SIEMER	DENNIS
SINGLETON	ASHLEY
SMITH	JULIE

Last Name	First Name
SMITH	MELINDA
SORENSON	ELYSE
SORENSON	NOEL
SPELLACY	MICHAEL
SPIES	BRENT
STANLEY	HOLLIE
STECK	SUSAN
STEDMAN	DANIELLE
STEINER	REGINA
STEINMETZ	ERIC
STENZEL	LAURIE
STRENGE	CAROL
STRETCH	VALETTA
SULLENS	DEBRA
THEISSEN	RICHARD
THOMPSON	DENISE
TURBES	RANDY
UPTON	PAM
VANDERPOL	BRIAN
WASS	GUY
WEGMAN	KIMBERLY
WERNER	GLENN
WESTENDORF	LORI
WICKLUND	JOHN
WIESE	MARK
WILLEMSSEN	JORDAN
WINGO	ROBIN
WINTER	SARAH
WINTERFELDT	DAVID
WOLF	DEAN
WOLF	NAOMI
WOLLE	STEVEN
WOLTERS	GWENN
WORLEY	RACHEL
ZARAGOZA	ELEANOR
ZEHNDER	JOHN
ZEMAN	THERESA

AGENDA RECOMMENDATION

Consent Calendar **6. C.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Motion approving a Preliminary Plat of The Station. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way; by request of Orion Development, Inc.

Recommendation/Action(s):
At the June 26, 2024, meeting, the Planning Commission recommended approval of the approving a preliminary plat of The Station with the following findings:

1. General Requirements
    1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
    2. A drainage study has been submitted to verify compliance with the City drainage requirements.
    3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.
    4. On-site wetlands have been delineated.
2. Streets
    1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City code by meeting the right-of-way standards.
3. Easements
    1. The final plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
    1. The blocks within the subdivision were designed for the intended end use as industrial lots.
5. Lot Standards
    1. The lots within the subdivision are intended for industrial development. The lots are designed in conformance with the standards set forth in Chapter 10.

2. The concept plans submitted for the industrial development depict areas for off-street loading and off-street parking.

6. Public Sites and Open Spaces
    1. The applicant will be making a $40,161 payment-in-lieu of parkland dedication.

Summary:

Orion Development, Inc. is requesting a preliminary plat review of "The Station". The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way (Blue Earth County PID R430903200005).

The property is currently located in Mankato Township, and future reviews will require annexation, zoning, final plat review and consideration of the proposed uses of the property. The underlying land use plan, which guides future use of the subject property, shows the future land use of the property as, “Light Industrial.”

The proposed subdivision includes a two lot, one block subdivision that encompasses 13.387 acres. Lot 1, Block 1 encompasses 3.312 acres and Lot 2, Block 1 is depicted as 10.075 acres. A concept plan for the development shows a new, approximately 130’ X 280’ building and six-plex, industrial condo buildings being constructed on the site. Access to the subdivision will be via 227th Street. A private drive will connect the site to 227th Street.

Water and sanitary sewer will connect to the site via a connection to 227th Street. Storm water will be directed to a storm water retention pond located on the southwest corner of Lot 1 and on the south of the side of Lot 2. The retention pond outlets into a ditch that is to the west of the site.

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was identified on the southern side of the property. The applicant's plan does not affect the wetland. The applicant will be required to provide documentation that the wetland will stay viable following modification to the site for the construction or a wetland replacement plan shall be submitted if impact is anticipated to occur.

A payment-in-lieu of parkland dedication will be required in the amount of $40,161. This is based on the values provided by the Blue Earth County Assessor's Office, which values industrial land at $60,000 per acre. Park dedication is 5% of the assessed unimproved value of the site as an industrial use.

Attachments

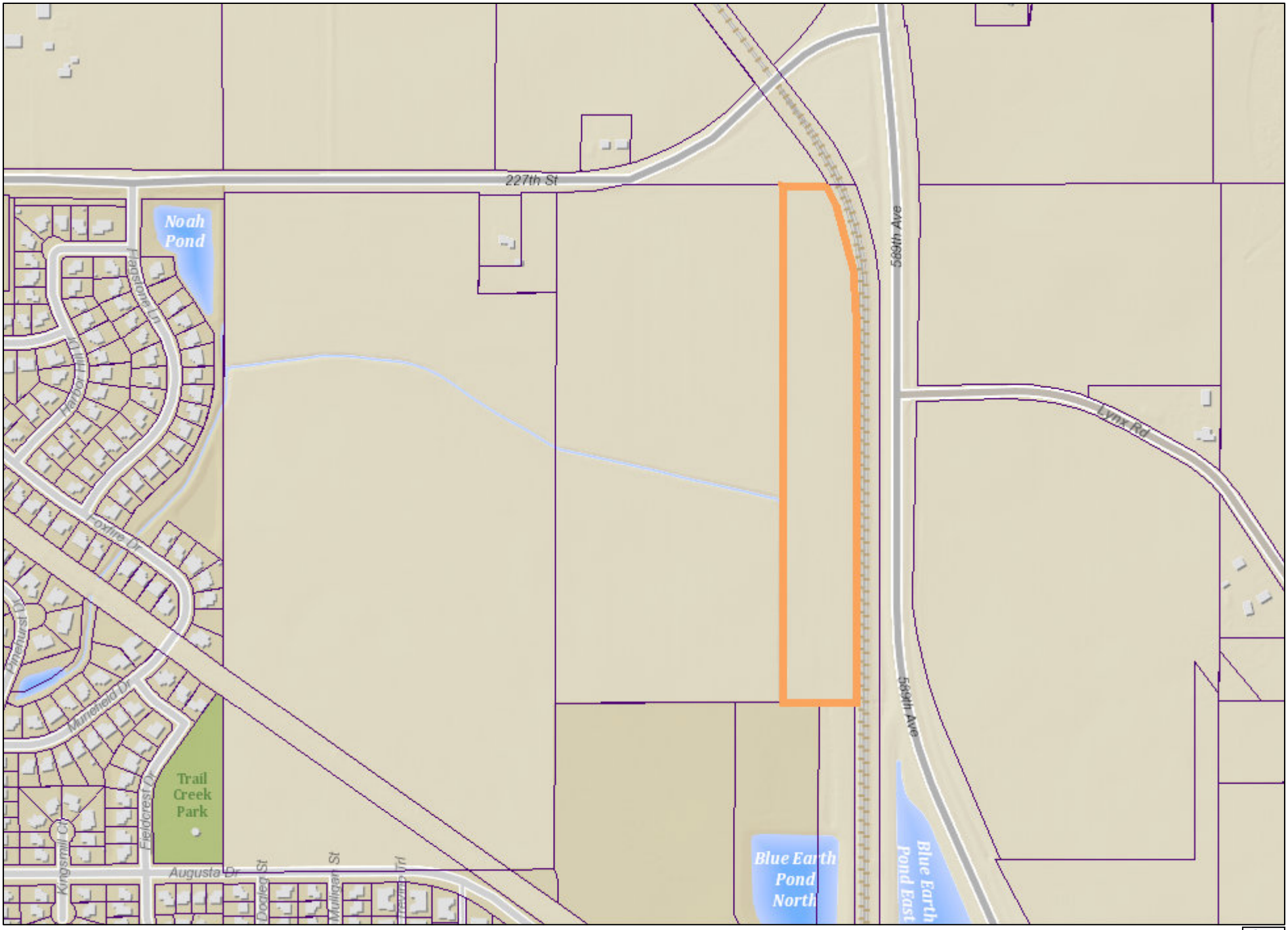
General Location Map

Aerial

Site Plan

Preliminary Plat

General Location Map



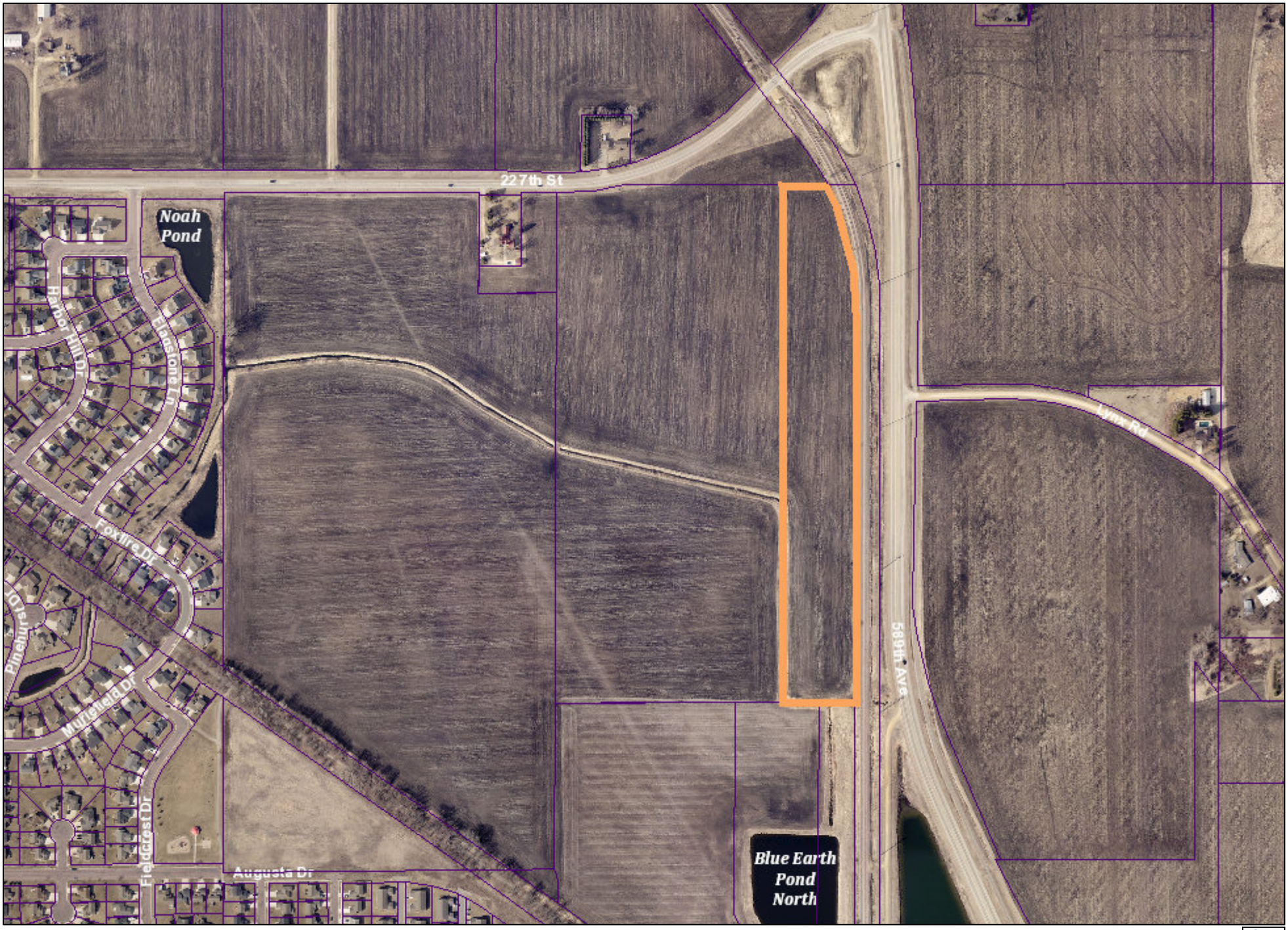
Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial



Date: May 2024

Author:

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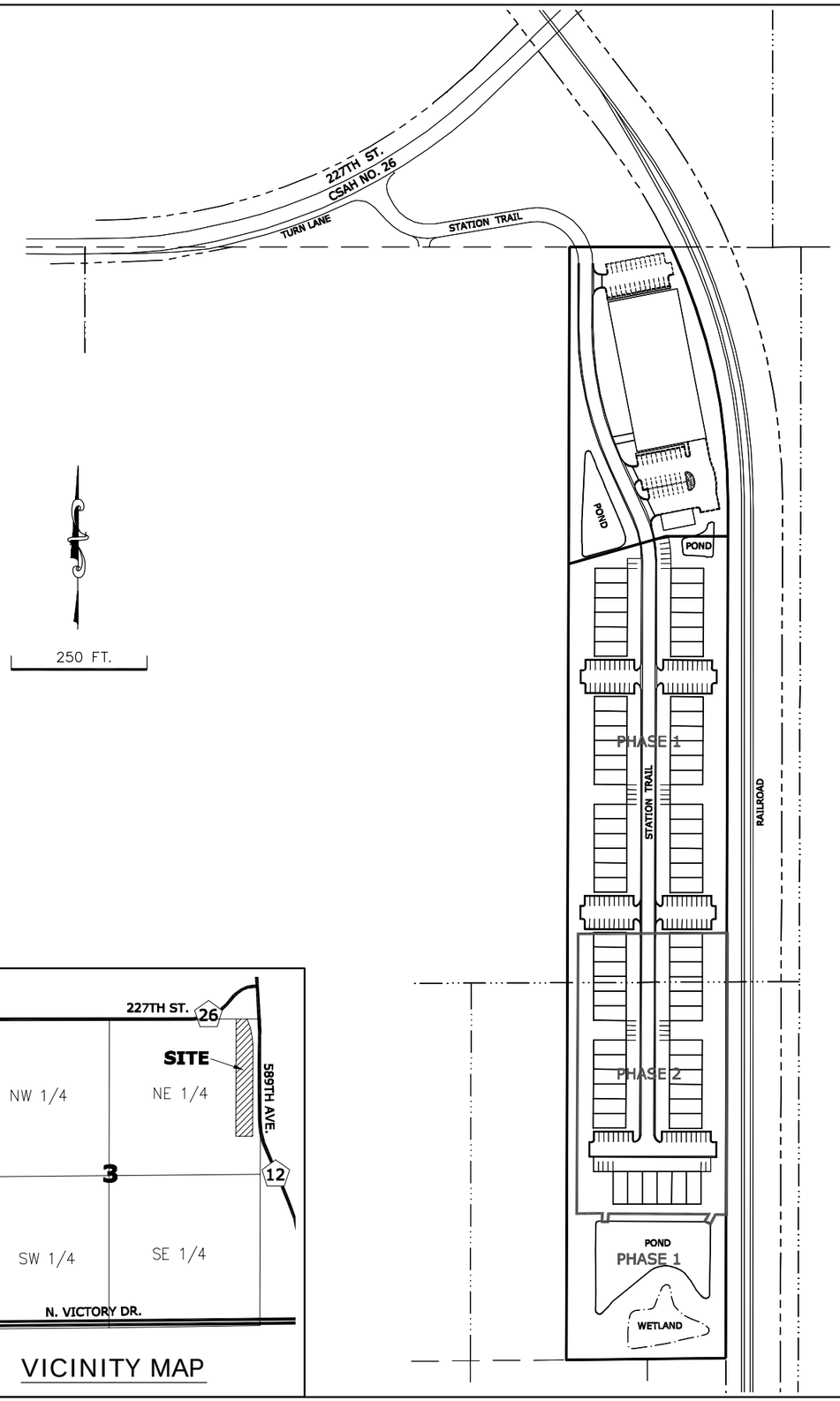
N

THE STATION

MANKATO, MN

CONSTRUCTION PLANS FOR GRADING, STREET, STORM SEWER, SANITARY SEWER, AND WATERMAIN



OWNER/DEVELOPER

ORION DEVELOPMENT
CONTACT: CHERYL FREITAG
612-599-8161

ENGINEER/SURVEYOR

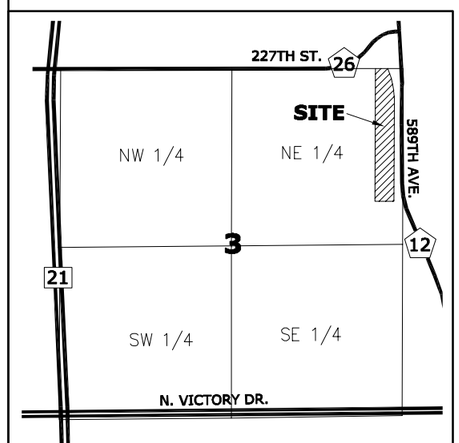
SISU LAND SURVEYING & ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

CONSTRUCTION PHASING

THE PROJECT WILL BE BROKEN INTO TWO PHASES AS DISCUSSED BELOW:

PHASE 1:
1. GRADE ENTIRE SITE INCLUDING ALL PONDS
2. CONSTRUCT STATION TRAIL FROM CSAH 26 TO STA. 8+00 AND PARKING LOTS WITHIN LIMITS AS SHOWN
3. CONSTRUCT RIGHT TURN LANE ON CSAH 26
4. CONSTRUCT UTILITIES FROM CSAH 26 TO STA. 8+00 INCLUDING LIFT STATION 1
5. CONSTRUCT ALL STORM SEWER EXCEPT WHAT IS SHOWN IN PHASE I.
   A TEMPORARY CONVEYANCE CHANNEL WILL BE CONSTRUCTED FROM STA. 8+00 TO SOUTH POND.

PHASE 2:
1. CONSTRUCT LIFT STATION 2 AND REMAINING UTILITIES
2. CONSTRUCT STORM SEWER FROM PHASE 1 TO POND
3. CONSTRUCT STATION TRAIL AND PARKING LOTS



VICINITY MAP

SHEET INDEX

1	TITLE SHEET & OVERALL LAYOUT
2	TYPICAL SECTIONS & STANDARD PLATES
3–7	GRADING PLANS
8–11	STREET & STORM SEWER PLANS
12–17	STORM SEWER PLANS
18	POND OUTLET DETAILS
19–23	UTILITY PLANS
24–25	E-ONE LIFT STATION DETAILS
26–29	TURF ESTABLISHMENT PLANS

LEGEND

SETBACK
EASEMENT
EX. CONTOUR — 990
PROP. CONTOUR — 990
DRAINAGE ARROW
EX. CATCH BASIN
PROP. CATCH BASIN
EX. STORM SEWER
PROP. STORM SEWER
EX. FES
PROP. FES
EX. STORM MH
PROP. STORM MH
EX. SAN. SEWER
PROP. SAN. SEWER
EX. WATERMAIN
PROP. WATERMAIN
EX. HYDRANT
PROP. HYDRANT
PROP. GATE VALVE
POWER POLE
GAS — GAS
TELEPHONE — TELE
ELECTRIC — ELEC
OVERHEAD POWER — OHP

SISU
Land Surveying & Engineering
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

PRELIMINARY – NOT FOR CONSTRUCTION
CURTISS J. KALLIO
DATE: 4/22/2024 REG. NO. 26909

PREPARED FOR:
Orion Development
Contact: Cheryl Freitag
612-599-8161

SHEET TITLE & PROJECT:
Title & Layout
THE STATION
Mankato, MN

DATE	REVISION	BY

PROJECT NO:
202303

SHEET 1 OF XX SHEETS

THE STATION

PRELIMINARY PLAT

SEE SHEETS 2 AND 3 FOR PROPOSED IMPROVEMENT DETAILS

LEGAL DESCRIPTION

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

DEVELOPER

ORION DEVELOPMENT
60727 230TH ST.
MADISON LAKE, MN 56063
CONTACT: CHERYL FRIETAG
612-599-8161

ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

ZONING INFORMATION

LAND CURRENTLY NOT ANNEXED IN THE CITY OF MANKATO
PROPOSED ZONING M-1 LIGHT INDUSTRIAL (VERIFY)

PLAT AREAS

TOTAL PLAT AREA = 13.387 ACRES

LOT 1, BLOCK 1 = 144,266 SF = 3.312 ACRES
LOT 2, BLOCK 1 = 438,883 SF = 10.075 ACRES

FUTURE CIC PLAT

LOT 2, BLOCK 1 WILL BE PLATTED AS A CIC PLAT UPON FILING OF THIS PLAT.

UTILITIES

PROPOSED WATER SERVICE WILL PROVIDED FROM AN EXISTING 12" WATERMAIN ALONG CSAH NO. 26.

PROPOSED SEWER SERVICE WILL BE PROVIDED FROM AN EXISTING 8" FORCEMAIN ALONG CSAH NO. 26. TWO E-ONE LIFT STATIONS ARE PROPOSED TO SERVE THE ELEVEN 6-PLEX UNITS. THE NORTH SIX 6-PLEXES UNITS WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 1 CONSTRUCTED IN PHASE 1. THE SOUTH FIVE 6-PLEXES WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 2 IN PHASE 2. THE PROPOSED RICKWAY BUILDING WILL HAVE AN INDIVIDUAL GRINDER PUMP CONSTRUCTED AT THE TIME OF BUILDING CONSTRUCTION.

ADDITIONAL WATER AND SEWER SERVICE INFORMATION IS PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

STORMWATER

STORMWATER TREATMENT WILL BE PROVIDED BY THREE PONDS CONSTRUCTED WITH THIS PROJECT AS INDICATED. ADDITIONAL DETAILS ARE PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

WETLANDS

ONE WETLAND WAS DELINEATED ON SITE AS SHOWN. THERE ARE NO PROPOSED WETLAND IMPACTS.

EASEMENTS

SINCE THERE ARE NO PROPOSED PUBLIC UTILITIES AND STORMWATER FACILITIES WILL BE PRIVATE, THERE ARE NO DEDICATED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT. EASEMENTS FOR DRIVEWAYS AND UTILITIES WILL BE EXECUTED BETWEEN LOT 1 AND LOT 2 PRIOR TO THE CIC PLAT.

ACCESS ACROSS COUNTY PROPERTY

THE ACCESS ACROSS THE COUNTY PROPERTY TO THE NORTH IS TEMPORARY. A PERMIT WILL BE OBTAINED FROM BLUE EARTH COUNTY BY THE OWNER. WHEN THE TEMPORARY ACCESS IS REMOVED, THE UTILITIES WILL REMAIN UNDER THE COUNTY PERMIT.

RIGHT TURN LANE

A 300 FEET LONG WITH 180 FEET STRIPING TAPER RIGHT TURN LANE IS PROPOSED ALONG CSAH NO. 26. THE CONTRACTOR WILL APPLY FOR A PERMIT WITH BLUE EARTH COUNTY FOR CONSTRUCTION OF THE RIGHT TURN LANE.

6-PLEX PARKING

TOTAL PARKING SPACES AVAILABLE FOR THE 6-PLEXES:
DEDICATED SPACES IN LOTS = 128
BUILDING FRONT PARKING PER 6-PLEX WITHOUT
OBSTRUCTING OH DOOR = 9 PER 6-PLEX = 99 TOTAL
TOTAL UNOBSTRUCTED SPACES = 227 SPACES
TOTAL UNITS = 66
TOTAL SPACES PER UNIT = 3.4
(ADDITIONAL 1 SPACE PER UNIT WHEN PARKING IN FRONT OF OH DOOR)

CONSTRUCTION PHASING

THE PROJECT WILL BE BROKEN INTO TWO PHASES AS DISCUSSED BELOW:

PHASE 1:
1. GRADE ENTIRE SITE INCLUDING ALL PONDS
2. CONSTRUCT STATION TRAIL FROM CSAH 26 TO STA. 8+00 AND PARKING LOTS WITHIN LIMITS AS SHOWN BELOW
3. CONSTRUCT RIGHT TURN LANE ON CSAH 26
4. CONSTRUCT UTILITIES FROM CSAH 26 TO STA. 8+00 INCLUDING LIFT STATION 1
5. CONSTRUCT ALL STORM SEWER EXCEPT WHAT IS SHOWN IN PHASE I. A TEMPORARY CONVEYANCE CHANNEL WILL BE CONSTRUCTED FROM STA. 8+00 TO SOUTH POND.

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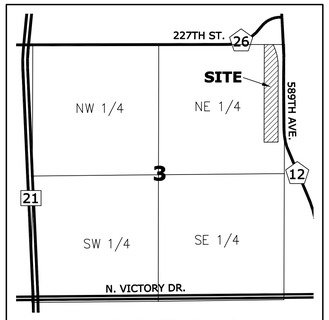
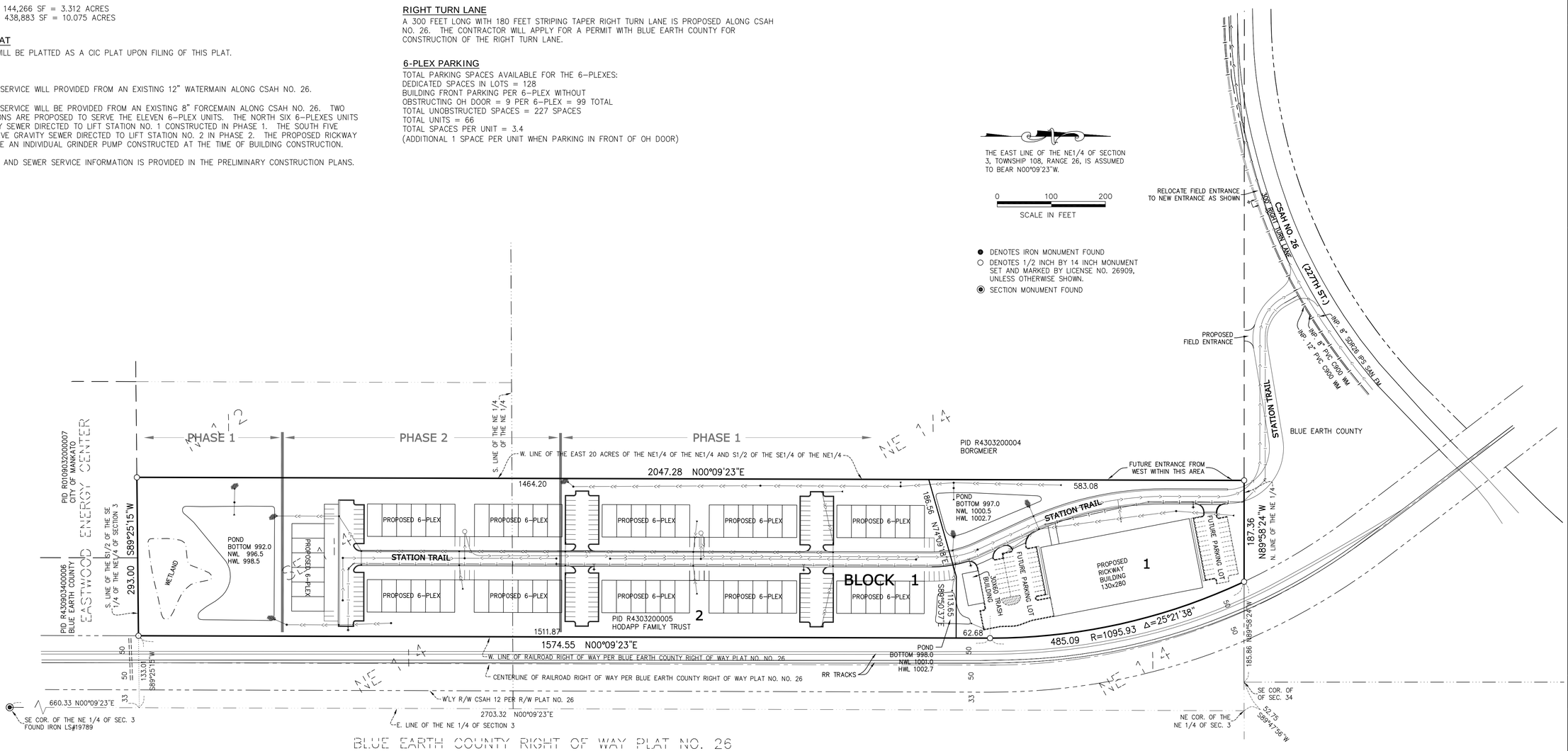


VICINITY MAP
SEC. 3, T. 108, R. 26

THE EAST LINE OF THE NE1/4 OF SECTION 3, TOWNSHIP 108, RANGE 26, IS ASSUMED TO BEAR N00°09'23"W.

0 100 200
SCALE IN FEET

● DENOTES IRON MONUMENT FOUND
○ DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.
◉ SECTION MONUMENT FOUND



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Land Surveying & Engineering
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Chaska, MN 55318
612-418-6828

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Curt Kallio
CURTISS J. KALLIO
DATE: 4/22/2024 REG. NO. 26909

PREPARED FOR:
Orion Development
60727 230th St.
Madison Lake, MN 56063
Contact: Cheryl Frietag
612-599-8161

SHEET TITLE & PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

DATE	REVISION	BY

PROJECT NO: 202303

SHEET 1 OF 3 SHEETS

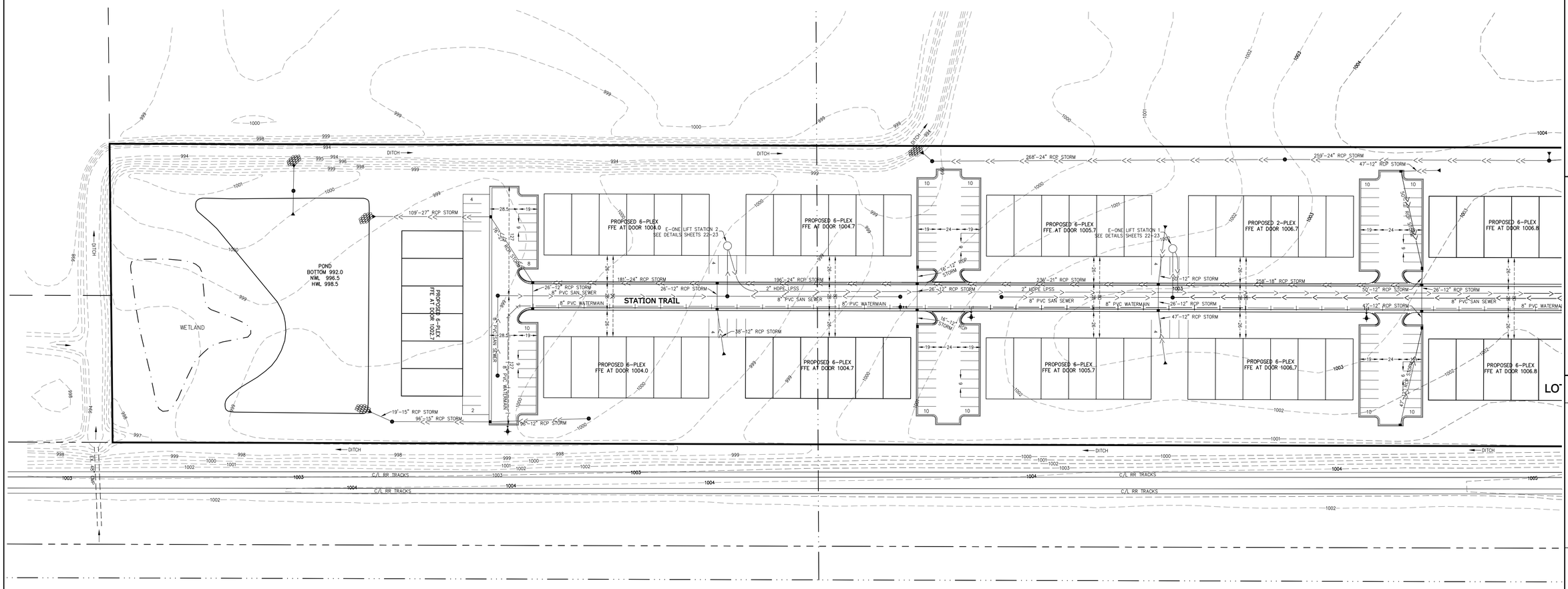
THE STATION

PRELIMINARY PLAT

THE EAST LINE OF THE NE1/4 OF SECTION 3, TOWNSHIP 108, RANGE 26, IS ASSUMED TO BEAR N00°09'23"W.

0 50 100

SCALE IN FEET



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Mankato, MN

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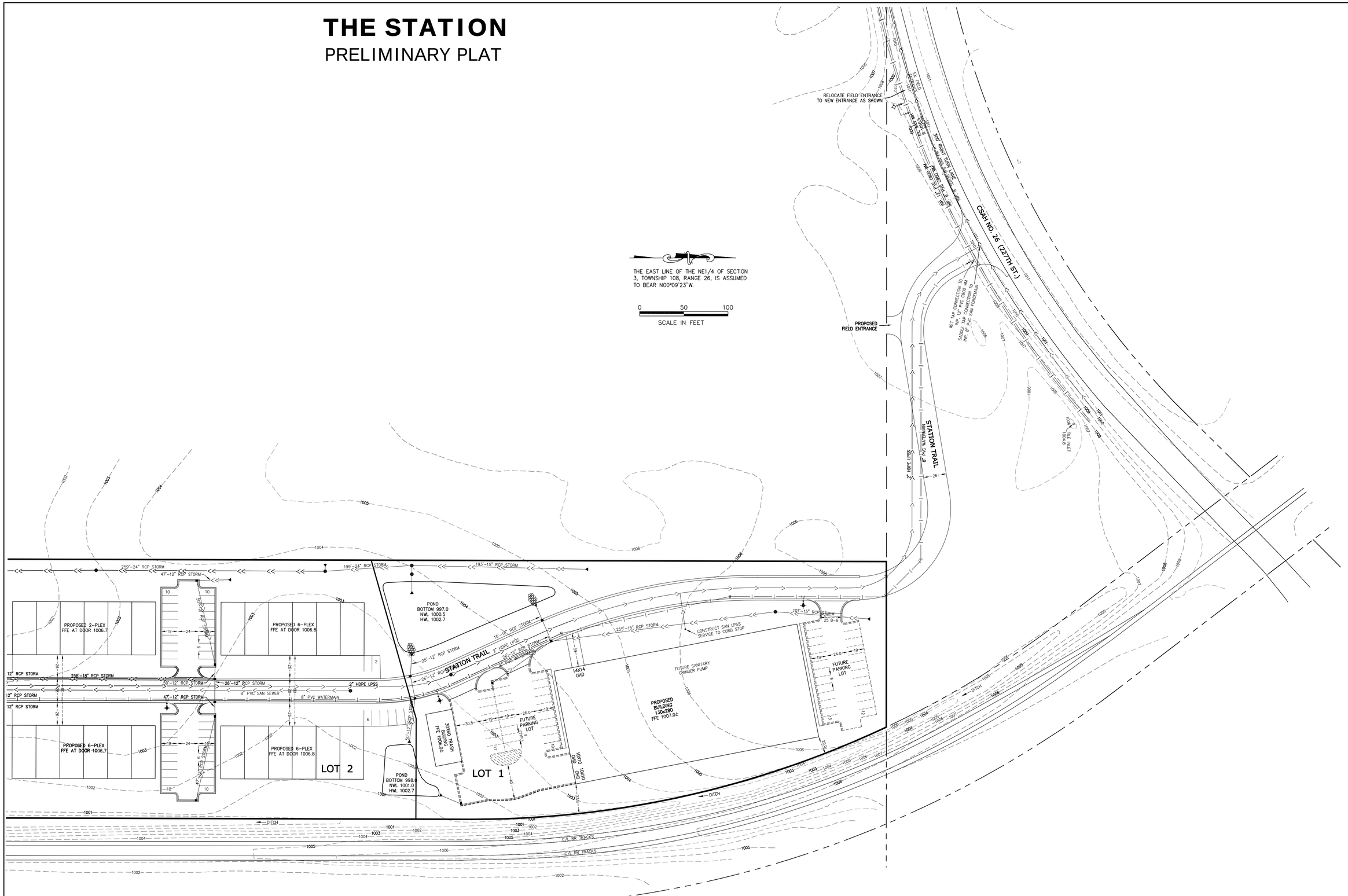
SHEET 2 OF 3 SHEETS

THE STATION

PRELIMINARY PLAT



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Preliminary Plat

THE STATION
Mankato, MN

DATE	REVISION	BY

PROJECT NO: 202303

SHEET 3 OF 3 SHEETS

AGENDA RECOMMENDATION

Consent Calendar **6. D.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:

Resolution approving an amendment to a Conditional Use Permit to allow the construction of an additional structure on the current lot for a childcare facility and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District. The subject property is described as the west 181.51 feet of Lot 6, Block 2, Country Club Estates No. 11 (120 Birkdale Drive); by request of Julie Oachs, Jrs. Academy, LLC.

Recommendation/Action(s):

At the June 26, 2024, meeting, the Planning Commission recommended approval of the amendment to the conditional use permit to allow for an addition to the existing childcare facility and the certificate of design compliance in the Highway Gateway Overlay District with the following findings:

1. All elevations of the proposed addition are treated consistently with the existing structure and display materials and finishes that conform to the Highway Gateway Overlay standards.
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity, as the use of the property will remain the same.
3. The proposal does not cause undue traffic congestion as the redevelopment plans show expansion of the parking area in conformance with Mankato City Code.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.
7. The proposed alterations are a continuation of existing design elements.
8. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area and providing a conforming transitional yard.

Summary:

Julie Oachs, Jrs. Academy, LLC is requesting an amendment to the original conditional use permit to allow for the construction of an addition to a childcare facility on the subject property within the B-3, Highway Business District and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District.

The existing 12,960 square foot building and a 3,600 square foot outside play area are located at 120 Birkdale Drive, just off of St. Andrews Drive. It was built as and currently operates as a childcare facility with a variety of pre-K, toddler, and infant rooms. The original floor plan depicts a variety of rooms that contribute to operations, like restrooms, storage, motor room, mechanical kitchen, and office rooms. The outside play area consists of a fenced-in area of turf.

The proposed project will maintain the building's current functions with a minor modification by adding an access door on the corner of the building, as this would be converted to part of the link corridor proposed with the addition. The plans show a 90' x 64' building with a 60' x 10' corridor. The outside play area, grassy area, and parking area are the existing areas that will be most impacted by the project. The outside play area will be bisected by a link corridor that will be used to form an indoor connection between the existing building and the proposed addition. There will also be three new access points to the southern portion of the play area, each with its own slab.

The proposed addition consists of a 6,360 square foot building containing six classrooms, each with its own restroom and exterior exit. A mechanical room and a corridor linking the addition to the existing building on site are also shown.

The existing parking area consists of 33 off-street parking stalls, a loading area, a turnaround, and an area for a dumpster enclosure. The dumpster enclosure shown on the original plans has been moved further northward within the parking area. The proposed amendment includes the creation of 12 additional stalls to accommodate the expansion. With the parking area being extended further northward, this would require relocation of the turnaround area.

The proposed construction of an additional structure requires a Certificate of Design Compliance to ensure that setback requirements and exterior building designs are consistent with the requirements of the gateway district and to ensure that all construction activities within the District will enhance the visual and aesthetic character of the Gateways in accordance with the Urban Design Guidelines adopted as part of the City's Land Use Plan. The Highway Gateway Overlay District is intended to promote high quality design in Mankato's major entryways into the City. The design features and standards are intended to create a positive first impression upon entering the City, and to establish an image and character that is uniquely Mankato's.

In the B-3, Highway Gateway Overlay District, "All subsequent additions to the principal building and all accessory buildings and structures shall be constructed of the same materials as the principal building and shall be of the same architectural design and general appearance as the principal building."

The exterior building finishes for the existing structure were approved by the council and stated to be a combination of stone, stucco, architectural metal panels, and cement siding and with the condition that exterior building finishes must meet the City Code.

Setbacks proposed with the building addition adhere to the minimum and maximum criteria in the Code.

Landscaping shall be installed that meets the Highway Gateway Overlay District Standards. The CDC for the existing structure was approved based on conformance with the landscaping requirements, which require a wall, fence, or hedge along parking areas on the Birkdale Drive frontage of at least 4 feet, but not more than 8 feet in height, with a minimum of 80% opacity. This screening must be accomplished in the setback area between ten (10) feet and fifteen (15) feet from the right-of-way line. Landscaping will also be required on the other, non-street frontage, sides of the parking lot, including evergreens at a rate of one every 25 feet and deciduous (shade) trees at a rate of one every 50 feet. A berm is proposed to be constructed and landscaped and maintained in order to meet the City Code to screen between the two uses. The berm is shown to be six-feet tall.

The transitional yard, which is the area that abuts a residential district in a side yard or rear yard condition. The transitional yard shall be required to be landscaped in conformance with Section 10.88 on Landscaping and Screening.

Attachments

Resolution approving Conditional Use Permit & Certificate of Design Compliance
General Location Map
Aerial
Civil Plans
Site and Landscaping Plan
Exterior Elevations
Renderings
Floor Plans
Site Photometrics

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT AND CERTIFICATE OF DESIGN COMPLIANCE UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

The west 181.51 feet of Lot 6, Block 2, Country Club Estates No. 11 (120 Birkdale Drive).

Has applied for an amendment to an approved conditional use permit to allow the construction of an additional structure on the current lot for a childcare facility on the subject property and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 21-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of June 2024, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to the conditional use permit and certificate of design compliance be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. All elevations of the proposed addition are treated consistently with the existing structure and display materials and finishes that conform to the Highway Gateway Overlay standards.
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity, as the use of the property will remain the same.
3. The proposal does not cause undue traffic congestion as the redevelopment plans show expansion of the parking area in conformance with Mankato City Code.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.
7. The proposed alterations are a continuation of existing design elements.
8. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area and providing a conforming transitional yard.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the amendment to an approved conditional use permit to allow the construction of an additional structure on the current lot for a childcare facility on the

subject property and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District be approved subject to the following conditions:

1. Landscaping shall be installed in accordance with Mankato City Code. A conforming landscaping plan shall be submitted for review and approval prior to installation. At a minimum, the plan shall include vegetative screening, having an opacity of 80% or greater, along the parking areas on Birkdale Drive, that is in conformance with Section 10.48, Subsection 2, Subpart 5. In addition, landscaping shall be provided in conformance with Section 10.88. This shall include, but not be limited to, evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree per 50 lineal feet of lot perimeter length, and shall be provided on the west, south and east portions of the lot.
2. The applicant shall screen parking areas from adjacent properties in conformance with Section 10.88 of the Mankato City Code.
3. The applicant shall provide a combination of berm and vegetative screening to ensure adequate buffering between the subject property and adjacent residential properties within the transitional yard. Installation of the berm shall occur prior to the request for a certificate of occupancy.
4. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code.
5. All new exterior finishes shall conform to Mankato City Code and shall be applied in a consistent manner with exterior finishes of the existing daycare facility.
6. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.
7. The dumpster enclosure shall be fully enclosed and be constructed of materials that are complimentary to the structure.

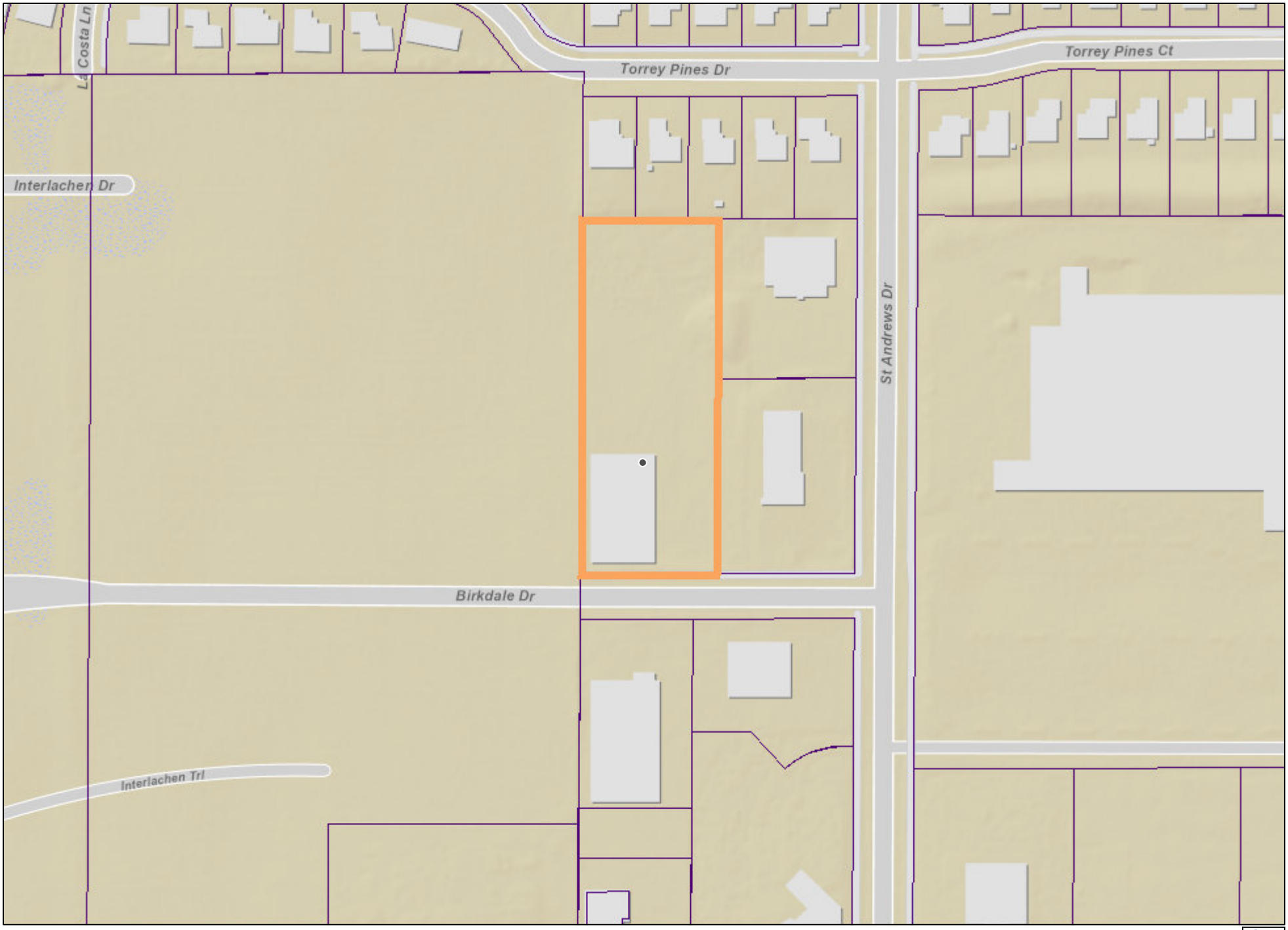
This resolution shall become effective immediately upon passage.

Passed this_____day of _____2024.

_____
Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk

General Location Map



Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

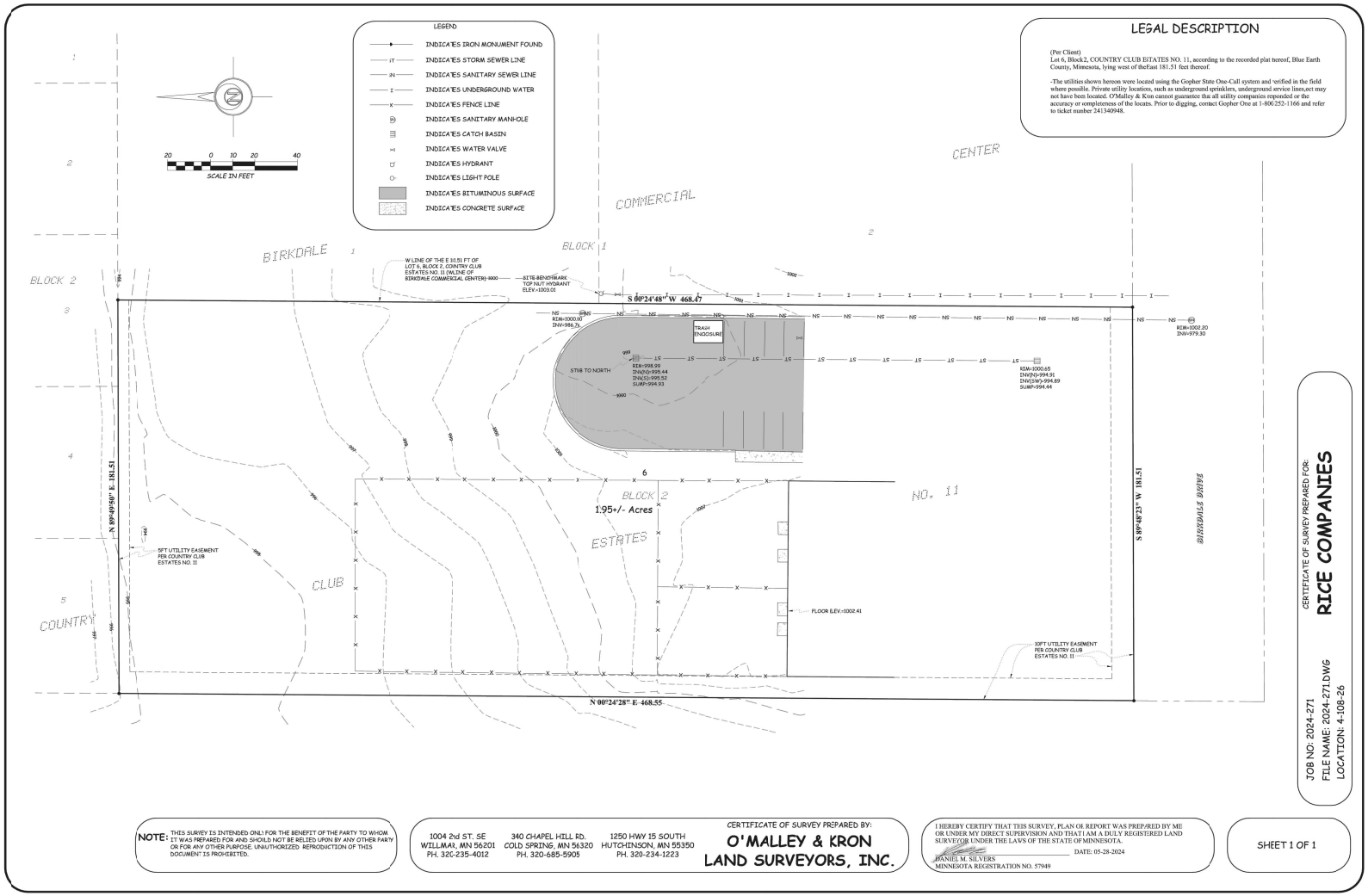
Aerial

Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



LEGAL DESCRIPTION

(Per Client)
Lot 6, Block2, COUNTRY CLUB ESTATES NO. 11, according to the recorded plat hereof, Blue Earth County, Minnesota, lying west of theEast 181.51 feet thereof.

-The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines,ect may not have been located. O'Malley & Kron cannot guarantee the all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800.252-1166 and refer to ticket number 241340948.

CERTIFICATE OF SURVEY PREPARED FOR:
RICE COMPANIES

JOB NO: 2024-271
FILE NAME: 2024-271.DWG
LOCATION: 4-108-26

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST. SE
WILLMAR, MN 56201
PH. 320-235-4012

340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

1250 HWY 15 SOUTH
HUTCHINSON, MN 55350
PH. 320-234-1223

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON LAND SURVEYORS, INC.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL M. SILVERS
MINNESOTA REGISTRATION NO. 57949
DATE: 05-28-2024

SHEET 1 OF 1

Project Number: MPC24007

A:\USERS\CHAD.SILVERS\DROPBOX\CLIENT FILES\MANKATO JOB\2024 BUILDING ADDITION\CAD\CAD FILES\R-EX01.DWG

RICE COMPANIES

507.252.5404 RICECOMPANIES.COM
319 Industrial Dr S, Sioux Rapids, MN 56279
5421 11th St E, Glenwood, MN 56334
2361 N Victory Dr, Ste 100, Mankato, MN 56001
3401 Veterans Blvd S, Fargo, ND 58104
300 Technology Pkwy, Ste 500, Cedar Falls, IA 50613
201 N Clark Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
REVISION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Hudon
Lic. No. 44004
Date: 05.28.2024

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EX.CONDITIONS

C101

CMS 05.28.24

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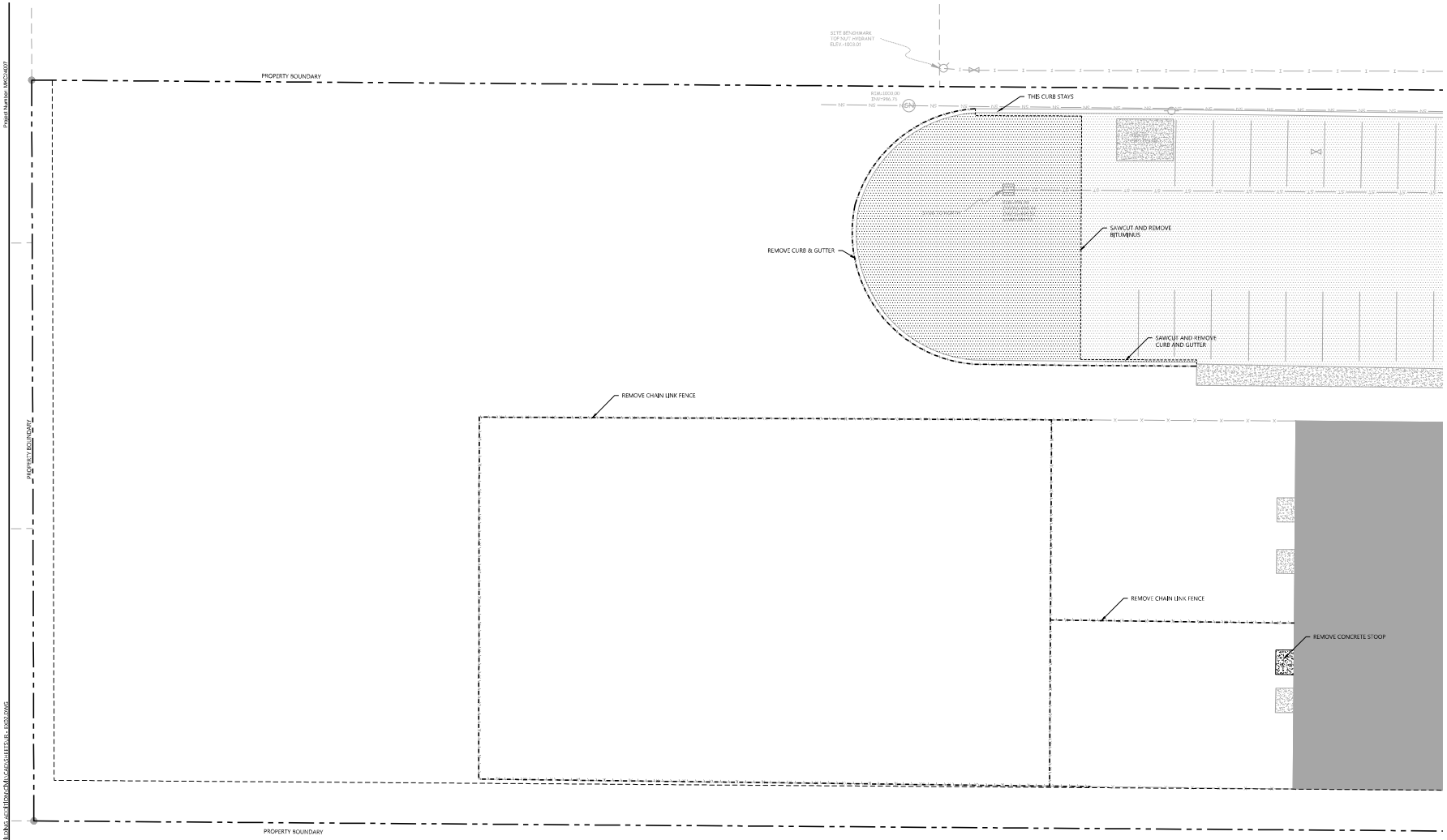
811 or call811.com
Common Ground Alliance



REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SN		SANITARY SEWER
		WATER MAIN
		HYDRANT
ST		STORM SEWER
G		GAS
E		UNDERGROUND ELECTRIC
OHP		OVERHEAD ELECTRIC
T		TELEPHONE FIBER OPTIC
C		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0' 10' 20' 30'

RICE COMPANIES
337.262.0404 RICECOMPANIES.COM
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5421 11th St S, Moorhead, MN 56560
2351 N Victory Dr, Ste 100, Mankato, MN 56001
3351 Veterans Blvd S, Fargo, ND 58104
300 Technology Pkwy, Ste 500, Cedar Falls, IA 50613
2021 N Center Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
DESCRIPTION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston
Lic. No. 44994
Date: 05.28.2024

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REMOVAL PLAN

C102

CMS 05.28.24

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Project Number: RMC24007

A:\USERS\CHAS\SERVICE\ACCOUNTS\MCA\MANKATO\JRACADEMY\EARLY LEARNING CENTER\PROJECT FILES\MANKATO JRACADEMY_BUILDING ADDITION\CAD\SHEETS\JR_EXPANSION

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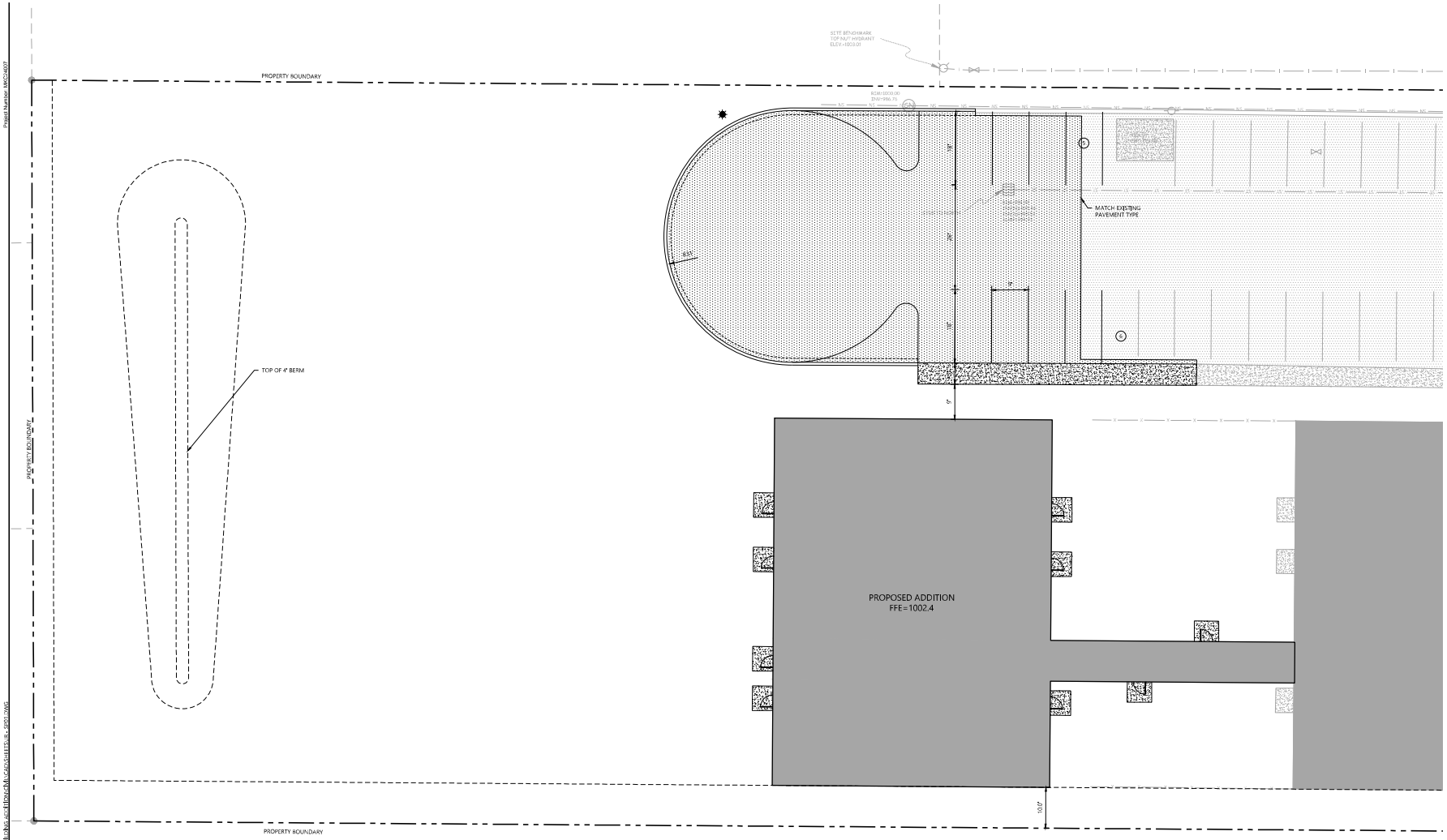

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		VEGETATION
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY O'MALLEY & KRON LAND SURVEYORS, COLD SPRING, MN, 05.28.24.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS. BUILDING ADDITION LOCATIONS SHALL BE VERIFIED WITH THE EXISTING BUILDING AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	B-3, HIGHWAY BUSINESS DISTRICT
• PARCEL DESCRIPTION:	LOT 6 - BLOCK 2, COUNTY CLUB ESTATES NO.11
• PROPERTY AREA:	85,055 SF (1.95 AC)
• PERVIOUS SURFACE: • IMPERVIOUS SURFACE(RATIO):	4,862 SF (52.8%) 40,173SF (47.2%)
• BUILDING SETBACK PER CODE:	15'=FRONT 3'=SIDE / REAR TO IMPERVIOUS PARKING 6'=SIDE / REAR TO BUILDING
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
• PARKING RATIO REQUIREMENT ELEMENTARY & JUNIOR HIGH SCHOOL:	CITY OF MANKATO 1 SPACE / 1 STAFF PLUS 1 SPACE / 2 CLASSROOMS
STAFF (8-STAFF) CLASSROOMS (6-CLASSROOMS) TOTAL SPACES REQUIRED:	8 SPACES 3 SPACES 11 SPACES
• PARKING PROVIDED:	11 -SPACES

1 SITE DETAILS (SIXX)

SI01	B6 STYLE CURB & GUTTER
SI04	SURMOUNTABLE CURB & GUTTER
SI05	INTEGRAL CURB AND WALK
SI08	PRIVATE CONCRETE SIDEWALK
SI14	SIGN POST INSTALLATION

0' 10' 20' 30'

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319 Industrial Dr S, Sauk Rapids, MN 56379
5621 111th St N, Clearwater, MN 55320
2361 N Victory Dr, Ste 100, Mankato, MN 56001
2401 Veterans Blvd, Ste B, Fargo, ND 58104
200 Technology Pkwy, Ste 500, Cedar Falls, IA 50613
201 N Cliff Ave, Sioux Falls, SD 57104

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
DESCRIPTION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston
Lic. No. 44004
Date: 05.28.2024

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SITE PLAN

C201

CMS 05.28.24

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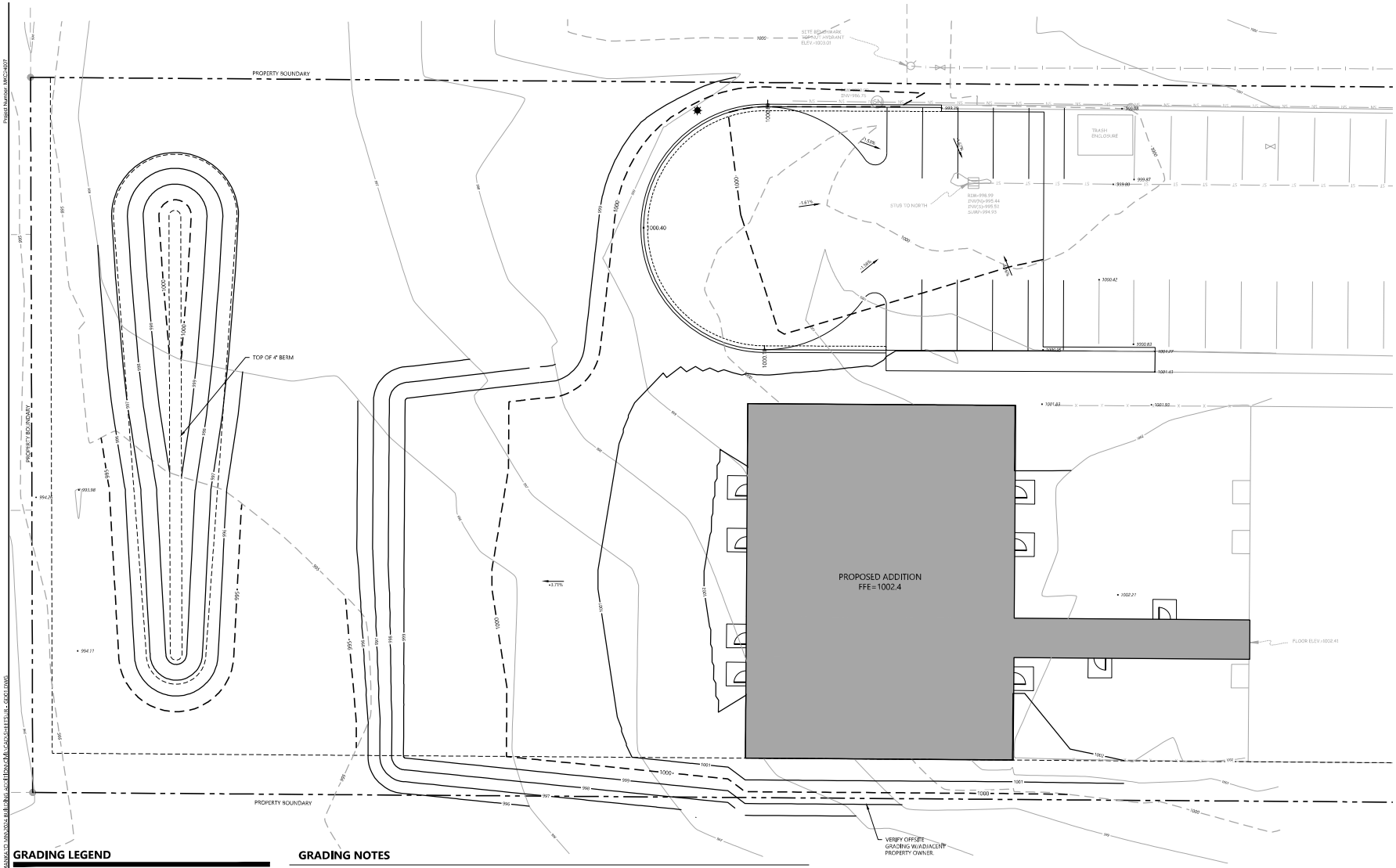
Project Number: RMC24007

A:\JOBS\C-D\JR'S ACADEMY FEASIBILITY LEARNING CENTER\PROJECT FILES\MANKATO\NEW BUILDING ADDITION\CAD\CAD FILES\C-SITE PLAN.DWG



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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
960	960	INDEX CONTOUR
962	962	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
ST		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
SN		SANITARY SEWER
		RETAINING WALL
		VEGETATION
		DRAIN TILE
		RIDGE LINE
GL		GRADING LIMITS
• 900.00	• 900.00	SPOT ELEVATION
	B XXX.XX F XXX.XX	BACK AND GUTTER FLOW LINE CURB ELEVATIONS
	0.00%	FLOW DIRECTION
	E.O.F.	EMERGENCY OVERFLOW
SB-10	SB-10	SOIL BORING LOCATION

BENCHMARK
TNH - JUST EAST OF THE EAST OF PROPERTY LINE M/I BOUNDARY.
ELEV = 1009.01

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH "THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

0' 10' 20' 30'

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5621 111th St N, Clear Lake, MN 55319
2361 N Victory Dr, Ste 100, Mankato, MN 56001
2401 Veterans Blvd S, Fargo, ND 58104
300 Technology Pkwy, Ste 300, Cedar Falls, IA 50613
2011 N Carl Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
REVISION NO.	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston
Lic. No. 44004
Date: 05.28.2024

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GRADING PLAN

C301

CMS 05.28.24

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Project Number: RMC24007

ALL USERS CAN ALSO SEE THIS DRAWING ON THE JR'S ACADEMY FARGO LEARNING CENTER PROJECT BIM SHARING SITE UNDER "ADDITIONAL CROSS SECTIONS & GEOLOGY"

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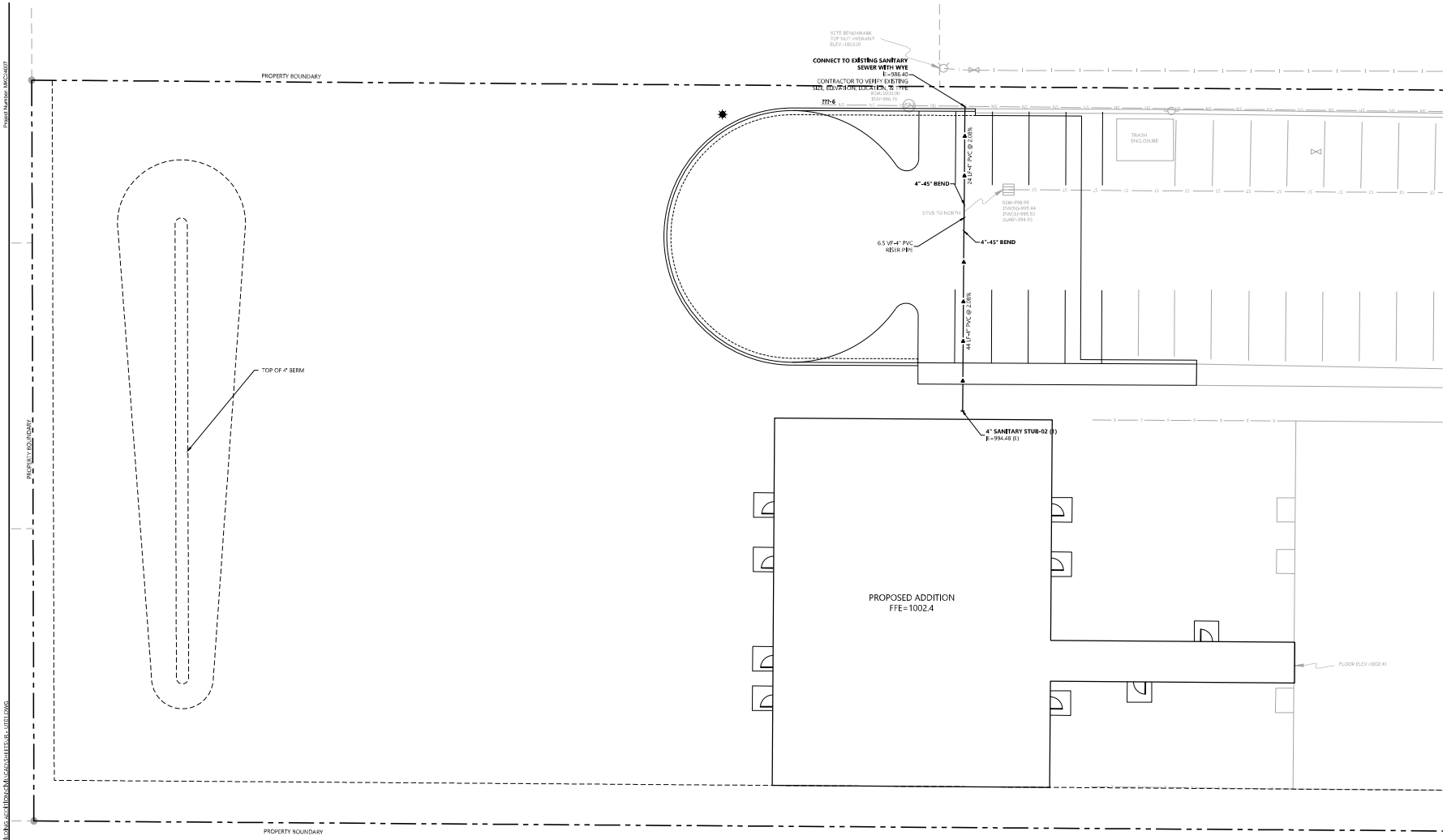

SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
ST		STORM SEWER
		WATER MAIN
		HYDRANT
GAS	GAS	GAS
	PUE	UNDERGROUND ELECTRIC
OHP	POH	OVERHEAD ELECTRIC
	TUE	UNDERGROUND TELEPHONE
TSH	TSH	OVER-EAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DTT	DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL SANITARY SEWER NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, STATE PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. UTILITY SERVICES TYPICALLY TERMINATE 2' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
8. **SANITARY BUILDING DRAIN** PIPE WITHIN 2 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE PVC SCHEDULE 40 PER ASTM D2665. **SANITARY BUILDING SEWER** PIPE OUTSIDE THE 2 FOOT BUILDING ENVELOPE SHALL BE PVC SCH 40 PER ASTM D2665 OR PVC SDR 35 OR 26 PER ASTM D3034. SDR 26 IS REQUIRED FOR PIPES 4" DIAMETER AND SMALLER. SDR 26 IS REQUIRED FOR ALL PIPE DIAMETERS AT DEPTHS GREATER THAN 20 FEET. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER ASTM D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
9. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER PLUMBING CODE SECTION 604.10.1 AND MINNESOTA PLUMBING CODE, PART 604.9.
10. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
11. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

0' 10' 20' 30'

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2401 Veterans Blvd S, Fargo, ND 58104
200 Technology Pkwy, Ste 500, Cedar Falls, IA 50613
201 N Cedar Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
DESCRIPTION	DATE

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Date: 05.28.2024

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UTILITY PLAN

C401

CMS 05.28.24

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Project Number: RMC24007

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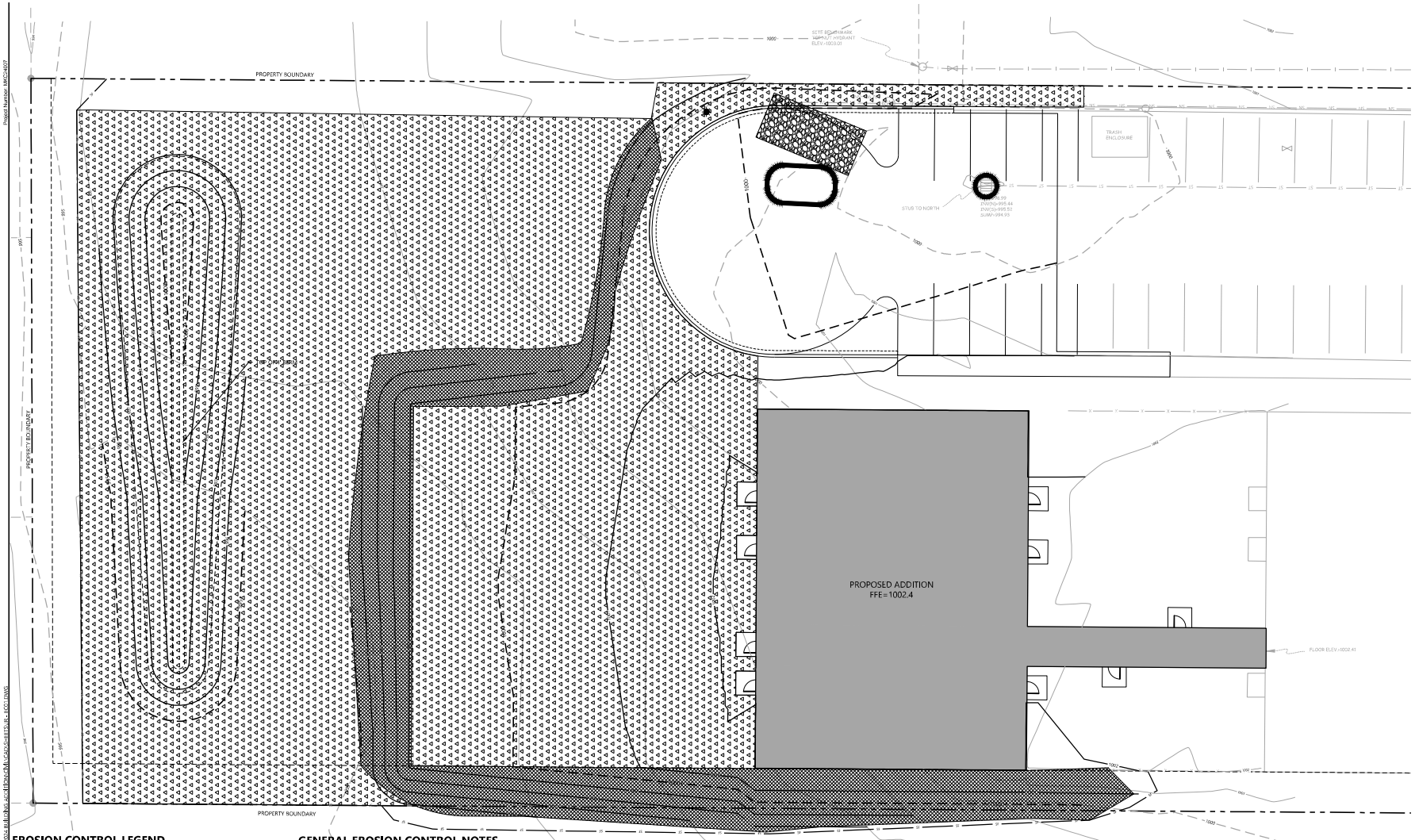

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EROSION CONTROL LEGEND

EXISTING / PROPOSED

- PROPERTY LINE
- INDEX CONTOUR
- INTERVAL CONTOUR
- CURB AND GUTTER
- POND NORMAL WATER LEVEL
- SILT FENCE
- STORM SEWER
- FLARED END SECTION (WITH RIPRAP)
- WATER MAIN
- SANITARY SEWER
- RETAINING WALL
- DRAIN TILE
- GRADING LIMITS
- CONSTRUCTION ENTRANCE
- SOD
- EROSION CONTROL BLANKET WITH MNDOT SEED MIX 25-131
- MNDOT SEED MIX 25-131
- MNDOT SEED MIX 25-131 (HYDROMULCHED)
- SOIL BORING LOCATION
- INLET PROTECTION
- CONCRETE WASHOUT

BENCHMARK
TNH - JUST EAST OF THE MIDDLE OF THE EASTERN PROPERTY BOUNDARY
ELEV = 1003.01

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.

2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC, REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.

3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.

4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

5. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.

6. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   C. INFILTRATION/FILTRATION BASIN BELOW THE HWL SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-131 (COMMERCIAL TURF) AT 220-POUNDS PER ACRE.
   F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
   G. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR BONDED FIBER MATRIX HYDROMULCH IS REQUIRED.

7. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.

8. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

9. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

10. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

0' 10' 20' 30'

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5621 111th St E, Glenwood, MN 56334
2361 N Victory Dr, Ste 100, Mankato, MN 56001
2301 Veterans Blvd S, Fargo, ND 58104
200 Technology Pkwy, Ste 300, Cedar Falls, IA 50613
2021 N Center Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
DESCRIPTION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston
Lic. No. 44004
Date: 05.28.2024

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EROSION CONTROL PLAN

C501

CMS 05.28.24

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Project Number: RMC24007

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT JUNIOR'S ACADEMY. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR JUNIOR'S ACADEMY SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR JUNIOR'S ACADEMY IN MANKATO, MN. THE SITE IS LOCATED IN THE NW QUADRANT OF ST. ANDREWS DRIVE AND BIRKDALE DRIVE.

PROJECT CONTACT INFORMATION

	OWNER/DEVELOPER:	CONTRACTOR:
COMPANY NAME:	JR'S ACADEMY ELC	RICE COMPANIES
CONTACT:		
ADDRESS:	120 BIRKDALE DRIVE MANKATO, MN	1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379
PHONE:	507.720.5954	320.252.0404
E-MAIL:		

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

	SWPPP DESIGNER:	SWPPP INSPECTION:	BMP INSTALLER:
COMPANY:	RICE COMPANIES		
CONTACT:	WILL HUSTON		
ADDRESS:	1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379		
PHONE:	320.252.0404		
E-MAIL:	WILL.HUSTON@RICECOMPANIES.COM		

TRAINING COURSE/ENTITY: UNIV. OF MN - DESIGN OF SWPPP
EXPIRATION DATE: MAY 31, 2027

OWNER/OPERATOR RESPONSIBILITIES
OWNER
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
-COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT.
-SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROJECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
-KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION).
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE.
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION.
-IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
-DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
-IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS.
-IMPLEMENT SWPPP.

OPERATOR
-COMPLETION OF AN ACCURATE NOI WITH THE OWNER.
-COMPLIANCE WITH PERMIT AND SWPPP.
-KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL WHOLE, CONTRACTOR, BUILDER, ETC).
-COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.
-SHALL NOT DISTURB MORE LAND THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED.

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 2.0-ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, SITE GRADING, SANITARY SEWER CONSTRUCTION, AND A BUILDING ADDITION WITH ASSOCIATED PARKING.

PROJECT AREA = 2.0-AC
DISTURBED AREA = 1.1-AC
EXISTING IMPERVIOUS IN DISTURBED AREA = 0.1-AC
PROPOSED IMPERVIOUS IN DISTURBED AREA = 0.3-AC

PRE-DEVELOPMENT SITE CONDITIONS
THE SITE IS CURRENTLY AN OPERATING EARLY LEARNING CENTER. THE BUILDING AND PARKING ARE ON THE SOUTH SIDE OF THE LOT. STORMWATER FLOWS INTO AN EXISTING PRIVATE STORM SEWER SYSTEM, WHICH DISCHARGES TO THE CITY'S STORM SEWER AND EVENTUALLY A REGIONAL POND. THERE ARE NO KNOWN SOURCES OF CONTAMINATION ON-SITE.

SOIL TYPES
THE SITE CONTAINS HSG C/D SOILS PER THE NRCS WEB SOIL SURVEY.

POST-DEVELOPMENT SITE CONDITIONS
THE POST DEVELOPMENT CONDITIONS WILL BE SIMILAR TO THE CURRENT CONDITIONS, EXCEPT THERE WILL BE AN ADDITION TO THE NORTH. THERE WILL BE NO CHANGE TO THE STORMWATER DESIGN OR ULTIMATE DISCHARGES.

STORM WATER MANAGEMENT PLAN
THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF SILT FENCE, SEED, AND MULCH.

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF A REGIONAL POND. THE CITY IS RESPONSIBLE FOR THE MAINTENANCE OF THE REGIONAL FACILITIES.

DRAINAGE AREA MAPS TO INCLUDE SURFACE WATERS AND EXISTING WETLANDS WITHIN 1 MILE OF PROJECT BOUNDARY THAT RECEIVE STORMWATER RUNOFF OR IDENTIFY THE DIRECTION AND DISTANCE TO SURFACE WATERS AND WETLANDS.

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMPS AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

SPECIAL AND/OR IMPAIRED WATERS WITHIN 1 MILE OF THE PROJECT SITE

NAME: NONE
IMPAIRMENT
DISTANCE AND DIRECTION FROM SITE

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OIL/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK/CHUTE	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. ANY SEDIMENT CONTROL MADE OF SOIL MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS.
2. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
3. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB SITE.
5. STRIP AND STOCKPILE TOPSOIL.
6. ROUGH GRADE OF SITE.
7. STABILIZE DENUDED AREAS AND STOCKPILES.
8. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
9. INSTALL INLET PROTECTION AROUND CATCH BASINS.
10. INSTALL STREET SECTION.
11. INSTALL CURB AND GUTTER.
12. INSTALL PAVEMENT.
13. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
14. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
15. REMOVE ACCUMULATED SEDIMENT.
16. FINAL GRADE.
17. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OR REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

PRIOR TO START OF CONSTRUCTION:
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

DURING CONSTRUCTION:
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 150, APPLIED AT A RATE OF 40 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **14 DAYS**.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON UP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES.

INLET SEDIMENT CONTROL BMP REMOVAL
IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMPS ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION, PERMIT TERMINATION CONDITIONS INCLUDE :
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT
PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE DOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE
EROSION AND SEDIMENT CONTROL INSPECTIONS:
CONSTRUCTION ACTIVITY, ALL SUPPORT ACTIVITIES, AND AREAS ADJACENT TO THE PROJECT MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN.

INSPECTION SCHEDULE:
- PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.8, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN ½ INCH IN 24 HOURS.
- INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE.
- WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT.
- WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
- FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 HAVE BEEN MET.

SCOPE OF INSPECTION SHALL INCLUDE:
1. DATE AND TIME OF INSPECTIONS; AND
1. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
3. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
4. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
5. DATE OF ALL RAINFALL EVENTS GREATER THAN ½ INCH IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
6. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
7. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS; AND
8. ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10; AND
9. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES:
THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:
1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION: SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE WITHIN 72 HOURS OF DISCOVERY.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION: SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO 1/2 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE INPUT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL TRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE. TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN ITS ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
   3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
   3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
   3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
   3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.2 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING THE NOT PERMITTEES MUST INCLUDE EITHER GROUND OR AERIAL PHOTOGRAPHS SHOWING THE REQUIREMENTS OF 13.2 HAVE BEEN MET. PERMITTEES ARE NOT REQUIRED TO TAKE PHOTOGRAPHS OF EVERY DISTINCT PART OF THE SITE, HOWEVER THE CONDITIONS PORTRAYED MUST BE SUBSTANTIALLY SIMILAR TO THOSE AREAS THAT ARE NOT PHOTOGRAPHED. PHOTOGRAPHS MUST BE CLEAR AND IN FOCUS AND MUST INCLUDE THE DATE THE PHOTO WAS TAKEN.

SWPPP BMP QUANTITIES

SILT FENCE	463 LF
INLET PROTECTION	1 EACH
PERMANENT SEED MIX (25-131)	0.6 ACRES
EROSION CONTROL BLANKET	4,925 SF
MULCH	7 ACRES
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	AS NEEDED

ANTICIPATED CONSTRUCTION SCHEDULE

SITE GRADING	SUMMER 2024
UTILITIES	SUMMER 2024
BUILDING CONSTRUCTION	SUMMER 2024
FINAL COMPLETION	WINTER 2024/2025

RICE COMPANIES
320.252.0404 RICECOMPANIES.COM
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5925 11th St N, Oakdale, MN 55128
2361 W Victory Dr, Ste 100, Mankato, MN 56001
2301 Veterans Blvd S, Fargo, ND 58104
1301 Technology Pkwy, Ste 300, Cedar Falls, IA 50613
2801 N Carlo Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
DESCRIPTION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston
Lic. No. 44004
Date: 05.28.2024

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SWPPP NARRATIVE

C502

CMS 05.28.24

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Project Number: RMC24007

A:\RICE\CAD\SITE\DWG\ACCESS\WD\JUNIORS ACADEMY EARLY LEARNING CENTER\PROJECT FILES\MANKATO\NOPDES BUILDING ADDITION\NOPDES\C502-SWPPP.DWG

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMPS THAT MAY BE CONSIDERED FOR USE IF THE BMPS IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMPS MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
   - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
   - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.

2. LONG-STEEP CUT/FILL SLOPES
   - THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS.
   - PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
   - LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

3. STORM SEWER INLET PROTECTION
   - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
   - INFIRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE, AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - INFIRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

4. DEEP UTILITIES: WATER AND SANITARY/GAS LINE
   - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
   - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
   - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDED WITH A TEMPORARY
   - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

5. STOCKPILES (TEMPORARY AND PERMANENT)
   - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
   - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
   - PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO THE INITIATION OF STOCKPILING
   - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
   - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE, A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

6. CONSTRUCTION DEWATERING
   - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL):
     - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
     - USE A PORTABLE SEDIMENT TRAP SYSTEM.
     - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
     - DISCHARGE THROUGH FIBERLOGS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
     - PUMP TO A TEMPORARY SEDIMENT BASIN.
   - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
   - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
   - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.
   - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED (E.G., GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - PERMITTEES ARE PROHIBITED FROM USING RECEIVING WATERS AS PART OF THE TREATMENT AREA.
   - PERMITTEES MUST VISUALLY CHECK AND PHOTOGRAPH THE DISCHARGE AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
   - IF NUISANCE CONDITIONS RESULT FROM THE DISCHARGE, PERMITTEES MUST CEASE DEWATERING IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED. NUISANCE CONDITIONS INCLUDES, BUT IS NOT LIMITED TO, A SEDIMENT PLUME IN THE DISCHARGE OR THE DISCHARGE APPEARS CLOUDY, OR OPAQUE, OR HAS A VISIBLE CONTRAST, OR HAS A VISIBLE OIL FILM, OR HAS AQUATIC HABITAT DEGRADATION THAT CAN BE IDENTIFIED BY AN OBSERVER.

7. CONSTRUCTION ENTRANCES
   - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
   - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
   - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
   - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
   - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
   - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
   - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.
   - STREET SWEEPING SHALL NOT BE USED IN LIEU OF A CONSTRUCTION ENTRANCE.

8. CONCRETE TRUCK WASHOUT
   - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
   - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
   - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
   - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
   - CONCRETE WASH-OUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
   - IMPERMEABLE LINER INCLUDES 10 MIL POLYLINER OR COMPACTED CLAY LINER.
   - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

9. VEHICLE MAINTENANCE
   - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
   - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
   - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
   - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

10. FUELING
    - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
    - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

11. HAZARDOUS MATERIALS
    - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
    - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
    - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
    - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN DISTRIBUTED CRITICAL AREA.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

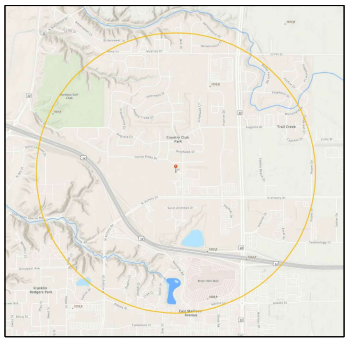
12. CHEMICAL CONTAINMENT
    - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
    - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
    - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
    - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
    - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
    - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
    - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
    - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

13. SOLID WASTE
    - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
    - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
    - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
    - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

14. DUST CONTROL
    - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
      - A. RAPID STABILIZATION METHODS ON SLOPES
      - B. WATER ON ROADWAYS AND GRADED AREAS
      - C. ALTERNATIVES IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
    - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

15. WINTER STABILIZATION
    - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER.
    - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH.
    - ALL EXPOSED SOILS TO BE SEEDED WITH TEMPORARY SEED MIX.
    - ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
    - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
    - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
    - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
    - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
    - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

16. NON-STORMWATER DEWATERING
    - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
    - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED AREA WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
    - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.



VICINITY MAP/IMPAIRED WATERS MAP

WEB SOIL SURVEY MAP

Tables — Hydrologic Soil Group — Summary By Map Unit

Summary by Map Unit — Blue Earth County, Minnesota (MN013)

Summary by Map Unit — Blue Earth County, Minnesota (MN013)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
84	Brownton silty clay loam, 0 to 2 percent slopes	C/D	0.4	17.1%
109	Cordova clay loam, 0 to 2 percent slopes	C/D	0.9	42.0%
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	C/D	0.9	40.9%
Totals for Area of Interest			**2.1**	**100.0%**

SOIL MAP UNIT SYMBOL LEGEND

INFEASIBILITY DETERMINATION (ITEMS 5.13, 5.14 AND 5.15)
TEMPORARY SEDIMENT BASIN
IF PERMITTEE DETERMINES A TEMPORARY SEDIMENT BASIN TO MEET SECTION 14 IS INFEASIBLE, DOCUMENT THIS DETERMINATION; PERMITTEES TO CONSIDER PUBLIC SAFETY, SITE FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE

BUFFER ZONE AS DESCRIBED IN PERMIT ITEMS 9.17 AND 23.11

SWPPP AMENDMENTS
THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7-DAYS TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IS DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS.
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R100001 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (I.E. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING MET FOR TMDL OR OTHER WATER QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS: THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

RICE COMPANIES
337.252.7404 RICECOMPANIES.COM
3110 Industrial Dr S, Eau Claire, WI 54701
5925 11th St S, Moorhead, MN 56560
2361 N Victory Dr, Ste 100, Mankato, MN 56001
2321 Veterans Blvd, Ste 2, Fargo, ND 58104
1301 Technology Pkwy, Ste 300, Cedar Falls, IA 50613
2011 N Center Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS

REVISION NO.	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Hudon
Lic. No. 44004
Date: 05.28.2024

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SWPPP NOTES

C503

CMS 05.28.24

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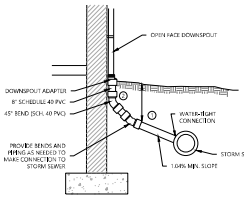
Project Number: RMC24007
C:\USERS\CHAS\DESKTOP\CACHE\WORKING\JR'S ACADEMY EARLY LEARNING CENTER\PROJECT FILES\MANKATO\NEW BUILDING ADDITION\CAD\CROSSFILES\JR_REDLINES

Project Number: MKC24007

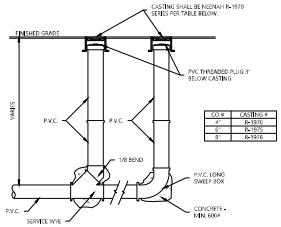
STRUCTURE LOCATION	CASTING TYPE
CURB & GUTTER	R-3067-L
CURB & GUTTER @ LOW POINT	R-3067-VB
27"W STRUCTURE IN ALL CURB & GUTTER	R-3250-A
SURMOUNTABLE CURB & GUTTER AT DRIVEWAY LOCATION	R-3067-R
STMH IN PAVEMENT OR GREEN SPACE	R-1642 STAMPED "STORM SEWER"
CBMH IN PAVEMENT	R-2535
CBMH IN GREEN SPACE	R-2642
CBMH IN VALLEY GUTTER	R-2642-L

LAST REVISED 09/09/2022	STORM SEWER CASTING SCHEDULE	ST07



NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET AND/OR WITHIN 10 FEET OF THE BUILDING, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET AND OUTSIDE THE 10 FOOT BUILDING ENVELOPE, DUAL-RATED PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING.
3. INSTALL DOWNSPOUT CONNECTION AND STORM PIPE AFTER FOOTINGS AND FOUNDATION.

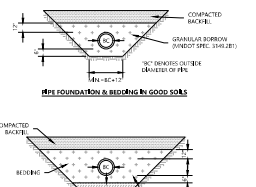
LAST REVISED 09/09/2022	OPEN FACE DOWNSPOUT CONNECTION	ST16



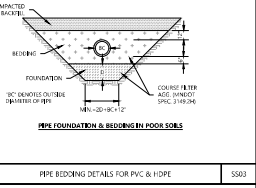
CO.'S	CASTINGS
4"	R-1970
6"	R-1970
8"	R-1970

NOTES:
1. ADJUST TO FINISHED GRADE PRIOR TO PAVING.
2. CLEANOUT SHALL BE 4" DIAMETER OR 4" AND LARGER DIAMETER SERVICES UNLESS OTHERWISE STATED ON PLANS.

LAST REVISED 09/09/2022	SANITARY SEWER SERVICE CLEANOUT	SS02

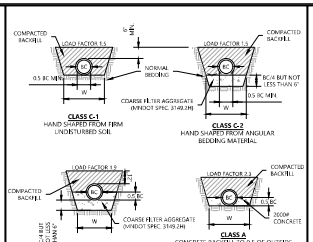


PIPE FOUNDATION & BEDDING IN GOOD SOILS



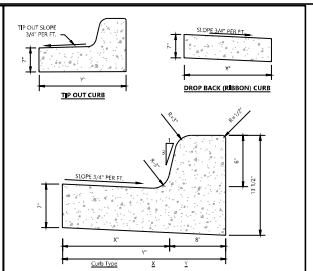
PIPE FOUNDATION & BEDDING IN POOR SOILS

LAST REVISED 09/09/2022	PIPE BEDDING DETAILS FOR PVC & HDPE	SS03



NOTES:
1. "BC" DENOTES OUTSIDE DIAMETER OF PIPE
2. 90° BC=12" MIN.

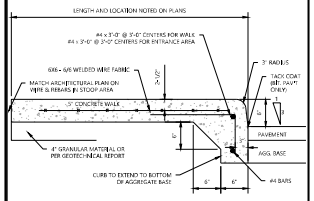
LAST REVISED 09/09/2022	PIPE BEDDING DETAILS FOR RCP & DIP	SS04



Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

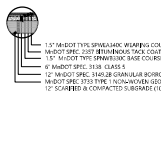
NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. U UNDER C.B.C.
3. CURB SHALL BE PER MNDOT SPEC 2531

LAST REVISED 09/09/2022	B6 STYLE CURB & GUTTER	SI01



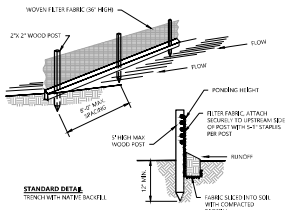
NOTES:
1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL WALK SCORING AND JOINT LAYOUT REQUIREMENTS.
2. CONTRACTION JOINTS SHALL BE EVERY 5'.
3. EXPANSION JOINTS SHALL BE EVERY 100' AND AT 90° INTERSECTIONS.
4. ISOLATION JOINTS SHALL BE BETWEEN WALKS AND STRUCTURES.
5. WALK SHALL BE PER MNDOT SPEC 2521 MIN NO. 3952 WITH A 28-DAY DESIGN STRENGTH OF 3500 PSI.
6. WHEN SECTION WITH GEOTECHNICAL REPORT.

LAST REVISED 09/09/2022	INTEGRAL CURB AND WALK	SI05



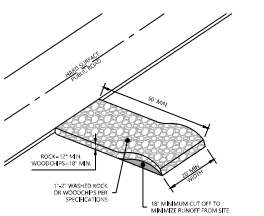
PAVEMENT SECTIONS SHOWN ARE PER PRELIMINARY PHASE PLANS. VERIFY SECTION(S) WITH GEOTECHNICAL ENGINEERING PRIOR TO CONSTRUCTION.

LAST REVISED 09/09/2022	PAVEMENT SECTIONS	SI19



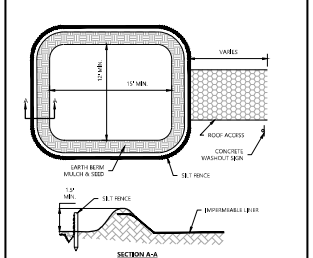
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN ACCUMULATED TO 1/3 THE HEIGHT OF THE FABRIC OR MORE.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OVERTIME AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. ALL ENDS OF THE SILT FENCE SHALL BE WRAPPED UPSLOPE SO THE ELEVATION OF THE BOTTOM OF FABRIC IS HIGHER THAN "PONDING HEIGHT".
5. SILT FENCE MAY BE INSTALLED WITH TRENCHING MACHINE IN FIELD.

LAST REVISED 09/09/2022	PRE-ASSEMBLED SILT FENCE (LIGHT DUTY)	GD01



NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK/WOOD CHIPS TO STOP MUD MIGRATION THROUGH ROCK/WOOD CHIPS.
2. WOOD CHIPS USED FOR CONSTRUCTION ENTRANCES MUST BE 80% NOT LESS THAN 2-INCHES AND NOT MORE THAN 5-INCHES. NO CHIPPED-UP MANUFACTURED WOOD AND/OR CHEMICALLY TREATED IS ALLOWED.
3. ENTRANCES MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FLOATING ROCK OR WOOD CHIPS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
4. LENGTH AND WIDTH TO BE ADJUSTED FOR SITE CONDITIONS.

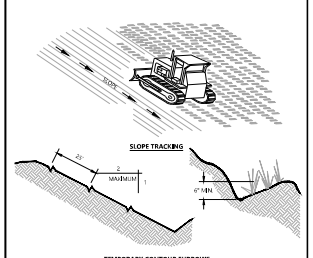
LAST REVISED 09/09/2022	CONSTRUCTION ENTRANCE	GD05



SECTION A-A

NOTES:
1. CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
2. IMPERMEABLE LINER INCLUDES 10 MIL POLY LINER OR COMPACTED CLAY LINER.
3. WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

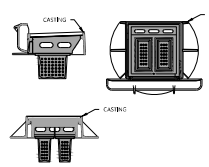
LAST REVISED 09/09/2022	CONCRETE WASHOUT AREA	GD08



TEMPORARY CONTOUR FURROWS

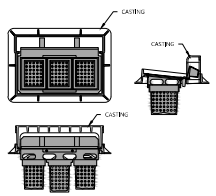
NOTES:
1. GROOVES WILL CATCH SEED, HINDER ERO, MULCH, RAINFALL AND DECREASE RUNOFF RATE.
2. USE SLOPE TRACKING FOR SLOPES 4:1 AND 50 FEET LONG OR STEEPER/LONGER.
3. USE TEMPORARY CONTOUR FURROWS FOR SLOPES 3:1 AND 75 FEET LONG OR STEEPER/LONGER.

LAST REVISED 09/09/2022	SURFACE ROUGHENING FOR ALL SLOPES GREATER THAN 4:1	GD09



NOTES:
1. REINBASIN 2'X2' DEBRIS COLLECTION DEVICE OR ENGINEER APPROVED EQUAL.
2. PLACE 450-GALLON BAG IN EACH BASKET PER MANUFACTURER'S SPECIFICATIONS.
3. PLACE GRATE OVER COLLECTION DEVICE.
4. CLEAN AND MAINTAIN BASKETS WHEN SEDIMENT IS MAXIMUM 3-INCHES FROM TOP OF BASKETS.
5. CLEANING AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL.

LAST REVISED 09/09/2022	MANUFACTURED 2'X2' INLET PROTECTION	GD30



NOTES:
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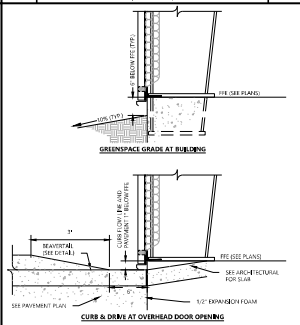
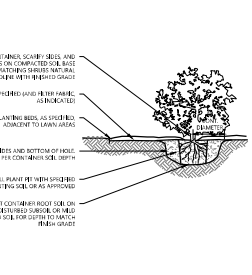
4. CLEAN AND MAINTAIN BASKETS WHEN SEDIMENT IS MAXIMUM 3-INCHES FROM TOP OF BASKETS.
5. CLEANING AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL.

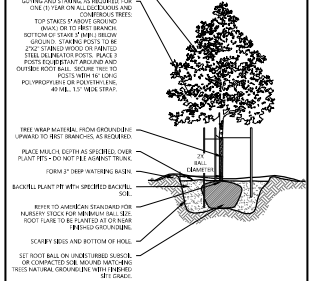
LAST REVISED 09/09/2022	MANUFACTURED 2'X2' INLET PROTECTION	GD31



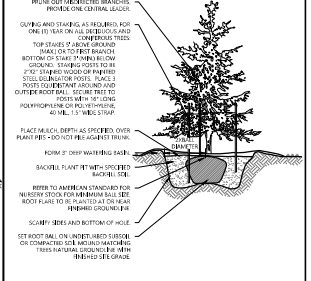
LAST REVISED 09/09/2022	TYPICAL GRADE AT BUTLER BUILDING	BD01



LAST REVISED 05/05/2023	SHRUB & PERENNIAL CONTAINER PLANTING	LA01



LAST REVISED 05/05/2023	DECIDUOUS TREE PLANTING	LA02



LAST REVISED 05/05/2023	EVERGREEN TREE PLANTING	LA03

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2301 Veterans Blvd. S., Fargo, ND 58104
300 Technology Pkwy., Ste 500, Cedar Falls, IA 50613
201 N Cliff Ave, Tea, SD 57064

SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

REVISIONS	
REVISION DESCRIPTION	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston

Lic. No. 44004

Date: 05.28.2024

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DETAILS

C601

CMS 05.28.24

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SITE PLAN SUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001

Project Number: MKC24007

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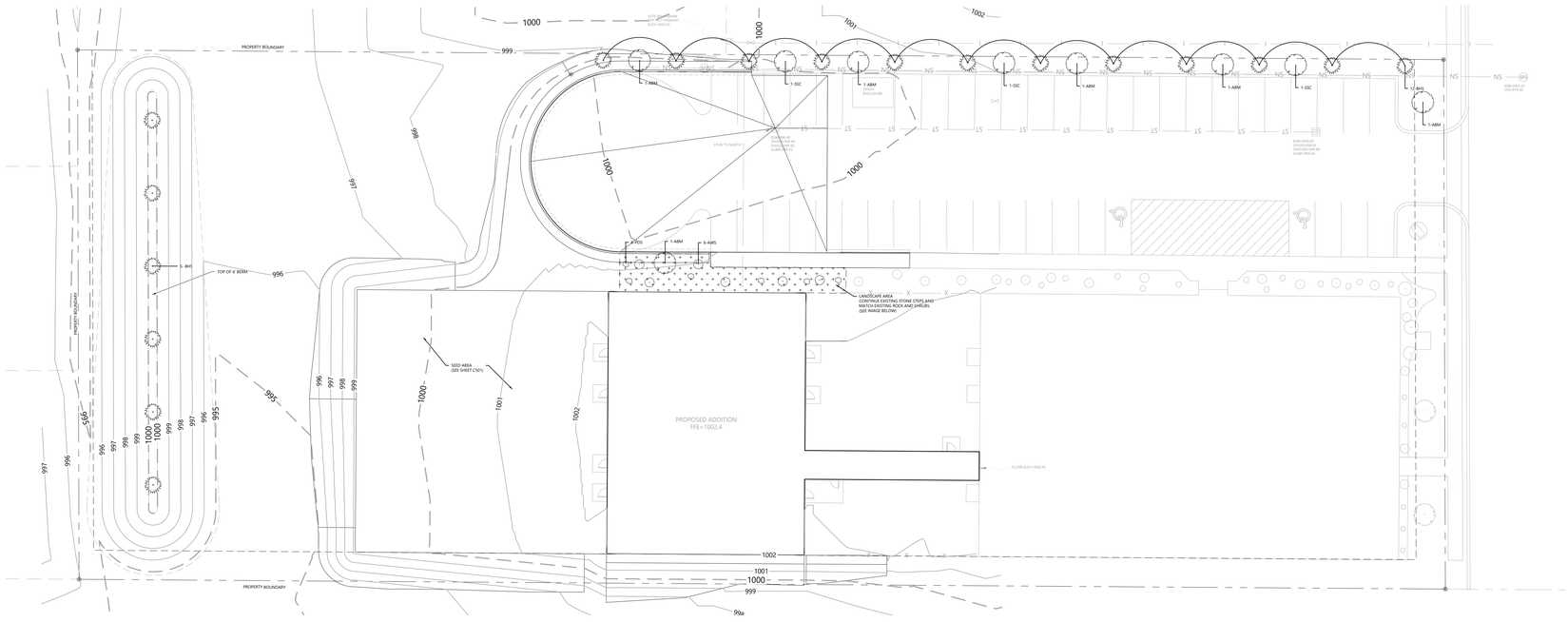

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER STATE & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL SHALL BE FROM THE TOPSOIL STRIPPING PRIOR TO CONSTRUCTION AND SHALL BE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3' DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. EXISTING TREES AND SHRUBS, AROUND THE SITE, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
20. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
24. CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBICIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.

LANDSCAPE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUBS
- PERENNIALS
- ROCKS

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS TREE	**9**				
ABM	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERS RED'	2.5" CAL.	B&B
SSC	3	SPRING SNOW CAB	MALUS 'SPRING SNOW'	1.5" CAL.	B&B
CONIFEROUS TREE	**18**				
BHS	18	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B
DECIDUOUS SHRUB	**6**				
AWS	6	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	#1	CONT.
PERENNIALS	**6**				
PDS	6	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	#1	CONT.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD
QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

0' 20' 40' 60'

REVISIONS	
NUMBER	DATE

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

William R. Huston

Lic. No. 44984
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LANDSCAPE PLAN

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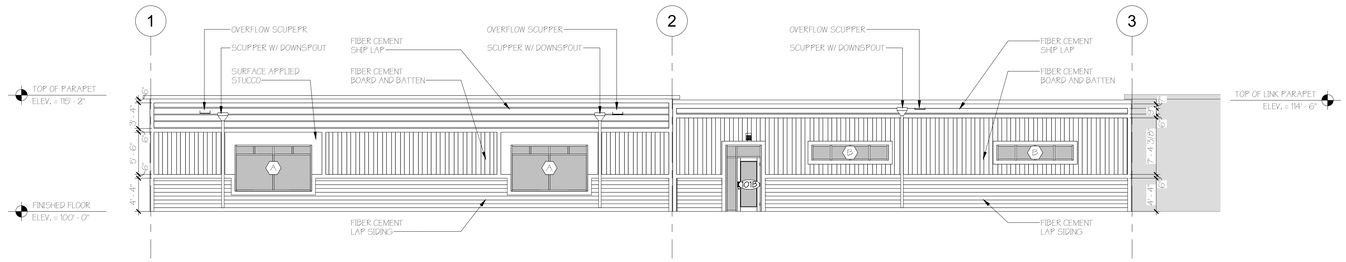
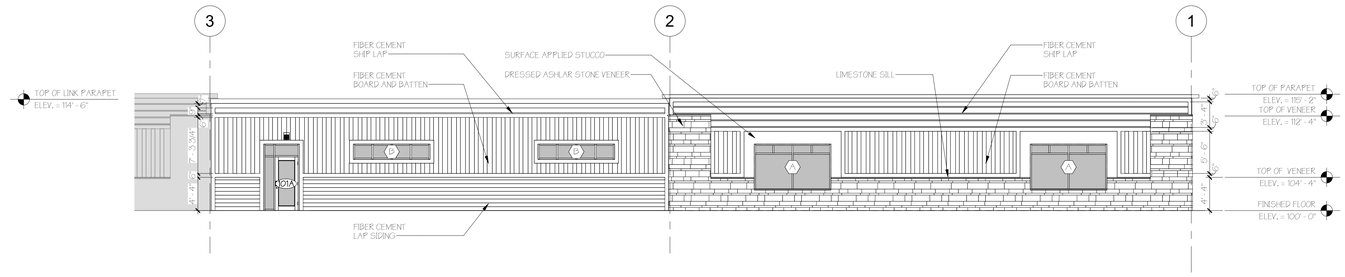
SITE PLAN RESUBMITTAL

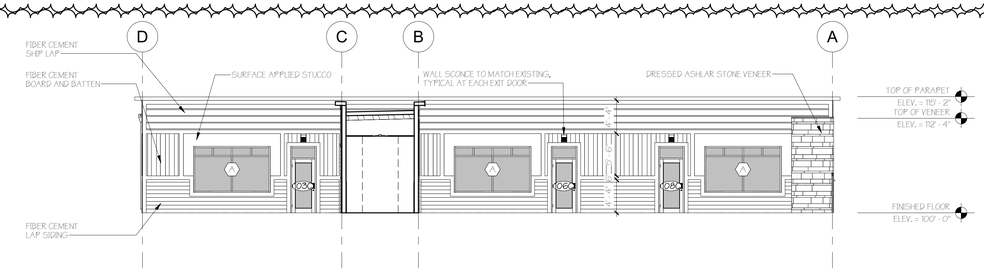
JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001



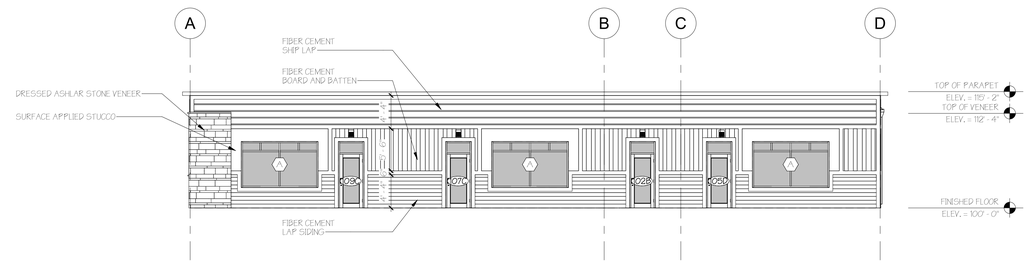
4 **WEST ELEVATION**
1/8" = 1'-0"



3 **EAST ELEVATION**
1/8" = 1'-0"



2 **SOUTH ELEVATION**
1/8" = 1'-0"



1 **NORTH ELEVATION**
1/8" = 1'-0"

REVISIONS	
NUMBER	DATE
1	06.18.24

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EXTERIOR ELEVATIONS

A300

DLB | 06.18.24

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Autodesk Docs://Juniors Academy Early Learning Center/Jrs Academy Building Addition - Mankato.rvt

Jr's Academy
Early Learning Center

VIEW FROM SOUTHEAST

AERIAL VIEW

VIEW FROM NORTHEAST

THIS DRAWING REPRESENTS DESIGN INTENT & CONCEPT ONLY. ALL 3D RENDERINGS ARE FOR PERSPECTIVE VIEW PER PROJECTS SCOPE OF WORK. ACTUAL COLOR & TEXTURE OF MATERIALS CAN VARY & ARE BASED ON PHYSICAL SAMPLES ONLY.

JR'S ACADEMY

PROPOSED ADDITION

RICE COMPANIES

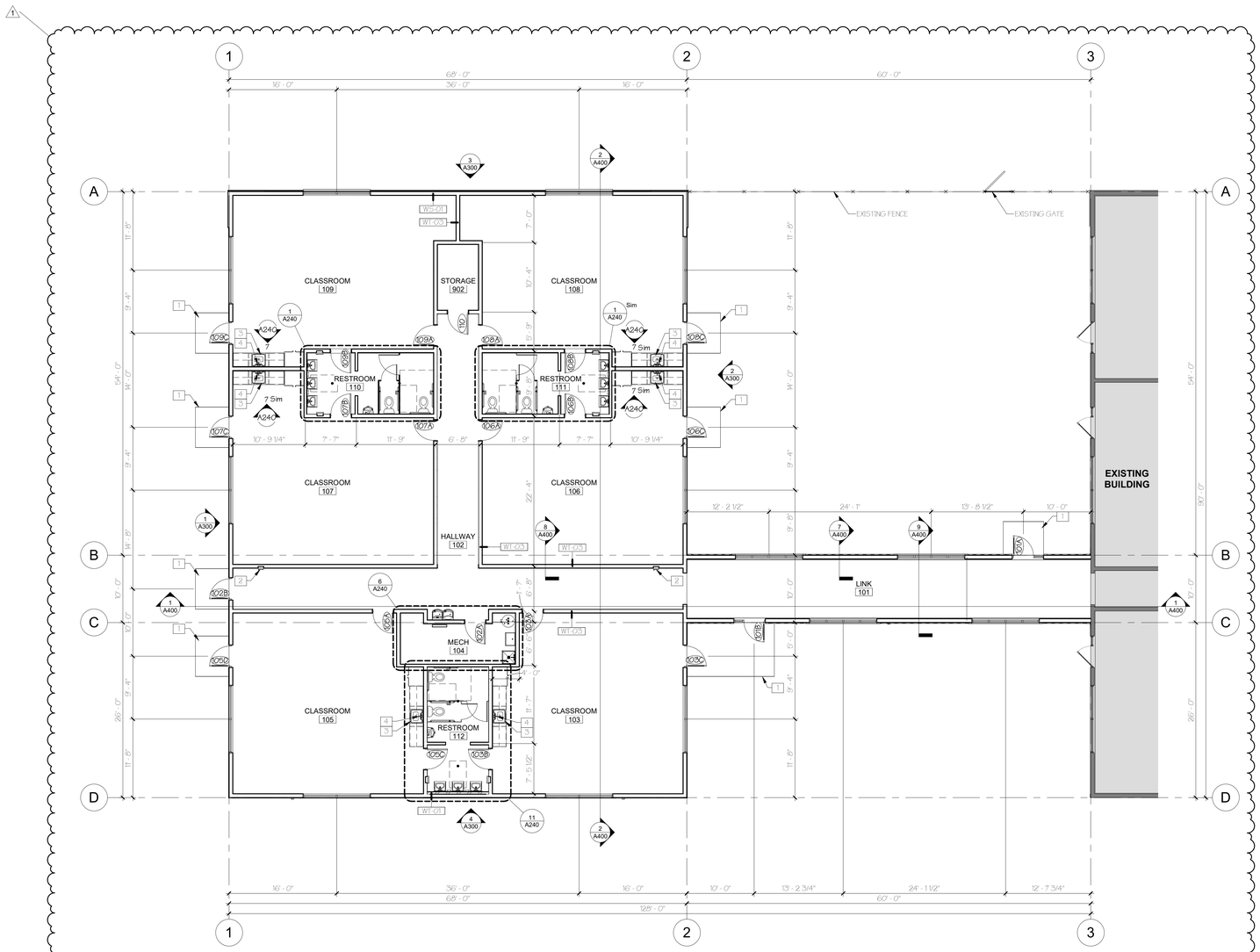
A602

ISSUE DATE:
06.18.24

RICE COMPANIES
320.252.0404 RICECOMPANIES.COM
1019 Industrial Dr S, Sauk Rapids, MN 56379
3301 11th St E, Glencoe, MN 55336
2531 N Victory Dr, Ste 100, Mankato, MN 56001
5301 Veterans Blvd S, Fargo, ND 58104
1304 Technology Pkwy, Ste 300, Cedar Falls, IA 50613
1207 N Carla Ave, Tea, SD 57064

SITE PLAN RESUBMITTAL

JR'S ACADEMY
PROPOSED ADDITION
120 BIRKDALE DRIVE, MANKATO, MN 56001



1 **FLOOR PLAN**
1/8" = 1'-0"

I. BUILDING INFORMATION

A. BUILDING AREA:	
F-1 OCCUPANCY:	12,982 SF
S-2 OCCUPANCY:	6,360 SF
SUB-TOTAL:	19,342 SF
B. SPACE USE AND CLASSIFICATION	E
C. CONSTRUCTION TYPE (Chapter 6)	V-B
D. FIRE SPRINKLING	
SPRINKLER SYSTEM PROVIDED:	YES

REVISIONS	
NUMBER	DATE
1	06.18.24

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF EXISTING WALL TO CENTERLINE OF NEW WOOD STUD @ INTERIOR WALLS (U.N.O).
2. VERIFY LOCATIONS OF FIRE EXTINGUISHERS WITH FIRE MARSHAL PRIOR TO CONSTRUCTION.
3. WALLS TO EXTEND UP TO DECK (U.N.O).
4. SEE SHEET A230 FOR WALL TYPES.
5. SEE SHEET A230 FOR DOOR AND FRAME TYPES AND DOOR SCHEDULE.
6. PROVIDE WOOD BLOCKING AT LOCATIONS OF WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO GRAB BARS, CABINETS, WATER COOLERS, TOWEL DISPENSERS, ETC.
7. SEE SHEET A230 FOR FIXTURE MOUNTING SCHEDULE HEIGHTS AND LOCATIONS OF FIXTURES AND ACCESSORIES.
8. PROVIDE SOUND BATT INSULATION THROUGHOUT LENGTH AND HEIGHT OF NEW WALLS.
9. ALL CONSTRUCTION SHALL BE ACCORDING TO STATE AND LOCAL CODES.
10. SEE ROOM FINISH SCHEDULE ON A230 FOR WALL FINISH AND BASE.
11. USE GLASS MAT FACED MOLD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD AT DRYWALL PARTITIONS WHERE FRP OR CERAMIC TILE ARE TO BE INSTALLED, SEE ROOM FINISH SCHEDULE ON SHEET A230 AND RESTROOM ELEVATIONS ON SHEET A240 FOR LOCATIONS.
12. ALL CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
13. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
14. THE CONTRACTOR SHALL CONFORM TO ALL MATERIAL MANUFACTURERS' STANDARD RECOMMENDATIONS, DETAILS AND INSTALLATION PROCEDURES, AND NOTIFY THE ARCHITECT IMMEDIATELY IF THEY ARE IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING.
15. THE OWNER SHALL RETAIN FIRST SALVAGE RIGHTS.
16. MAINTAIN BUILDING FIRE EXITS AT ALL TIMES.
17. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
18. SEE SHEETS A001, A230 FOR SYMBOL AND MATERIALS LEGEND, TYPICAL MOUNTING HEIGHTS ,TYPICAL FIRESTOPPING DETAILS AND CODE INFORMATION.
19. WHERE EXISTING FINISHES HAVE BEEN DISTURBED, AND ARE NOT SPECIFICALLY REFERRED TO IN THE CONSTRUCTION DOCUMENTS, THE EXISTING MATERIAL SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING, AND THE AFFECTED AREA REFINISHED TO LOGICAL TERMINATION POINTS, ALL AS DIRECTED BY THE ARCHITECT.
20. PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM BOARD WALLS AT 30'-0" MINIMUM O.C. OR AT ONE SIDE OF ALL WINDOW/DOOR ASSEMBLY LOCATIONS. ARCHITECT TO FIELD VERIFY LOCATIONS PRIOR TO ASSEMBLY.
21. WHERE ALL GYPSUM BOARD WALLS AND/OR CEILINGS ABUT DISSIMILAR SURFACES, THE EDGES SHALL RECEIVE METAL J-BEADS AND BE HELD BACK 1/4" FROM DISSIMILAR SURFACE AND CAULKED, TYPICAL.
22. WHERE A DETAIL IS TAKEN IN SECTION, THE MATERIAL SHOWN SHALL BE CONSIDERED TO BE CONTINUOUS (U.N.O).
23. ALL JUNCTURES OF DISSIMILAR FLOOR MATERIALS SHALL HAVE A APPROPRIATE FLOOR TRANSITION TRIM, THIS SHALL OCCUR AT CENTERLINE OF THE DOOR (U.N.O).

CONSTRUCTION NOTES

1. CONCRETE STOOP, SEE STRUCTURAL DRAWINGS.
2. 10LB ABC FIRE EXTINGUISHER WITH SEMI RECESSED CABINET, SEE FIXTURE MOUNTING SCHEDULE FOR MOUNTING HEIGHT.
3. STERLING-MIDDLETON, MODEL 14631-4-NA, SINGLE BASIN, DROP-IN HAND SINK; OR EQUAL.
4. M-DURA CHROME ONE-HANDLE KITCHEN FAUCET, MODEL 8701; OR EQUAL.

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FLOOR PLAN

A201

DLB | 06.18.24

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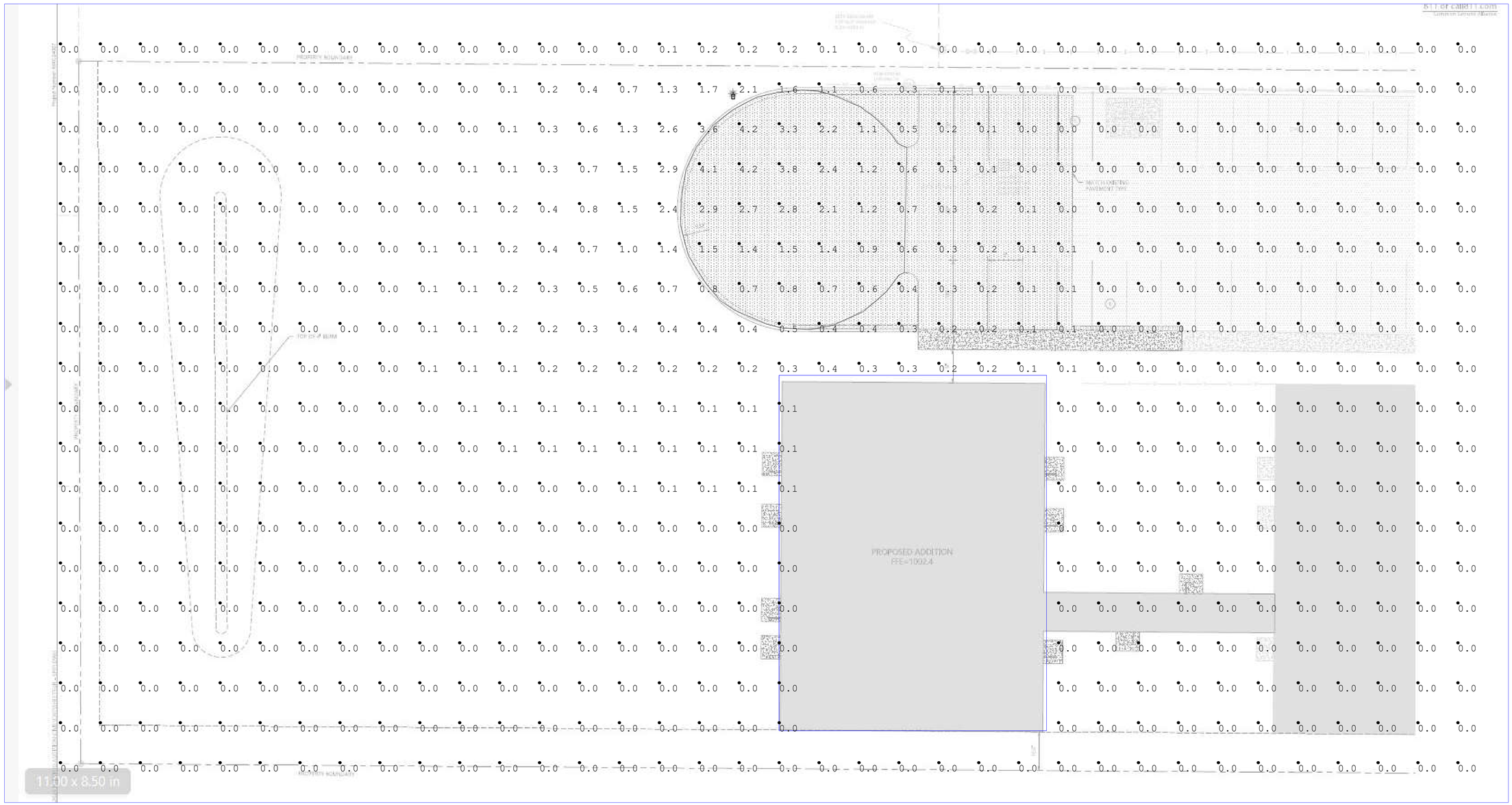


Scale: 1 inch= 13 Ft.

The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by ROUZER GROUP ("Rouzer") is intended to be a visual representation based upon design parameters and information supplied prediction of lighting system performance under ideal conditions based on manufacturer's published data. Actual results may vary from the actual installation due to factors beyond the control of Rouzer. Rouzer has not been field verified by ROUZER and therefore actual measured results may vary from the actual installation due to factors beyond the control of Rouzer. Rouzer has not field verified to reduce variance. ROUZER makes warranties, either implied or stated with regard to actual performance of any lighting system based on the Lighting Design. Any such warranties must be made by ROUZER. ROUZER makes warranties, either implied or stated, nor represents the appropriateness, completeness or reliability of any information, opinions, advice or other content of the Lighting Design. Any such warranties must be made specifically stated on drawings created and submitted by ROUZER. The Lighting Design is in no way a substitute for, nor does it constitute, a project's construction documentation package and is not intended/or construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:6/19/2024

Filename: Hilltop Daycare Add.AGI

Drawn By: Eric Nephew

Job Name:
Hilltop Daycare Add
Lighting Layout
Version A

Prepared For: Viking

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Hilltop Daycare Add.AGI

ROUZER GROUP

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	0.16	4.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Parking Circle	Illuminance	Fc	1.80	4.2	0.4	4.50	10.50				

Luminaire Schedule												
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**Filename**
	1	A	ALEDS4TN-80	SINGLE	10616	10616	1.000	ALEDS4TN-80W-4000K	82	82	82	ALEDS4TN_80w DLF2207109-5a.IES

******LAYOUT AND BOM ARE SUBJECT TO APPROVAL******

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	182.51	176.77	23	270	0
Total Quantity: 1						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

The Lighting Analysis, estayout, Energy Analysis and/or Visual Simulation ("Lighting Design) included herein, if any, represent a conceptual lighting design based upon design parameters and information supplied to ROUZER by others. Actual results may vary from the design. Calculations have not been field verified by ROUZER and therefore actual measured results may vary from the design. Lighting Designs may include products and/or calculations that are not verified to reduce variation. ROUZER makes warranties, either implied or stated with regard to actual performance of any lighting system installed in accordance with a Lighting Design. Lighting Designs created by ROUZER makes warranties, either implied or stated, nor represents the appropriateness, completeness or reliability of any information, opinions, advice or other content of any Lighting Design. ROUZER makes no warranties, either implied or stated, that any product listed in a Lighting Design will be available in the quantities specified stated on drawings created and submitted by ROUZER. The Lighting Design is intended for illustrative purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:6/19/2024

Filename: Hilltop Daycare Add.AGI

Drawn By: Eric Nephew

Job Name:
Hilltop Daycare Add
Lighting Layout
Version A

Prepared For: Viking

ROUZER GROUP

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Hilltop Daycare Add.AGI

AGENDA RECOMMENDATION

Consent Calendar **6. E.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution approving an amendment to a Planned Unit Development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of a 10-plex townhome. The subject property is described as Lot 2, Block 1, The Neighborhood subdivision. (110-144 Dewey Lane); by request of Dewey Townhomes, LLC.

Recommendation/Action(s):
At the June 26, 2024, meeting, the Planning Commission recommended an amendment to a Planned Unit Development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of a 10-plex townhome. with the following findings:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "mixed-use commercial." which allows use of multi-family dwellings.
2. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
3. The proposal will not cause undue traffic congestion as the redevelopment plans provide sufficient parking stalls for the units.
4. There are no known historical or architectural resources on the site.
5. There are no known natural or environmental features on the site.
6. It will not cause a negative effect or effect on the city as a whole.
7. To the extent known, the development conforms with all other applicable regulations of the district and other applicable ordinances.
8. The proposal will not jeopardize the public's health, safety, and general welfare.

Summary:

Dewey Townhomes, LLC, is requesting an amendment to a Planned Unit Development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of the 10-plex townhomes. The subject property is described as Lot 2, Block 1, The Neighborhood subdivision.

With the planned unit development that was approved for the whole property, the development provides the following public benefits:

- The development is planned on an un-developed property (formerly the site of the City Public Works Office).
- The development offers a variety of different housing options for the area.
- The development offers affordable housing.
- The development offers common space, community gardens, and a playground.

The original plan showed a staggered building with each unit off-set from the adjacent unit. The original plan contained 9 units. The development agreement for the property called for 10 units to be constructed. The proposed dwelling units will be realigned to remove the off-set and one unit was added to the project in conformance with the development agreement that required 10 units to be constructed. The proposed units will be market rate rentals.

Access to the property will be off Dewey Street on to Dewey Court. 20 parking stalls are required and provided. The applicant is requesting flexibility to allow for tandem parking in order to meet the parking requirements and to provide green space in the front of the units. The plans show a single stall garage and an adjacent parking stall outside the garage.

The applicant requested parking flexibility and agreed to limit occupancy to two unrelated or a family for the rental units, which requires two off-street parking stalls per unit.

The exterior finishes for the attached single-family homes are proposed to be an asphalt shingled roof, fiber cement panels in the color brown, around the larger windows on the front elevation, a fiber cement band board around the building in the color brown, lap siding in the color tan, and a Vetter stone veneer. As for the back side of the building that will be facing Sibley Parkway, the fiber cement band board continues around the building. The back elevation has been modified to include additional fiber cement boards to add some architectural interest. Also, on the back of the proposed buildings are square windows and lap siding in the color tan. The proposed building is 32'-6" feet tall and is under the allowed height of 35 feet in the zoning district.

The floor plans for the units include:

- The first floor of the unit will have a single stall garage, entry door and closet, and mechanical closet along with a staircase to the first floor.
- The first floor has a staircase, a kitchen and living room area, and a powder room.
- On the second floor of the unit, there are two bedrooms, a bathroom and a laundry room.

Attachments

Resolution approving an amendment to Planned Unit Development
General Location Map
Aerial
Site Plan
Civil Plans
Exterior Elevations
Floor Plans
Narrative
Development Agreement

RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicants of the following property located in the City of Mankato, to wit:

Lot 2, Block 1, The Neighborhood Subdivision (110-144 Dewey Lane).

Has applied for an amendment to a previously approved planned unit development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of the 10-plex townhome; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY22-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of June 2024, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to the planned unit development be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "mixed-use commercial." which allows use of multi-family dwellings.
2. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
3. The proposal will not cause undue traffic congestion as the redevelopment plans provide sufficient parking stalls for the units.
4. There are no known historical or architectural resources on the site.
5. There are no known natural or environmental features on the site.
6. It will not cause a negative effect or effect on the city as a whole.
7. To the extent known, the development conforms with all other applicable regulations of the district and other applicable ordinances.
8. The proposal will not jeopardize the public's health, safety, and general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the amendment to the planned unit development be approved subject to the following conditions:

1. The proposed buildings shall be constructed as approved.
2. The applicant shall submit and record a maintenance plan for all private areas and drives. The document shall address financing of maintenance activities.

3. The applicant shall submit a snow storage plan.
4. The applicant shall prohibit outside storage, refuse, or other debris.
5. The applicant shall provide bike parking.
6. All signage for the site will require additional review. All signage shall conform to the standards set in Mankato City Code section 10.87.
7. All exterior lighting shall conform to Section 10.89 of the Mankato City Code.
8. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
9. The applicant shall acquire a rental license prior to occupancy of any rentals.
10. The development shall conform to Section 10.88 of Mankato City Code. The landscaping shall be implemented prior to Certificate of Occupancy.
11. The applicant shall submit a landscaping plan that includes the installation of trees and bushes on the north side of the site.

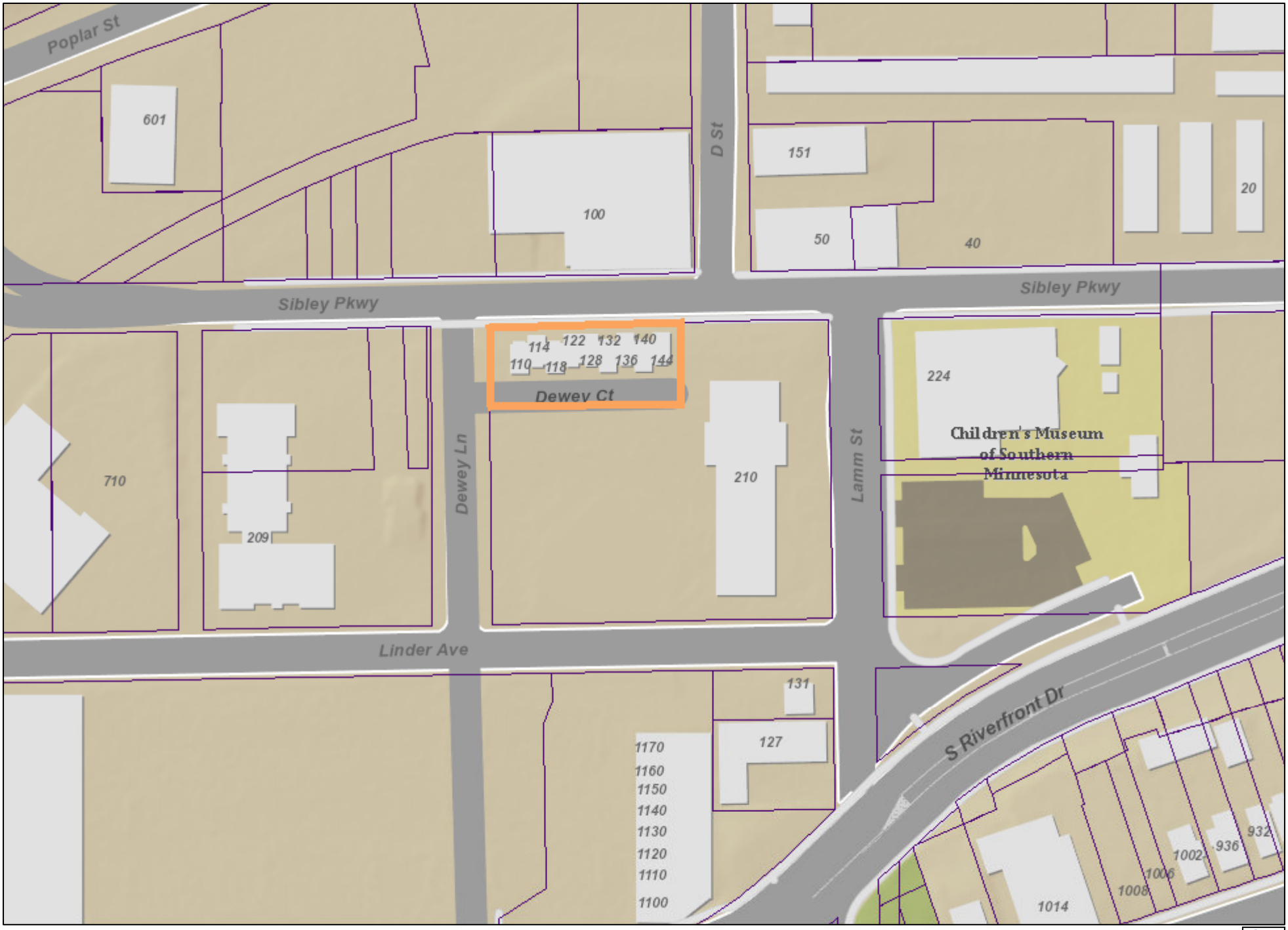
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map



Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial

Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

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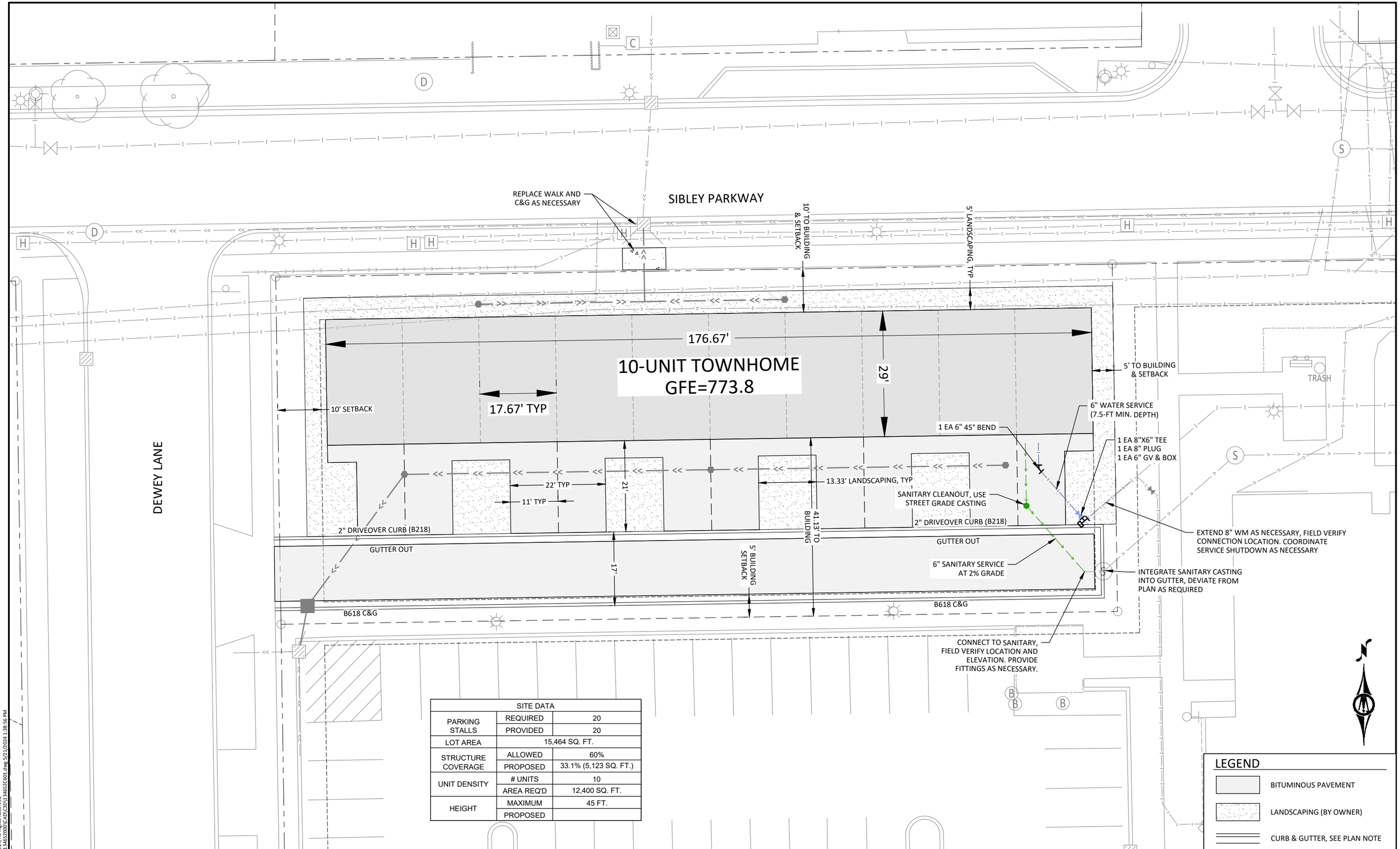

SITE DATA		
PARKING STALLS	REQUIRED	20
	PROVIDED	20
LOT AREA	15,464 SQ. FT.	
STRUCTURE COVERAGE	ALLOWED	60%
	PROPOSED	33.1% (5,123 SQ. FT.)
UNIT DENSITY	# UNITS	10
	AREA REQ'D	12,400 SQ. FT.
HEIGHT	MAXIMUM	45 FT.
	PROPOSED	

HORZ. 0 10 20 SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP
DRAWN	AWP
CHECKED	NPM
CLIENT PROJ. NO.	0M3.134652

NO.	ISSUED FOR	DATE

DEMARS CONSTRUCTION
DEWEY TOWNHOMES
SITE & UTILITY PLAN

SHEET C4.01

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DEMARS CONSTRUCTION

CONSTRUCTION PLANS FOR

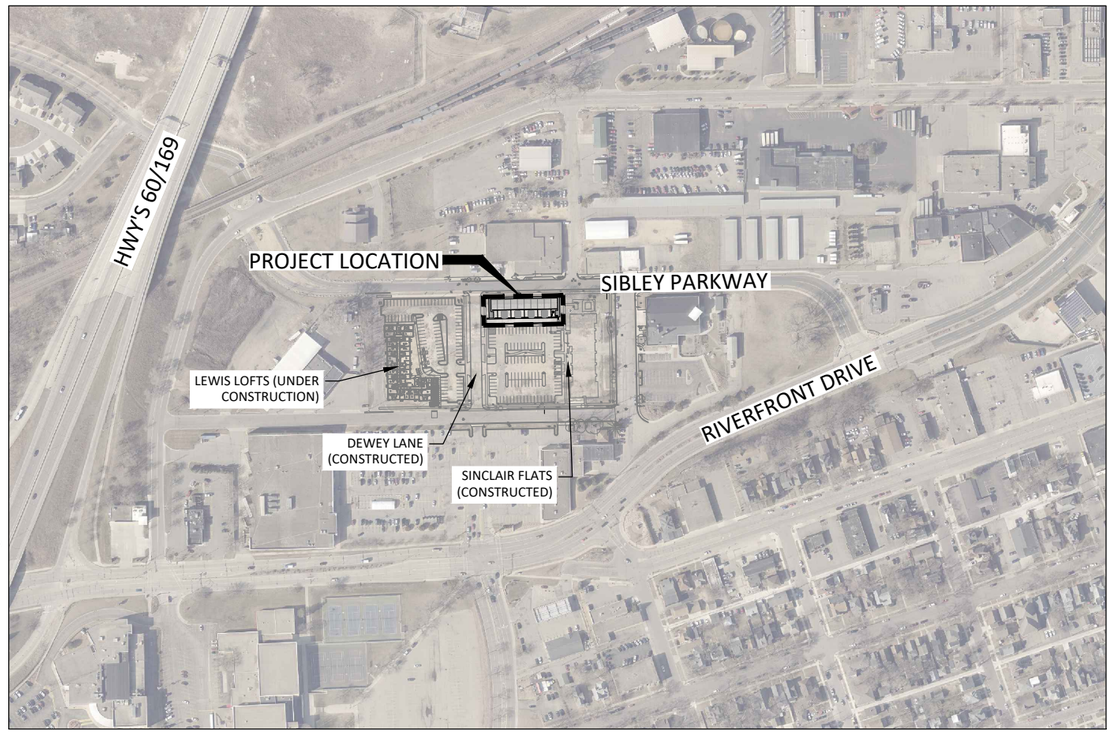
DEWEY TOWNHOMES

BUILDING CONSTRUCTION, SITE GRADING, UTILITIES,
PAVEMENT CONSTRUCTION

MAY 2024

MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN

0 200 400
SCALE FEET



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G1.01	PROJECT OVERVIEW
CIVIL	
C0.01	EXISTING CONDITIONS & REMOVAL PLAN
C1.01	CONSTRUCTION DETAILS
C2.01	EROSION & SEDIMENT CONTROL PLAN
C3.01	GRADING & DRAINAGE PLAN
C4.01	SITE & UTILITY PLAN

THIS PLAN SET CONTAINS 8 SHEETS.

PROJECT DATUM: BLUE EARTH COUNTY
HORIZONTAL: 2011 COUNTY COORDINATES
VERTICAL: NAVD 1988

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP
DRAWN	AWP
CHECKED	NPM
CLIENT PROJ. NO.	0M3.134652

NO.	ISSUED FOR	DATE

DEMARS CONSTRUCTION
DEWEY TOWNHOMES
TITLE SHEET

SHEET G0.01

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EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

952
950
952
950
× 953.53
× STA:5+67.19
980.87
1:4

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- GRAVEL
- CONCRETE

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
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DEMARS CONSTRUCTION
DEWEY TOWNHOMES
LEGEND

SHEET G0.02

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SIBLEY PARKWAY

DEWEY LANE

10-UNIT TOWNHOME
GFE=773.8

176.67'

29'

17.67' TYP

DRAINAGE, SEE SHEET C3.01

BUILDING SERVICES, SEE SHEET C4.01

772

773

771

SINCLAIR FLATS PARKING LOT

SINCLAIR FLATS

TRASH

HORZ. 0 10 20 SCALE FEET

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DEMARS CONSTRUCTION

DEWEY TOWNHOMES

PROJECT OVERVIEW

SHEET G1.01

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STM CB
R=770.24
I=760.50 E (30")
I=760.50 W (30")
I=766.24 N (12")

REMOVE & REPLACE WALK
AND C&G AS NECESSARY FOR
ROOF DRAIN CONNECTION

10' UTILITY EASEMENT

10' UTILITY EASEMENT

5' UTILITY EASEMENT

PROJECT PROPERTY

TRASH

SAN MH
R=773.54
I=767.98 W (8")
I=767.94 NE (8")

STM CB
R=771.44
I=767.39 NE (12")
I=767.39 S (15")
I=767.34 W (18")

5' UTILITY EASEMENT

REMOVE & REPLACE SURFACE
IMPROVEMENTS IF NECESSARY FOR STORM
SEWER CONNECTION, SEE SHEET C3.01

NOTE:
ALL IMPROVEMENTS ADJACENT TO PROJECT AREA
SHALL BE FIELD VERIFIED WITH THIS PROJECT

HORZ. 0 10 20
SCALE FEET

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DEMARS CONSTRUCTION
DEWEY TOWNHOMES
EXISTING CONDITIONS & REMOVAL PLAN

SHEET
C0.01

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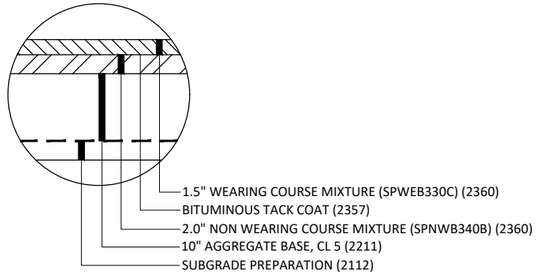
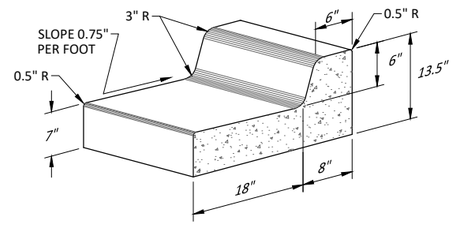
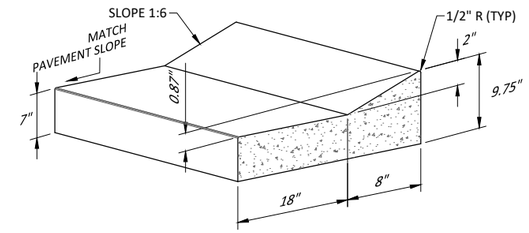


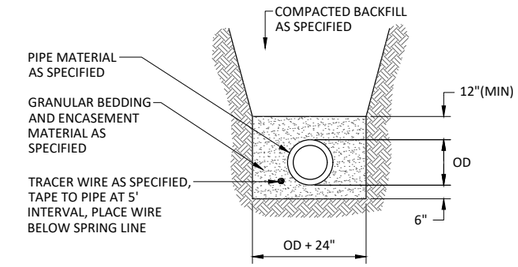
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



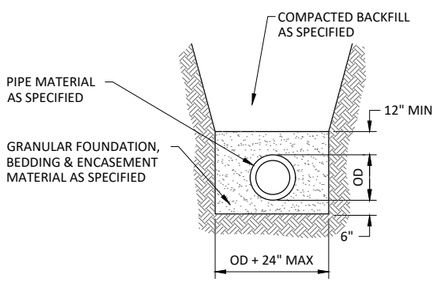
CONCRETE CURB & GUTTER
DESIGN B618
NOT TO SCALE



CONCRETE CURB & GUTTER
DESIGN B218, GUTTER OUT
NOT TO SCALE

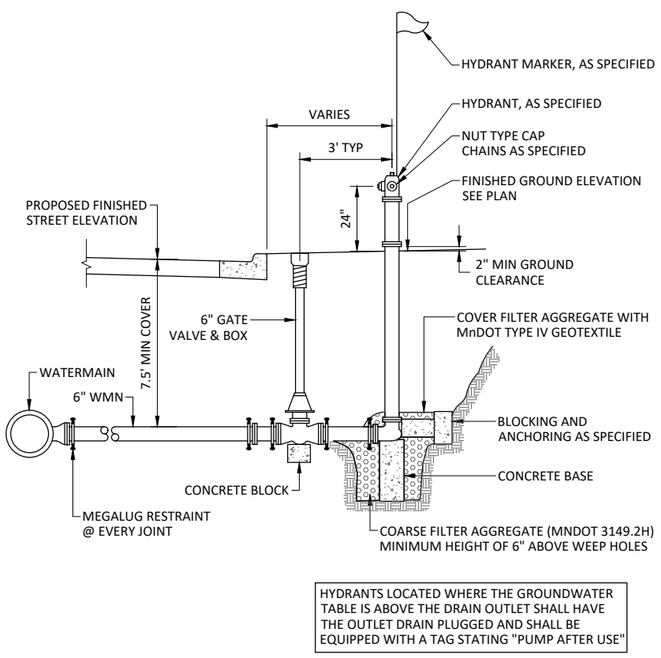


NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE



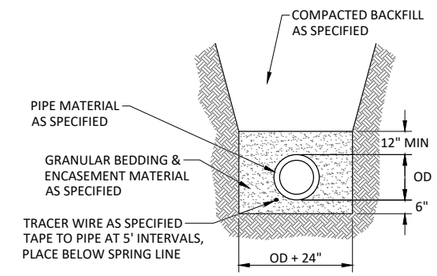
NON-RIGID STORM SEWER TRENCH
NOT TO SCALE

NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
3. DEEP VALVES SHALL HAVE NUT EXTENSIONS INSTALLED TO ELEVATION TO ACCOMMODATE STANDARD 10' KEY; BOTTOM NUT SHALL BE BOLTED TO VALVE NUT AND ONLY ONE SECTION
4. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE

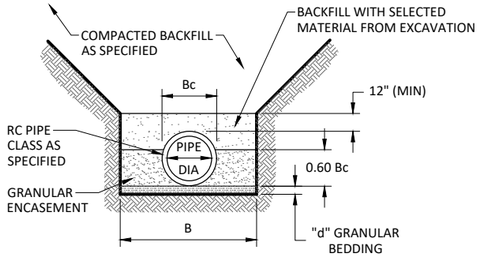


HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET DRAIN PLUGGED AND SHALL BE EQUIPPED WITH A TAG STATING "PUMP AFTER USE"

HYDRANT INSTALLATION, MEGALUGS
NOT TO SCALE

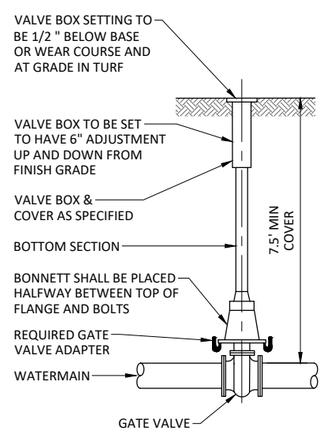


PVC WATERMAIN TRENCH
NOT TO SCALE

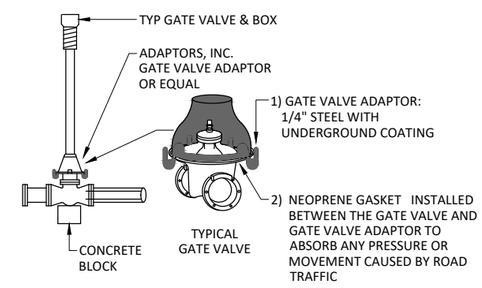


PIPE DIA	d	B
27" OR LESS	3"	Bc + 24"
30" TO 60"	4"	1.5 x Bc
66" OR OVER	6"	Bc + 36"

RC PIPE
CLASS "B" BEDDING-SQUARE TRENCH
NOT TO SCALE



GATE VALVE BOX INSTALLATION
NOT TO SCALE



GATE VALVE ADAPTOR
NOT TO SCALE

NOTE:
STORM SEWER PIPE MATERIAL MAY BE CHOSEN BY THE CONTRACTOR FROM APPROVED PLUMBING CODE MATERIALS WHERE UNSPECIFIED

TRACER WIRE NOTE:
REFER TO THE MINNESOTA RURAL WATER ASSOCIATION (MRWA) TRACER WIRE SPECIFICATION GUIDE & DETAILS TO PROPERLY INSTALL TRACER WIRE WITH WATERMAIN AND SANITARY SEWER. THE GUIDE CAN BE FOUND AT: mrwa.com/tools.html - Tracer Wire Specification Guide & Details

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DEMARS CONSTRUCTION
DEWEY TOWNHOMES
CONSTRUCTION DETAILS

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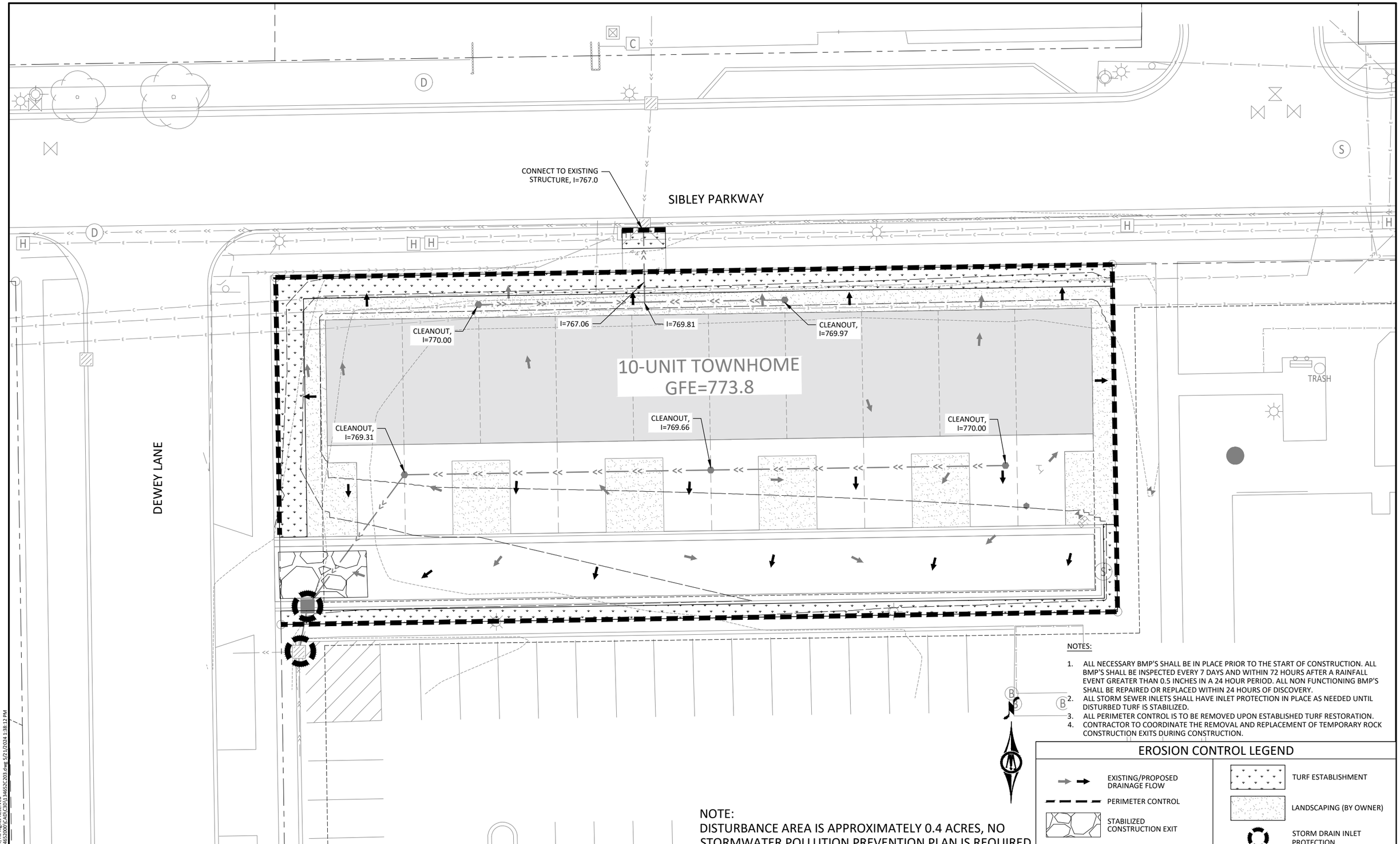

NOTES:

1. ALL NECESSARY BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. ALL BMP'S SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 72 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. ALL NON FUNCTIONING BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY.
2. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION IN PLACE AS NEEDED UNTIL DISTURBED TURF IS STABILIZED.
3. ALL PERIMETER CONTROL IS TO BE REMOVED UPON ESTABLISHED TURF RESTORATION.
4. CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF TEMPORARY ROCK CONSTRUCTION EXITS DURING CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING/PROPOSED DRAINAGE FLOW
- PERIMETER CONTROL
- STABILIZED CONSTRUCTION EXIT
- TURF ESTABLISHMENT
- LANDSCAPING (BY OWNER)
- STORM DRAIN INLET PROTECTION

NOTE:
DISTURBANCE AREA IS APPROXIMATELY 0.4 ACRES, NO STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED

HORZ. 0 10 20
SCALE FEET

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DEMARS CONSTRUCTION
DEWEY TOWNHOMES
EROSION & SEDIMENT CONTROL PLAN

SHEET C2.01

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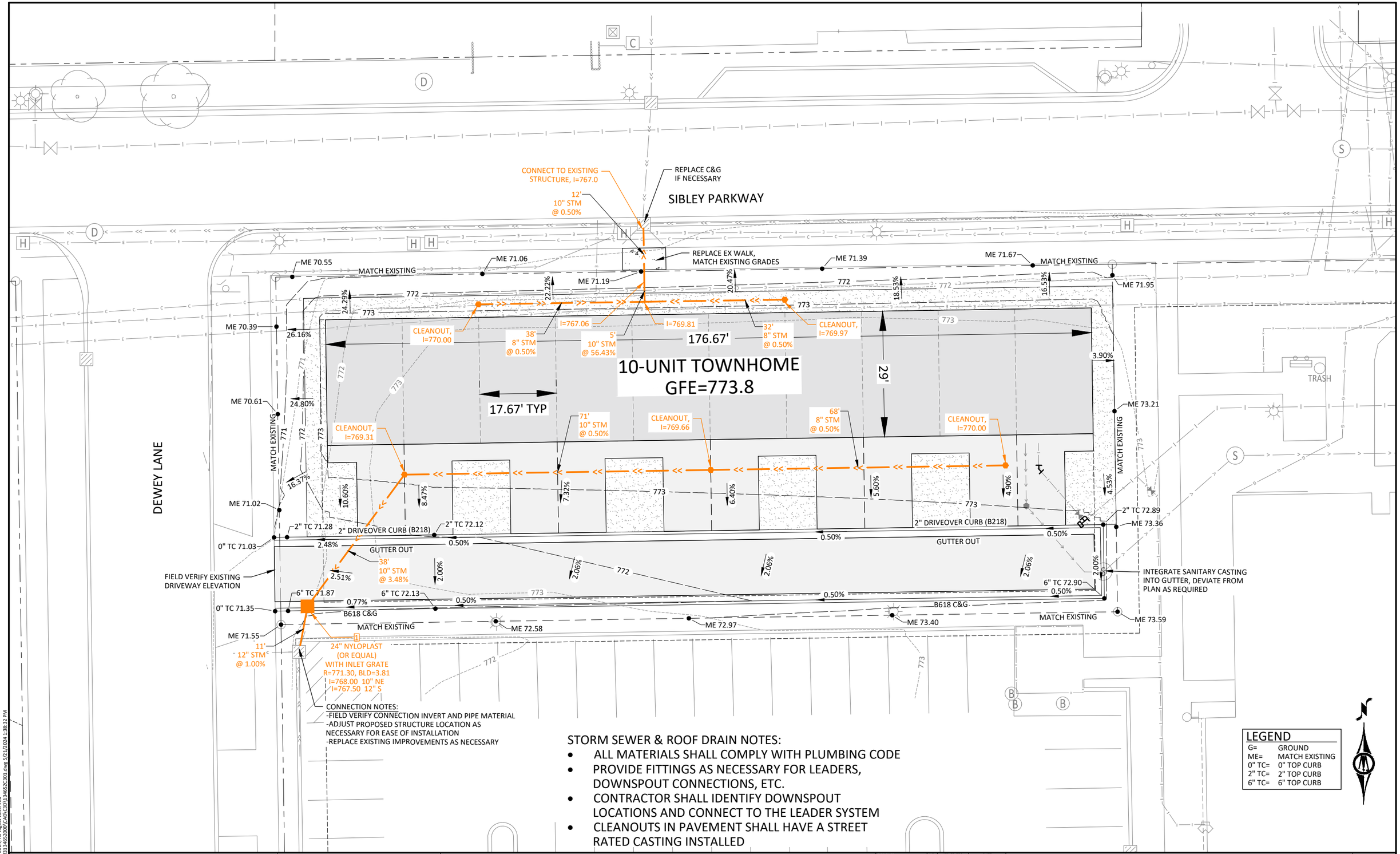

CONNECTION NOTES:
-FIELD VERIFY CONNECTION INVERT AND PIPE MATERIAL
-ADJUST PROPOSED STRUCTURE LOCATION AS NECESSARY FOR EASE OF INSTALLATION
-REPLACE EXISTING IMPROVEMENTS AS NECESSARY

STORM SEWER & ROOF DRAIN NOTES:

- ALL MATERIALS SHALL COMPLY WITH PLUMBING CODE
- PROVIDE FITTINGS AS NECESSARY FOR LEADERS, DOWNSPOUT CONNECTIONS, ETC.
- CONTRACTOR SHALL IDENTIFY DOWNSPOUT LOCATIONS AND CONNECT TO THE LEADER SYSTEM
- CLEANOUTS IN PAVEMENT SHALL HAVE A STREET RATED CASTING INSTALLED

LEGEND

G=	GROUND
ME=	MATCH EXISTING
0" TC=	0" TOP CURB
2" TC=	2" TOP CURB
6" TC=	6" TOP CURB

HORZ. 0 10 20 SCALE FEET

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DEMARS CONSTRUCTION
DEWEY TOWNHOMES
GRADING & DRAINAGE PLAN

SHEET C3.01

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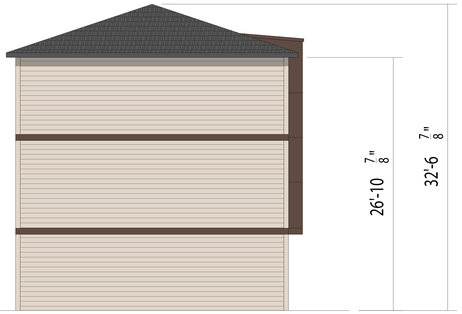
1 FRONT ELEVATION

SCALE: $\frac{1}{16}$"=1'-0"

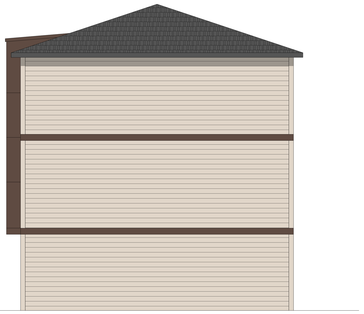


2 LEFT ELEVATION

SCALE: $\frac{1}{16}$"=1'-0"

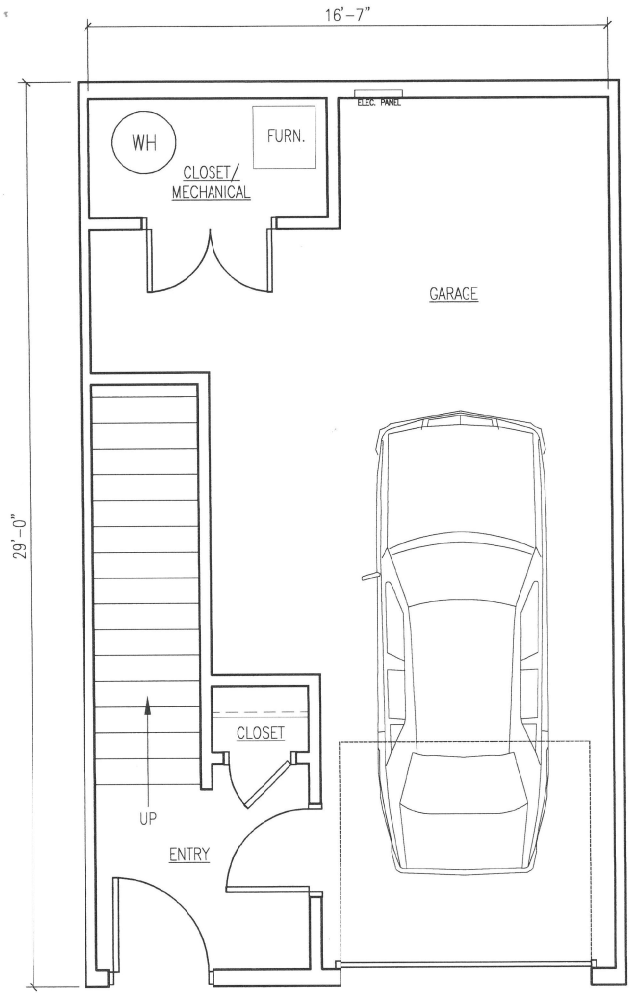
3 BACK ELEVATION

SCALE: $\frac{1}{16}$"=1'-0"

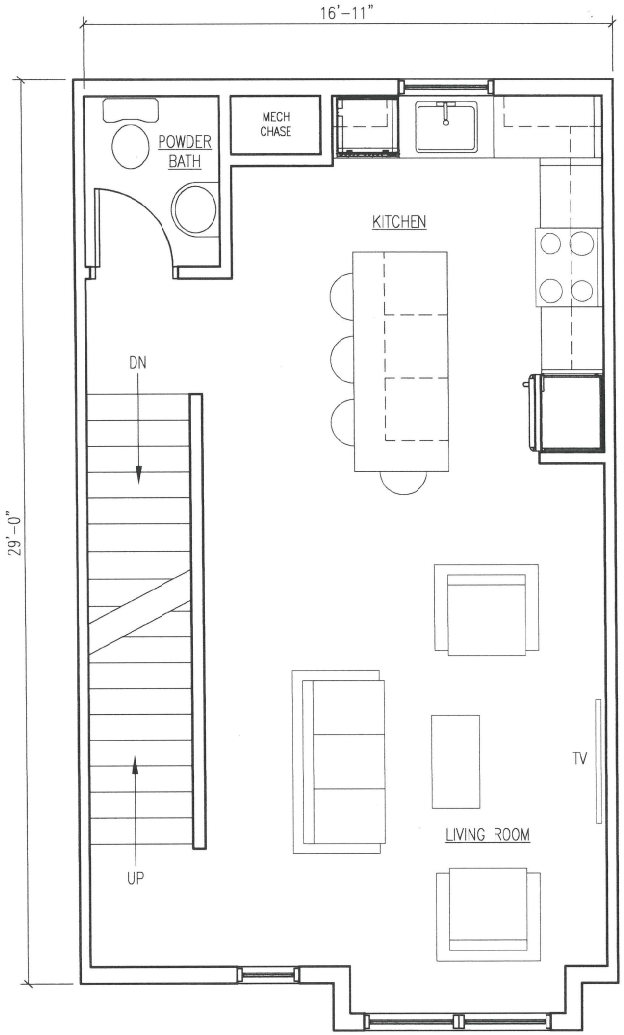


4 RIGHT ELEVATION

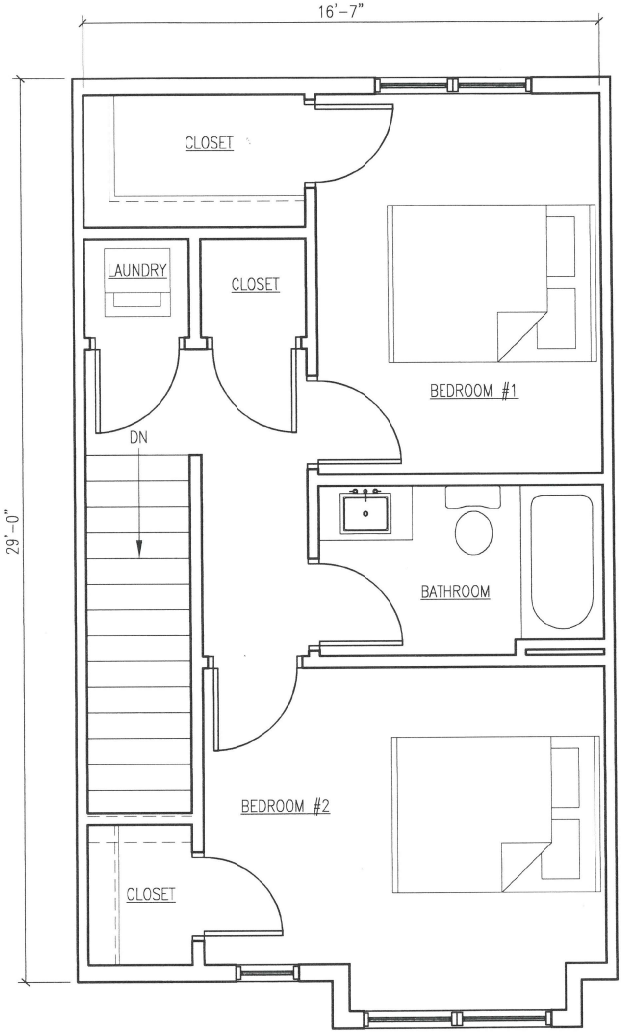
SCALE: $\frac{1}{16}$"=1'-0"



1 LOWER LEVEL UNIT PLAN
SCALE: $\frac{1}{4}$" = 1'-0"



2 MAIN LEVEL UNIT PLAN
SCALE: $\frac{1}{4}$" = 1'-0"



3 UPPER LEVEL UNIT PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

DEWEY TOWNHOMES

DEWEY TOWNHOMES

AMENDED PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

May 28, 2024

The Dewey Townhomes project is the third phase of the redevelopment project for the former City of Mankato Public Works Garages. The project was known as The Neighborhood. The first phase of the project was known as Sinclair Flats and the second phase of the project was known as Lewis Lofts. These two projects went through the Planned Unit Development and the Amended Planned Unit Development process and were re-approved back in February 2022.

Dewey Townhomes will be the third phase of this redevelopment project. Dewey Townhomes, LLC plans to build one ten-unit townhome (the ten-unit market rate townhome is a requirement of the development agreement with the City of Mankato and Deep Valley Holdings, LLC (a.k.a. Dewey Townhomes, LLC) dated November 29th, 2023). Each townhome will be three stories in height. First floor will consist of the garage and mechanical room. The second floor will consist of the living room, kitchen and half bath. The third floor will be the two bedrooms. Each unit in the building have a one-stall garage and one surface parking stall (see attached building floor plans and site plan). Due to the unique size of the remaining parcel and existing development agreement. We would like to propose achieving the parking standard for this project with tandem style parking. By allowing the tandem style parking on this project we can provide some green space and landscaping in the parking area. The proposed building will be located on Lot 2, Block 1, The Neighborhood. The property is annexed into the City of Mankato and is zoned OR - Office Residential District.

The described Amended PUD development property is in the westerly quadrant of the City of Mankato and is positioned just south of Sibley Parkway and just east of Dewey Lane and is 0.35 acres in size.

The developer is sensitive to maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Sibley Parkway and Dewey Lane are already dedicated to the City of Mankato and will continue to be maintained by the City of Mankato. The private drive will remain private and will be maintained by the Owner's and/or Owner's Association. Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

(Space above reserved for Recorder of Deeds certification)

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF MANKATO, MINNESOTA

AND

SINCLAIR FAMILY FLATS, LP,

LEWIS LOFTS, LP,

AND

DEEP VALLEY HOLDINGS, LLC

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement (the "Amendment"), effective as of the date signed by all parties hereto, by and between the City of Mankato, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota, Sinclair Family Flats, LP, a Kansas limited partnership (the "Sinclair Developer"), Lewis Lofts, LP, a Kansas limited partnership (the "Lewis Developer") and Deep Valley Holdings, LLC, a Minnesota limited liability company (the "Townhome Developer", and together with the Sinclair Developer and the Lewis Developer, collectively, the "Developer").

WITNESSETH:

WHEREAS, the City, Sinclair Developer, Lewis Developer, and Cohen-Esrey Development Group, LLC ("CEDG") entered into a development agreement, which was recorded with the Blue Earth County Registrar of Titles and Blue Earth County Recorder on June 15, 2022, as documents T147130 and 599CR907, respectively, and further amended by Amended Development Agreement recorded with the Blue Earth County Registrar of Titles and Blue Earth County Recorder on June 29, 2022 (hereinafter referred to as the "Development Agreement"); and

WHEREAS, the Development Agreement sets the terms and conditions for the improvement of the subject properties, which are legally described on the attached Exhibits A-1, A-2 and A-3 to this Amendment; and

WHEREAS, pursuant to that certain Assignment and Assumption of Development Agreement dated on or about the date hereof (the "Assignment"), by and between CEDG, the City, and Townhome Developer, Townhome Developer has agreed to assume CEDG's rights, interests, duties, obligations and responsibilities under the Development Agreement as townhome developer, which includes the development, construction, ownership, and maintenance of 10 market rate townhomes; and

WHEREAS, pursuant to that certain Loan Agreement dated on or about the date hereof (the "Lewis Loan"), by and between the Lewis Developer and the Minnesota Housing Finance Agency (the "Authority"), the Lewis Developer has agreed to certain terms and conditions therein pertaining to the financing of the Lewis Project by the Authority; and

WHEREAS, the City and Developer desire to further amend the Development Agreement, to provide for the Assignment, the Lewis Loan, and the further terms required by the Authority as stated herein.

NOW, THEREFORE, for valuable consideration and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the others as follows:

1. CEDG References. All references to "CEDG, CEDG, LLC, and Cohen-Esrey Development Group, LLC" in the Development Agreement are hereby amended to: "Deep Valley Holdings, LLC, a Minnesota limited liability company".

2. Townhome Developer. The definition of "Townhome Developer" set forth in Section 1.1 of the Development Agreement shall be deleted in its entirety and replaced with "Deep Valley Holdings, LLC, a Minnesota limited liability company".

3. Parcel Definitions and Exhibit A. The definitions of the "Lewis Parcel" the "Sinclair Parcel" and the "Townhome Parcel" as set forth in Section 1.1 of the Development Agreement are deleted in their entirety and replaced with the following:

> "Lewis Parcel means that real property identified on Exhibit A-1 attached hereto and incorporated herein by this reference;
>
> Sinclair Parcel means that real property identified on Exhibit A-2 attached hereto and incorporated herein by this reference;
>
> Townhome Parcel means that real property identified on Exhibit A-3 attached hereto and incorporated herein by this reference;"

Exhibit A of the Development Agreement shall be deleted in its entirety and shall be replaced with Exhibit A-1, Exhibit A-2, and Exhibit A-3 attached hereto.

4. Construction Financing. The following definitions shall be added to the end of Section 1.1 as new definitions to the Development Agreement:

> "Authority means the Minnesota Housing Finance Agency.
>
> Construction Loan means the certain construction loan evidenced by that certain Construction Loan Agreement and other related loan documents to be executed upon closing of the construction loan by and between the Lewis Developer as borrower and the Authority as lender thereunder, which is providing financing for the construction and development of the Lewis Project."

5. Representations and Warranties of Developer. The last sentence of Section 2.2(2) shall be deleted in its entirety and replaced with the following:

> "The Townhome Developer is a Minnesota limited liability company, authorized to operate under the laws of this State and has full power and authority to enter into this Agreement and carry out the covenants contained herein."

6. Prohibition Against Transfer of Development Property and Assignment of Agreement. The last paragraph of Section 3.12 of the Development Agreement is hereby deleted in its entirety and replaced as follows:

> "With regard to the Townhome Parcel and the obligations under this Agreement related to the Townhome Parcel, Townhome Developer may not sell, convey or transfer the Townhome Parcel to any third party or assign the obligations under this Agreement without the consent of the City, which consent may not be unreasonably withheld."

7. Subordination. Article III of the Development Agreement is hereby amended to include the following Section 3.13:

"Section 3.13. Subordination Agreement. In order to facilitate obtaining the Construction Loan by the Lewis Developer for the development of the Lewis Project, the Lewis Developer and the City hereby agree, in favor of the Authority, to subordinate the provisions of this Agreement regarding the Lewis Parcel to the documents executed in connection with the Construction Loan. The City and the Lewis Developer hereby further agree to subordinate the provisions of this Agreement to the documents executed in connection with refinancing sub-construction financing but only to the extent of the outstanding principal balance of such financing, including reasonable transaction costs, and only to the extent the Authority maintains the same position of priority with respect to all refinancing indebtedness as it did with respect to the original Construction Loan. The City and Lewis Developer further agree, after such date that the Lewis Project is substantially completed, to subordinate the provisions of this Agreement to the permanent loan documents executed in connection with any financing with the Authority of the Lewis Project."

8. Notices and Demands. The notice blocks set forth under Section 6.3 of the Development Agreement shall be deleted in their entirety and replaced with the following:

(1) In the case of the Lewis Developer and the Sinclair Developer are addressed to or delivered personally to:
c/o Cohen-Esrey Development Group
8500 Shawnee Mission Pkwy, Suite 150
Merriam, Kansas 66202
Attn: Jon Atlas

(2) In the case of the City is addressed to or personally delivered to the City at:
City of Mankato, Minnesota
10 Civic Center Plaza
P.O. Box 3368
Mankato, Minnesota 56002-3368
Attn: City Manager

(3) In the case of the Townhome Developer is addressed to or personally deliver to:
Deep Valley Holdings, LLC
150 Doc Jones Rd
Mankato, MN 56001
Attn: Max DeMars

9. Entire Agreement. Unless otherwise amended herein, all terms of the Development Agreement shall remain in full force and effect.

10. Counterparts; Electronic Signatures. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which will constitute the same agreement. Signatures received via facsimile or electronic transmission in portable document format (PDF) or similar format or means of transmission shall also be deemed to constitute an original signature and shall cause this Amendment to be enforceable against the party in question.

[*Remainder of page intentionally left blank; signatures on following page*]

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and on its behalf and its seal to be hereunto duly affixed on or as of the date first above written.

THE CITY OF MANKATO

By: Susan MH Arntz
Name: Susan MH Arntz
Its: City Manager

STATE OF MINNESOTA)
): ss
COUNTY OF BLUE EARTH)

The foregoing instrument was acknowledged before me this 29th day of November, 2023, by Susan MH Arntz, the City Manager of the City of Mankato, Minnesota, a municipal corporation, on behalf of the municipal corporation.

DIANE B. BIEDSCHEID
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

Diane B. Biedscheid
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Sandberg Phoenix & von Gontard, PC
4600 Madison Avenue, Suite 1000
Kansas City, MO 64112
Attn: James Neeld

AFTER RECORDING RETURN TO:

Deep Valley Holdings, LLC
150 Doc Jones Rd
Mankato, MN 56001
Attn: Max DeMars

IN WITNESS WHEREOF, the Sinclair Developer has caused this Amendment to be duly executed in its name and on its behalf, on or as of the date first above written.

SINCLAIR DEVELOPER:

SINCLAIR FAMILY FLATS, LP,
a Kansas limited partnership

By: _____
Name: Jon Atlas
Its: Authorized Representative

STATE OF KANSAS)
) : ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 29th day of November, 2023, by Jon Atlas, the Authorized Representative, of Sinclair Family Flats, LP, a Kansas limited partnership, on behalf of the partnership.

ASHLEY HARPER
Notary Public-State of Kansas
My Appt. Expires 3-31-27

_____
Notary Public

IN WITNESS WHEREOF, the Lewis Developer has caused this Amendment to be duly executed in its name and on its behalf, on or as of the date first above written.

LEWIS DEVELOPER:

LEWIS LOFTS, LP,
a Kansas limited partnership

By: _____
Name: Jon Atlas
Its: Authorized Representative

STATE OF KANSAS)
) : ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 29th day of November, 2023, by Jon Atlas, the Authorized Representative, of Lewis Lofts, LP, a Kansas limited partnership, on behalf of the partnership.

ASHLEY HARPER
Notary Public-State of Kansas
My Appt. Expires 3-31-27

_____
Notary Public

IN WITNESS WHEREOF, the Townhome Developer has caused this Amendment to be duly executed in its name and on its behalf, on or as of the date first above written.

TOWNHOME DEVELOPER:

DEEP VALLEY HOLDINGS, LLC,
a Minnesota limited liability
company

By: _____
Name: Max DeMars
Its: Owner

STATE OF MINNESOTA)
) : ss
COUNTY OF Blue Earth)

The foregoing instrument was acknowledged before me this 28 day of November, 2023, by Max DeMars, the owner, of DEEP VALLEY HOLDINGS, LLC, a Minnesota limited liability company, on behalf of the company.

JEANNIE MARIE BOERGER
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

_____
Notary Public

EXHIBIT A-1

Lewis Parcel

Lots 1A, 1B, and 1C, Block 2, The Neighborhood, Blue Earth County, Minnesota.

EXHIBIT A-2

Sinclair Parcel

Lot 1, Block 1, The Neighborhood, Blue Earth County, Minnesota.

EXHIBIT A-3

Townhome Parcel

Lot 2, Block 1, The Neighborhood, Blue Earth County, Minnesota, said plat dated May 27, 2022, filed June 10, 2022 as Document No. 599CR822 in the Office of the Blue Earth County Recorder.

AGENDA RECOMMENDATION

Consent Calendar **6. F.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution approving an amendment to the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications for the property located within the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive); by request of Orthopedic and Fracture Clinic.

Recommendation/Action(s):
At the June 26, 2024, meeting, the Planning Commission recommended an amendment to the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications to the property located within the Highway Gateway Overlay District.

Summary:
The Orthopaedic and Fracture Clinic is requesting an amendment to the previously issued planned unit development. The amendment will allow for a 1,900 square foot interior renovation of the existing clinical space, as well as an approximately 5,000 square foot addition on the northern side of the current Orthopedic and Fracture Clinic structure at 1431 Premier Drive. The addition will be used for clinical purposes, specifically, physical therapy.

Additionally, the applicant is requesting a certificate of design compliance for review of the exterior modifications for compliance with the Highway Gateway Overlay standards. As proposed, the exterior finishes of the new areas will be a combination of brick, stone, glass storefront, clerestory, EIFS and metal panels, which are noted to be consistent with the existing finishes while also providing an upgraded design element. The subject property is described as Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive).

The proposed renovation will add four additional exam rooms and improve circulation through interior spaces. The surgery scheduling area will be modified with three private bays to allow for increased patient confidentiality. The applicant had originally proposed a small outdoor turf area for physical therapy use. This has now been removed from the plans and any outdoor turf area proposed in the future would be separate from this review.

Hours of operation for the clinic will remain the same after the renovation (8am-5pm), although the new addition will have its own hours from 8:00am to 8:00pm to allow for additional training appointments.

To accommodate the new addition, 23 parking stalls will be constructed to the north of the existing parking area.

The proposed clinic addition is shown as a single-story 4,969 square foot, predominantly rectangular building with a rectangular turf area extending out from the NE access point. The Northern and Western exterior elevations are shown to primarily consist of brick with large vertical glass windows and a clerestory to provide the space with light. The Eastern elevation is shown to continue the brick and clerestory, but with a projecting structure made of EIFS & Stone. This is shown to have a storefront style entrance and a metal panel canopy. The addition is shown to have an Eastern and Western entrance as well as a garage-door-type access point onto a proposed future turfed exterior area. All the elevations shown are consistent with existing elevations within the Wickersham Clinic Campus.

The outdoor turf area originally proposed did not conform to the Mankato City Code Sec. 10.52. Subd. 2. States that “Every use shall be operated in its entirety, within a completely enclosed structure, including the storage of all materials, products, and equipment:” In order to meet the code, the proposed turf area was removed from the application.

The proposed interior renovations predominantly consist of formatting areas to allow for more efficient use of space. This allows for the creation of four additional exam rooms and three private surgery scheduling bays. The interior of the addition is dominated by a large open training space dedicated for physical therapy. Traditional workout equipment used for physical therapy is shown throughout the space. Along the southern wall of the facility are shown to be two private restrooms and a consultation space. Four access points are shown between the existing structure and the addition, one of which mirrors the garage-door-like instillation along the eastern elevation.

Based on code, 22 additional parking stalls are required to be constructed. The materials provided show that the existing parking area will be expanded northward to allow for 23 additional parking stalls to be constructed on site, two of which have been designated for accessible parking. The existing concrete walkways will be removed, and new walkways will be constructed along the parking area and to the East entrance.

Much of the existing landscaping to the north of the clinic building will be removed. This includes removal of the existing pond, walkways, and trees. Salvaging of signs, pavers, and a memorial tree will also be done. With the addition, new landscaping is proposed between the addition and the private drive.

Attachments

Resolution approving the planned unit development and certificate of design compliance
General Location Map
Aerial
Site and Utility Plan
Civil Plans
Landscaping Plan
Exterior Elevations
Renderings
Photometrics
Architectural Plans
Applicant's Narrative

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT AND GRANTING A CERTIFICATE OF DESIGN COMPLIANCE UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicants of the following property located in the City of Mankato, to wit:

Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive).

Has applied for an amendment to a previously approved planned unit development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications to the property located within the Highway Gateway Overlay District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY25-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of June 2024, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to a planned unit development and certificate of design compliance be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The design of building elevations conforms to the guidelines in the underlying district as proposed. All sides of the building visible to the public will be treated consistently with the materials, color, scale, and architectural features of the existing buildings on site.
2. The development for the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
4. The proposal will not cause undue traffic congestion as the redevelopment plans provide sufficient parking stalls for the units.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect on the city as a whole.
8. To the extent known, the development conforms with all other applicable regulations of the district and other applicable ordinances.

9. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the amendment to the planned unit development and certificate of design compliance be approved subject to the following conditions:

1. All new parking stalls shall conform to the setback and screening requirements set forth in Mankato City Code.
2. A Snow Removal Plan shall be submitted in conjunction with the building permit.
3. Landscaping shall be installed in accordance with Mankato City Code.
4. All alterations and additions to existing elevations of the building shall be treated consistently with quality materials and finishes that achieve the Highway Gateway Overlay standards.
5. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Changes must be similar to the original product, style, shape and color and subject to review and approval.

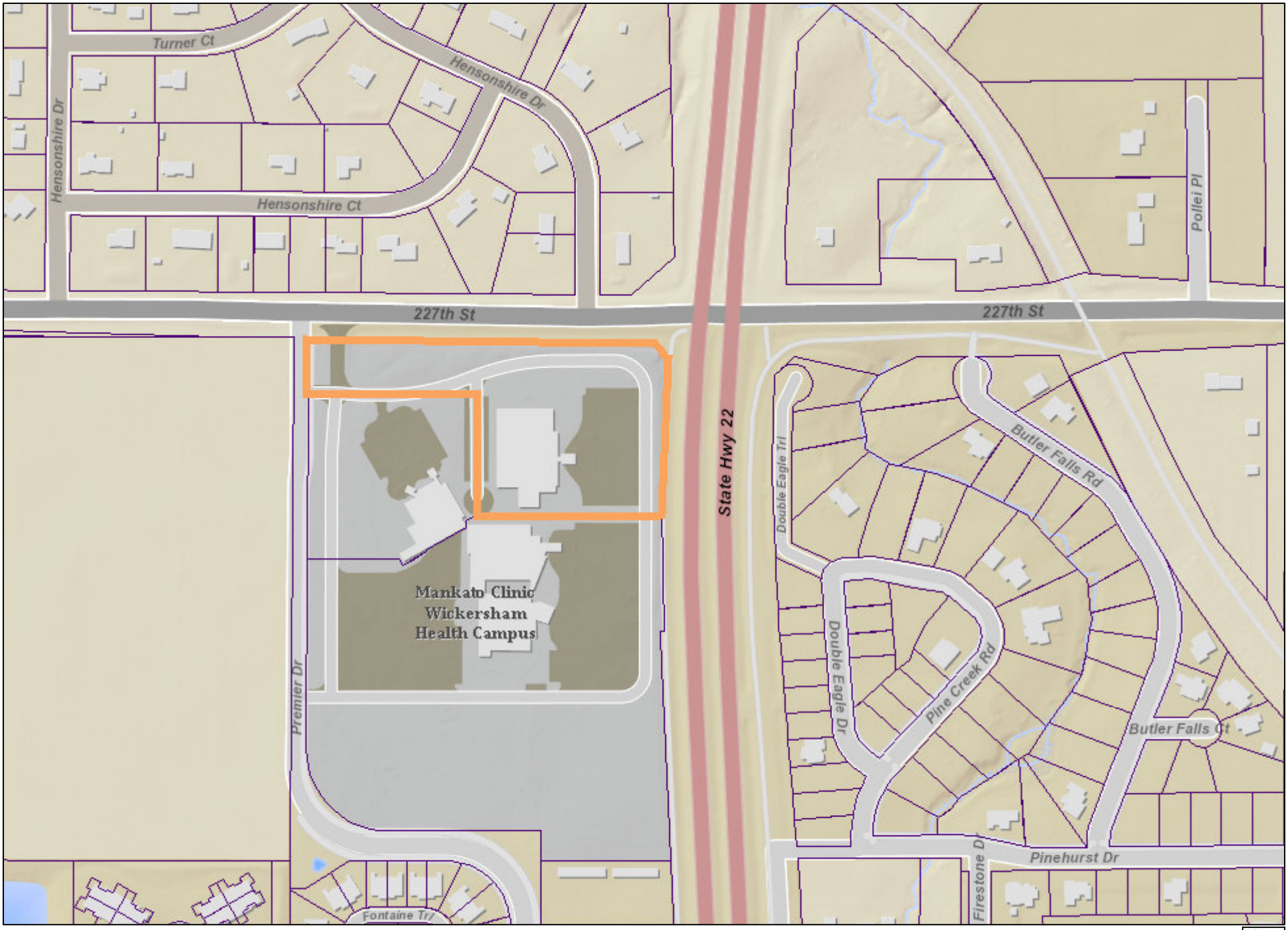
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map



Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial

Date: May 2024

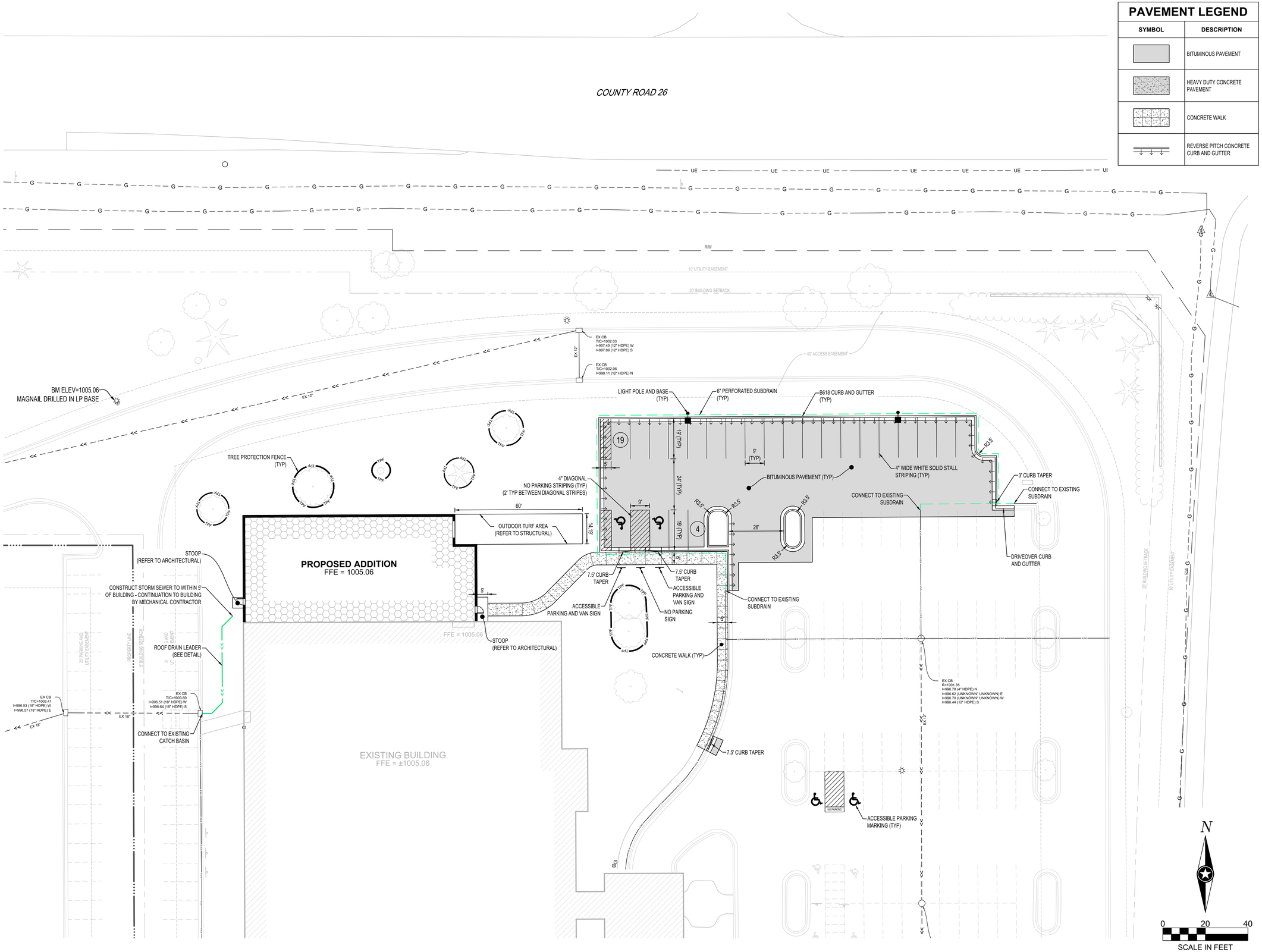
Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



PLOT DATE: 5/20/2024 1:22 PM

ISG

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C3-SITE
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

LOCATION MAP

0 800 1,600

SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1431 PREMIER DR MANKATO, MN 56001
ZONING:	O - OFFICE HGT - HIGHWAY GATEWAY OVERLAY DISTRICT
SITE/LOT AREA:	294,628 SF (6.8 AC)
EXISTING LOT COVERAGE (75% MAX. - BUILDING):	36,145 SF 12.7%
PROPOSED LOT COVERAGE (75% MAX. - BUILDING):	41,413 SF 13.9%

PARKING DATA

LAND USE CLASSIFICATION	CLINIC
PARKING SPACES REQUIRED (CODE)	1 SPACE PER EACH 250 SF OF FLOOR AREA PLUS 1 SPACE PER STAFF MEMBER
GOVERNING INFORMATION	4,969 SF ADDITION (USABLE), 2 EMPLOYEES
ADDITIONAL PARKING SPACES REQUIRED	22
PARKING SPACES PROVIDED	
NEW SPACES TO BE CONSTRUCTED	23

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2024 BY ISG.

B.M. ELEVATION=1005.06

MAGNAIL DRILLED IN LIGHT POLE BASE.
LOCATED NORTHWEST OF BUILDING,
NORTH SIDE OF ACCESS ROAD.

LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE

CIVIL SHEET INDEX

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C2-10 EXISTING SITE AND REMOVAL PLAN
C3-00 SITE CIRCULATION PALN
C3-10 SITE AND UTILITY PLAN
C4-10 GRADING PLAN
C5-10 PLANTING AND RESTORATION PLAN
C5-20 IRRIGATION PLAN
C5-30 PLANTING NOTES AND DETAILS
E2-00 SITE PHOTOMETRICS PLAN

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEL	TELEPHONE
ADA	AMERICANS WITH DISABILITIES ACT	CJ	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	TEMP	TEMPORARY
ADD	ADDENDUM	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	THRU	THROUGH
AFF	ABOVE FINISHED FLOOR	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TNFH	TOP NUT OF FIRE HYDRANT
AGG	AGGREGATE	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TRANS	TRANSFORMER
APPROX	APPROXIMATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	TV	TELEVISION
ARCH	ARCHITECT, ARCHITECTURAL	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	T/W	TOP OF WALL
BFE	BASEMENT FLOOR ELEVATION	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	TYP	TYPICAL
BIT	BITUMINOUS	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE	UT	UTILITY, UNDERGROUND TELEPHONE
BM	BENCHMARK	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GA	GAUGE	I	INVERT	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	MIN	MINIMUM	PVMT	PAVEMENT	STM	STORM	YR	YEAR
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	MISC	MISCELLANEOUS	QTY	QUANTITY	SY	SQUARE YARD		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER	R	RIM	T/C	TOP OF CURB		

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BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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MITCHELL R. WORKMON

DATE _____ LIC. NO. 53748

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PROJECT

WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C0-GENERAL
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

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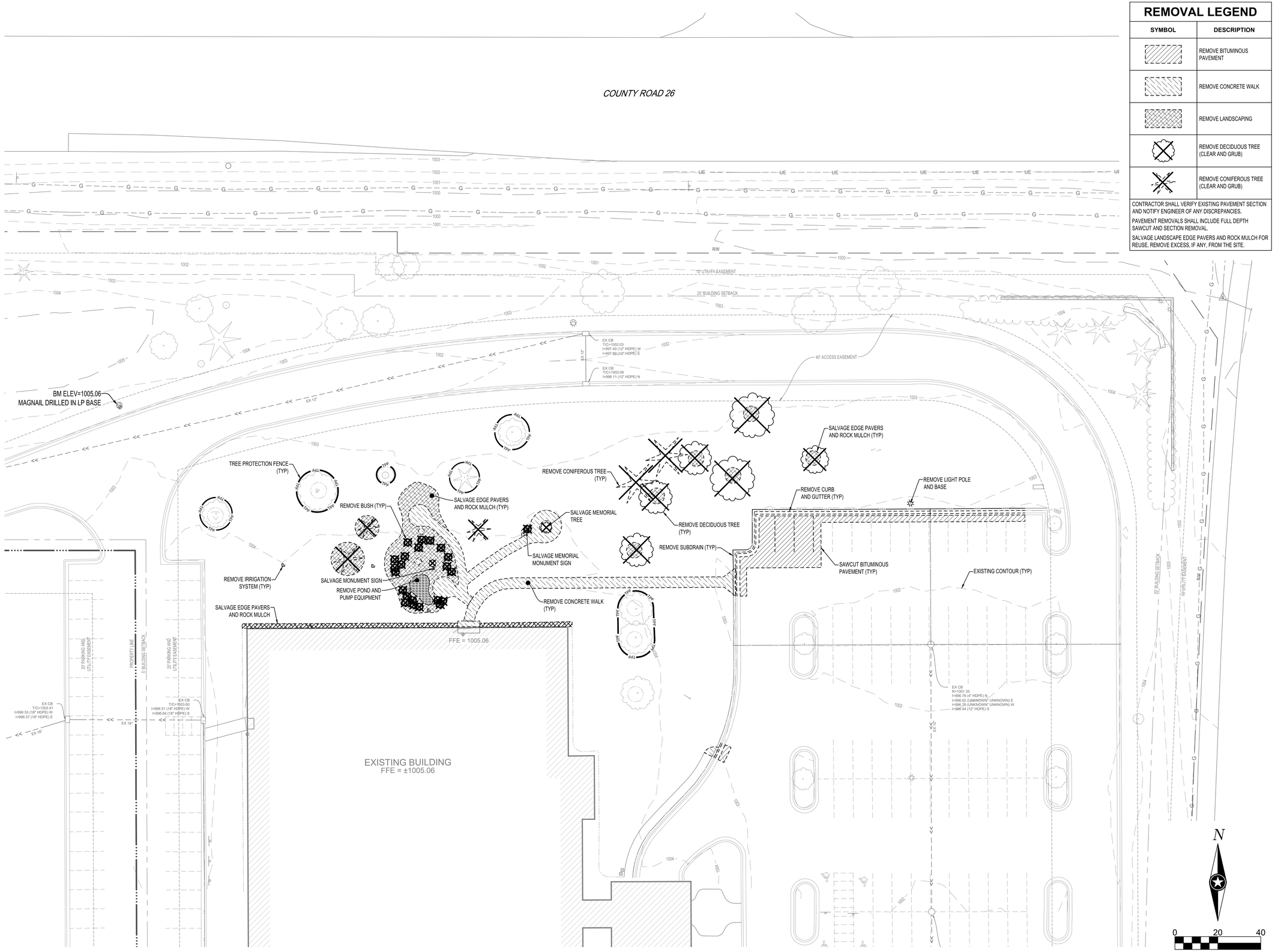

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

SALVAGE LANDSCAPE EDGE PAVERS AND ROCK MULCH FOR REUSE. REMOVE EXCESS. IF ANY, FROM THE SITE.

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WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

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PROJECT NO.	24-30313
FILE NAME	30313-C2-EXIST
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DESIGNED BY	LHH
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TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

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OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C3-SITE
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TITLE

SITE CIRCULATION PALN

SHEET

C3-00

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ADA ACCESSIBILITY LEGEND

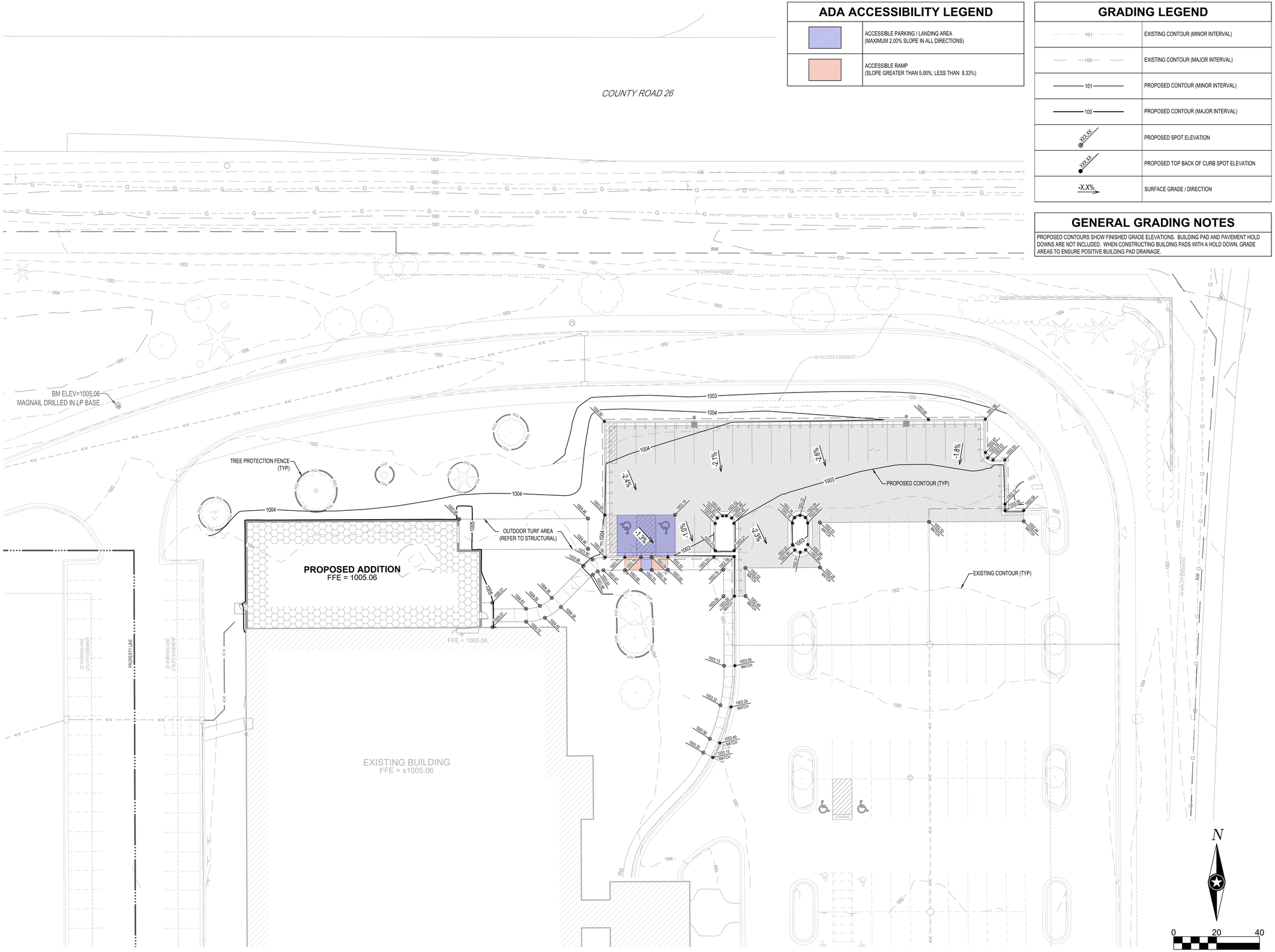
	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C4-GRADE
DRAWN BY	LHH
DESIGNED BY	LHH
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

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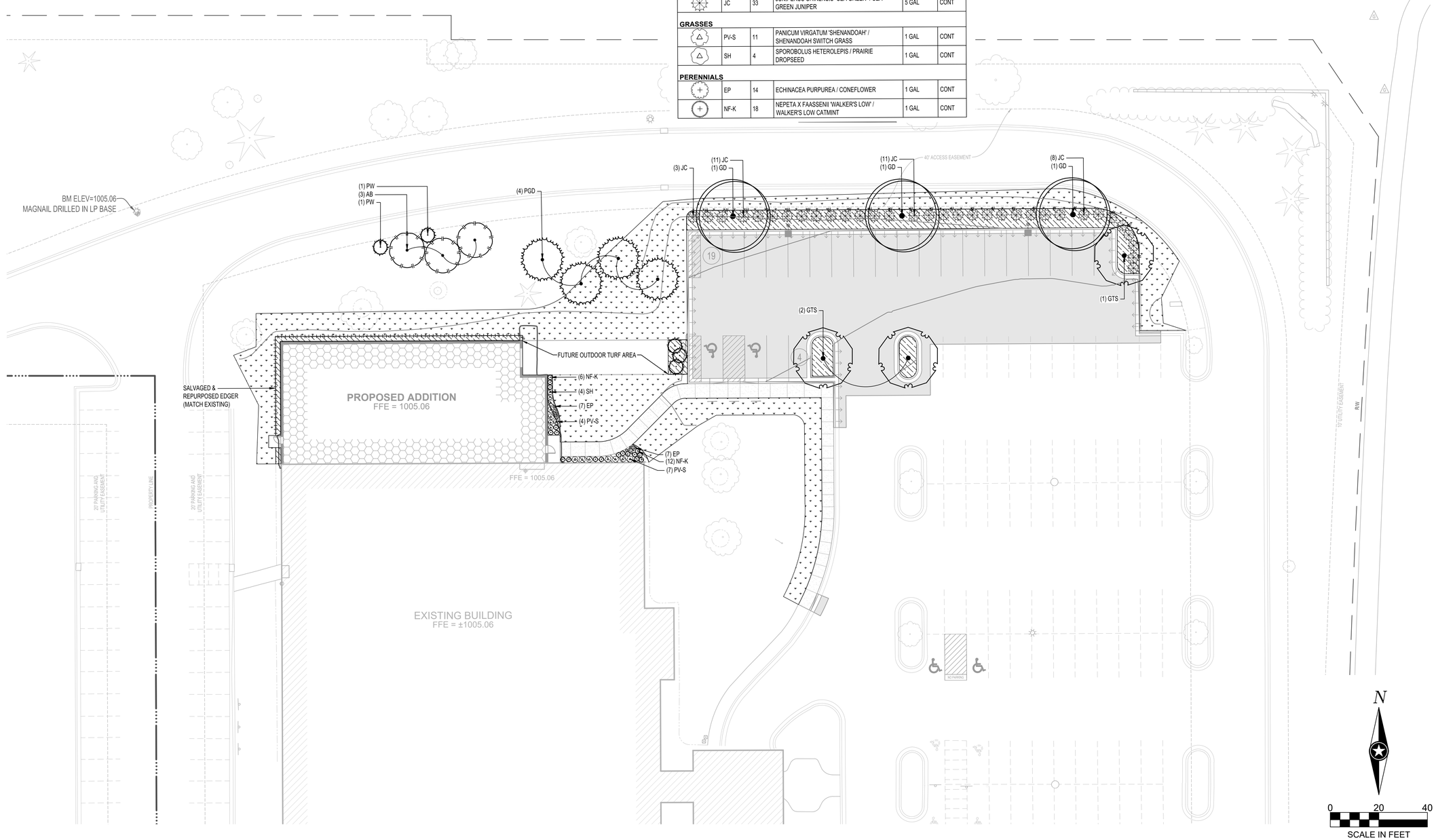
LANDSCAPE CODE SUMMARY	
ZONING	OR- OFFICE RESIDENTIAL / OFFICE
PARKING LOT PERIMETER LANDSCAPING SHADE TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING PERIMETER LENGTH, 290 LF = 6 SHADE TREES REQUIRED/ 6 SHADE TREES PROPOSED
PARKING LOT PERIMETER LANDSCAPING EVERGREEN TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING PERIMETER LENGTH, 290 LF = 12 EVERGREEN SHRUBS REQUIRED / 12 EVERGREEN SHRUBS PROPOSED
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

RESTORATION SCHEDULE

SYMBOL	QTY	DESCRIPTION
MULCH		
	2,481 SF	RIVER ROCK MULCH (MATCH EXISTING)
SEEDING		
	7,892 SF	TURF SOD
EDGER		
	215 LF	USE CONCRETE PAVER EDGER (MATCH EXISTING)
	150 LF	SALVAGED AND REPURPOSED EDGER

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	AB	3	ABIES BALSAMEA / BALSAM FIR	6` HT MIN	
	PGD	4	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	6` HT MIN	B & B
	PW	5	PINUS CEMBRA 'HERMAN' TM / PRAIRIE STATESMAN SWISS STONE PINE	6` HT MIN	B & B
SHADE TREES					
	GTS	3	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2.5" CAL	B & B
EVERGREEN SHRUBS					
	JC	33	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL	CONT
GRASSES					
	PV-S	11	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL	CONT
	SH	4	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	CONT
PERENNIALS					
	EP	14	ECHINACEA PURPUREA / CONEFLOWER	1 GAL	CONT
	NF-K	18	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL	CONT



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PROJECT

WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C5-LAND
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CLIENT PROJECT NO.	-

TITLE

PLANTING AND RESTORATION PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION

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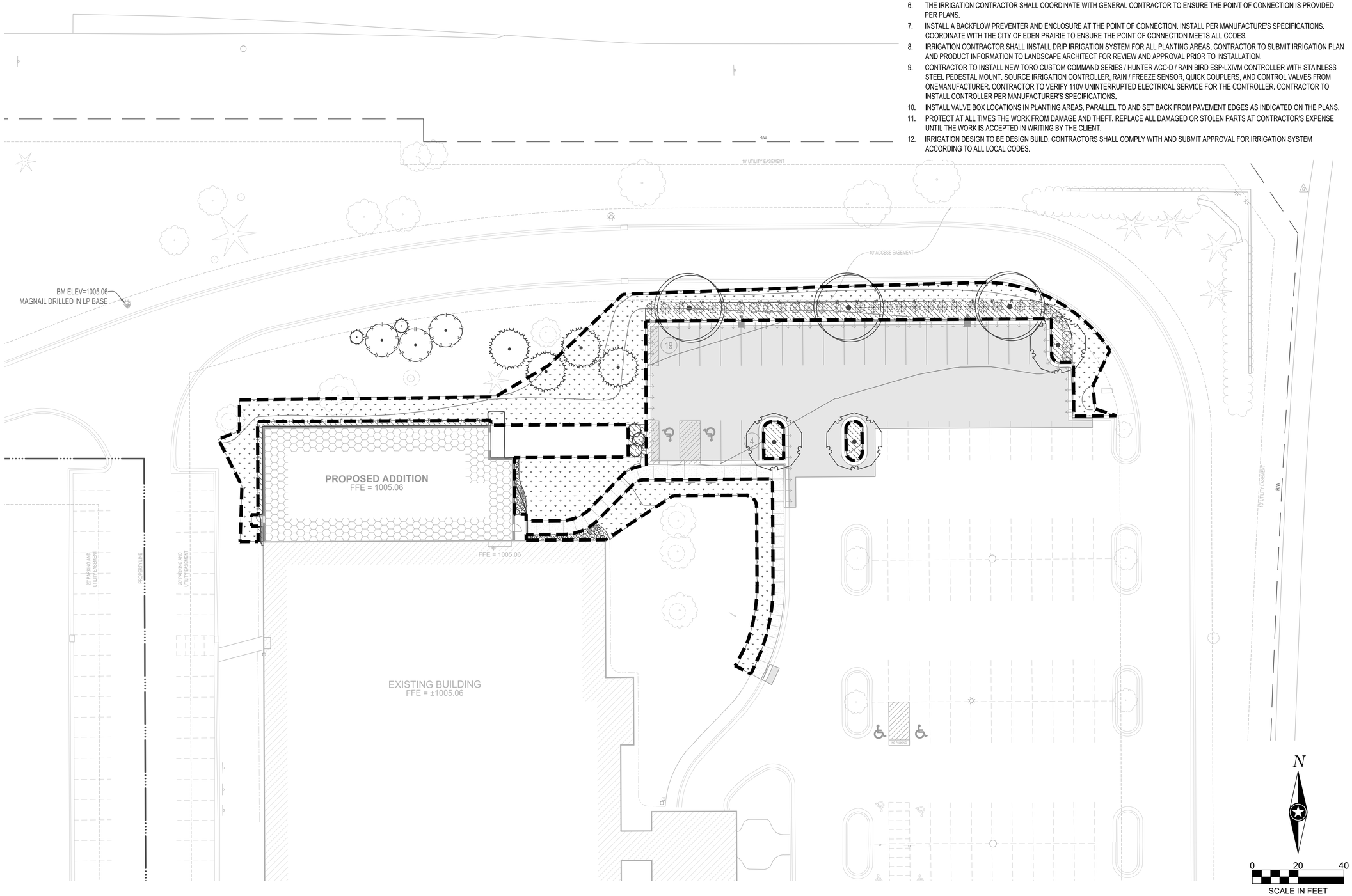
IRRIGATION LEGEND

SIDEWALK SF NOT INCLUDED IN TOTAL CALCULATIONS	
SYMBOL	DESCRIPTION
	IRRIGATION LIMITS

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH THE CITY OF EDEN PRAIRIE TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONEMANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
10. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
11. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CLIENT.
12. IRRIGATION DESIGN TO BE DESIGN BUILD. CONTRACTORS SHALL COMPLY WITH AND SUBMIT APPROVAL FOR IRRIGATION SYSTEM ACCORDING TO ALL LOCAL CODES.



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OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

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TITLE

IRRIGATION PLAN

SHEET

C5-20

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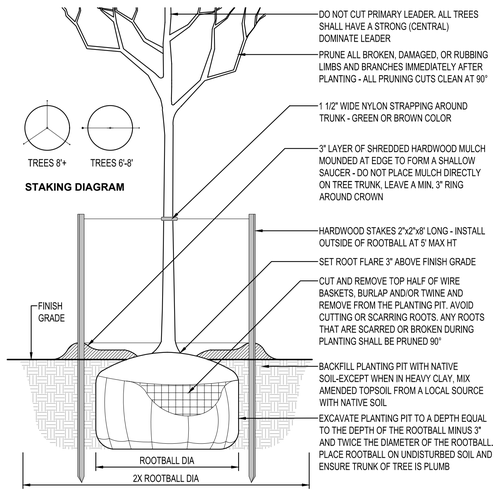
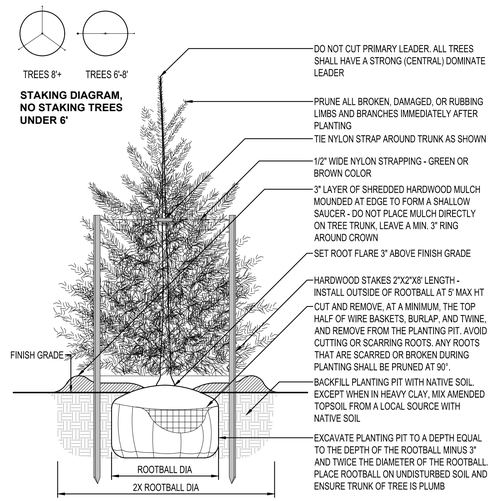


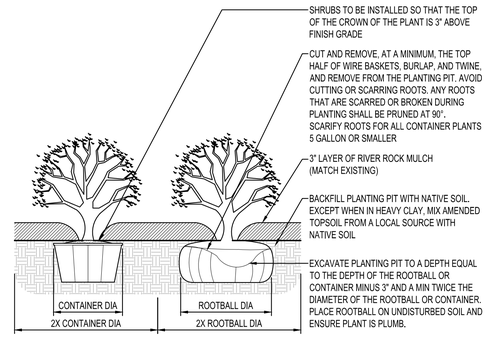
DECIDUOUS TREE PLANTING

NTS



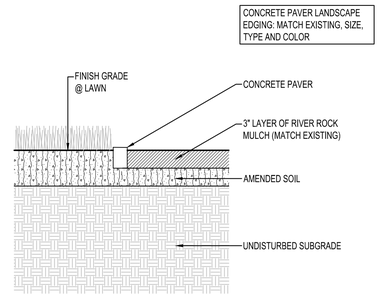
EVERGREEN TREE PLANTING

NTS



SHRUB PLANTING

NTS



LANDSCAPE EDGING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE RIVER ROCK MULCH (MATCH EXISTING) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

ISG

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL R. WORKMON

DATE _____ LIC. NO. 53748

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-C5-LAND
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

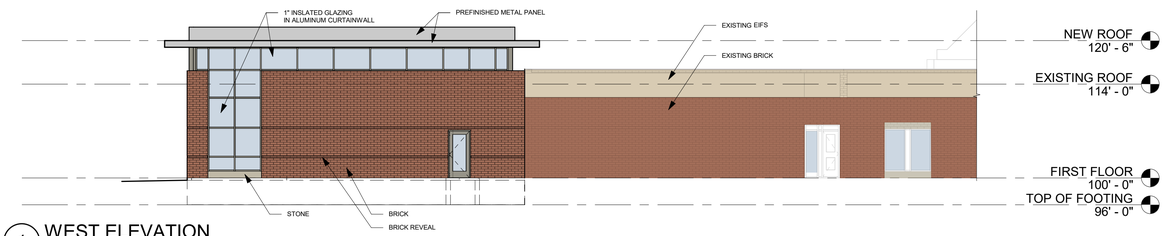
C5-30

PRELIMINARY NOT FOR CONSTRUCTION

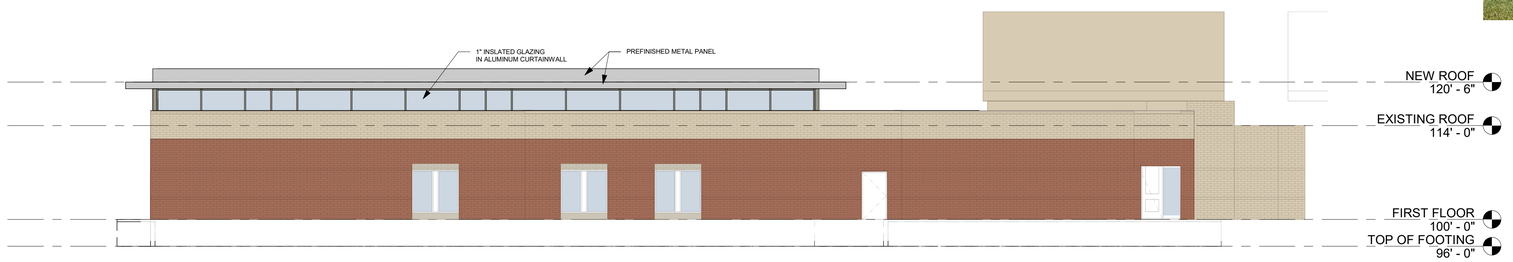
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/18/2024 3:07 PM

MicrosoftTeams-image (5)



1 WEST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
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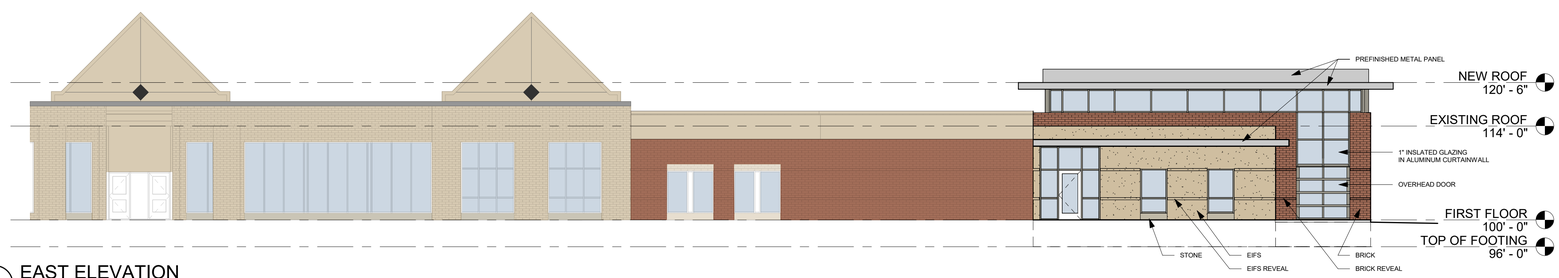

3 EAST ELEVATION
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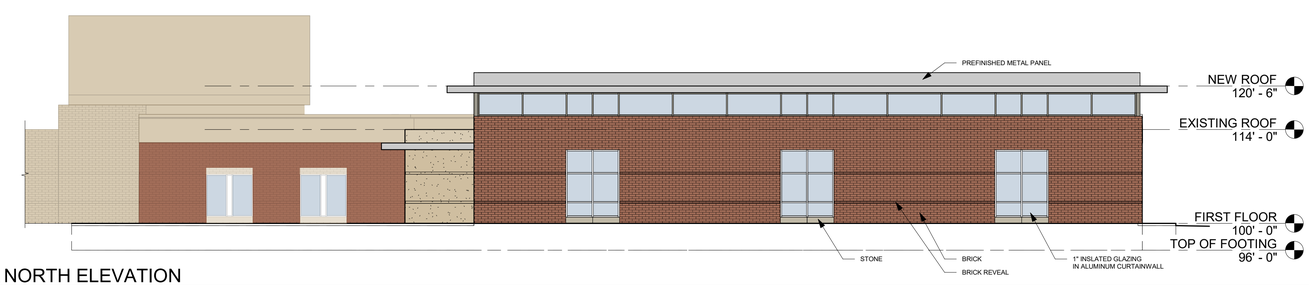

4 NORTH ELEVATION
3/32" = 1'-0"

EXISTING CONDITION - EAST

EXISTING CONDITION - NORTH

EXISTING CONDITION - MAIN EAST ENTRANCE

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PROJECT

ORTHOPAEDIC & FRACTURE CLINIC ADDITION & RENOVATION

MANKATO MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

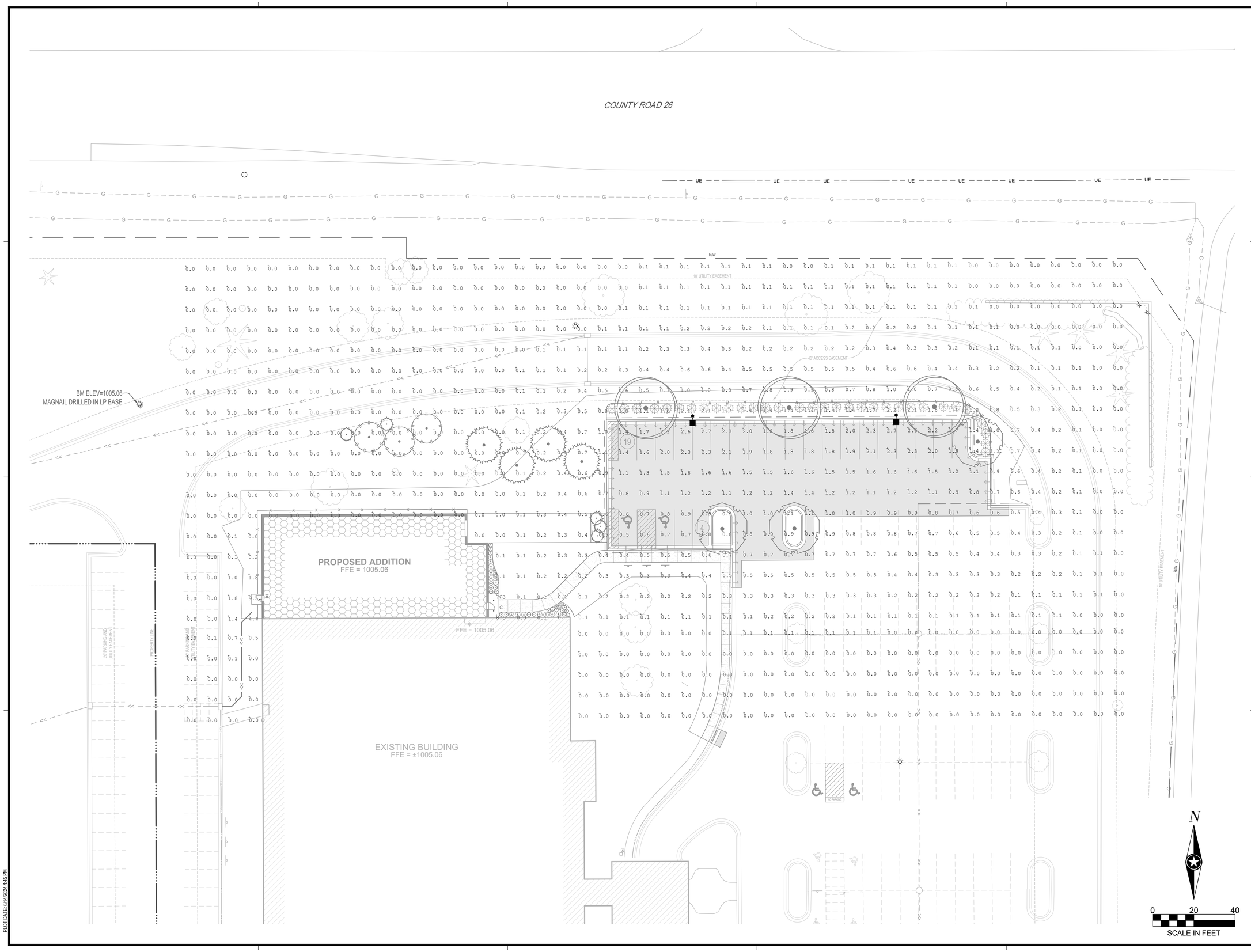
PRELIMINARY NOT FOR CONSTRUCTION

0 1/4" 1/2" 1" 2"

6/17/2024 10:12:02 AM

Exterior Concept

Premier Drive Approach View



PLOT DATE: 6/14/2024 4:45 PM

ISG

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BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

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PROJECT

WICKERSHAM HEALTH CAMPUS

OFC RENOVATION AND ADDITION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	30313-E2-LIGHT
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

1 FIRST FLOOR DEMOLITION PLAN
3/32" = 1'-0"

WALL LEGEND

═══	EXISTING CONSTRUCTION TO REMAIN
— — —	DEMOLITION

KEYNOTE LEGEND

Key Value	Keynote Text
D1	REMOVE PARTITION
D2	REMOVE DOOR AND FRAME
D3	REMOVE CASEWORK
D4	CUT OPENING IN EXISTING WALL
D5	REMOVE WINDOW
D6	REMOVE EXISTING SHELVING & EQUIPMENT

SHEET NOTES - DEMOLITION

A. EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE DRAWINGS AND FIELD VERIFY EXISTING CONDITIONS TO DETERMINE SCOPE OF DEMOLITION WORK REQUIRED TO COMPLETE THE REMODELING WORK INDICATED ON THE DRAWINGS PRIOR TO PERFORMING WORK. ADDITIONAL WORK THAT IS REQUIRED, WAS VISIBLE, AND COULD HAVE BEEN IDENTIFIED DURING BIDDING SHALL BE COMPLETED BY THE RESPONSIBLE TRADE CONTRACTOR(S) AT NO ADDITIONAL COST TO THE OWNER.
B. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
C. DEMOLITION OF ANY EXISTING CONSTRUCTION SHALL INCLUDE WHAT IS NECESSARY AND REQ'D TO ACCOMMODATE THE REQUIREMENTS OF NEW CONSTRUCTION.
D. ALL LOOSE FURNISHINGS (CHAIRS, TABLES, DESKS, ETC.) SHALL BE REMOVED AND RE-INSTALLED BY THE OWNER UNLESS NOTED OTHERWISE.
E. ALL CORING THRU EXISTING FLOORS, WALLS & CEILINGS SHALL BE PERFORMED BY THE CONTRACTOR REQUIRING THE SAME.
F. PATCH, REPAIR, PAINT, ETC. WALLS IN PREPARATION FOR NEW WORK WHERE ITEMS, FIXTURES OR FINISHES HAVE BEEN REMOVED.
G. SURFACES SHALL BE PREPPED WITH THE NEW MATERIALS GUIDELINES OF INSTALLATION OF THEIR PRODUCT IN EXISTING CONDITIONS.
H. ALL ADJACENT SURFACES DAMAGED BY DEMOLITION WORK SHALL BE RESTORED TO EXISTING CONDITION.
I. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY THE TRADE REQUIRING THE SAME. PATCHING & FLASHING ROOF SHALL BE PERFORMED BY THE ROOFING CONTRACTOR.
J. VERIFY WITH OWNER FOR ITEMS TO BE SALVAGED BEFORE STARTING DEMOLITION WORK.
K. COORDINATE DEMOLITION OF LOAD BEARING WALLS & STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS.
L. CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.
M. AT OPENINGS IN EXISTING MASONRY WALLS, REMOVE EXISTING WALL TO NEAREST MASONRY JOINT. SEE FLOOR PLAN FOR OPENING SIZES. SAWTOOTH INTO EXISTING JAMB. MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
N. PATCH & REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
O. REQUIRED MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, THE GENERAL CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.
P. MAINTAIN THE INTEGRITY OF ALL EXISTING RATED ELEMENTS, FIRE SEAL ANY PENETRATIONS WITH U.L. APPROVED ASSEMBLY.
Q. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
R. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AHJ. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
S. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH REMOVAL.
T. WHERE EXISTING INTERIOR PARTITIONS ARE REPLACED OR REMOVED, REMOVE MEP SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION, REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEP DRAWINGS
U. DEMOLISH PLUMBING FIXTURE AND CAP PIPING AS REQ. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
V. ALL WALLS IN EXISTING ROOMS IN WHICH WORK IS OCCURRING: A) REPAIR HOLES, DEFECTS, ETC. IN EXISTING WALLS; B) AT REPAIRS AND UNPAINTED CMU, PROVIDE BLOCK FILL PAINT AND TWO FINISH COATS OF PAINT; C) PROVIDE ONE FINISH COAT OF PAINT OVER EXISTING PAINTED WALLS.

N

ISG

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PROJECT

ORTHOPAEDIC & FRACTURE CLINIC ADDITION & RENOVATION

MANKATO MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

FIRST FLOOR DEMOLITION PLAN

SHEET

A1-11

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

0 1/4" 1/2" 1" 2"

5/22/2024 4:43:19 PM

2 PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

N

5/22/2024 4:42:50 PM

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PROJECT

ORTHOPAEDIC & FRACTURE CLINIC ADDITION & RENOVATION

MANKATO MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-30313
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	05/22/24
CLIENT PROJECT NO.	

TITLE

ENLARGED FLOOR PLAN

SHEET

A1-22

PRELIMINARY NOT FOR CONSTRUCTION

MAY 24, 2024

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
mwestman@mankatomn.gov

ISG

RE: PROJECT NARRATIVE - CERTIFICATE OF DESIGN COMPLIANCE & PUD AMENDMENT APPLICATION
ORTHOPAEDIC AND FRACTURE CLINIC (OFC) – 1431 PREMIER DRIVE, MANKATO, MN 56001

Molly,

Thank you for reviewing the following narrative and attached materials as part of the Certificate of Design Compliance & PUD Amendment Application for the Orthopaedic and Fracture Clinic (OFC) Project. Our submittal includes the following items:

- Colored renderings
- Materials sample board
- Preliminary floor plan
- Site plan
- Site lighting photometrics
- Site lighting cutsheets
- Exterior elevations
- Landscape plan

PROJECT NARRATIVE

On behalf of the Orthopaedic and Fracture Clinic Board, we respectfully request review in support of approval for construction of this project. OFC looks forward to enhancing their facility to continue providing the best patient care for our community and a quality workplace for their caring staff and providers.

The Orthopaedic and Fracture Clinic is proposing an interior renovation of approximately 1,900 SF to improve the existing clinical and scheduling spaces. The renovation adds four additional exam rooms and connects the existing circulation corridors across the front of the clinic to improve flow. The four new exam rooms will alleviate peak patient day volumes allowing more time in the exam room for the patient. The surgery scheduling area is changing to a private model to ensure patient confidentiality with three new private scheduling bays.

Since the interior renovation displaces 1,000 SF of existing physical therapy space, in addition to already smaller than industry standard square footage for the volume of patients, OFC is also proposing an approximately 5,000 SF physical therapy addition to the existing clinic to expand the physical therapy patient care area. The new addition right-sizes the physical therapy space and includes a larger agility area, two indoor turf lanes, and additional cardiac and weight equipment space for improved patient rehabilitation post injury or surgery.

The space may also be used for group classes as a community benefit. The new addition is adjacent to the existing physical therapy area, allowing patient and staff flows to remain consistent with current flows. There will also be a small portion of outdoor turf for patient use (weather permitting). The existing building is sprinkled, and the new addition will be also.

Architecturally, a combination of brick, glass storefront, and metal panel is proposed as the exterior finish material for the addition. This material selection provides a level of consistency with the existing material finish while also providing an upgraded design element. Additionally, the addition will have a clerestory to provide maximum daylighting for patients and staff. The clerestory will catch the sun from the south and larger openings on the north façade will provide ambient lighting throughout the day.

The hours of operation for the clinic will remain the same 8:00am-5:00pm. Hours of operation for the *new addition only* will be extended to 8:00pm for additional training appointments. The intent is to provide structured group training and classes in the new addition. The addition will be secured from the primary existing physical therapy spaces but will be opened during the day to allow all patients access to the new space for an improved experience and to accommodate higher patient volumes.

Patient flows and traffic during the day will remain the same as existing. Physical therapy flows and traffic during the early evening will increase, classes up to 20 patients per hour. The existing parking lot will be supplemented with 22 new parking spaces adjacent to the addition to accommodate additional flow. The new parking spaces will also provide closer access to the new entry for the addition after regular clinic hours from 5:00-8:00pm.

With respect to ownership, the structure will remain the same, and no modifications are proposed. The proposed project development is consistent with the existing property use, enhancing clinical operations. Further details regarding the existing project location and continued use consistent with the applicable zoning requirements and all standards listed in Sec.10.93.Subd.8. are summarized below.

Location:

The property is described as Lot 1, Block 1, Mankato Clinic First Addition, Blue Earth County, Minnesota; except that part of Lot 1, Block 1, Mankato Clinic First Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northwest corner of said Lot 1; thence South 89 degrees 45 minutes 42 seconds East, (Minnesota County Coordinate System – Blue Earth County Zone – NAD83 – 1996), along the north line of said Lot 1, a distance of 568.28 feet; thence South 00 degrees 14 minutes 06 seconds West, along said north line, a distance of 10.00 feet; thence North 89 degrees 45 minutes 42 seconds West, a distance of 568.31 feet to a point on the west line of said Lot 1; thence North 00 degrees 24 minutes 16 seconds East, along said west line, a distance of 10.00 feet to the point of beginning.

Existing Land Use:

The Medical Campus currently has four buildings: The Mankato Clinic Medical Office Buildings, The Orthopaedic and Fracture Clinic Medical Office Building, and a shared Ambulatory Surgical Center.

Land Use Plan:

The City's Land Use Plan designates this area as Office Residential. The continued OFC use is congruent with the City's Land Use Plan.

Zoning:

The site is zoned O, Office District, & is in the Highway Gateway Overlay District.

Floodplain:

The site is not located in a regulatory floodplain.

Environmentally Sensitive Areas:

The site is not located in an environmentally sensitive area.

On behalf of the Orthopaedic and Fracture Clinic, we respectfully request review in support of approval for construction of this project.

Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,

Joey Wendinger
Associate Principal, Senior Project Manager
Joey.Wendinger@ISGInc.com

Sincerely,

Tarah Raaum, AIA, NCARB
Business Unit Leader
Tarah.Raaum@ISGInc.com

AGENDA RECOMMENDATION

Consent Calendar **6. G.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution approving Final Plat review of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway; by request of River Bluff Cottages, LLC.

Recommendation/Action(s):
At the June 26, 2024, meeting, the Planning Commission recommended the review of a preliminary and final plat of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development with the following findings:

Preliminary and final plat:

1. General Requirements
    1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
    2. A grading and drainage plan has been submitted for review by the public works staff.
    3. The Minnesota River is located to the North of the subject property and there are no noted encroachments into the existing areas.
2. Streets
    1. The applicant will not construct any new public streets, rather a driveway will provide access to the development from the already developed Sibley Parkway.
    2. The applicant shall construct a private street to serve the subdivision and assign it the name "Rogers Trial".
3. Easements
    1. The plat maintains the existing drainage, storm, dike and trail easements.
    2. The plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
    1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.

5. Lot Standards
    1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
    2. The proposed lot depicts a development that achieves a front yard setback of 30'.
    3. The side lot lines are as established on the previous Sibley Parkway plat.
    4. The subject development is a double frontage lot and is not, thus, subject to said standards.
    5. The subject parcel conforms to the parking standards in Chapter 10 of the code.
    6. The lot abuts a watercourse and drainage water and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers provide their consent to said development.
6. Public Sites and Open Spaces
    1. Open space was dedicated as part of the Sibley Parkway development.

Planned Unit Development:

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.
5. The development identifies public benefits, which allows for flexibility from the 25% rental density ordinance.

Summary:

Riverbluff Cottages, LLC is requesting the review of a preliminary and final plat of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development.

Preliminary and Final Plat

The proposed River Bluff Townhomes' subdivision contains one lot and one block. The parcel is 4.53 acres and is located between the Minnesota River and Sibley Parkway. No new public streets or right-of-way dedications are proposed. The parcel encompasses several existing easements for dike, storm, drainage, and trail purposes. These easements will remain on the subject parcel and the concept plans for 20 townhomes do not show encroachments into said easement areas.

The City's relief wells are noted on the plans and are covered with the existing easements on the site.

Parkland dedication occurred during the platting of Sibley Parkway when Lot 1, Block 1 of Sibley Parkway was dedicated to the City of Mankato for open space purposes.

Planned Unit Development

As part of the approval of the Sibley Parkway subdivision development, a planned unit development was required for development. The applicant is now requesting to amend the previously approved planned unit development.

With the planned unit development, the applicant has requested flexibility from the 25% rental density ordinance for the proposed development and is requesting that the development is not subject to the City's rental density standard. Mankato City Code Section 5.42, Subd. 20 states that not more than twenty-five (25) percent (rounded up) of the lots on any block shall be eligible to obtain a rental license or to be licensed as a rental property. A planned unit development is intended to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services and to encourage innovation in the planning and building of all types of development and, in exchange for providing public benefits, the Code allows flexibility. In this case, the proposed development provided the following:

- The proposed development preserves the characteristics of the surrounding developments. Adjoining the property to the south are existing single-family homes (R-2 single family homes) and adjoining the property to the north is the Minnesota River and to the east is an apartment building.
- The proposed project is planned on re-developed property (formerly the Hanson Concrete Plant).
- The proposed project is near other residential zoning districts and is in line with the character of the City.
- The proposed development will create a pleasing environment for the surrounding neighborhoods. The proposed development is designed to provide the residents of the development with open space for gathering.
- The proposed development will provide market-rate housing for the area.
- The development is in line with the planned re-development of the former Hanson Concrete Plant.

The applicant is proposing to construct 20 single family homes on the 4.53-acre parcel. The proposal achieves the required 2.0-acre minimum area required in Mankato City Code Section 10.93 for a planned unit development in the R-2 zoning district. The homes are proposed as slab-on-grade single family homes.

The site plan shows 20 buildings sharing an access point on Sibley Parkway and sharing open and common areas within the development. A hammerhead turnaround area is shown on the easterly side of the subdivision where emergency vehicles and service vehicles will have sufficient room to maneuver around. As noted in the conditions, an updated truck turning movement will need to be provided with the building permit submittal.

Parking standards for the proposed development achieve Mankato City Code requirements. Off-street parking for one-and-two family rental properties requires two parking stalls for each dwelling unit. Each proposed townhome includes two surface stalls and two stalls within the garage.

Floor plans submitted for the development show a first floor containing tandem parking garage space, mechanical room and storage, and stairs. The main floor shows the main entry area, living room area, a kitchen, bonus room, powder bathroom, closet space, and a staircase. The top floor shows three bedrooms, two bathrooms, laundry, and closet space. The plans also show a deck and a covered patio area below the deck. The deck and patio are not shown to encroach into the easement areas.

Exterior finish renderings show vertical siding in a white color and a stone veneer. All exterior lighting shall achieve Mankato City Code criteria.

The landscaping plan shows green space around the subject development. The plan proposes 20, 6' evergreen trees and 14, 2" sugar maple trees. Mankato City Code criteria for a planned unit development states that common open space within a planned unit development must be used for amenity or recreational purposes and that motor vehicle parking areas and traffic corridors shall not be considered an approved use of common open space. The uses authorized for the common open space must be approved to the scale and character of the planned unit development, and consider the planned unit development's size, density, topography, and number and type of structures to be provided. The Code goes on to clarify that the common open space must be suitably improved for its intended use. Common open space containing natural features worthy of preservation may be left unimproved. The development plan must coordinate the improvement of the common open space and the construction of the permitted structures within the planned unit development. Staff recommends that the easement areas be maintained in a natural state, prairie grass, or in a manner acceptable to the Army Corp of Engineers. Staff recommends that in the grassy open area of the development a sidewalk connection be made to the trail on Sibley Parkway and that a gazebo or other development gathering area, sized appropriately, for said development be incorporated for a gathering area for the planned unit development residents.

As per the Mankato City Code for planned unit developments, all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Staff has recommended a condition which requires the documentation for the establishment of said association to be provided to the City at the time of building permit for the development. A recommendation has also been included that requests the submittal of a snow removal plan to demonstrate that the snow storage will not be placed in the fire truck turning area, nor will it be placed to potentially block access to the easement areas.

Attachments

Resolution approving Final Plat
General Location Map
Aerial Location Map
Final Plat
Preliminary Plat
Site Plan
Grading Plan
Drainage Plan
Landscape Plan
Floor Plans/ Elevations
Building Height
Fire Truck Turning Movement/Snow
PUD Narrative

RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
RIVER BLUFF COTTAGES SUBDIVISION

WHEREAS, the applicants have prepared a final plat of River Bluff Cottages Subdivision; and

WHEREAS, the plat (CY 23-24) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. General Requirements
    1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
    2. A grading and drainage plan has been submitted for review by the public works staff.
    3. The Minnesota River is located to the North of the subject property and there are no noted encroachments into the existing areas
2. Streets
    1. The applicant will not construct any new public streets, rather a driveway will provide access to the development from the already developed Sibley Parkway.
    2. The applicant shall construct a private street to serve the subdivision and assign it the name "Rogers Trial".
3. Easements
    1. The plat maintains the existing drainage, storm, dike and trail easements.
    2. The plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
    1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.
5. Lot Standards
    1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
    2. The proposed lot depicts a development that achieves a front yard setback of 30'.
    3. The side lot lines are as established on the previous Sibley Parkway plat.

4. The subject development is a double frontage lot and is not, thus, subject to said standards.
5. The subject parcel conforms to the parking standards in Chapter 10 of the code.
6. The lot abuts a watercourse and drainage water and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers provide their consent to said development.

6. Public Sites and Open Spaces
   1. Open space was dedicated as part of the Sibley Parkway development.

WHEREAS, a preliminary plat was reviewed by the Planning Commission on June 26, 2024 and recommended for approval.

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of River Bluff Cottages Subdivision and authorizes the Mayor and City Clerk to sign said plat.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map

Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial

Date: May 2024

Author:

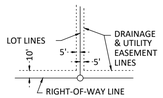
This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

RIVER BLUFF COTTAGES

LEGEND

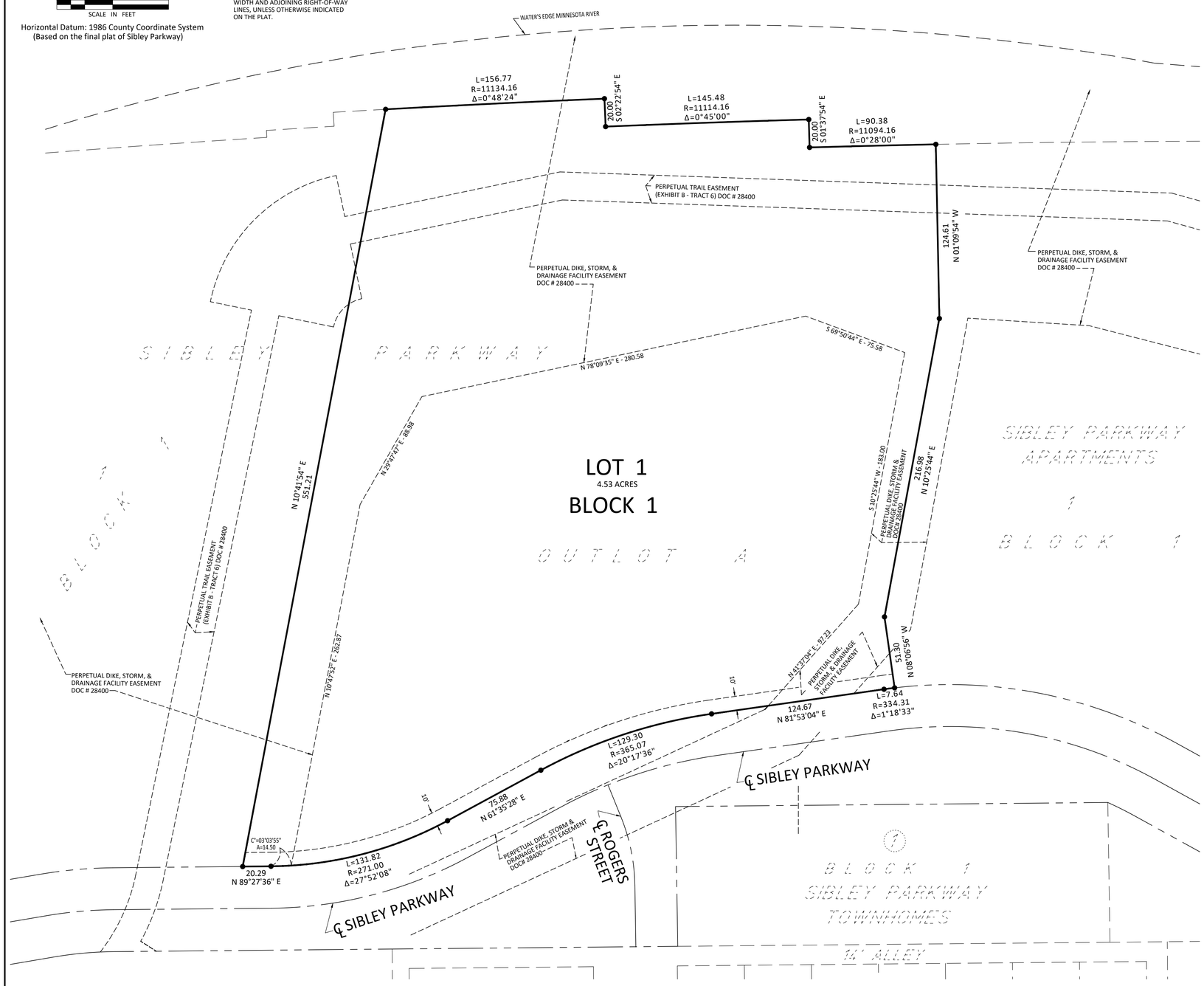
○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
● MONUMENT FOUND



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

0 40 80
SCALE IN FEET

Horizontal Datum: 1986 County Coordinate System
(Based on the final plat of Sibley Parkway)



INSTRUMENT OF DEDICATION

Know all men by these presents that we, River Bluff Cottages, LLC, a Minnesota limited liability company, fee owners of the following described property to wit:

Outlot A, Sibley Parkway, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 4.53 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area RIVER BLUFF COTTAGES, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____ , 2024 by Max DeMars, chief manager of River Bluff Cottages, LLC.

_____
By: Max, DeMars, chief manager

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2024, before me a Notary Public within and for said County, personally appeared Max DeMars, who being duly sworn did say that he is the manager of River Bluff Cottages, LLC, the Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said Max DeMars acknowledged said instrument to be the free act and deed of said company.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 2024.

_____
Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ , 2024, by Michael M. Eichers, a Licensed Land Surveyor.

_____
Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____ , 2024, the Planning Commission of the City of Mankato did duly review this plat of RIVER BLUFF COTTAGES.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 2024, the City Council of the City of Mankato did duly approve this plat of RIVER BLUFF COTTAGES.

_____ _____
Mayor: Clerk:

TITLE OPINION

I, Stacey Jones, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____
Stacey Jones, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____ , 2024.

_____
Blue Earth County Property and
Environmental Resources Director

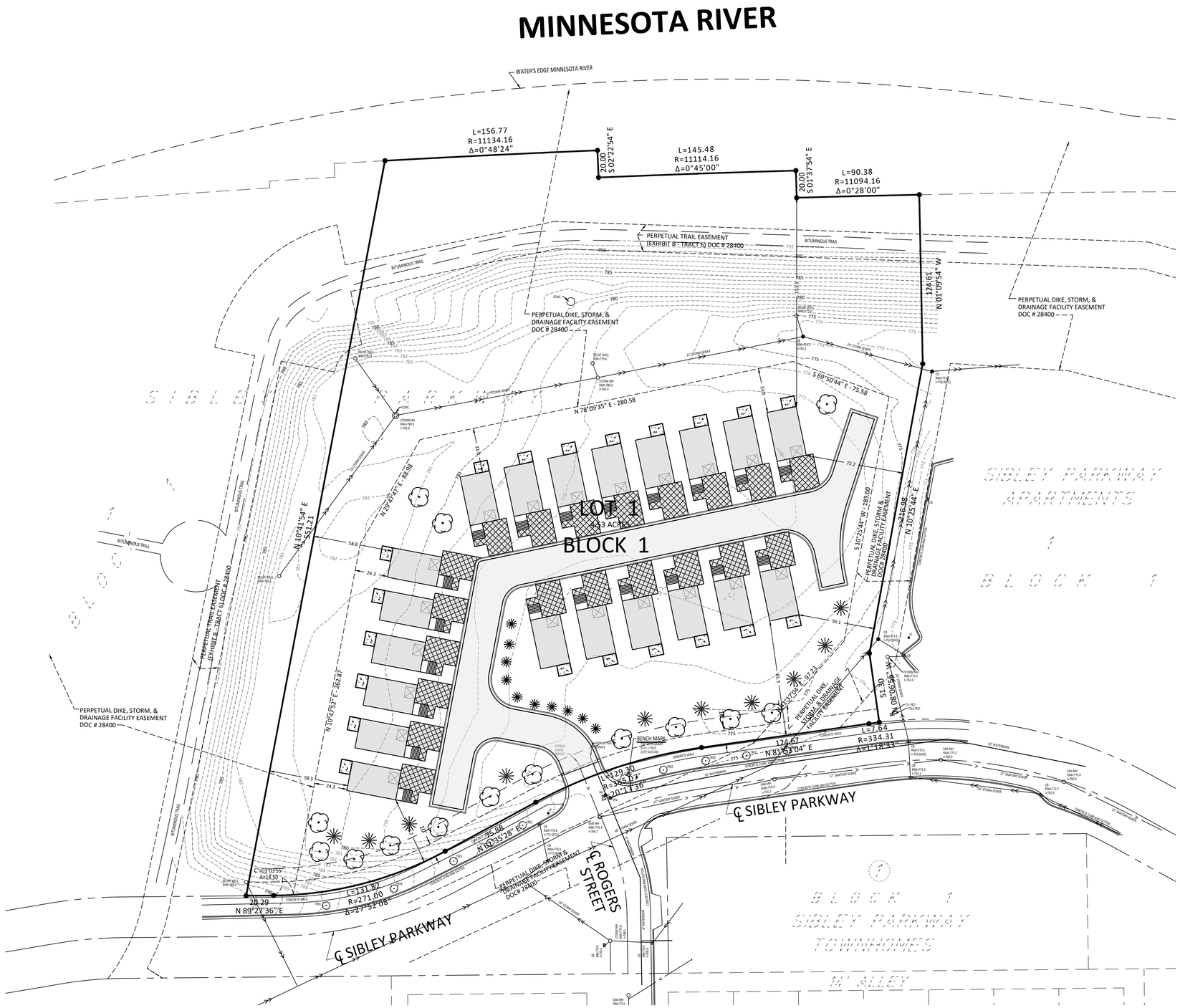
COUNTY RECORDER

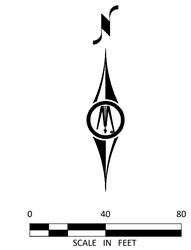
I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____ , 2024, at ___o'clock, _.m., and that it was duly recorded on _____ Plats, Number _____.

_____
County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(05-28-2024)

THIS PLAT PREPARED BY BOLTON & MENK, INC.





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 - M-2 Heavy Industrial District
Proposed to Re-zone to R-2, One- and Two-Family Dwelling District

SETBACKS:

Front	
Main and Accessory Building	30 feet
Parking Areas	30feet
Side	
Main and Accessory Buildings	6 feet
Parking Areas	3 feet
Rear	
Main and Accessory Building	25% of the lot depth (min. 25 feet to max. 75 feet)
Parking Areas	3 feet

Lot Area (minimum) = 8,000 sq.ft. for each unit over 6 units.
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 30%
Building Height (maximum) = 35 feet (main) & 20 feet (accessory)

PROJECT INFORMATION

Lot Size = 197,327 sqft (4.53 acres)
Required Lot Area = 144,000 sq.ft. (6000 sqft per dwelling unit)
Lot Coverage by all Structures = 8.2% (16133 sqft)
Units per acre = 4.42 units per acre
Building Height = ? feet

Parking Stalls Provided = 40 (2 surface stalls per unit plus an over size garage for 2 additional vehicles)

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

05/28/2024
Date

RIVER BLUFF COTTAGES

PRELIMINARY PLAT/PUD PLAN
MANKATO, MINNESOTA

OUTLOT A, SIBLEY PARKWAY

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

FOR: RIVER BLUFF TOWNHOMES, LLC
DEMARS CONSTRUCTION

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JOB NUMBER: 0M3.127432 FIELD BOOK: DRAWN BY: NPM

LEGEND

- B618 CURB & GUTTER
- BITUMINOUS PAVEMENT
- 6" CONCRETE DRIVEWAY
- TOWNHOME PATIO (SEE BUILDING PLANS)

KEY NOTE 1
F&I "NO PARKING" SIGN (R8-3a) IN NEARBY POSITION OF THE SIGN SYMBOL. PAINT CURB TOP YELLOW IN HAMMERHEAD AREA TO SHOW NO PARKING LIMITS (ONLY PROVIDED AS AN EMERGENCY VEHICLE TURNAROUND.

KEY NOTE 2
F&I "EMERGENCY VEHICLES ONLY" SIGN OR EQUIVALENT IN NEARBY POSITION OF THE SIGN SYMBOL.

CURB NOTE:
B618 CURB AND GUTTER IS PROPOSED FOR THE ROADWAY, DRIVEWAY KNOCKDOWN IS DENOTED AS "B618 DWY CURB" ON THE PLAN FOR BOUNDING AREA. THE DROPPED CURB HEIGHT CAN BE CARRIED THROUGH BETWEEN DRIVEWAYS.

HORZ. 0 25 50
SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP
DRAWN	AWP
CHECKED	NM
CLIENT PROJ. NO.	0M3.127432

NO.	ISSUED FOR	DATE

RIVER BLUFF TOWNHOMES, LLC
RIVER BLUFF TOWNHOMES
SITE PLAN

SHEET C6.01

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HORZ. 0 25 50 SCALE FEET

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617 DATE XX/XX/XXXX

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1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED AWP	NO.	ISSUED FOR	DATE
DRAWN AWP			
CHECKED NM			
CLIENT PROJ. NO. 0M3.127432			

RIVER BLUFF TOWNHOMES, LLC

RIVER BLUFF TOWNHOMES

GRADING PLAN

CENTERLINE & TOWNHOME GRADING OVERVIEW

SHEET C3.01

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BOLTON & MENK
Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

Stormwater Memorandum

Date: May 28, 2024

To: Michael McCarty, P.E. – City of Mankato

Cc: Mark Konz – City of Mankato

From: Alec Pietz, P.E. – Senior Project Engineer

Subject: River Bluff Townhomes
River Bluff Townhomes, LLC
BMI Project No.: 0M3.127432

I. Project Introduction

The following memorandum provides a summary and analysis of the hydrology and stormwater management for the proposed River Bluff Townhomes in Mankato, Minnesota. The proposed project includes the construction of pavement and infrastructure to accommodate townhome buildings. The project is located along Sibley Parkway on the south side of the Minnesota River. The property contains numerous dike and drainage easements with a major storm sewer system present and was a former industrial laydown property that has since undergone reclamation prior to this proposed development. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) 2019 for the project. NOAA Atlas 14 rainfalls for Mankato, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87”), 5-yr (3.61”), 10-yr (4.29”), and 100-yr (7.21”) events are reported for relevant data in this report. This project was designed in accordance with the City of Mankato Grading Manual.

The location of the project is illustrated by the attached ***Figure 1***.

II. Existing Conditions

Figure 2 shows the existing drainage patterns and characteristics.

The property currently exists as a grass lot with a total approximate drainage area of 4.7 acres that discharges by overland flow to storm sewer within dike and drainage easements and some to adjacent property to the east. As mentioned, the property was historically an impervious industrial laydown site prior to reclamation and for the purposes of this report is the basis of existing conditions. The existing peak flow rates for this drainage area are:

Existing Condition Peak Flow Rates (cfs)				
Location	**2-yr**	**5-yr**	**10-yr**	**100-yr**
ADJ CB	1.14	1.44	1.72	2.90
EX CB 1	9.65	12.21	14.56	24.56
EX CB 2	2.27	2.88	3.43	5.79
EX CB 3	3.78	4.78	5.70	9.63
EX CB 4	1.30	1.64	1.96	3.31
Total	**18.14**	**22.95**	**27.37**	**46.19**

The proposed development must not exceed these peak rates.

III. Proposed Development

As previously mentioned, the proposed development includes site improvements that will accommodate new townhome buildings. These improvements greatly reduce the pre-reclamation impervious area. Due to an abundance of elevation difference throughout the site, a 100-year storm is conveyed in the proposed storm sewer.

Peak flows from the site for the design storms were modeled and are tabulated below:

Proposed Condition Peak Flow Rates (cfs)				
Location	**2-yr**	**5-yr**	**10-yr**	**100-yr**
ADJ CB	0.37	0.56	0.74	1.54
EX CB 1 (OVERLAND)	1.11	1.64	2.13	4.32
EX CB 1 (STORM CONNECTION)	5.84	7.77	9.36	12.40
EX CB 2	1.14	1.71	2.26	4.71
EX CB 3	2.08	3.07	4.03	8.23
EX CB 4	0.58	0.86	1.13	2.33
Total	**11.12**	**15.61**	**19.65**	**33.53**
Existing Peak Rate	18.14	22.95	27.37	46.19

The proposed peak flows do not exceed the overall existing peak rate along with each individual location.

Figure 3 attached with this memo shows the drainage areas and routing throughout the site.

Erosion and sediment control best management practices will be implemented as shown in the Erosion & Sediment Control Plan in the construction documents to mitigate construction stormwater runoff and potential pollution. These will be in conformance with the City of Mankato Grading Manual.

Please review the provided information and Civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.

RIVER BLUFF TOWNHOMES

RIVER BLUFF TOWNHOMES, LLC

FIGURE 1 - PROJECT LOCATION

MAY 2024

BOLTON & MENK

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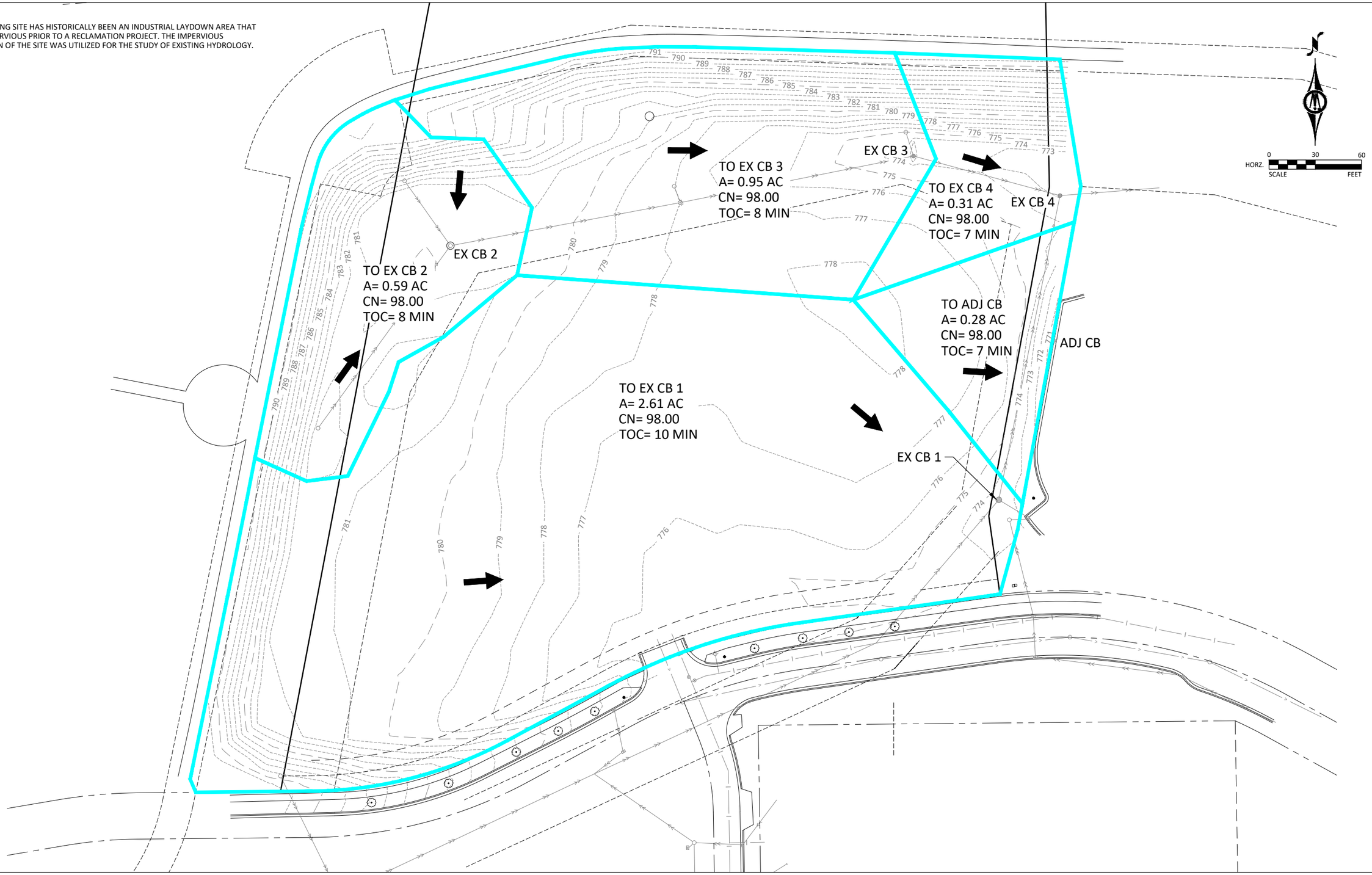
FIGURE 2 - EXISTING HYDROLOGY

MAY 2024

BOLTON & MENK

NOTE:
THE EXISTING SITE HAS HISTORICALLY BEEN AN INDUSTRIAL LAYDOWN AREA THAT WAS IMPERVIOUS PRIOR TO A RECLAMATION PROJECT. THE IMPERVIOUS CONDITION OF THE SITE WAS UTILIZED FOR THE STUDY OF EXISTING HYDROLOGY.



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RIVER BLUFF TOWNHOMES

RIVER BLUFF TOWNHOMES, LLC

FIGURE 3 - PROPOSED HYDROLOGY

MAY 2024

BOLTON & MENK

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LEGEND

- BLUE SPRUCE
- SUGAR MAPLE
- GREEN SPACE

TREE PLANTING SCHEDULE			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/UNIT
20	Picea pungens	Blue Spruce	6' HEIGHT
14	Acer saccharum	Sugar Maple	2" B&B

NOTE: TREE PLANTING DETAILS LOCATED ON SHEET C1.01

HORZ. 0 25 50
SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617 DATE XX/XX/XXXX

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DESIGNED	AWP
DRAWN	AWP
CHECKED	NM
CLIENT PROJ. NO.	0M3.127432

NO.	ISSUED FOR	DATE

RIVER BLUFF TOWNHOMES, LLC

RIVER BLUFF TOWNHOMES

LANDSCAPING PLAN

SHEET L1.01

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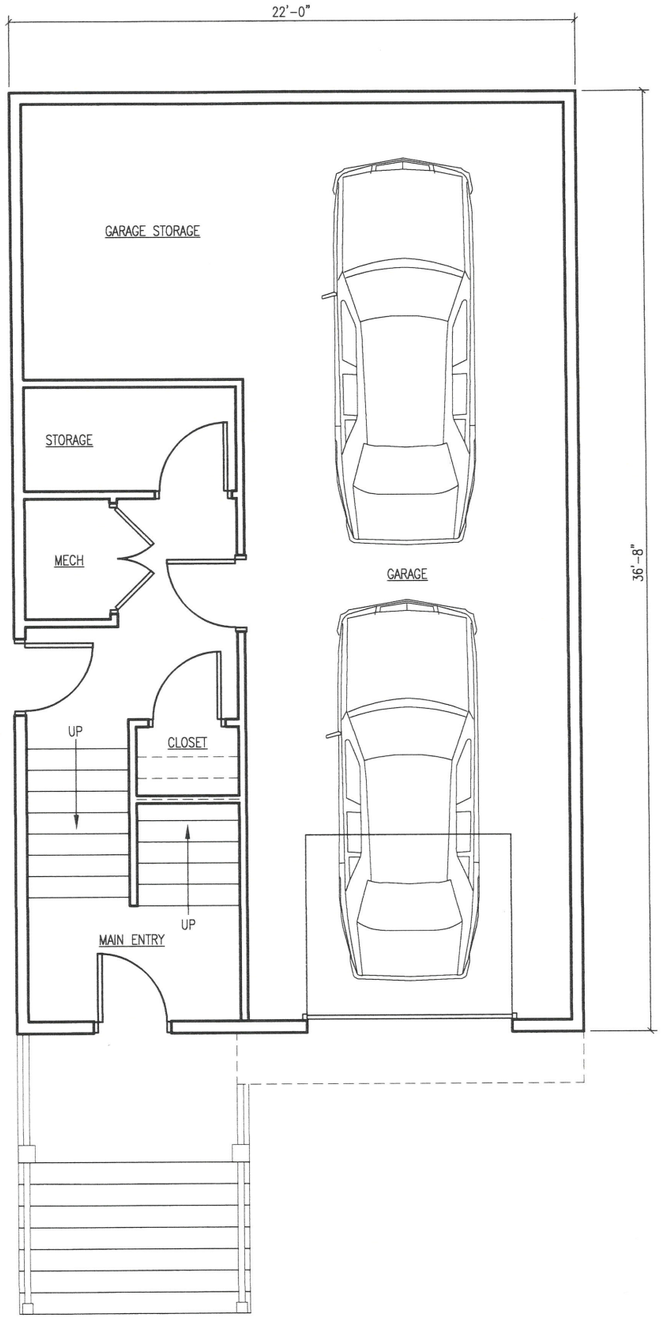

1 LOWER LEVEL
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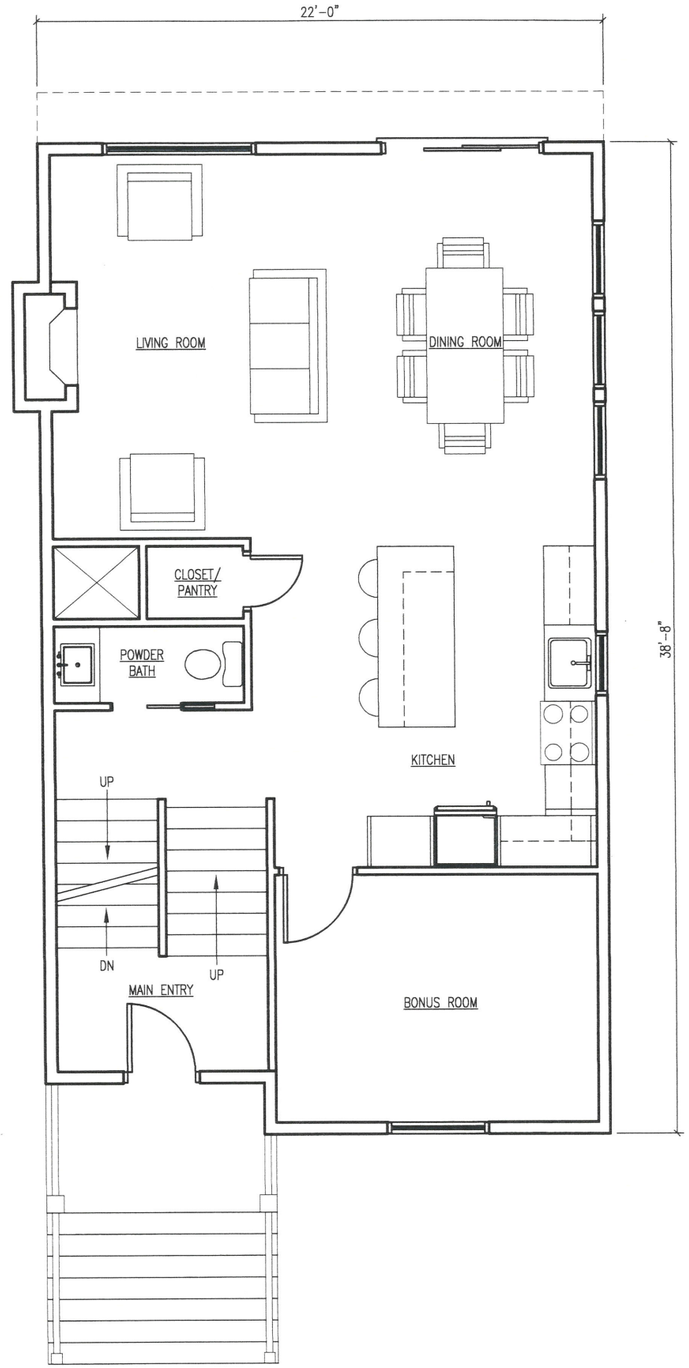
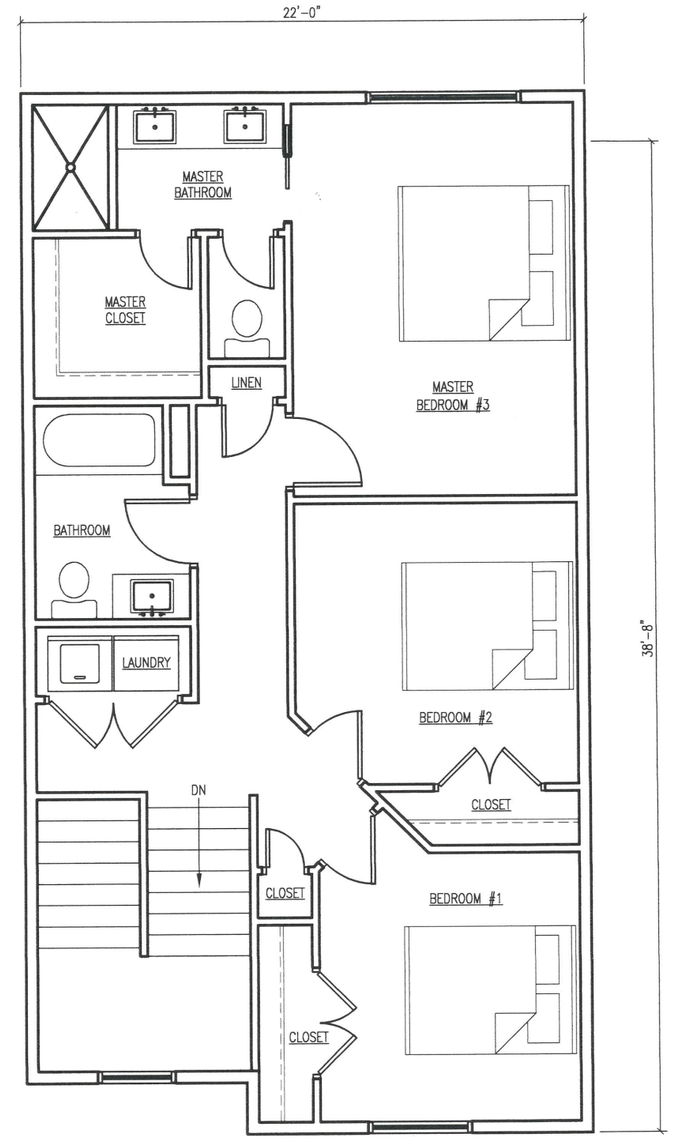


2 MAIN LEVEL
SCALE: NOT TO SCALE



3 UPPER LEVEL
SCALE: NOT TO SCALE

RIVER BLUFF DEVELOPMENT

1 FRONT ELEVATION
SCALE: NOT TO SCALE

2 BACK ELEVATION
SCALE: NOT TO SCALE

RIVER BLUFF DEVELOPMENT

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIVER BLUFF DEVELOPMENT

RIVER BLUFF TOWNHOMES

MANKATO, MINNESOTA

FIRE TRUCK TURNING MOVEMENT & SNOW MANAGEMENT

MAY 2024

BOLTON & MENK

SNOW MANAGEMENT NOTES:

- ADDITIONAL ACCESSIBLE GREEN SPACES MAY BE UTILIZED FOR SNOW STORAGE
- STORED SNOW MAY BE SUBJECT TO OFF-SITE HAULING, AS NECESSARY

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DEWEY TOWNHOMES

AMENDED PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

May 28, 2024

The Dewey Townhomes project is the third phase of the redevelopment project for the former City of Mankato Public Works Garages. The project was known as The Neighborhood. The first phase of the project was known as Sinclair Flats and the second phase of the project was known as Lewis Lofts. These two projects went through the Planned Unit Development and the Amended Planned Unit Development process and were re-approved back in February 2022.

Dewey Townhomes will be the third phase of this redevelopment project. Dewey Townhomes, LLC plans to build one ten-unit townhome (the ten-unit market rate townhome is a requirement of the development agreement with the City of Mankato and Deep Valley Holdings, LLC (a.k.a. Dewey Townhomes, LLC) dated November 29th, 2023). Each townhome will be three stories in height. First floor will consist of the garage and mechanical room. The second floor will consist of the living room, kitchen and half bath. The third floor will be the two bedrooms. Each unit in the building have a one-stall garage and one surface parking stall (see attached building floor plans and site plan). Due to the unique size of the remaining parcel and existing development agreement. We would like to propose achieving the parking standard for this project with tandem style parking. By allowing the tandem style parking on this project we can provide some green space and landscaping in the parking area. The proposed building will be located on Lot 2, Block 1, The Neighborhood. The property is annexed into the City of Mankato and is zoned OR - Office Residential District.

The described Amended PUD development property is in the westerly quadrant of the City of Mankato and is positioned just south of Sibley Parkway and just east of Dewey Lane and is 0.35 acres in size.

The developer is sensitive to maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Sibley Parkway and Dewey Lane are already dedicated to the City of Mankato and will continue to be maintained by the City of Mankato. The private drive will remain private and will be maintained by the Owner's and/or Owner's Association. Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

AGENDA RECOMMENDATION

Consent Calendar **6. H.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolutions approving a Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; a Conditional Use Permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and a Certificate of Design Compliance for the construction of three new structures within the Highway Gateway Overlay District. The subject property is described as Lots 1, 2, and 3, Block 1, Victory Commercial Park; by request of Mankato Interchange Investment.

Recommendation/Action(s):
At the June 26, 2024, Planning Commission meeting, the Plannig Commission recommended approval of a Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; a Conditional Use Permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and a Certificate of Design Compliance for the construction of three new structures within the Highway Gateway Overlay District with the following finding:

Planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development exceeds 4 acres with Lots 1, 2, and 3 and the 20 feet of Outlot H depicted as an access easement for the site.

Conditional use permit:

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of a conditional use permit.

Summary:

Mankato Interchange Investment is requesting a Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; for a conditional use permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of three new structures within the Highway Gateway Overlay District.

The subject property is described as Lots 1, 2, and 3, Block 1, Victory Commercial Park. The applicant will be required to adhere to the terms of the subdivision agreement including completion of any public improvements adjacent to the property. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all streets and private drives are completed and approved by the City of Mankato and the intersection improvements are completed at the intersection of Victory Drive and Hazeltine Road.

The planned unit development is to allow a commercial development that shares a private drive, Interlachen Trail, shares parking areas, shared drainage areas and utilities. Interlachen Trail will connect to Hazeltine Road and will provide private access to Lots 1, 2, and 3, Block 1, Victory Commercial Park. Private utilities will be constructed within the privately constructed Interlachen Trail. The proposal depicts a linear pond along the southern and western sides of the development. The storm water will be directed to the city stormwater system located in the Victory Drive right-of-way. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The covenants/agreements shall address private maintenance and future replacement of the private road, storm water facilities, and private utilities.

The concept plan for the development depicts two building designs, referred to by the applicant as Building A, Building B, and Building C. Buildings B and C are similar in design. The proposal shows a “national coffee” drive-thru structure on Lot 1, and multi-use tenants on Lots 2 and 3.

Building A, located on Lot 1, encompasses approximately 2,400 square feet. Access to the proposed coffee chain restaurant will be on the northeast corner of the site and via connections within the parking lot to the properties to the east of Lot 1. The building will be located in the southwestern portion of Lot 1. Parking areas are depicted on the eastern side of the site. A drive-thru wraps around the perimeter of the site. The applicant is also requesting a conditional use permit to allow the placement of the drive-thru on Lot 1 between the primary building and the Hazeltine Road per the standards in the Highway Gateway Overlay District.

The proposed parking lot for Lot 1 contains 27 off-street parking stalls. Four parking stalls will be utilized for order pick-up and the remaining stalls will be utilized for employee parking stalls and customer parking.

Exterior finishes to Building A include the incorporation of brick, composite wood, cladding material, and other metal panels. The proposed use for the building is a restaurant with a drive-thru component. The applicant has stated that seating will be

provided within the building. Due to the project being located in the Highway Gateway Overlay District, an application is required for a conditional use permit to allow the drive through proposed to be located between the building and Hazeltine Road.

Buildings B, located on Lot 2, and C, located on Lot 3, are approximately 7,500 square feet. Access to Lots 2 & 3 is via connections on the northwest corner of Lot 2 and the northeast corner of Lot 3. The accesses and drives for Lots 2 and 3 are interconnected. Each property will be required to provide sufficient off-street parking stalls for the uses within the planned unit development. Due to the size of the buildings, the applicant may be required to limit seating within any restaurants on the site in order to conform with the parking requirements.

Exterior finishes to Buildings B and C include the incorporation of brick, composite wood, metal panels, metal fascial, fabric awnings, and acrylic panels. The proposed floor plan depicts five suites ranging in size from 1,300 square feet to 1,580 square feet. The floor plan also depicts a mechanical room. Tenants have not been identified in the information submitted.

The building designs and materials are consistent with previous approvals by the City Council in the Gateway Overlay Districts and conform to the Mankato City Code.

The applicant has submitted a landscaping plan for the site. The landscaping will be required to conform to the standard set forth for the Highway Gateway Overlay District which states, "Wherever a surface parking area faces a street frontage, the parking area shall be screened from the street with a wall fence, or hedge to a minimum of four (4) feet nor more than eight (8) feet in height, nor be less than eighty percent (80%) opaque. This screening must be accomplished in the setback area between ten (10) feet and fifteen (15) feet from the right-of-way line." Additionally, the applicant will be required to provide coniferous and deciduous trees per the standards set forth in Section 10.88 of the Mankato City Code. All coniferous trees shall be installed at 6 feet tall and shall be in place prior to issuance of the final certificate of occupancy. All deciduous trees will need to be installed at a minimum caliper size of 2.5 inches.

The applicant has submitted a photometric for the site. The final design of the property shall conform to Section 10.89 of the Mankato City Code related to the foot candle requirements and fixtures shall be full-cut off and full-shielded.

Attachments

Resolution approving Planned Unit Development, Certificate of Design Compliance, & Conditional Use Permit

General Location Map

Aerial

Site and Landscaping Plan

Civil Plans

Architectural Plans

Drainage Memo

RESOLUTION OF THE MANKATO CITY COUNCIL GRANTING A PLANNED UNIT DEVELOPMENT, CONDITIONAL USE PERMIT, AND CERTIFICATE OF DESIGN COMPLIANCE UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, the applicants of the following property located in the City of Mankato, to wit:

Lots 1, 2, and 3, Block 1, Victory Commercial Park (Blue Earth County PID R01090430010, R010904300011, R010904300013).

Has applied for a planned unit development to allow for a commercial development with shared, private drive access way and shared amenities; for a conditional use permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of three new structures within the Highway Gateway Overlay District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY24-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of June 2024, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development, conditional use permit, and certificate of design compliance be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development exceeds 4 acres with Lots 1, 2, and 3 and the 20 feet of Outlot H depicted as an access easement for the site.
3. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
4. The proposed development conforms to the standards of Chapter 10 for the issuance of a conditional use permit.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the planned unit development, conditional use permit, and certificate of design compliance be approved subject to the following conditions:

1. The applicant shall construct the building per the plans approved by the Mankato City Council.

2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.
3. The applicant shall submit a snow storage plan.
4. The applicant shall prohibit outside storage of refuse or other debris.
5. The applicant shall provide bicycle parking.
6. The applicant shall provide a signage plan.
7. The applicant shall provide cut sheets for all lighting. Lighting shall conform to Section 10.89 of Mankato City Code.
8. The applicant shall conform to Sections 10.48 and 10.88 of Mankato City Code. The landscaping shall be implemented prior to Certificate of Occupancy issuance. All coniferous trees shall be installed at 6 feet tall and shall be in place prior to issuance of the final certificate of occupancy. All deciduous trees will need to be installed at a minimum caliper size of 2.5 inches.
9. The applicant shall submit the final civil plans for Department of Public Works review.
10. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all streets and private drives are completed and approved by the City of Mankato and the intersection improvements are completed at the intersection of Victory Drive and Hazeltine Road.
11. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The covenants/agreements shall address private financing of maintenance and future replacement of the private road, storm water facilities, and private utilities. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
12. The applicant shall provide a loading/unloading plan that contemplates deliveries that do not interfere with the pick-up window operation, that does not block parking spaces during operations of the businesses within the development and that does not occupy drive aisles required for ingress/egress to the development.
13. Prior to the installation of signage, a separate sign permit shall be obtained for each new proposed sign. A sign permit application will require a development signage plan that includes landlord approval. Signage shall be located on the applicant's property and outside of any utility easement on the property.
14. Landscaping shall be installed in accordance with City Code. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, a minimum of 4’ and a maximum of 8’ in height, along all the drive through areas, and the parking lot. In addition, landscaping shall be provided in accordance with section 10.88. This shall include, but not be limited to, 6’

tall evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree, 2 ½" caliper, per 50 lineal feet of lot perimeter length.

15. If parking becomes an issue, the resolution shall occur privately among tenants and owners. Parking utilization shall be addressed in the private covenants.
16. Bicycle parking shall be provided at a rate of 5% of the required parking stalls in conformance with the Mankato City Code.
17. If the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.
18. The snow storage areas shall consider the required landscaping and screening and required parking stalls.
19. All lighting shall achieve the Mankato City Code requirements including, but not limited to full-cut, fully shielded fixtures and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code.
20. A pedestrian connection, per the submitted plans, shall be provided in accordance with the Highway Gateway Overlay standards. A connection shall be provided from the existing sidewalk to the main entrance of the building, and may not traverse through the proposed drive-thru lanes or stacking areas.
21. Seating and employees will be limited to the available parking upon the site.
22. The plans shall be implemented per the plans reviewed by the Mankato Council and the conditions of any resolution approving the proposal.

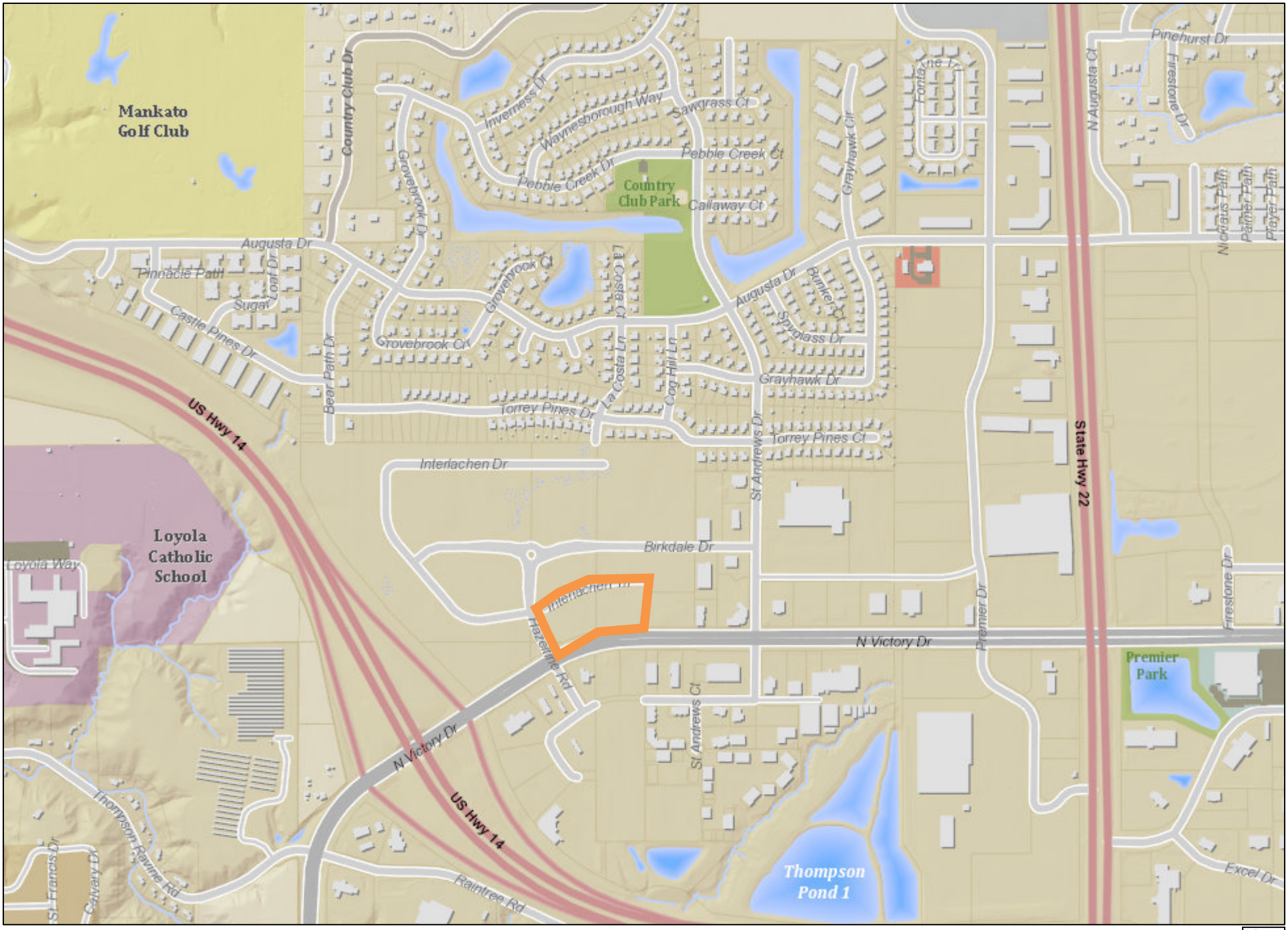
This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

_____
Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

General Location Map



Date: June 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map

Date: June 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

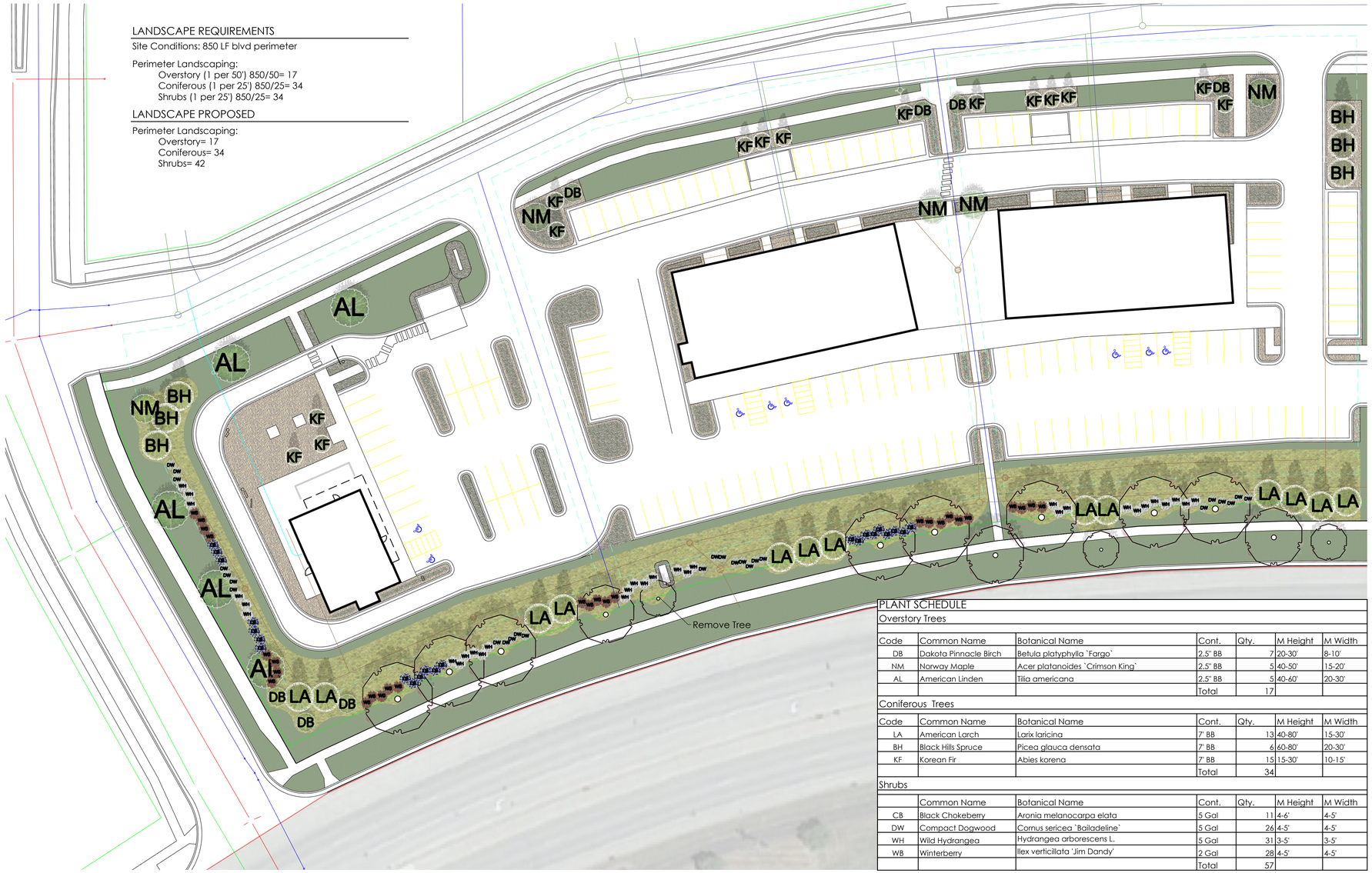
LANDSCAPE REQUIREMENTS

Site Conditions: 850 LF blvd perimeter

Perimeter Landscaping:
- Overstory (1 per 50') 850/50= 17
- Coniferous (1 per 25') 850/25= 34
- Shrubs (1 per 25') 850/25= 34

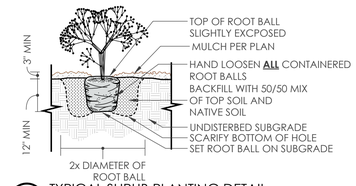
LANDSCAPE PROPOSED

Perimeter Landscaping:
- Overstory= 17
- Coniferous= 34
- Shrubs= 42

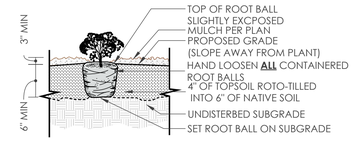


LEGEND

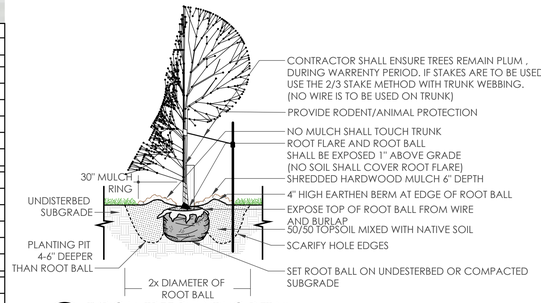
- Turf Grass
  *see civil for spec
- Infill Basin
  *MNdot 22-136
- 3-6" Buff Limestone Rock Mulch
  *lot 1- as groundcover under plantings
  *lot 2 & 3- used as groundcover in parking lot
  *lot 1- as groundcover under plantings
- Site Beautification Planting Beds
  *A mix of perennial/ perennial grass/ shrub plantings



L1/3 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



L1/2 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE



L1/1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

Overstory Trees

Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
DB	Dakota Pinnacle Birch	Betula platyphylla `Fargo`	2.5" BB	7	20-30'	8-10'
NM	Norway Maple	Acer platanoides `Crimson King`	2.5" BB	5	40-50'	15-20'
AL	American Linden	Tilia americana	2.5" BB	5	40-60'	20-30'
			Total	17		

Coniferous Trees

Code	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
LA	American Larch	Larix laricina	7' BB	13	40-80'	15-30'
BH	Black Hills Spruce	Picea glauca densata	7' BB	6	60-80'	20-30'
KF	Korean Fir	Abies korena	7' BB	15	15-30'	10-15'
			Total	34		

Shrubs

	Common Name	Botanical Name	Cont.	Qty.	M Height	M Width
CB	Black Chokeberry	Aronia melanocarpa elata	5 Gal	11	4-6'	4-5'
DW	Compact Dogwood	Cornus sericea `Bailadeline`	5 Gal	26	4-5'	4-5'
WH	Wild Hydrangea	Hydrangea arborescens L.	5 Gal	31	3-5'	3-5'
WB	Winterberry	Ilex verticillata 'Jim Dandy'	2 Gal	28	4-5'	4-5'
			Total	57		

GENERAL LANDSCAPE NOTES

1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.

2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS.CURBS/GUTTERS. TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION.DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5) VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

7) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

8) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

10) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

11) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES

1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.

2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE, TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.

3) ALL TREES SHALL HAVE A 2-4" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.

4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION

5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.

6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.

7) CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..

8) PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.

9) PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.

10) ALL VINYL EDGING TO BE STAKED 7' ON CENTER, HORIZONTALLY.

11) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

EXECUTION

Ground Preparation

Prior to seeding, the Contractor shall spray the proposed seeding area with a non-selective glyphosate herbicide such as Round-Up. Approximately three to four weeks later the site should be cultivated using a deep-tine plow and then disked to produce a smooth firm seed bed. Allow weeds to germinate and grow. When weed seeds and roots have reached a height of 2-4 inches, the site should again be sprayed with a second herbicide application. Wait 10 days and then shallow till the soil to a depth of 1 inch. Tilling deeper will bring additional weed seeds to the surface.

Once the area to be planted has been properly prepared, the Contractor shall commence with seeding.

SEEDING

A. Native plant community seeding can take place during two periods of the year. The first window of opportunity is from the time the site preparation work is concluded in the spring, until approximately July 15. The second period is in the fall between October 1st and freeze-up. The latter is considered a dormant seeding and the seedlings do not germinate until late spring of the following growing season. It is recommended that the native seeding be conducted in June and early July.

B. All native grass seed should be applied with a Truax native seed drill, at a rate as specified according to individual specifications PLS (pure live seed) per acre. In areas too narrow or steep for equipment, grass seed may be hand broadcast. Cover crop of oats shall be applied after Native Mix has been seeded.

C. Raking or dragging and rolling shall follow all seeding to insure good soil contact.

*The Contractor shall mulch all seeded areas with clean straw or marsh hay at a rate of 2 tons/acre and shall be disc anchored into place

MAINTENANCE

Year 1
During the first season, the seeded area shall be cut back approximately once each month to prevent the production of weed seeds and to reduce shade on the maturing native plantings. When the seeded area has reached a height of 8-10 inches, a flail-type mower shall be used to cut weeds and native plantings to a height of 4-6 inches. Rotary mowers and sickle bar mowers are not acceptable. In no case shall the seeded area be allowed to exceed 10 inches in height during the first season.

Pulling weeds is not recommended as this can uproot small, undeveloped native seedlings. Spot spray thistle, reed canary grass and any other problematic weeds.

Year 2
In the spring of the second season, the plantings should be mowed again. Mowing should occur approximately 3-4 times during the second season. If weeds continue to persist during the second year additional mowings may be required. Do not let weeds go to seed. Seeded areas shall not be burned during the second year.

Year 3
Spot spray perennial weeds if necessary.

Years 4+
Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall

Stormwater Seed Mix MNDot 33-261

Grasses		
Common	Scientific	%
big bluestem	*Andropogon gerardii*	5.72%
fringed brome	*Bromus ciliatus*	5.73%
Virginia wild rye	*Elymus virginicus*	4.28%
fowl bluegrass	*Poa palustris*	3.03%
slender wheatgrass	*Elymus trachycaulus*	2.85%
switchgrass	*Panicum virgatum*	1.07%
prairie cordgrass	*Spartina pectinata*	1.07%
Indian grass	*Sorghastrum nutans*	0.36%
bluejoint	*Calamagrostis canadensis*	0.18%
Sedges & Rushes		
Common	Scientific	%
awl-fruited sedge	*Carex stipata*	0.71%
dark green bulrush	*Scirpus atrovirens*	0.54%
woolgrass	*Scirpus cyperinus*	0.18%
Forbs		
Common	Scientific	%
golden alexanders	*Zizia aurea*	0.56%
autumn sneezeweed	*Helenium autumnale*	0.36%
marsh milkweed	*Asclepias incarnata*	0.32%
leafy beggarticks	*Bidens frondosa*	0.31%
Canada anemone	*Anemone canadensis*	0.19%
obedient plant	*Physostegia virginiana*	0.21%
tall coneflower	*Rudbeckia laciniata*	0.21%
New England aster	*Symphyotrichum novae-angliae*	0.19%
flat-topped aster	*Doellingeria umbellata*	0.17%
spotted Joe pye weed	*Eutrochium maculatum*	0.18%
blue vervain	*Verbena hastata*	0.15%
Cover Crop		
Common	Scientific	%
Oats	Avena sativa	71.43%
98% Purity	85% Germination	
Seeding Rate: 35 lbs. per acre		

© 2024 KLEIN-NORBY Landscape & Site Design

LANDSCAPE ARCHITECT

763 257 6210/ mklein@norbylandscape.com

PROJECT

MANKATO INTERCHANGE

June 17,2024

ADDRESSS/ CITY

Mankato Minnesota

ARCHITECT

RSP

ENGINEER

Boston & Merk Civil Engineers & Surveyors

REVISIONSS

#	By	Remarks
01	MK	Revise per city meeting
02	MK	Revise per new base
03	MK	Revise per city comments
04	MK	Revise per city comments

REGISTRATION

I herby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota

PRELIMINARY NOT FOR CONSTRUCTION

Date Registration #

INFORMATION

Drawn By: MK

Checked By: KN

Original Issue Date: 05.02.2024

Project Number: ---

City Number: ---

DRAWING

Landscape Plan

PHASE

Preliminary

SCALE

north

0 30' 60'

1" = 30'

SHEET

L1 / 1

MANKATO INTERCHANGE INVESTMENT, LLP

CONSTRUCTION PLANS FOR

VICTORY PLACE
MANKATO, MN

PAVEMENT CONSTRUCTION, SITE GRADING
WATERMAIN, SANITARY SEWER AND STORM SEWER INSTALLATION

MAY 2024

RESOURCE LIST

CITY OF MANKATO, MN

City Hall
10 Civic Center Plaza
Mankato, MN 56001
507-387-8695

City Manager:
Susan Arntz

Mayor: Najwa Massad

City Council Members:
Mike Laven
Karen Foreman
Dennis Dieken
Bryan Schneider
Jenn Melby-Kelley
Jessica Hatanpa

Asst. City Engineer:
Michael McCarty, P.E.
10 Civic Center Plaza
Mankato, MN 56001
507-387-8600

Public Works Director:
Jeffrey Johnson, P.E.

Infrastructure Superintendent:
Anthony Talamantez

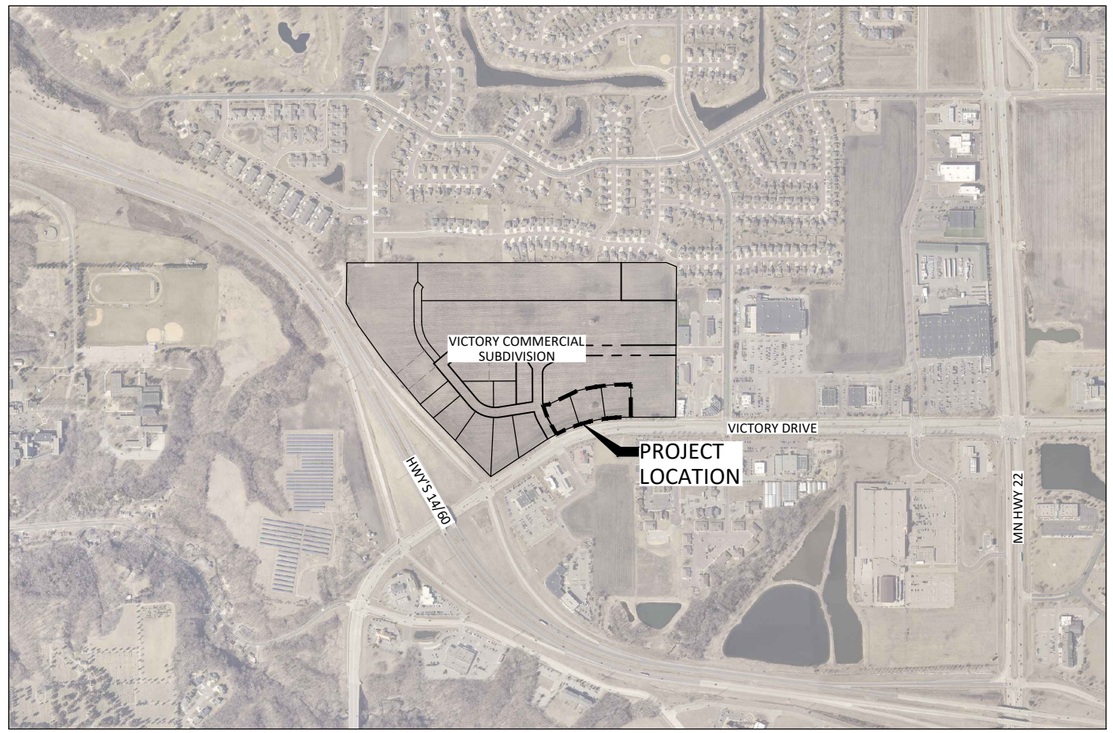
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN

N

0 600 1200
SCALE FEET



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET & LEGEND
G1.01	PROJECT OVERVIEW
CIVIL - GENERAL	
C0.01	EXISTING CONDITIONS & REMOVAL PLAN
C1.01 - C1.03	CONSTRUCTION DETAILS
STORMWATER POLLUTION PREVENTION PLAN	
C2.01 - C2.04	GENERAL INFORMATION & DETAILS
C2.05	EROSION & SEDIMENT CONTROL PLAN
CIVIL - LOT 1 - NATIONAL COFFEE	
C3.01	GRADING PLAN
C3.02	UTILITY & DRAINAGE PLAN
C3.03	SITE PLAN
CIVIL - LOTS 2 & 3 - MULTI-USE TENANTS	
C4.01 - C4.02	GRADING PLAN
C4.03	UTILITY & DRAINAGE PLAN
C4.04	SITE PLAN
SITE ELECTRICAL	
E1.01	SITE LIGHTING LAYOUT
E1.02	SITE LIGHTING DETAILS

THIS PLAN SET CONTAINS 21 SHEETS.

BM=1002.98
TOP NUT HYDRANT
NE QUADRANT OF VICTORY
DRIVE & HAZELTINE ROAD

PROJECT DATUM: BLUE EARTH COUNTY
HORIZONTAL: 2011 COUNTY COORDINATES
VERTICAL: NAVD 1988

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
TITLE SHEET

SHEET G0.01

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EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING

GRADING INFORMATION

- EXISTING CONTOUR MINOR (952)
- EXISTING CONTOUR MAJOR (950)
- PROPOSED CONTOUR MINOR (952)
- PROPOSED CONTOUR MAJOR (950)
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION (× 953.53; × STA:5+67.19 980.87)
- RISE:RUN (SLOPE) (1:4)

HATCH PATTERNS

- BITUMINOUS
- CONCRETE
- GRAVEL

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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VICTORY PLACE
LEGEND

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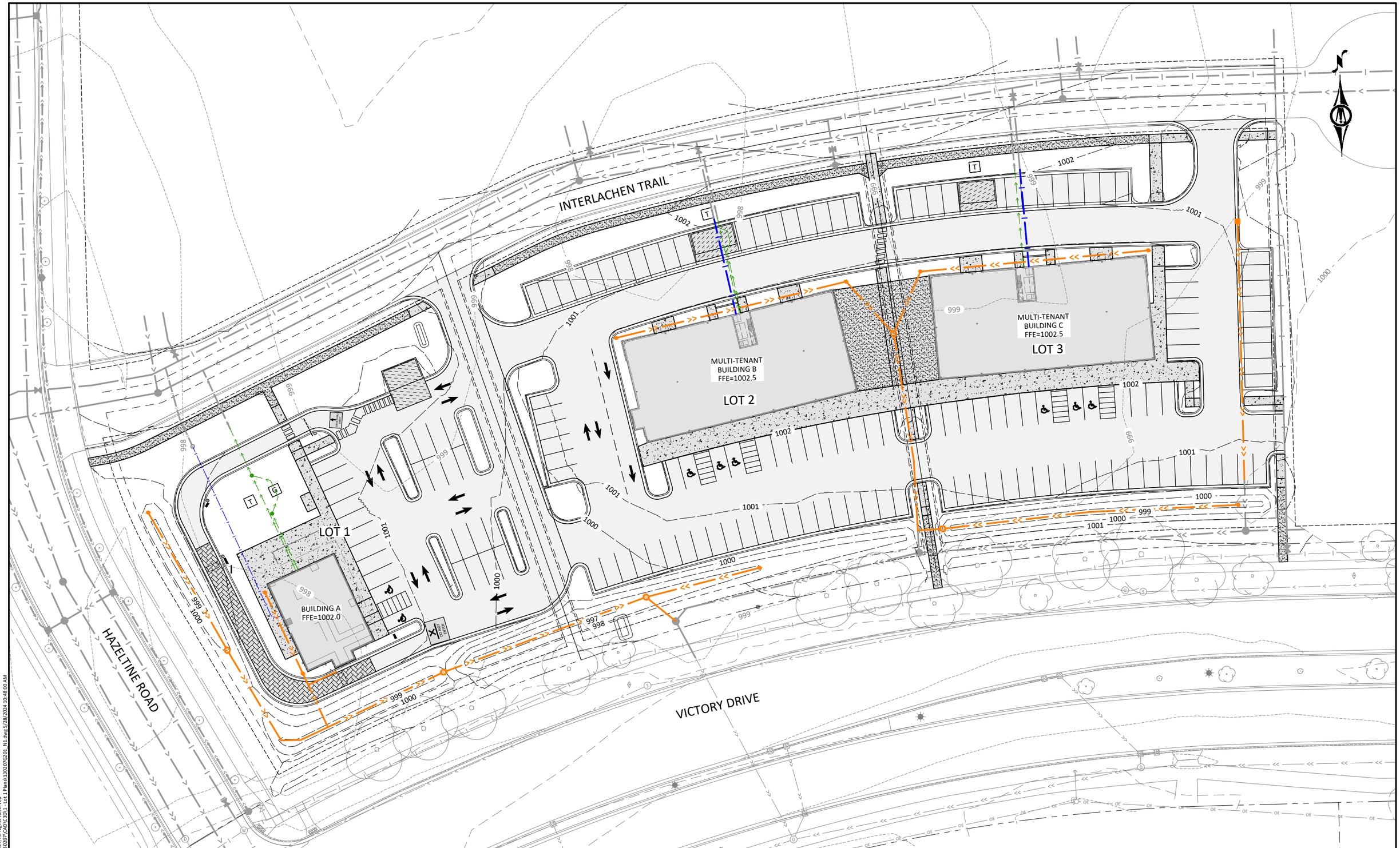

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VICTORY PLACE

PROJECT OVERVIEW

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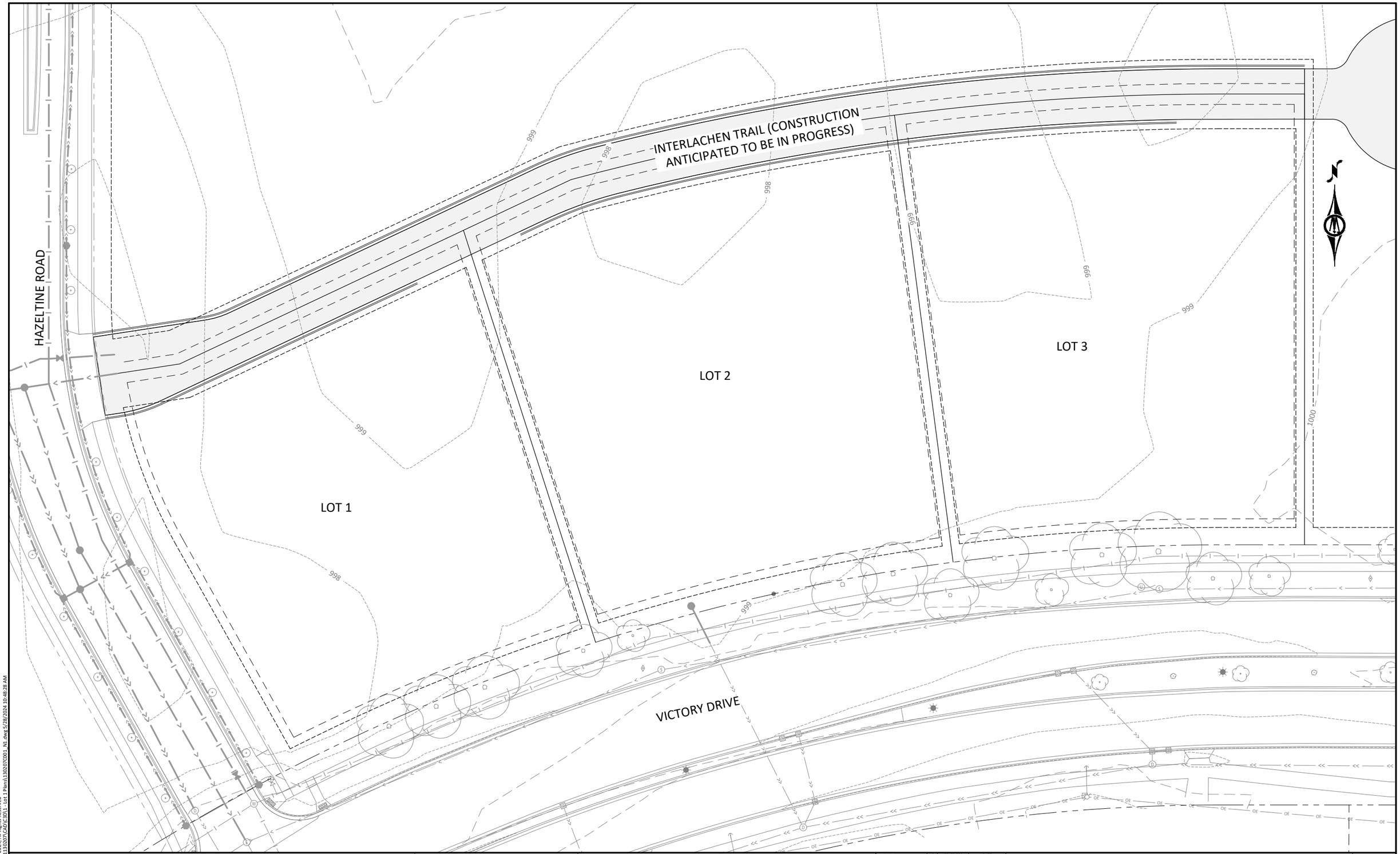

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EXISTING CONDITIONS

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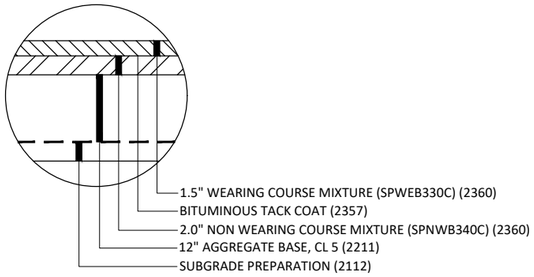

BITUMINOUS PAVEMENT SECTION
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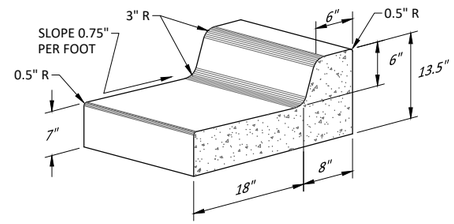

CONCRETE CURB & GUTTER
DESIGN B618
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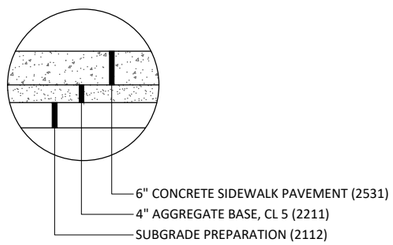

6" CONCRETE WALK
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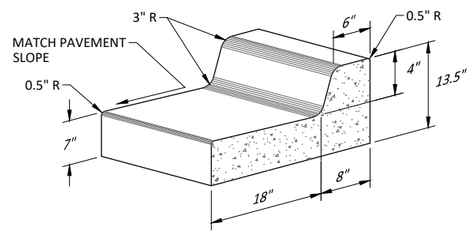

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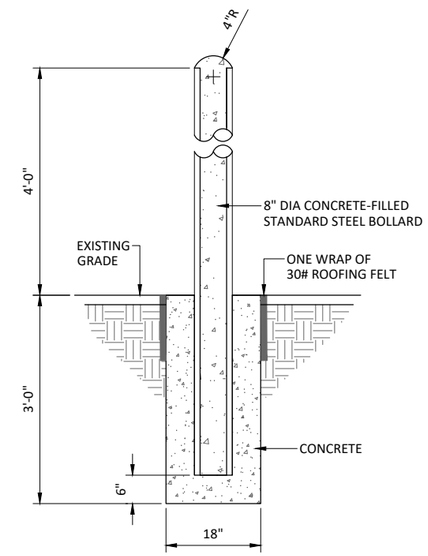

BOLLARD GUARD POST
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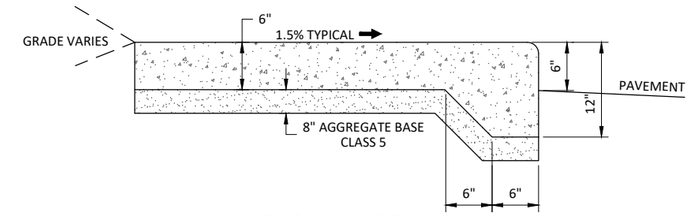

THICKENED EDGE
CONCRETE SIDEWALK
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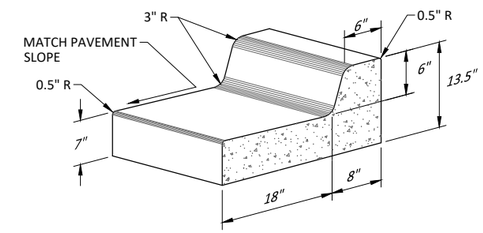

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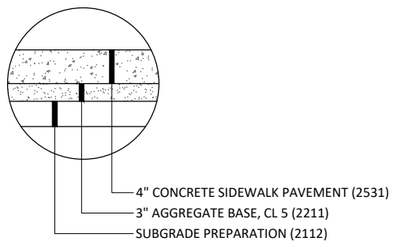

4" CONCRETE WALK
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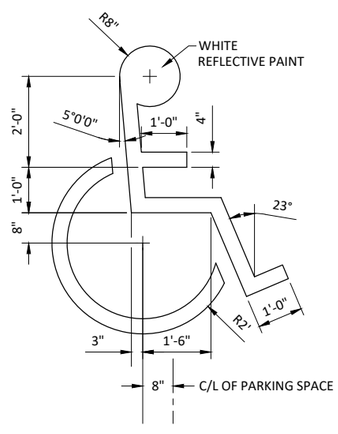
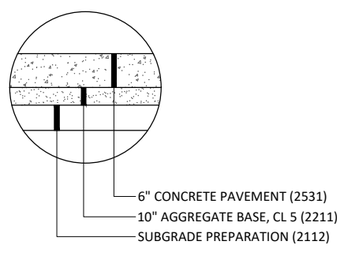


INTERNATIONAL
ACCESSIBLE SYMBOL
NOT TO SCALE



6" CONCRETE PAVEMENT
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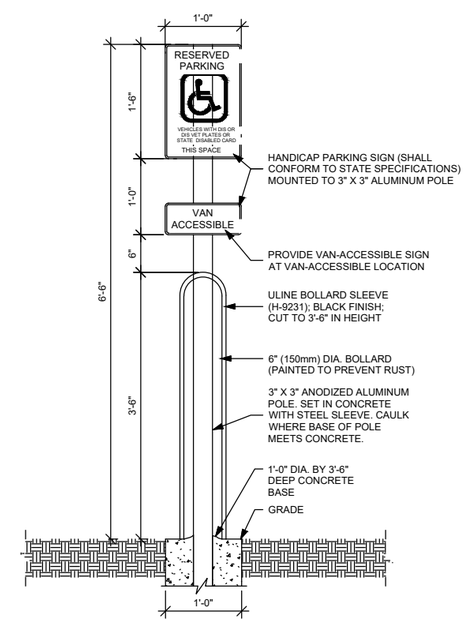

HANDICAP SIGN W/ BOLLARD & BOLLARD SLEEVE
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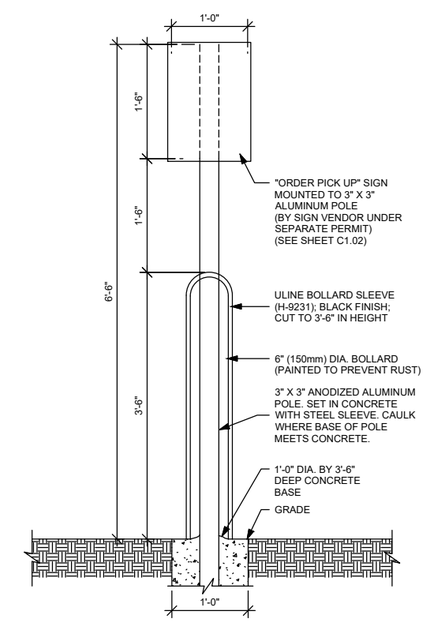

MOP SIGN W/ BOLLARD & BOLLARD SLEEVE
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PEDESTRIAN RAMP DETAILS:
SEE LATEST MNDOT STANDARD PLANS 5-297.250 FOR PROPER PEDESTRIAN RAMP DETAILS

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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
SURFACE CONSTRUCTION DETAILS

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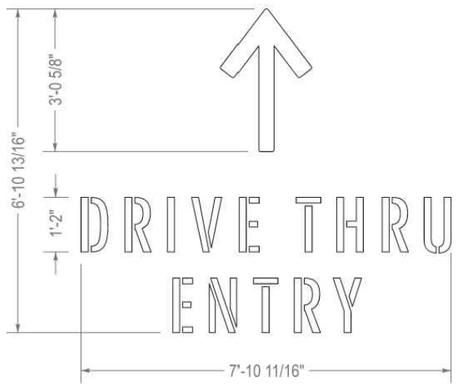

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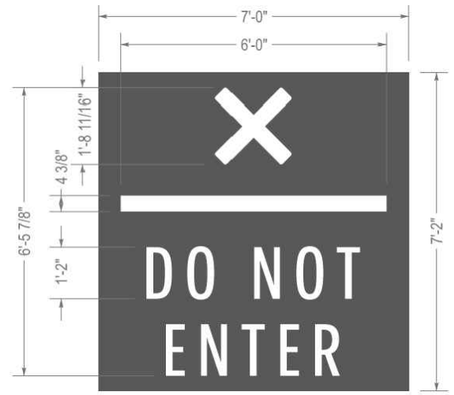

DO NOT ENTER GRAPHIC DETAIL
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VICTORY PLACE

SURFACE CONSTRUCTION DETAILS

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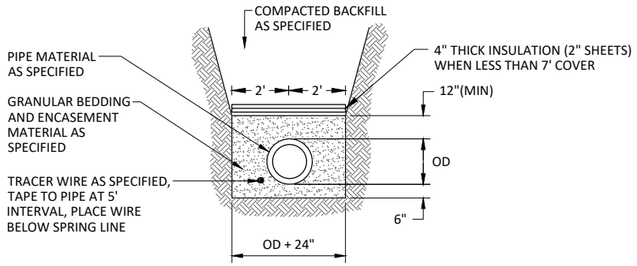
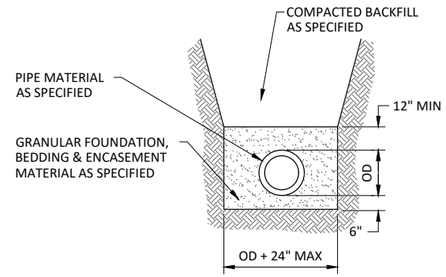


SANITARY SERVICE TRENCH

NOT TO SCALE



NON-RIGID STORM SEWER TRENCH

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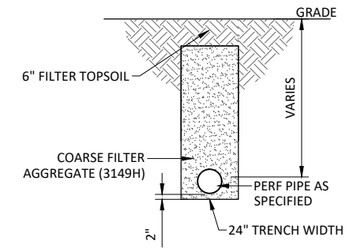
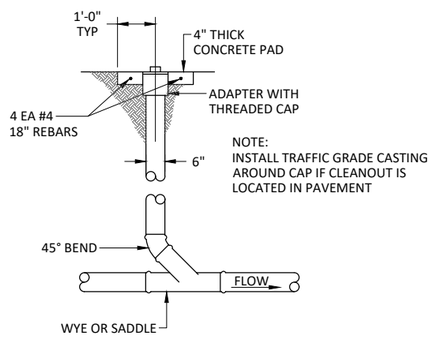


FILTRATION BASIN
PERFORATED PIPE DRAIN

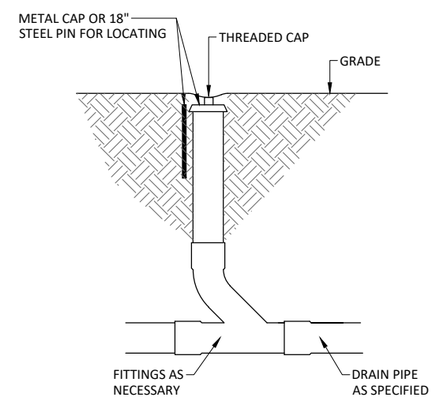
NOT TO SCALE

NOTE:
STORM SEWER PIPE MATERIAL MAY BE CHOSEN FROM APPROVED PLUMBING CODE MATERIALS BY THE CONTRACTOR WHERE UNSPECIFIED AND APPROVED BY THE OWNER



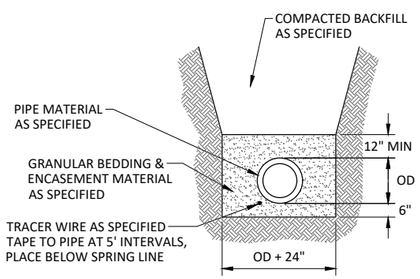
SANITARY SEWER CLEANOUT

NOT TO SCALE



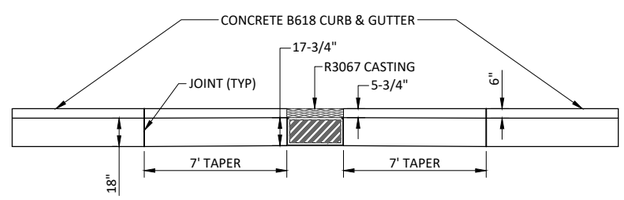
STORM SEWER CLEANOUT

NOT TO SCALE



WATER SERVICE TRENCH

NOT TO SCALE



CATCHBASIN - CURB DETAIL FOR R-3067
IN "B" STYLE CURB

NOT TO SCALE

TRACER WIRE NOTE:
REFER TO THE MINNESOTA RURAL WATER ASSOCIATION (MRWA) TRACER WIRE SPECIFICATION GUIDE & DETAILS TO PROPERLY INSTALL TRACER WIRE WITH WATERMAIN AND SANITARY SEWER. THE GUIDE CAN BE FOUND AT: mrwa.com/tools.html - Tracer Wire Specification Guide & Details

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617 DATE XX/XX/XXXX

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1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP
DRAWN	AWP
CHECKED	NPM
CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

MANKATO INTERCHANGE INVESTMENT, LLP

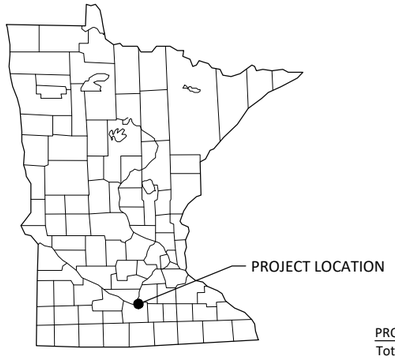
VICTORY PLACE

UTILITY DETAILS

SHEET C1.03

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

VICTORY PLACE - MANKATO INTERCHANGE
INVESTMENT, LLP
CITY OF MANKATO
BLUE EARTH COUNTY, MINNESOTA



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- PROTECTED AND/OR IMPAIRED WATERS
- NATIONAL WETLANDS INVENTORY

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	Mankato Interchange Investment, LLP	Kent Schwickert	xxxx
SWPPP DESIGNER:	Bolton & Menk, Inc.	Alec W. Pietz, P.E.	507-625-4171
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	Mankato Interchange Investment, LLP	Kent Schwickert	xxxx

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	4.0	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	2.4	ACRES
Total new impervious surface area created =	2.4	ACRES

Planned Construction Start Date:	TBD
Estimated Construction Completion Date:	TBD

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
X	Infiltration/Filtration
X	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
BLUE EARTH	T108N	R26W	14	44.1644° N	93.9213° W

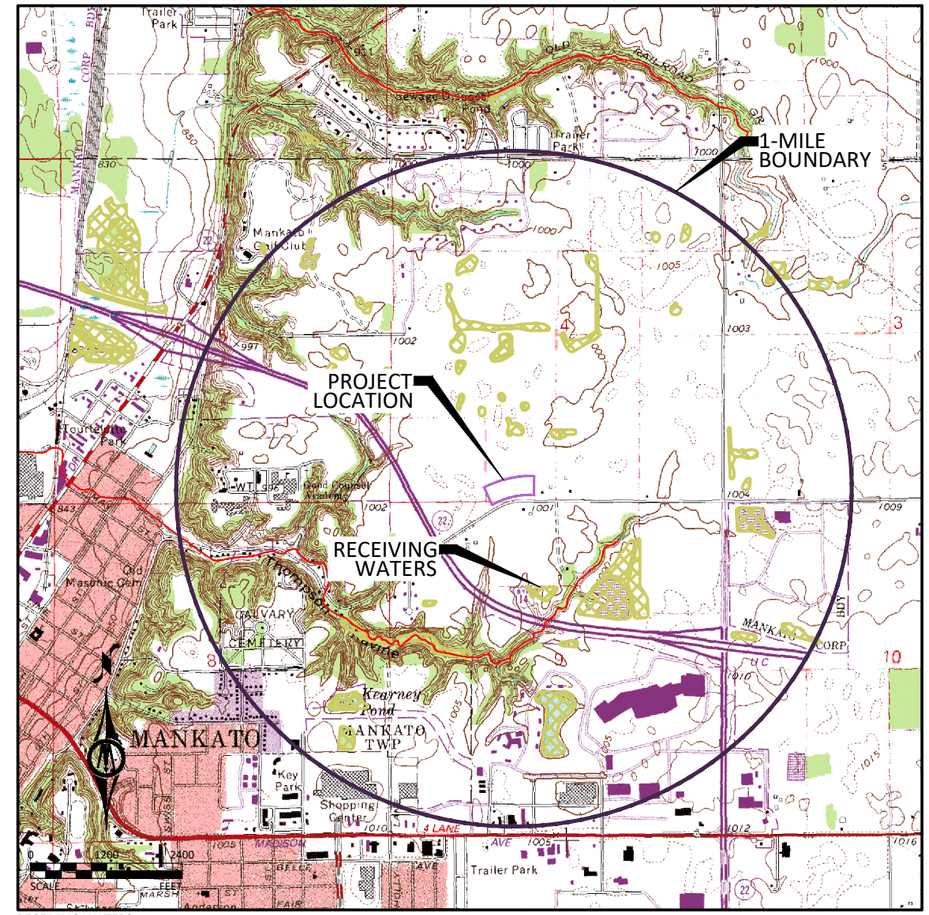
BMP SUMMARY	QUANTITY	UNIT
STABILIZED CONSTRUCTION EXIT	2	EACH
STORM DRAIN INLET PROTECTION	7	EACH
PERIMETER CONTROL	1800	LIN FT
NOTE: QUANTITIES LISTED ACCOUNT FOR ONE INSTALLATION. ADDITIONAL INSTALLATIONS MAY BE NECESSARY AS A RESULT OF SCHEDULING AND MAINTENANCE.		

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: development of three commercial lots with various users. Improvements include pavements, walks, utilities, stormwater management, and site stabilization.

Currently, stormwater is conveyed by overland flow in various directions and local watersheds to existing storm sewer and tile systems from existing roadways.

After development, storm sewer and stormwater management systems will be installed to convey drainage of the planned site developments. This area of development was previously studied with a comprehensive drainage report related to the Victory Commercial Subdivision which earmarked this area to require on-site stormwater management.

A copy of the SWPPP must remain onsite at all times. Any modifications to the SWPPP shall be approved by the Engineer.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Regional Ponds	Pond	No	No	N/A

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Remove existing surfaces as required.
4) Complete site and utility improvements.
5) Install additional inlet protection as needed.
6) Reestablish turf.
7) Repeat steps 2-6 as necessary throughout the project.
8) Add additional temporary BMPs as necessary during construction based on inspection reports.
9) Ensure final stabilization measures are complete.
10) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
11) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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LIC. NO. 59617 DATE XX/XX/XXXX

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CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
STORMWATER POLLUTION PREVENTION PLAN
PROJECT INFORMATION & LOCATION MAP

SHEET C2.01

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Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN Rl0000l (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no less than:	3 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Alec W. Pietz

Construction Site Management (May 31 2024)
Design of Construction SWPPP (May 31 2024)

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LIC. NO. 59617 DATE XX/XX/XXXX

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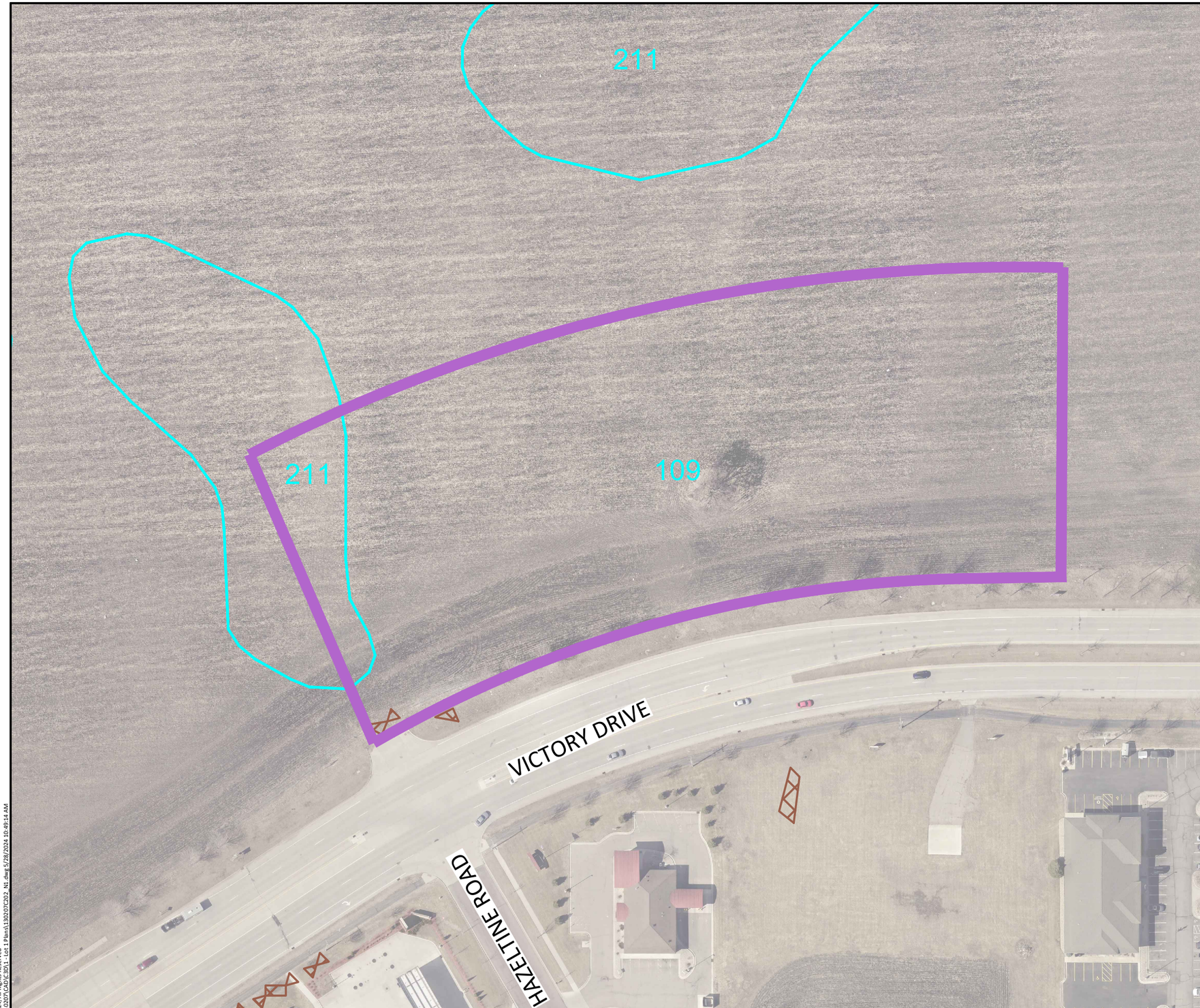
CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
STORMWATER POLLUTION PREVENTION PLAN
NARRATIVE

SHEET
C2.02



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- STEEP SLOPES (>33.3%)
- NATIONAL WETLANDS INVENTORY

N

0 50 100
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
84	Brownton Silty Clay Loam	C/D	NHEL
109	Cordova Clay Loam	C/D	NHEL
211	Lura Silty Clay	C/D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
NARRATIVE & NOTES	C2.01 - C2.02
SOILS	C2.03
EROSION & SEDIMENT CONTROL DETAILS	C2.04
DIRECTION OF FLOW	C2.05
FINAL STABILIZATION	C2.05

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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP

SHEET C2.03

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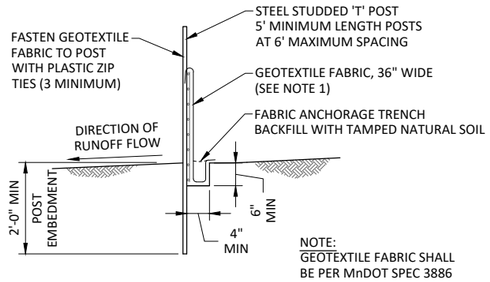
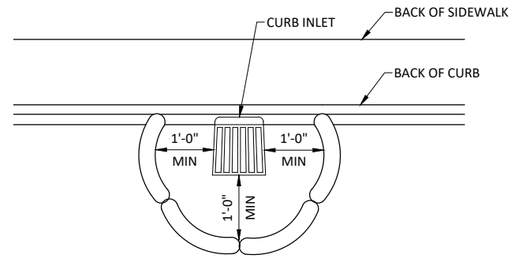


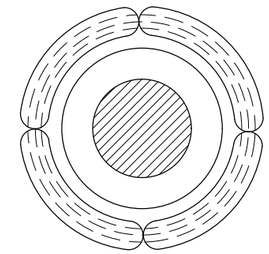
NOTE:
GEOTEXTILE FABRIC SHALL BE PER MnDOT SPEC 3886

SILT FENCE - HEAVY DUTY
NOT TO SCALE

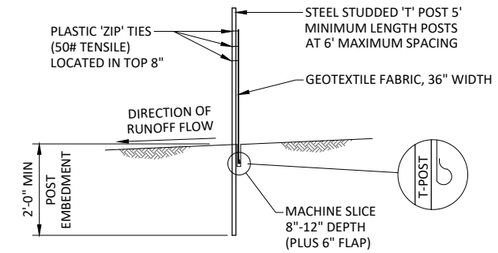


NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY, USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG, PLACEMENT, MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL



INLET PROTECTION WITH ROCK LOG

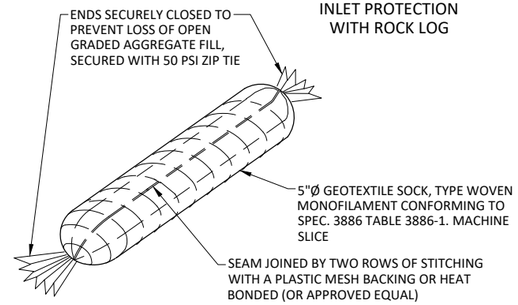


SILT FENCE - MACHINE SLICED
NOT TO SCALE

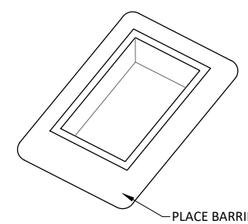
FILL ROCK LOG WITH 45 LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION.

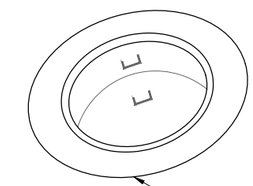
GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

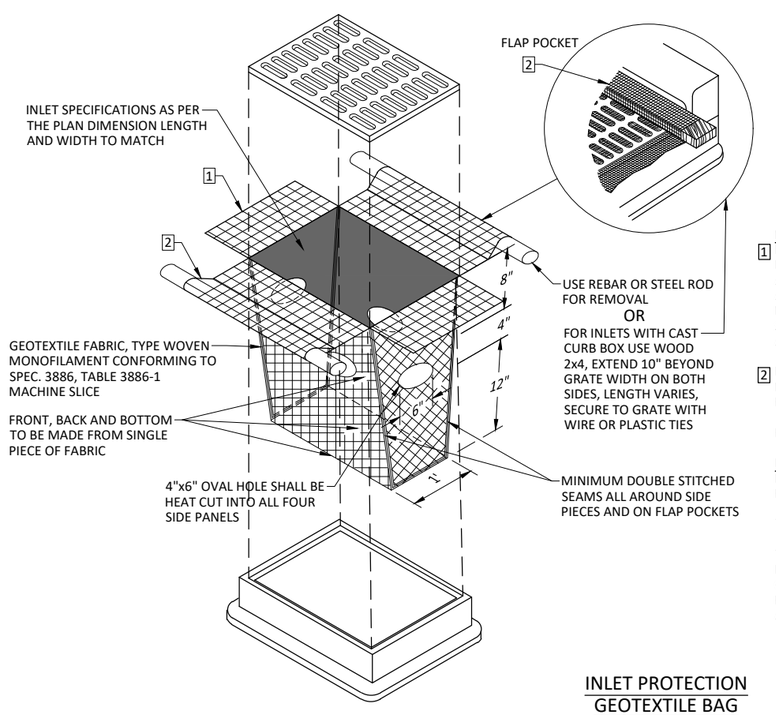
NOTE:
CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.



INLET PROTECTION ROCK BAG
NOT TO SCALE







INLET PROTECTION GEOTEXTILE BAG
NOT TO SCALE

NOTES:
1 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENTS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL IN THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

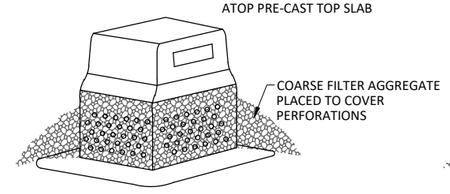
2 FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

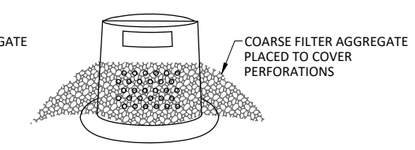
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

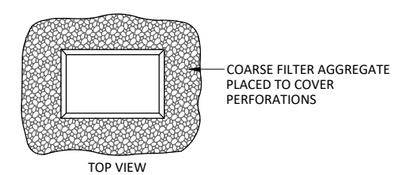
INSTALLATION NOTES:
DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

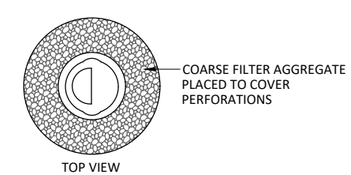
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



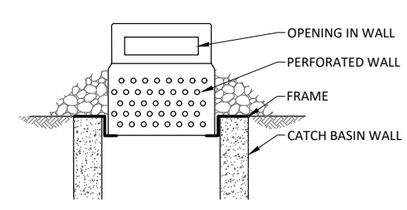


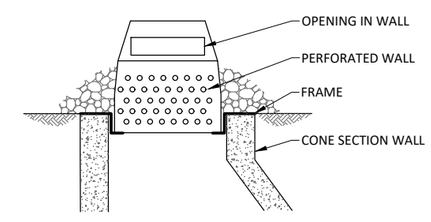


TOP VIEW



TOP VIEW





INLET PROTECTION PERFORATED WALL
NOT TO SCALE

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

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CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
STORMWATER POLLUTION PREVENTION PLAN
BEST MANAGEMENT PRACTICE DETAILS

SHEET C2.04

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INTERLACHEN TRAIL

HAZELTINE ROAD

VICTORY DRIVE

LOT 1

BUILDING A
FFE=1002.0

LOT 2

MULTI-TENANT
BUILDING B
FFE=1002.5

LOT 3

MULTI-TENANT
BUILDING C
FFE=1002.5

TURF ESTABLISHMENT:
THE LANDSCAPE PLAN (BY OTHERS) INCLUDES
TURF ESTABLISHMENT LOCATIONS AND TYPES

NOTES:

1. ALL NECESSARY BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. ALL BMP'S SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 72 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. ALL NON FUNCTIONING BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY.
2. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION IN PLACE AS NEEDED UNTIL DISTURBED TURF IS STABILIZED.
3. ALL PERIMETER CONTROL IS TO BE REMOVED UPON ESTABLISHED TURF RESTORATION.
4. CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF TEMPORARY ROCK CONSTRUCTION EXITS DURING CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING/PROPOSED DRAINAGE FLOW
- PERIMETER CONTROL
- STABILIZED CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION

HORZ. 0 25 50
SCALE FEET

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MANKATO INTERCHANGE INVESTMENT, LLP

VICTORY PLACE

STORMWATER POLLUTION PREVENTION PLAN

EROSION & SEDIMENT CONTROL PLAN

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PEDESTRIAN RAMP NOTES:

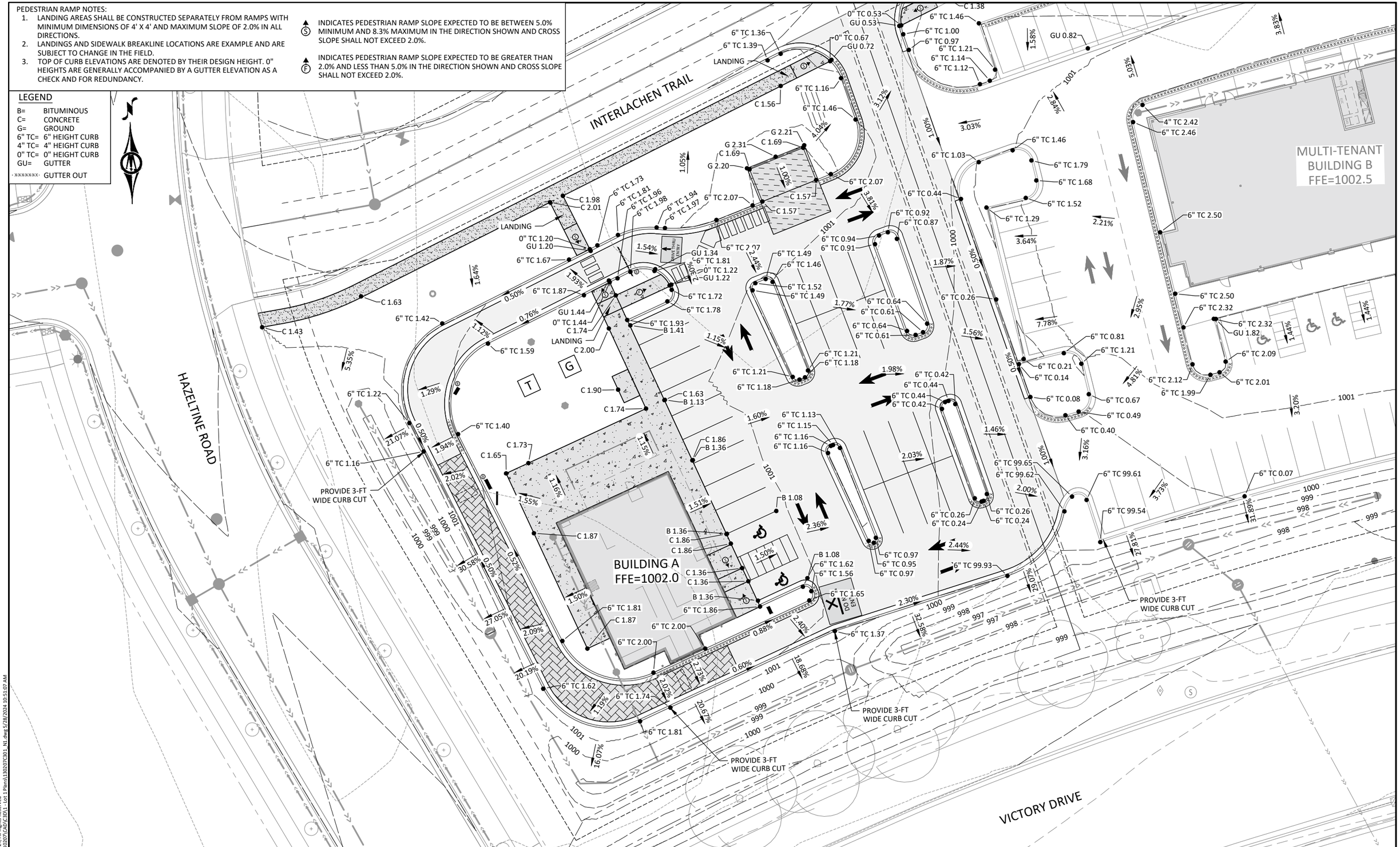
1. LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
2. LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
3. TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.

(S) INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LEGEND

B=	BITUMINOUS
C=	CONCRETE
G=	GROUND
6" TC=	6" HEIGHT CURB
4" TC=	4" HEIGHT CURB
0" TC=	0" HEIGHT CURB
GU=	GUTTER
·×××××××·	GUTTER OUT



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VICTORY PLACE

LOT 1 - NATIONAL COFFEE

GRADING PLAN

SHEET C3.01

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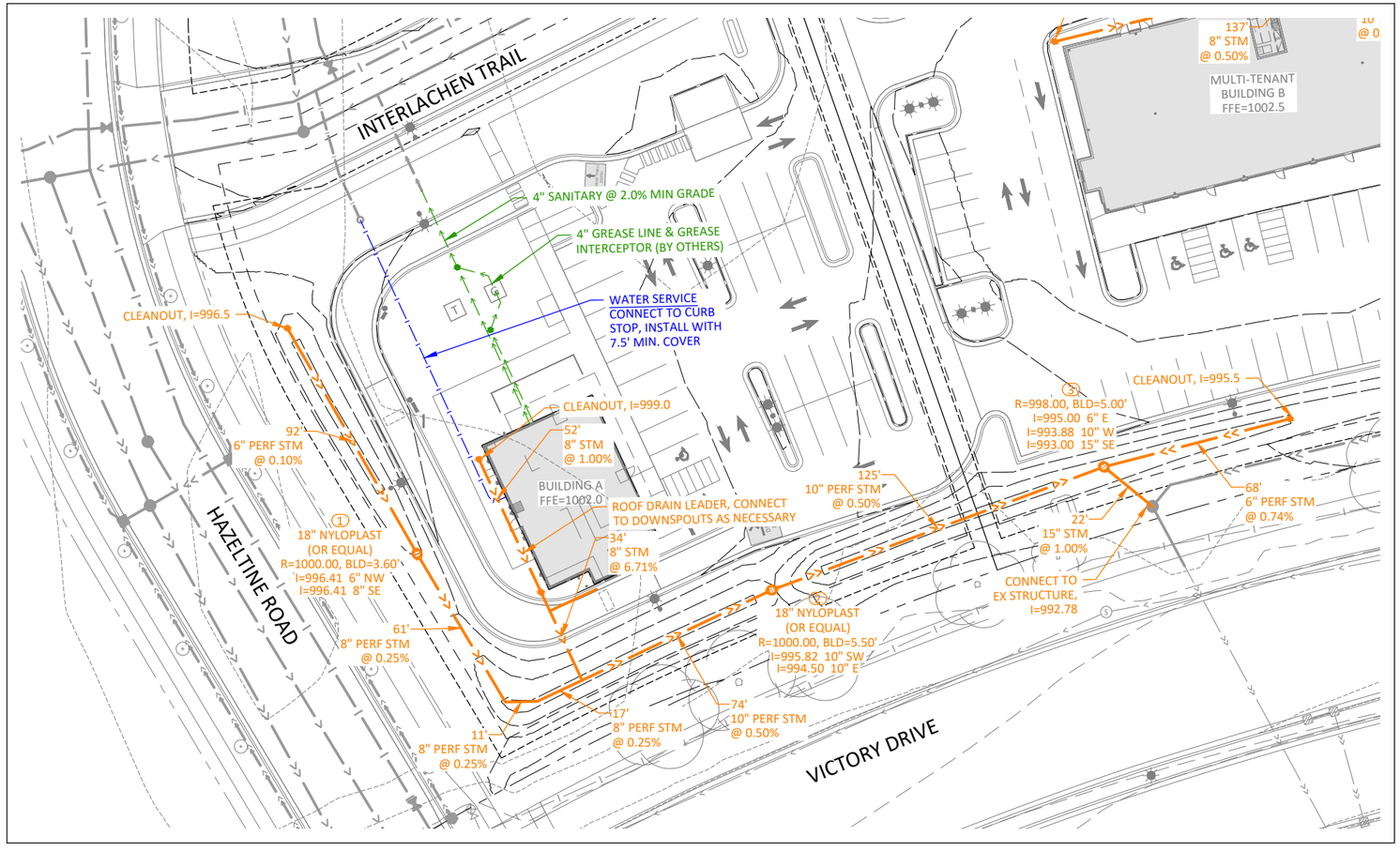

NOTE:
ALL STORM SEWER PIPE MATERIALS SHALL CONFORM TO PLUMBING CODE AND MAY BE SELECTED BY THE CONTRACTOR

HORZ. 0 25 50 SCALE FEET

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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
LOT 1 - NATIONAL COFFEE
UTILITY & DRAINAGE PLAN

SHEET C3.02

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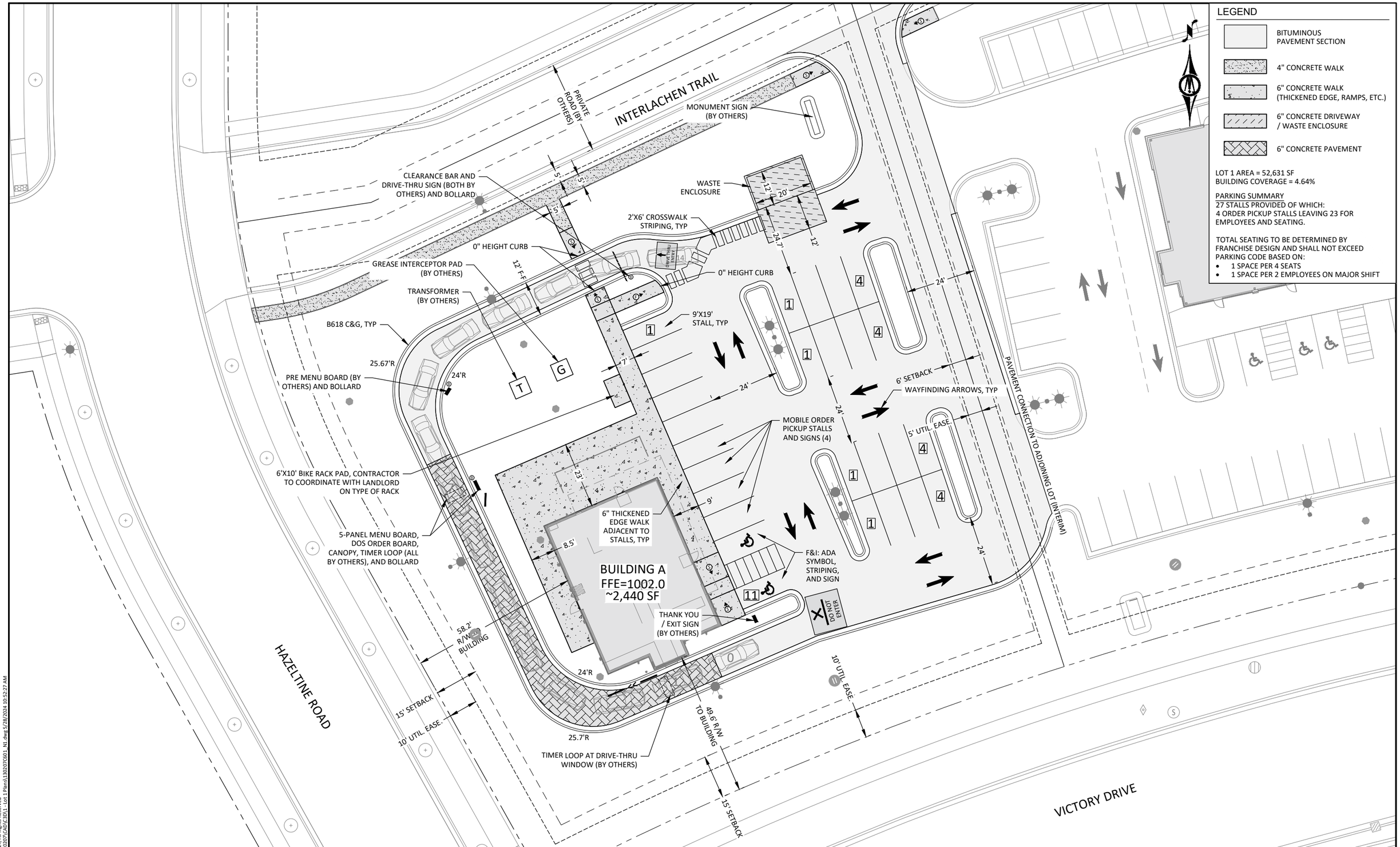

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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
LOT 1 - NATIONAL COFFEE
SITE PLAN

SHEET C3.03

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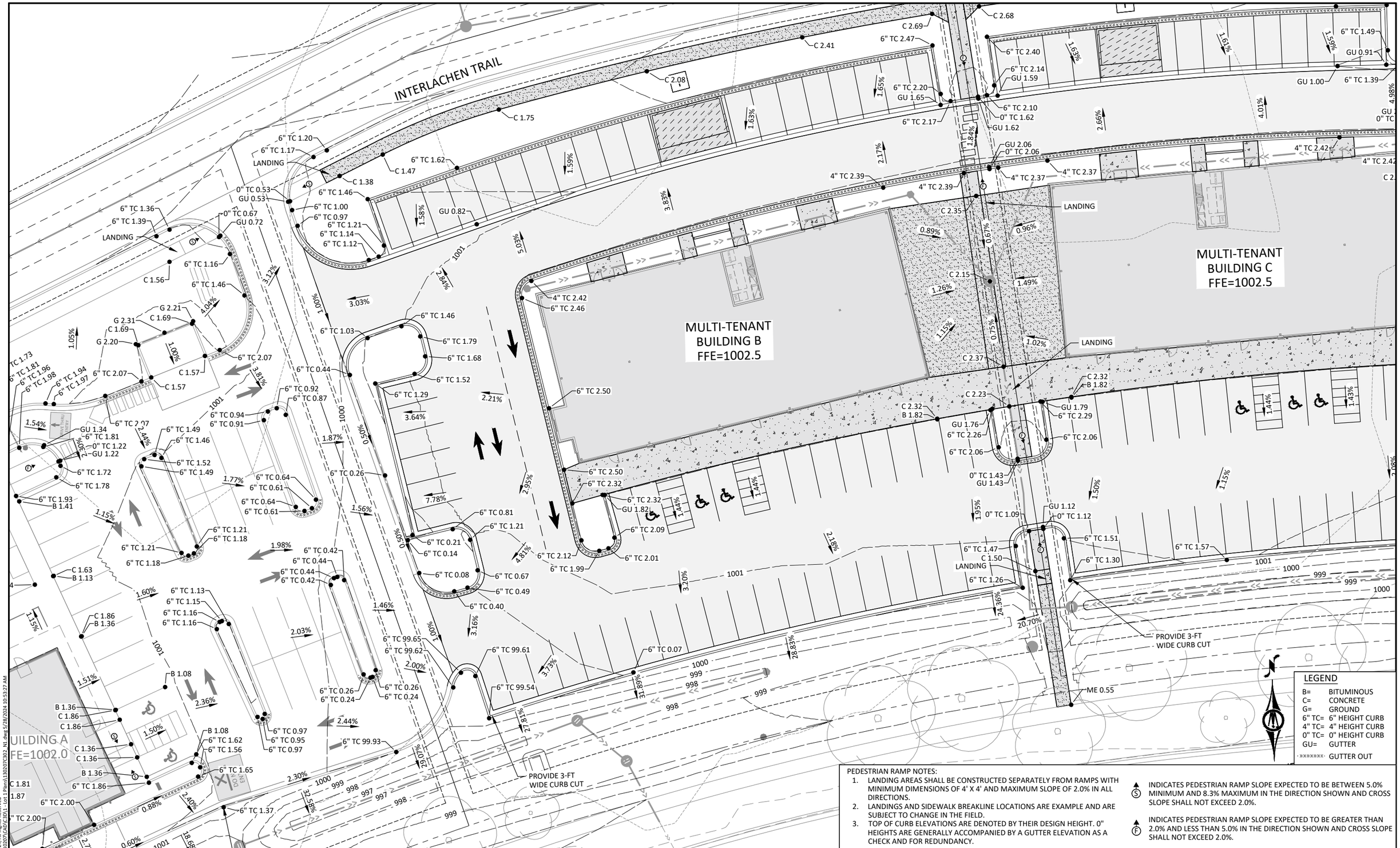

PEDESTRIAN RAMP NOTES:

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HORZ. SCALE 0 15 30 FEET

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VICTORY PLACE

LOTS 2 & 3 - MULTI-USE TENANTS

GRADING PLAN

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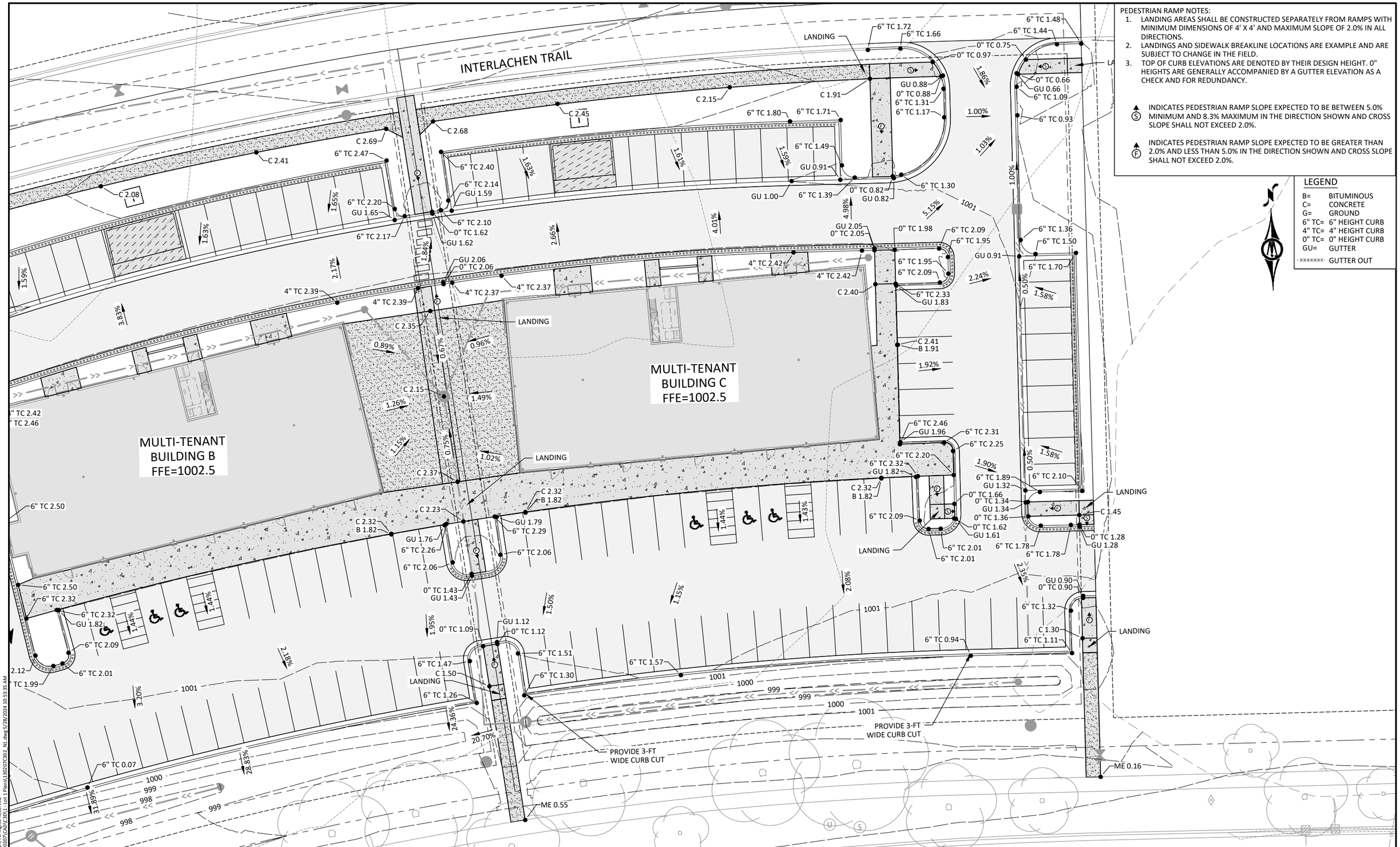

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·×××××××·	GUTTER OUT

HORZ. 0 15 30 SCALE FEET

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MANKATO INTERCHANGE INVESTMENT, LLP

VICTORY PLACE

LOTS 2 & 3 - MULTI-USE TENANTS

GRADING PLAN

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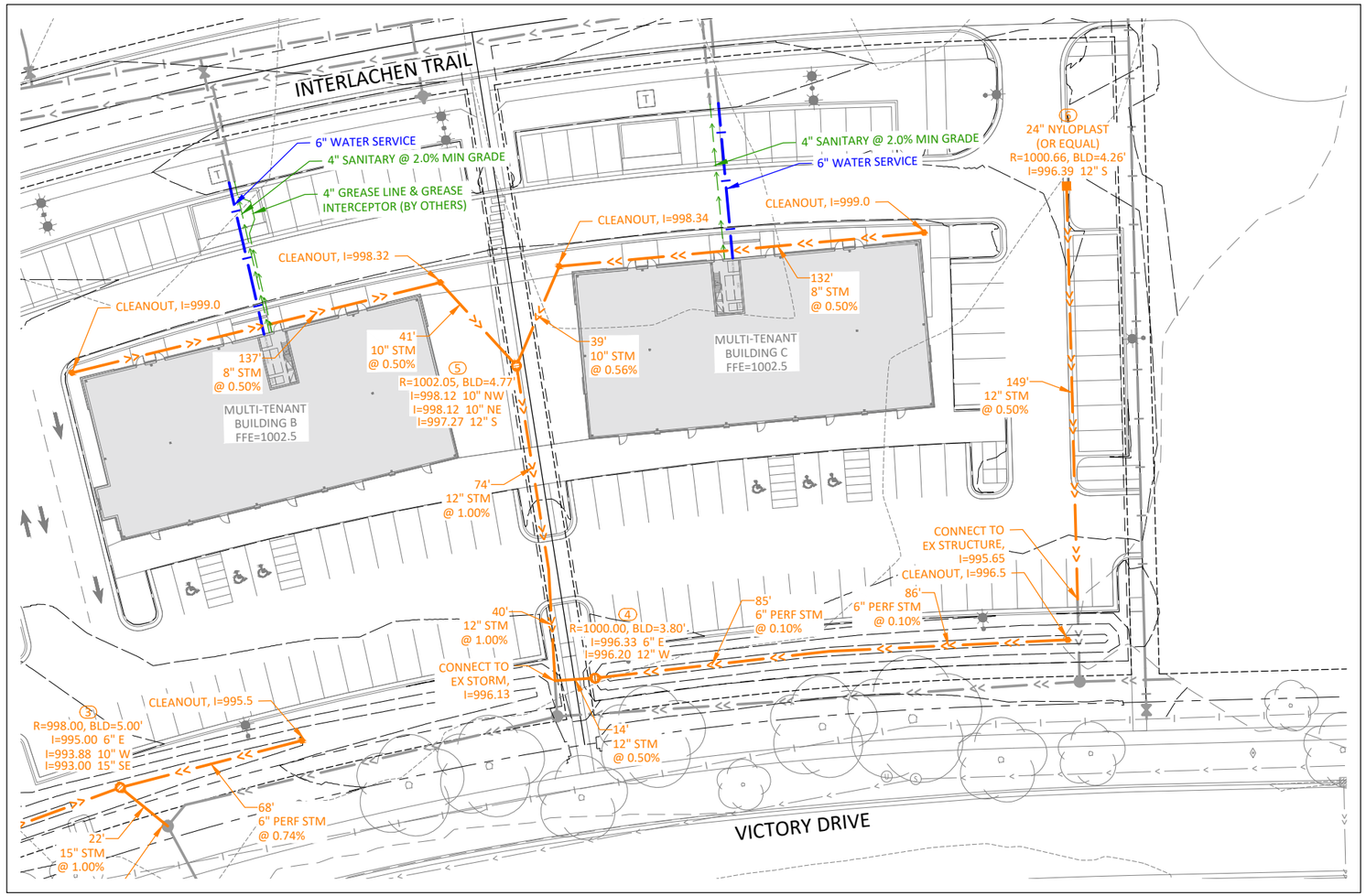

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MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
LOTS 2 & 3 - MULTI-USE TENANTS
UTILITY & DRAINAGE PLAN

SHEET C4.03

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INTERLACHEN TRAIL

TRANSFORMER (BY OTHERS)

ALLOW DRAINAGE BETWEEN GUTTER AND ENCLOSURE

B618 C&G

CONCRETE DRAINAGE PAN, TYP

9'X20' STALL, TYP

B418 C&G (NORTH SIDE OF BUILDINGS)

MULTI-TENANT BUILDING B
FFE=1002.5
7,560 SF

MULTI-TENANT BUILDING C
FFE=1002.5
7,500 SF

WAYFINDING ARROWS), TYP

PICKUP WINDOW

6" THICKENED EDGE WALK

73' TO BUILDING

73.4' TO BUILDING

5' UTIL. EASE.

6' SETBACK

9'X19' STALL, TYP

F&I: ADA SYMBOL, STRIPING, AND SIGN

107.2' TO BUILDING

107.1' TO BUILDING

15' SETBACK

10' UTIL. EASE.

MONUMENT SIGN (BY OTHERS)

5' (5' SETBACK)

56.4'

47.5'

12' MIN.

NOTE:
SEE GRADING PLAN FOR CURB & GUTTER DETAILS SUCH AS GUTTER IN/OUT, CURB HEIGHT, ETC.

LEGEND

- BITUMINOUS PAVEMENT SECTION
- 4" CONCRETE WALK
- 6" CONCRETE WALK (THICKENED EDGE, RAMPS, ETC.)
- 6" CONCRETE DRIVEWAY / WASTE ENCLOSURE
- 6" CONCRETE PAVEMENT

LOT 2 & 3 AREA = 117,940 SF
BUILDING COVERAGE = 12.77%

PARKING SUMMARY
121 STALLS PROVIDED

ANTICIPATED USERS
BUILDING B - 3,000 SF RETAIL & 4,500 SF RESTAURANT
- 15 RETAIL STALLS & 26 (ANTICIPATED) RESTAURANT STALLS

BUILDING C - 7,500 SF RETAIL
- 38 RETAIL STALLS

TOTAL EXPECTED STALL REQUIREMENT = 79 STALLS

PARKING COUNT EXCEEDS REQUIREMENT

HORZ. 0 15 30
SCALE FEET

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

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1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	AWP
DRAWN	AWP
CHECKED	NPM
CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
LOTS 2 & 3 - MULTI-USE TENANTS
SITE PLAN

SHEET C4.04

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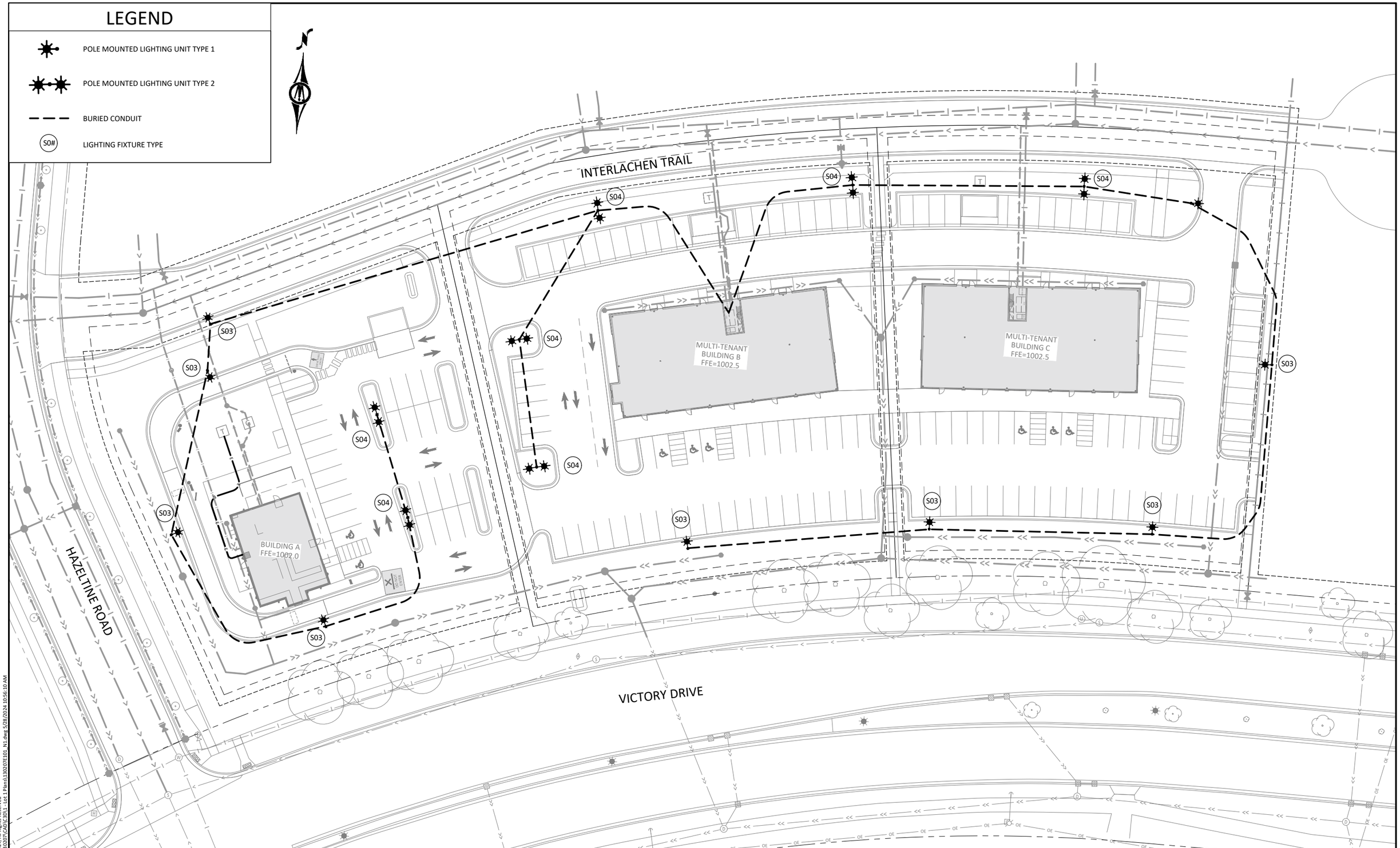
LEGEND

- POLE MOUNTED LIGHTING UNIT TYPE 1
- POLE MOUNTED LIGHTING UNIT TYPE 2
- BURIED CONDUIT
- S0# LIGHTING FIXTURE TYPE



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CLIENT PROJ. NO.	0M1.130207

NO.	ISSUED FOR	DATE

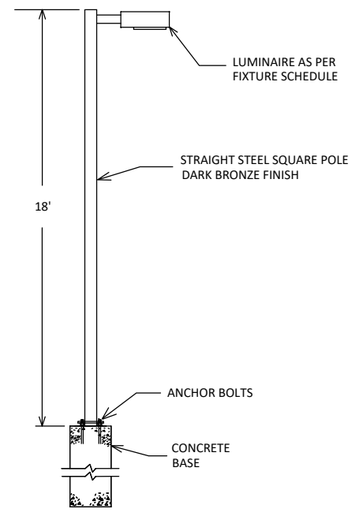
MANKATO INTERCHANGE INVESTMENT, LLP

VICTORY PLACE

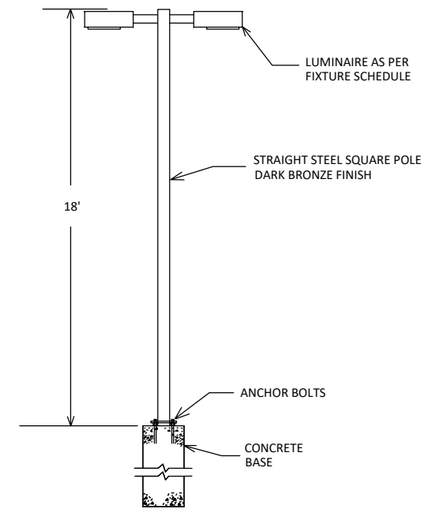
SITE ELECTRICAL

SITE LIGHTING LAYOUT

SHEET E1.01



LIGHTING UNIT TYPE S03



LIGHTING UNIT TYPE S04

FIXTURE SCHDULE								
TYPE	DESCRIPTION	MANUFACTURER	SERIES	VOLT	CROSS SECTION LAMPS	BALLAST/DRIVER	OPTICS	NOTES
S03	LED AREA LIGHTING UNIT 18' POLE	BEACON	RAR2-320L-110-3K7-3 UNV ASQ DBT BC 18'S SQUARE POLE	MVOLT	LED 14531 LUMENS 110W, 3K	LED 0-10V DIMMABLE	LENS	18' STRAIGHT STEEL SQUARE POLE, 0-10V DIMMING, VIBRATION DAMPER, CONC. BASE & ANCHOR BOLTS, R2 DIST, ARM MOUNT, DARK BRONZE FINISH, BACK LIGHT CNTL
S04	LED ARE LIGHTING UNIT 18' POLE / 2 HEADS PER POLE	BEACON	RAR2-320L-110-3K7-4W UNV ASQ DBT BC 18' SQUARE POLE	MVOLT	(2) LED 14442 LUMENS 110W EA., 3K	LED 0-10V DIMMABLE	LENS	18' STRAIGHT STEEL SQUARE POLE, 0-10V DIMMING, VIBRATION DAMPER, CONC. BASE & ANCHOR BOLTS, R2 DIST, ARM MOUNT, DARK BRONZE FINISH, BACK LIGHT CNTL

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CHECKED NPM			
CLIENT PROJ. NO. 0M1.130207			

MANKATO INTERCHANGE INVESTMENT, LLP
VICTORY PLACE
SITE ELECTRICAL
SITE LIGHTING DETAILS

SHEET
E1.02

VICTORY PLACE

MANKATO, MN

28 MAY 2024

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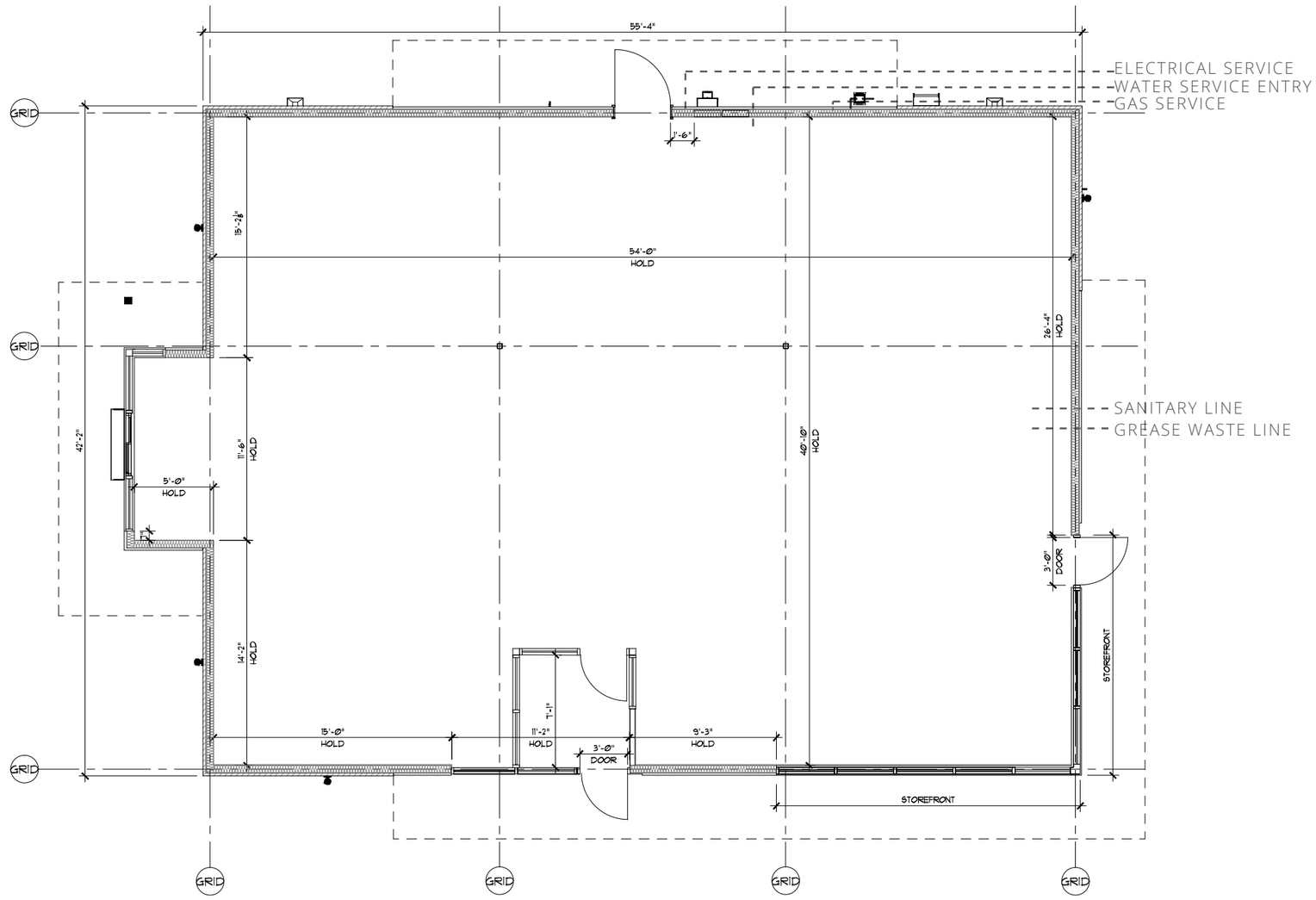

BUILDING A - FLOOR PLAN

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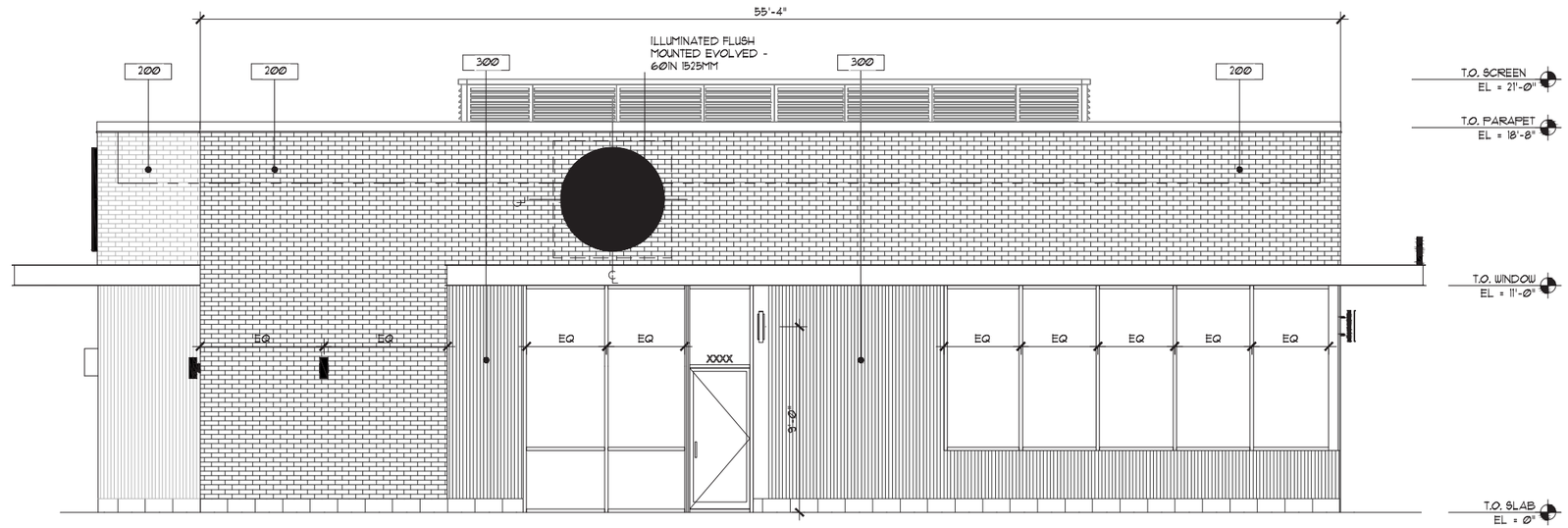
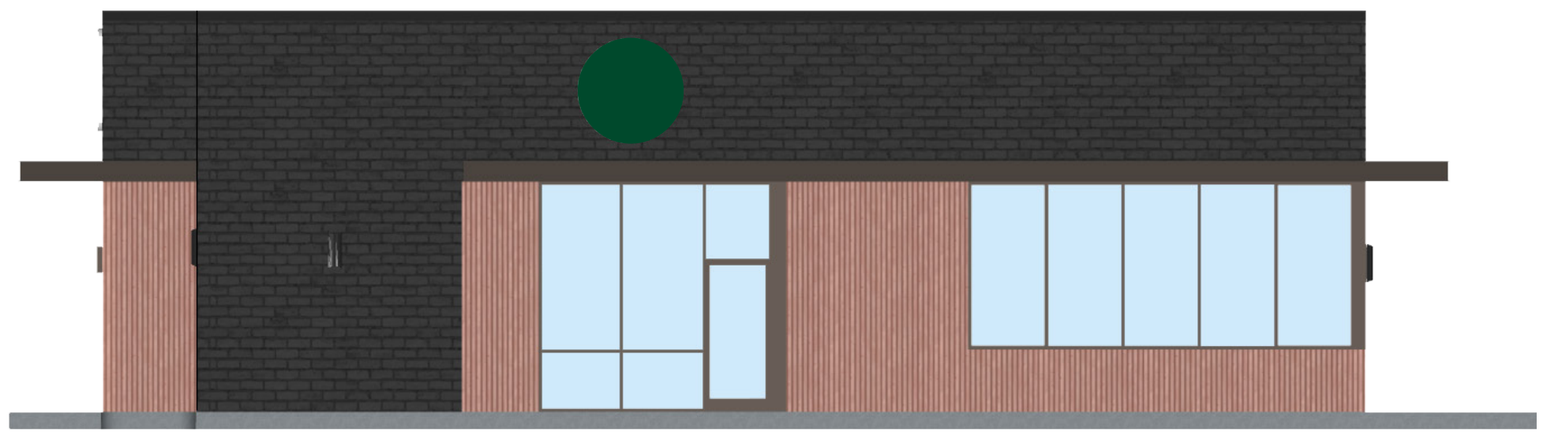


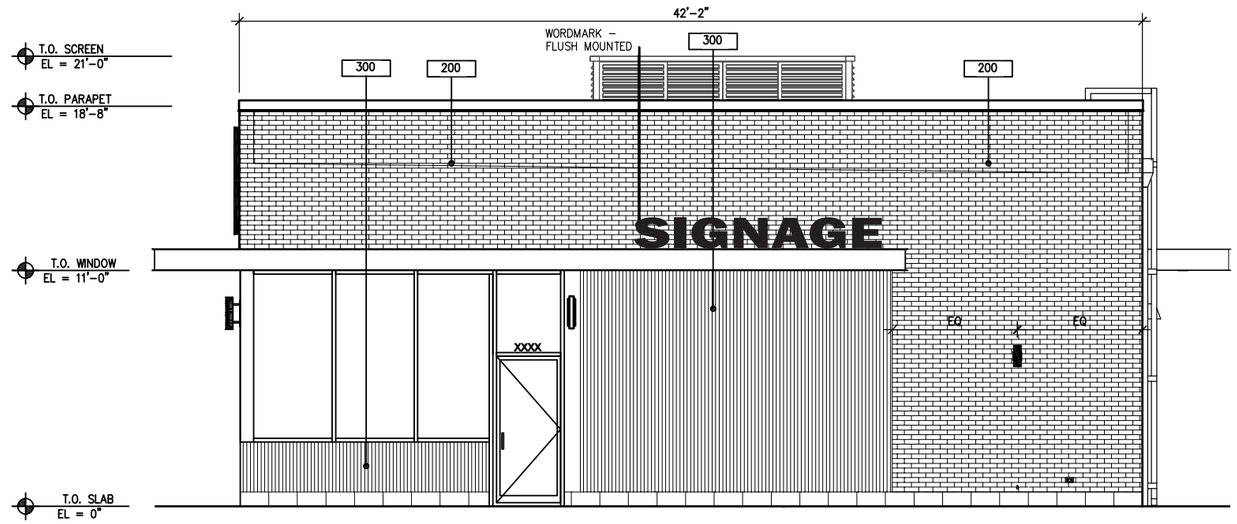


BUILDING A - FRONT ELEVATION

(C) 2024 RSP ARCHITECTS, LTD

28 MAY 2024

RSP



BUILDING A - PATIO ELEVATION

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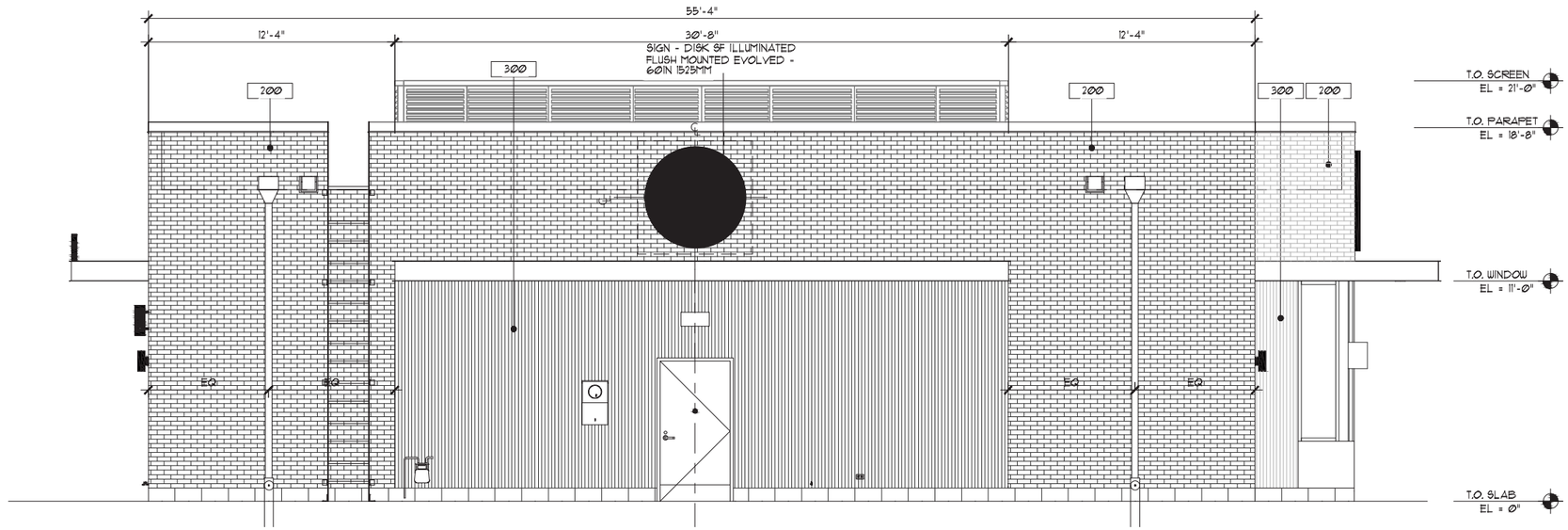
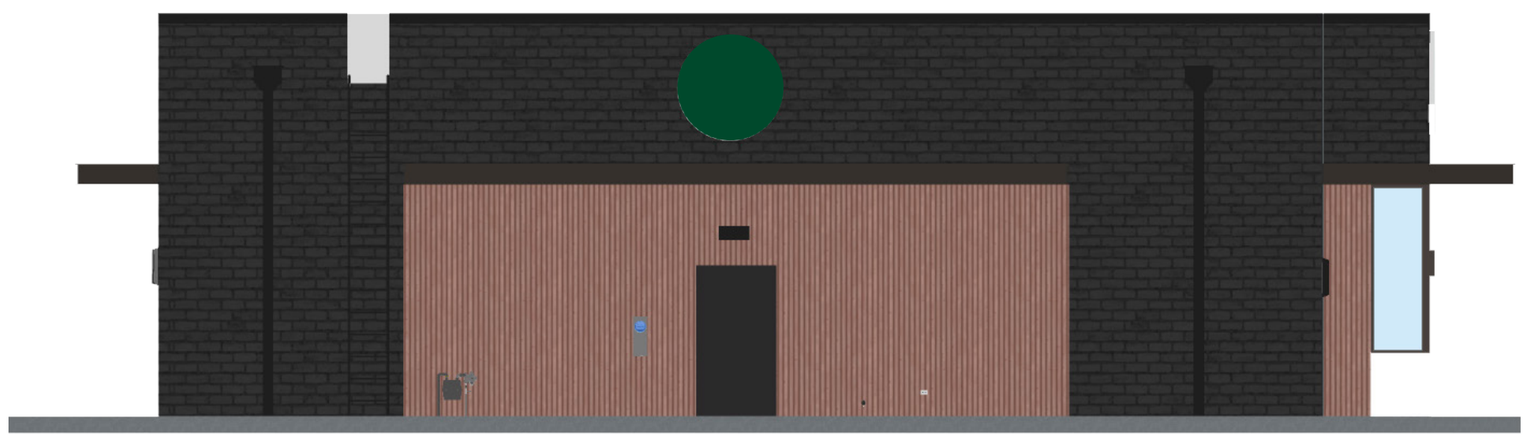
28 MAY 2024

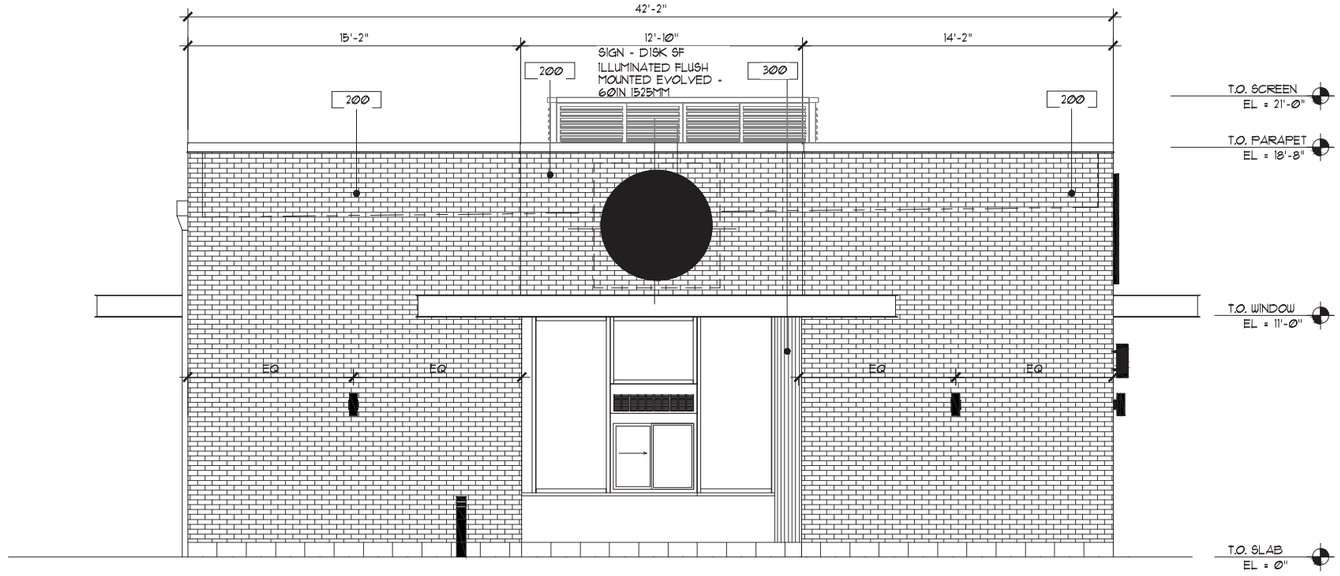
RSP

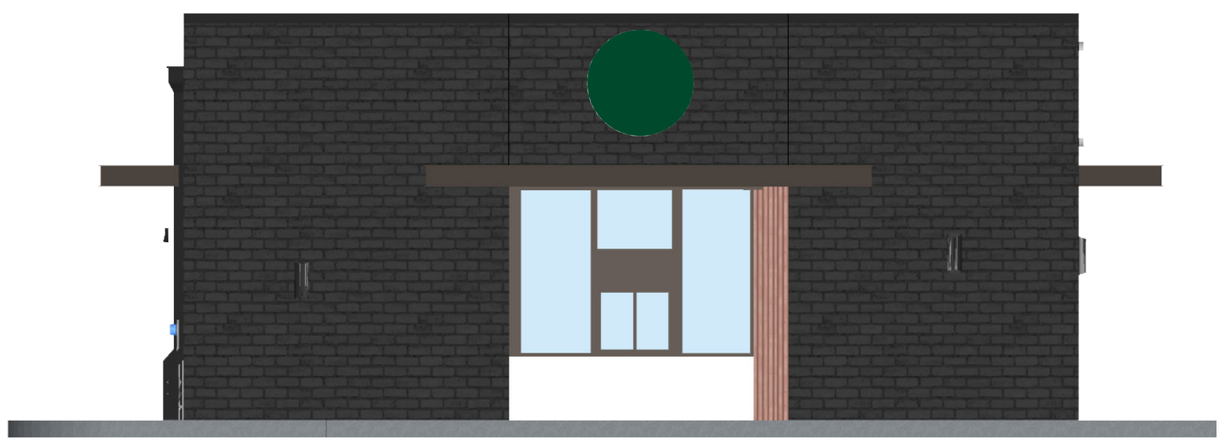




BUILDING A - REAR ELEVATION

(C) 2024 RSP ARCHITECTS, LTD





BUILDING A - DRIVE THRU ELEVATION

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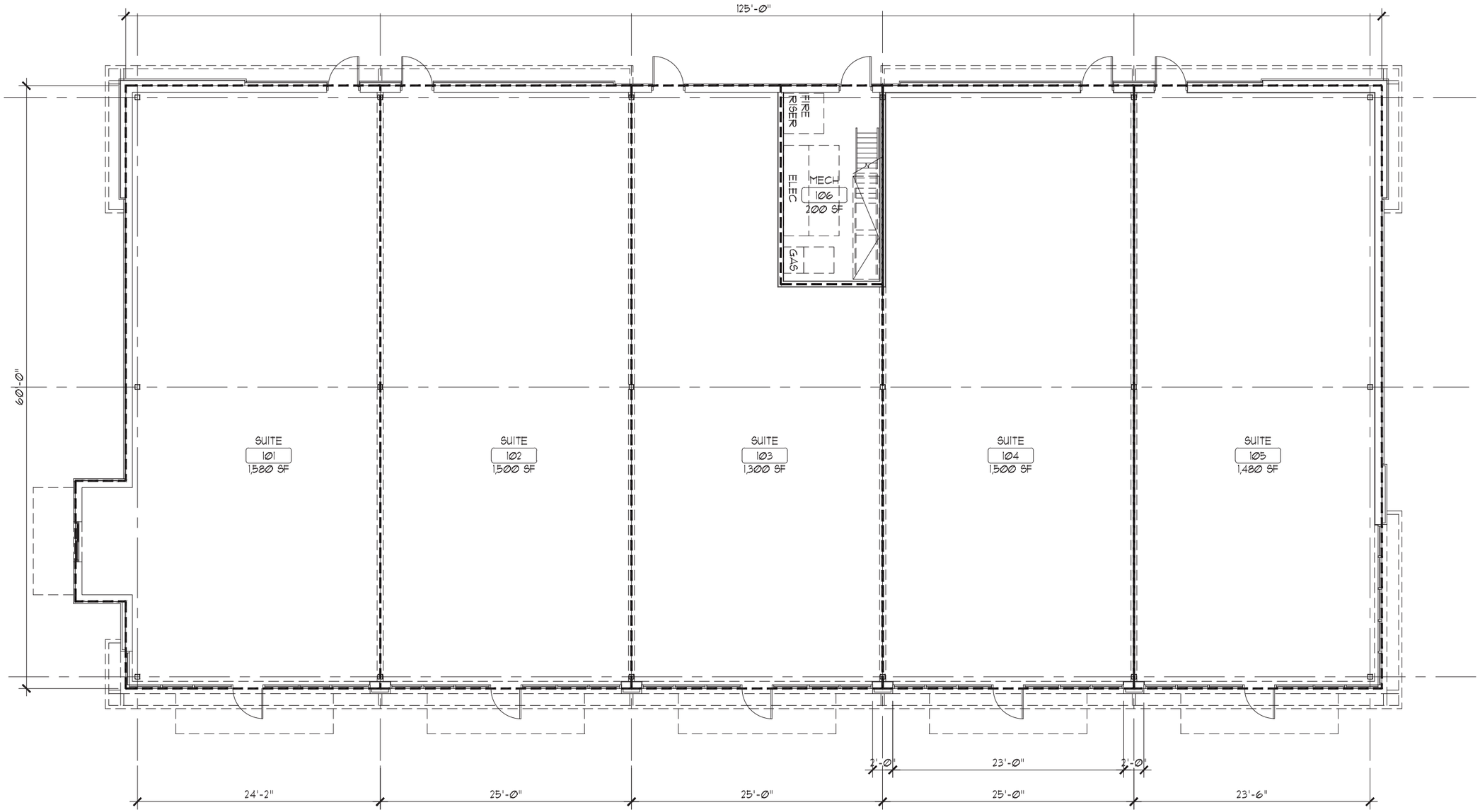

BUILDING B - FLOOR PLAN

N

0' 4' 8'

VICTORY PLACE

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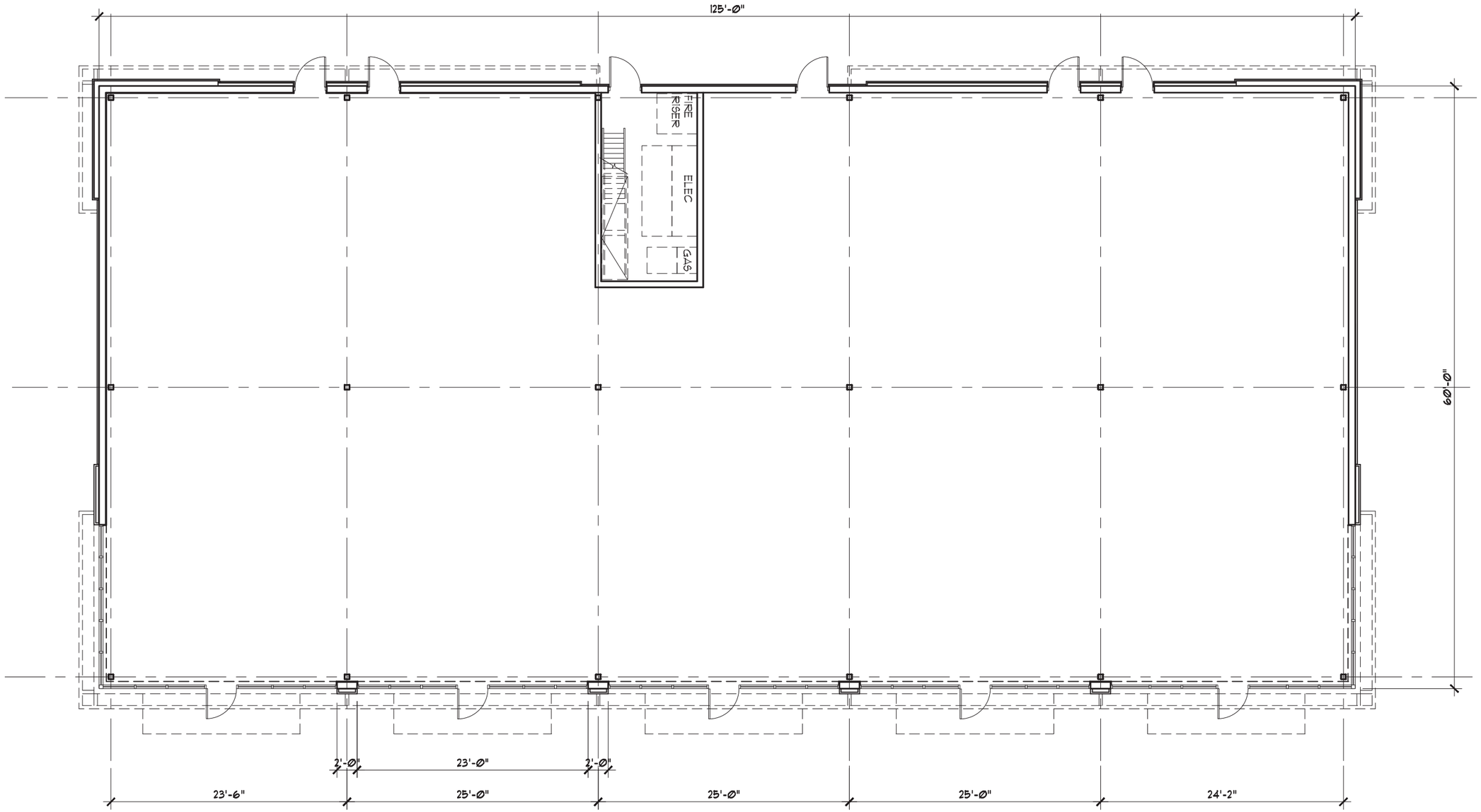
28 MAY 2024

RSP



BUILDING C - FLOOR PLAN

N

0' 4' 8'

28 MAY 2024

RSP

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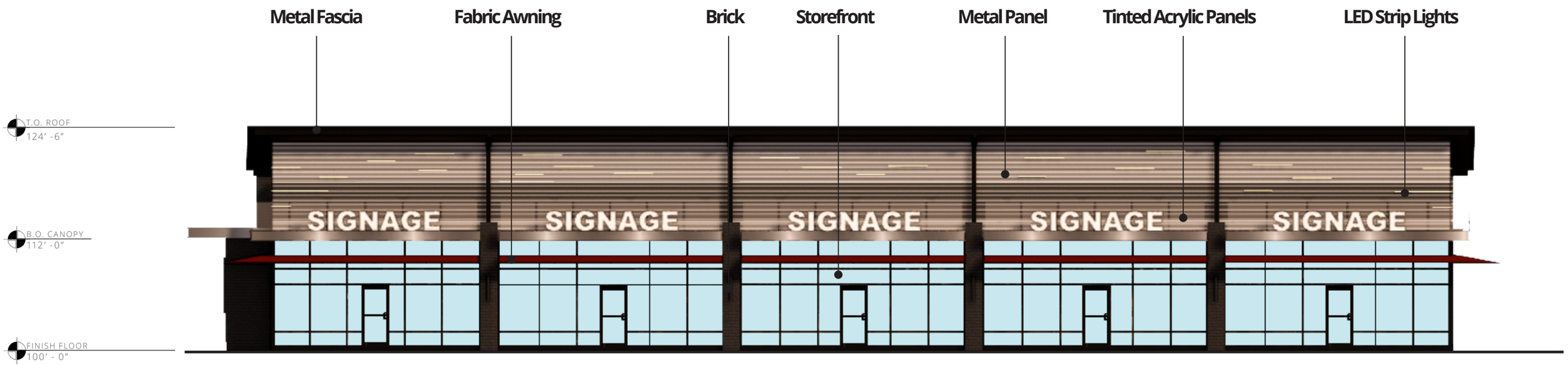
SIGNAGE
SIGNAGE
SIGNAGE



BUILDING B - FRONT ELEVATION

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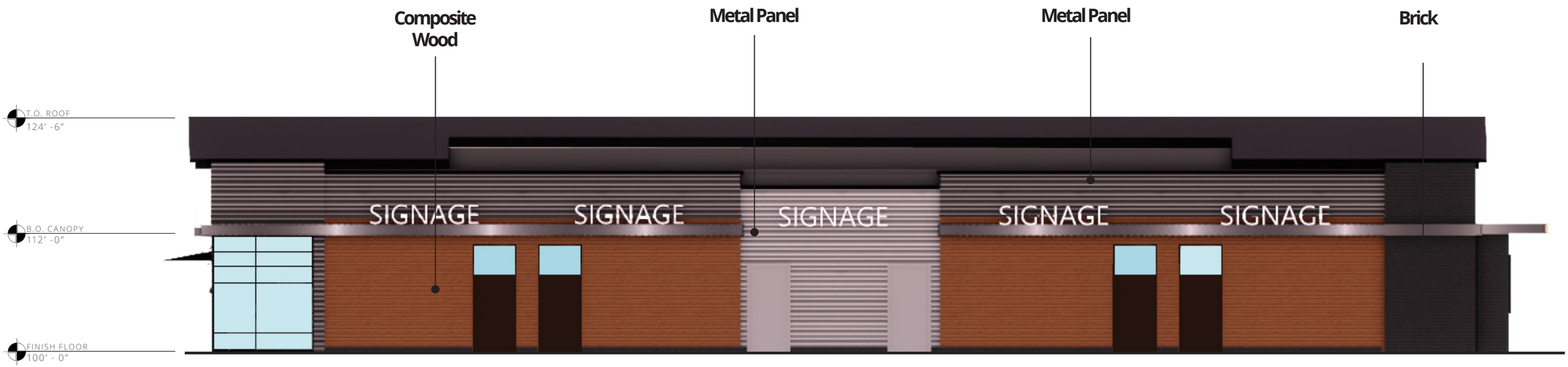

BUILDING B - REAR ELEVATION

28 MAY 2024

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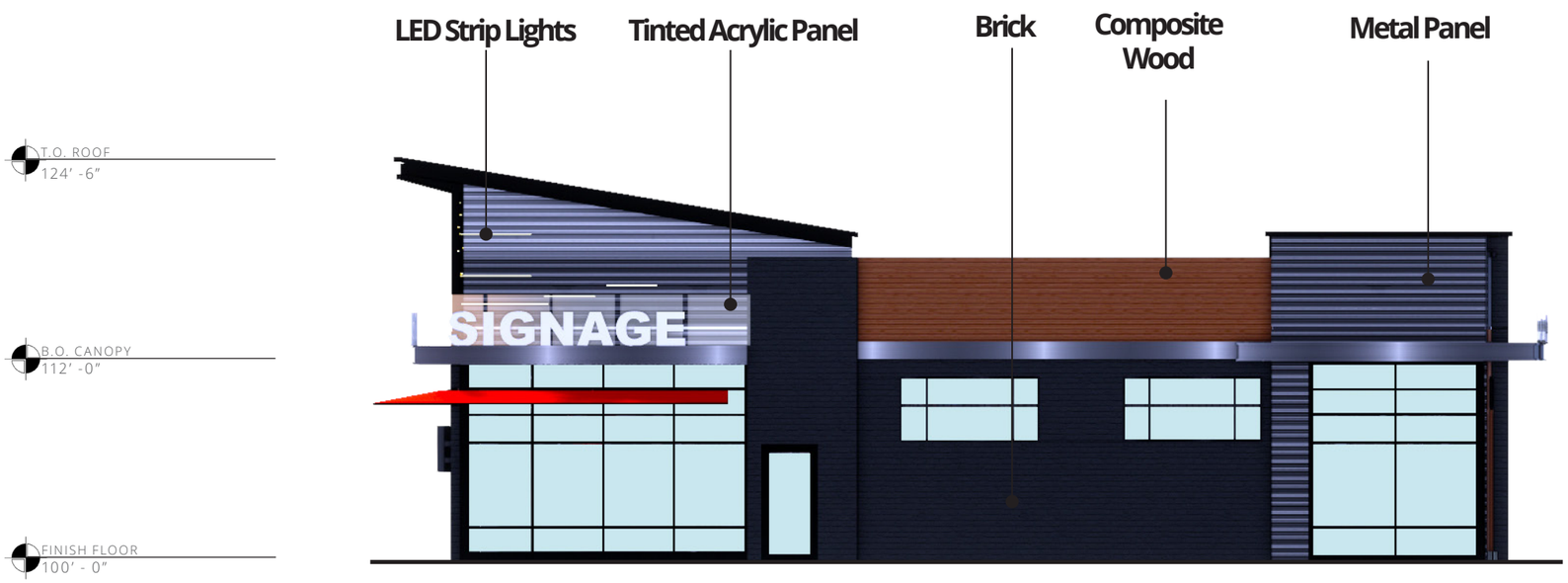
RSP



BUILDING B - PATIO ELEVATION

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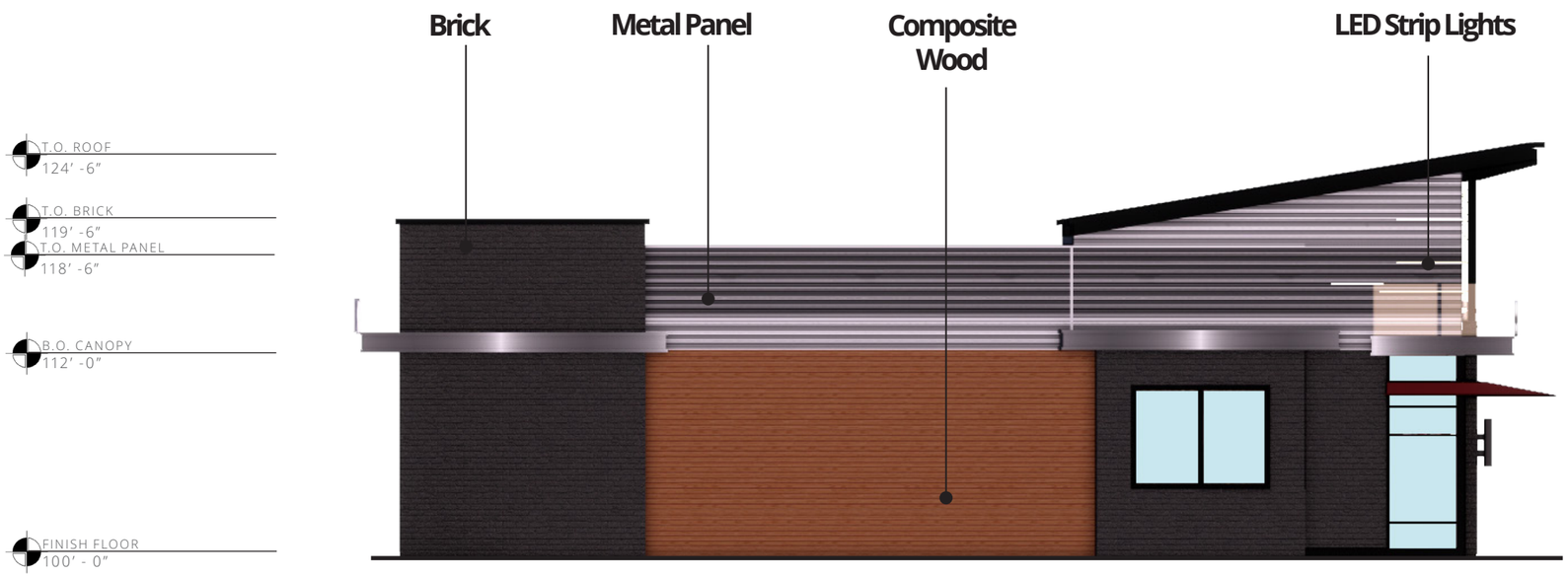
28 MAY 2024

RSP



BUILDING B - DRIVE THRU ELEVATION

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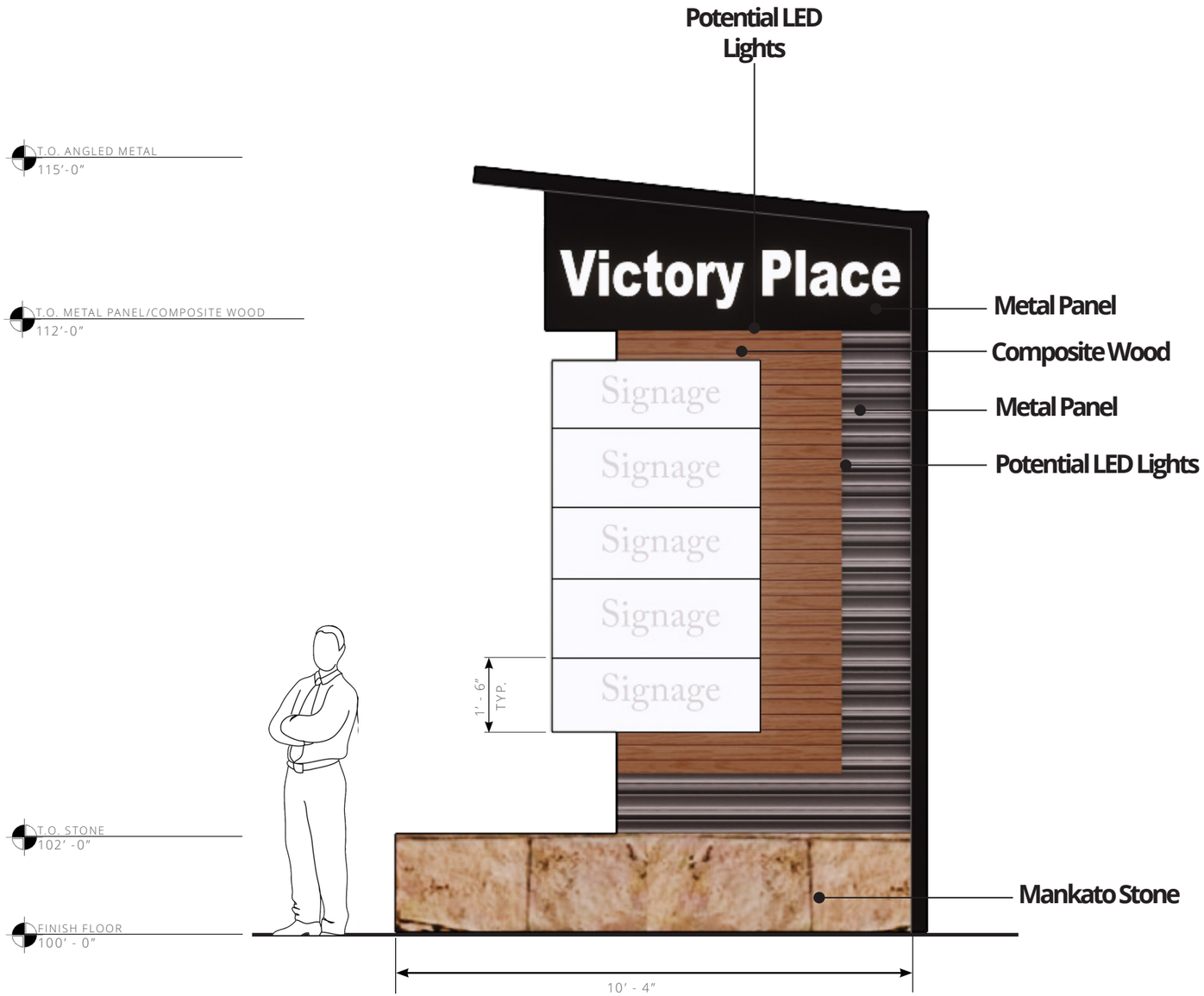

MONUMENT SIGN

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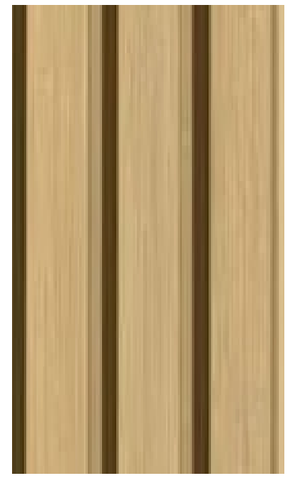
BUILDING A - MATERIAL PALETTE:

BRICK
MANUFACTURER: STONEWORKS
PRODUCT NAME: TUMBLED BRICK
COLOR: CHARCOAL



COMPOSITE WOOD
MANUFACTURER: NORTWOOD
PRODUCT NAME: FLUTED PANEL
COLOR: CANADA OAK

OTHER METALS
COLOR: SW#6991 BLACK MAGIC

CORIAN PANEL
MANUFACTURER: CORIAN
PRODUCT NAME: DUPONT CORIAN EXTERIOR CLADDING MATERIAL
COLOR: WHITE

CANOPY
MANUFACTURER: AWNEX
PRODUCT NAME: COLORADO/TUSCANY SOFFIT SYSTEM CANTILEVERED SUPPORT, 12" OPEN FACE, REAR GUTTER
COLOR: PANTONE BLACK 7C

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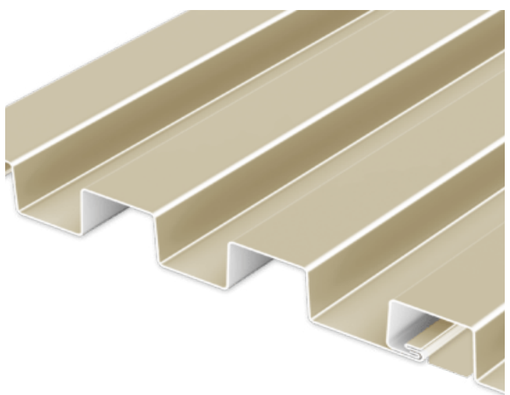
BUILDING B AND C - MATERIAL PALETTE:

BRICK
MANUFACTURER: ENDICOTT
PRODUCT NAME: FACE BRICK, NORMAN SMOOTH
COLOR: MANGANESE IRONSPOT



METAL PANEL
MANUFACTURER: PAC CLAD
PRODUCT NAME: BOX RIB 1
COLOR AND FINISH: SILVER OR CLEAR ANODIZED

COMPOSITE WOOD OPTIONS

PECAN

MANUFACTURER: LONGBOARD
PRODUCT NAME: WOOD GRAIN
COLOR: DARK FIR OR LIGHT FIR

ALTERNATIVES:

MANUFACTURER: STONEWOOD
PRODUCT NAME: 4585-AA OR 6404-AA
COLOR: WASHINGTON CHERRY

MANUFACTURER: NICHIHA
PRODUCT NAME: RIFTSAWN, WOOD SERIES
COLOR: PECAN

MANUFACTURER: NICHIHA
PRODUCT NAME: VINTAGEWOOD
COLOR: REDWOOD

MANUFACTURER: FAST PLANK
PRODUCT NAME:
COLOR: DARK FIR

ACRYLIC PANEL
COLOR: FROSTED

METAL EYEBROW
COLOR: BLACK

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BUILDING A, B AND ,C - LIGHTING FIXTURES:

MANUFACTURER: BK LIGHTING
PRODUCT NAME: CK LED X59
COLOR: BRONZE WRINKLE
DESCRIPTION: DOWNLIGHT WALL MOUNTED SCONCE

MANUFACTURER: LEDRA ALPHABET
PRODUCT NAME: NU4RA
COLOR: STANDARD WHITE
DESCRIPTION: 4" ROUND RECESSED DOWN LIGHT ADJUSTABLE

MANUFACTURER: LITHONIA
PRODUCT NAME: WST LED P1 30 VW MVOLT
DESCRIPTION: LED WALL PACK

DESCRIPTION: LED RECESSED LINEAR CHANNEL MOUNTED LIGHT FOR BUILDING B AND C

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Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

Stormwater Analysis Memorandum

Date: May 28, 2024

To: Michael McCarty, P.E. – Assistant City Engineer, City of Mankato

From: Alec Pietz, P.E. – Senior Project Engineer

Subject: Mankato Interchange Investment
Interlachen Trail and Victory Place
BMI Project No.: 0M1.130207

I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for the construction of Interlachen Trail and Victory Place for Mankato Interchange Investments located adjacent to Victory Drive and Hazeltine Road within the Victory Commercial Park Subdivision in Mankato, Minnesota. The project consists of the development of Lots 1, 2, and 3 of Block 1. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Mankato, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87”), 10-yr (4.29”), and 100-yr (7.21”) events are reported for relevant data in this report. This project was designed in accordance with the City of Mankato Grading Manual.

II. Existing Site Hydrology

The existing site drainage was fully analyzed with the subdivision stormwater study and supplemented with a proposed stormwater management plan for the subdivision. Three figures from the subdivision report are included which show the existing topography and general management plan.

An existing 36-inch public storm sewer from Victory Drive provides an outfall point for the project. The pipe was installed at a 0.4% grade which provides a design flow of **42.2 cfs**. To meet City requirements, this flow must not be exceeded in the 10-year storm event.

III. Proposed Site Hydrology

The *Proposed Hydrology* figure provides an illustration of the proposed improvements, stormwater routing, and the proposed basins. Lot 4 does not currently have a user or site plan defined, so an 85% impervious area is assumed. Lot 4 will require its own stormwater management, primarily for water quality purposes, and will drain through Lots 2 and 3 to the Victory Drive storm sewer connection. The Stormwater Basin is designed as a filtration basin and will provide a portion of the treatment volume required in Lots 1, 2, and 3. The remainder of the needed water quality volume will be credited from Pond B adjacent to Hazeltine Road / Interlachen Drive. The treatment calculations are included in the *Stormwater Basins* attachment.

Proposed peak flows out of the Basin to the existing 36-inch storm sewer are listed below:

Proposed Peak Flows (cfs)			
Location	2-yr	10-yr	100-yr
Basin to 36-inch Storm	5.58	12.56	18.59
Total	**5.58**	**12.56**	**18.59**

The 10-year event does not exceed 42.2 cfs, so the peak flow requirement is met. Additionally, no adverse downstream affects are anticipated.

Civil construction documents were prepared for this project and are submitted in conjunction with this memo.

Erosion and sediment control best management practices will be implemented as shown in the Erosion & Sediment Control Plan in the construction documents to mitigate construction stormwater runoff and potential pollution. These will be in conformance with the City of Mankato Grading Manual.

Please review the provided information and Civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.

STORMWATER BASINS

MANKATO INTERCHANGE INVESTMENT, LLC
VICTORY PLACE - MANKATO, MINNESOTA
BMI Project No. 0M1.130207

PROPOSED FILTRATION BASIN

Lots 1-3

Drainage Area:	4.58	Acres
Impervious Area:	3.11	Acres

Water Quality Volume

(1.1 inches of runoff from impervious surfaces)

Volume (Proposed Impervious):	12,418	cubic feet =	0.285	acre-feet

West Basins			
Depth (ft)	**Area (sf)**	**Volume (cf)**	**Volume (ac-ft)**
0	750	0	0.00
1 (WQV)	**4000**	**2375**	**0.055**
2	6000	8375	0.19
3	8000	14375	0.33

East Basin			
Depth (ft)	**Area (sf)**	**Volume (cf)**	**Volume (ac-ft)**
0	870	0	0.00
1 (WQV)	**2500**	**1685**	**0.039**
2	3500	4685	0.11
3	5000	9685	0.22

Total Designed WQV =	**0.093**	**ac-ft**
WQV Needed =	**0.192**	**ac-ft**

Pond B (Adjacent to Hazeltine Road)

Designed WQV =	1.51	ac-ft
Required WQV (per Subdivision) =	1.19	ac-ft
Excess WQV =	**0.32**	**ac-ft**

Excess WQV provides the deficit on site

Victory Commercial Park

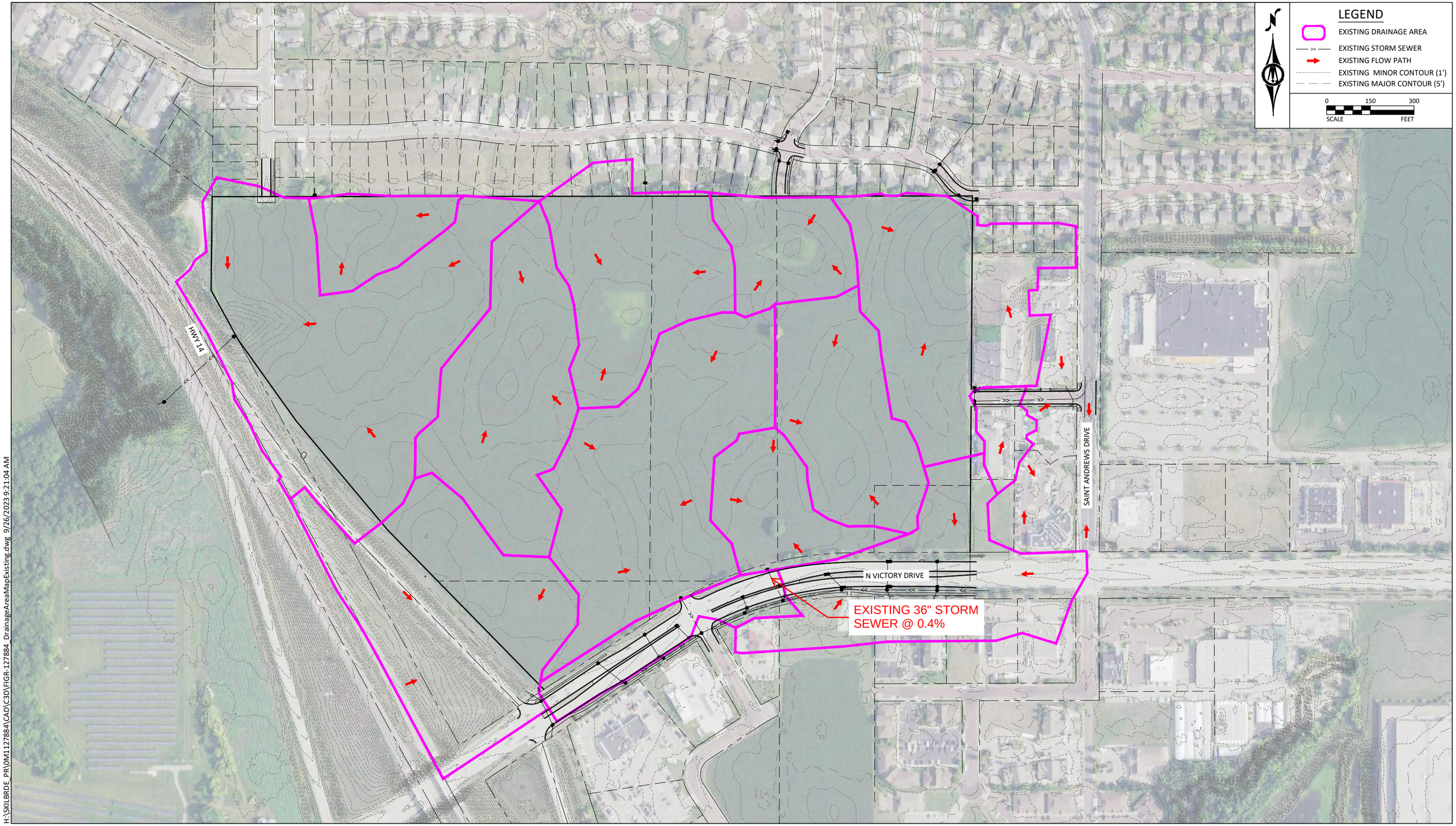
Mankato, MN

FIGURE FROM SUBDIVISION REPORT

Existing Site Drainage Area Map

September 2023

BOLTON & MENK



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VICTORY COMMERCIAL PARK

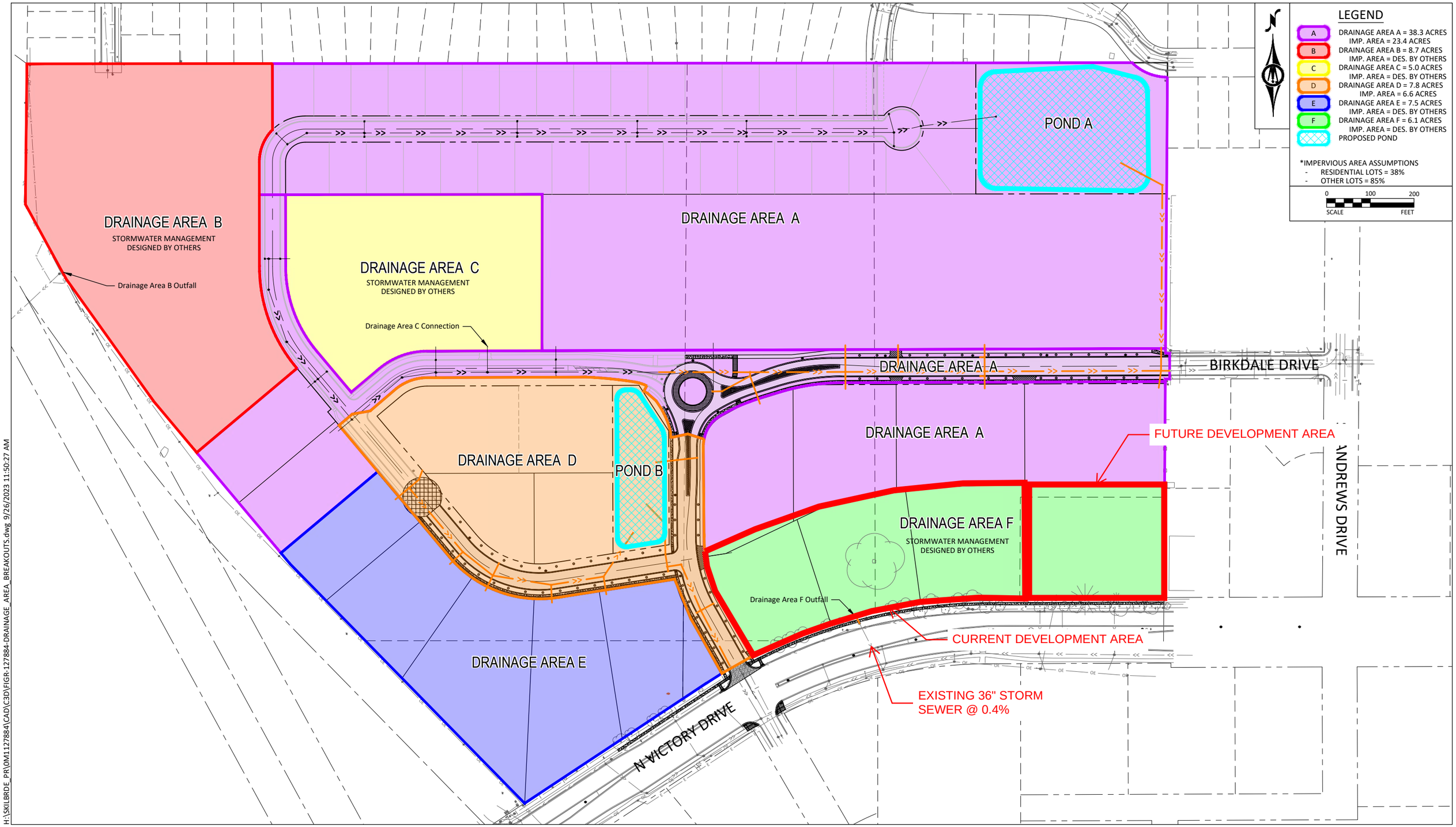
MANKATO, MINNESOTA

FIGURE FROM SUBDIVISION REPORT

STORMWATER MANAGEMENT PLAN OVERVIEW

September 2023

BOLTON & MENK



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Victory Commercial Park

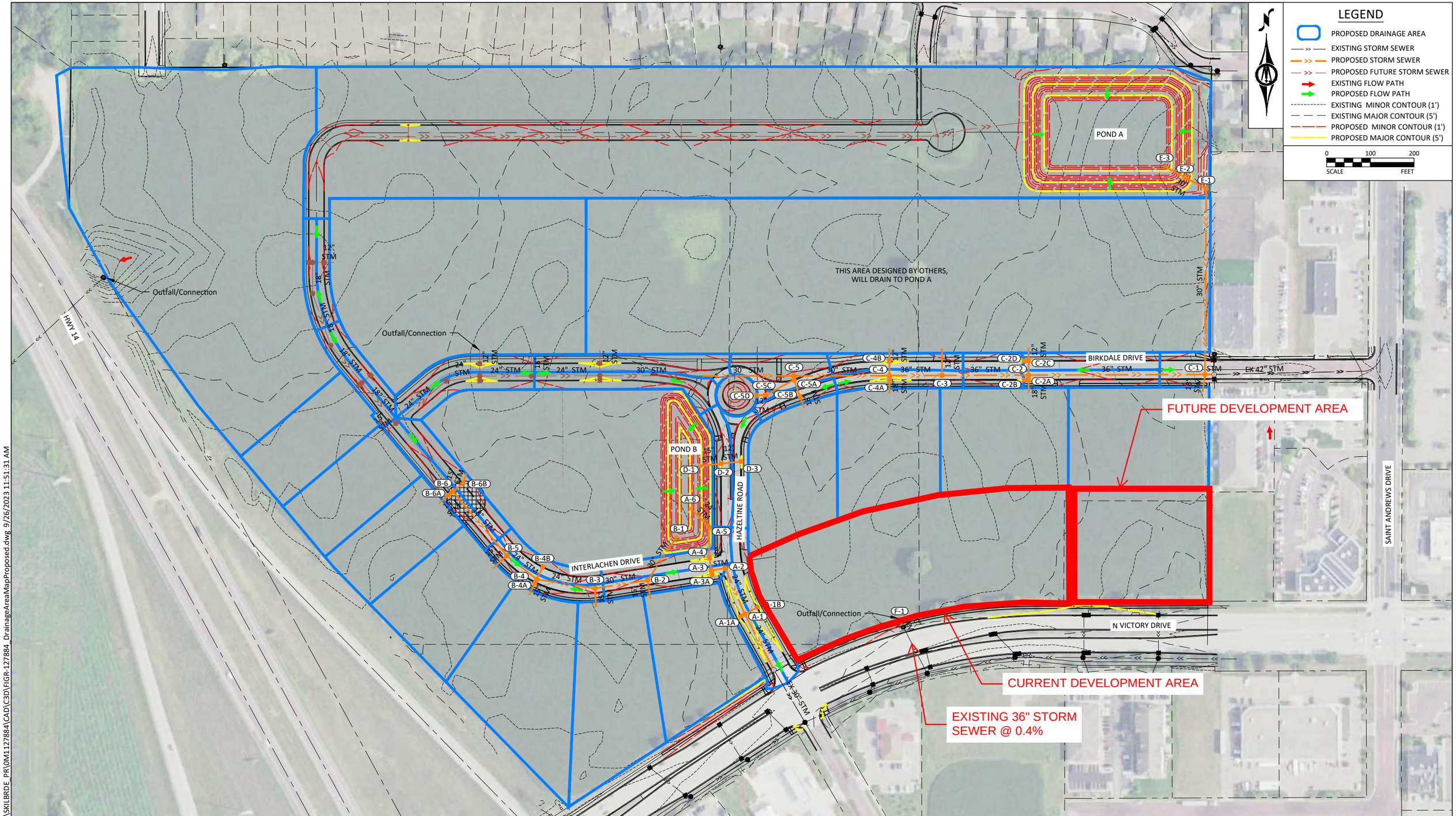
Mankato, MN

FIGURE FROM SUBDIVISION REPORT

Proposed Site Drainage Area Map

September 2023

BOLTON & MENK



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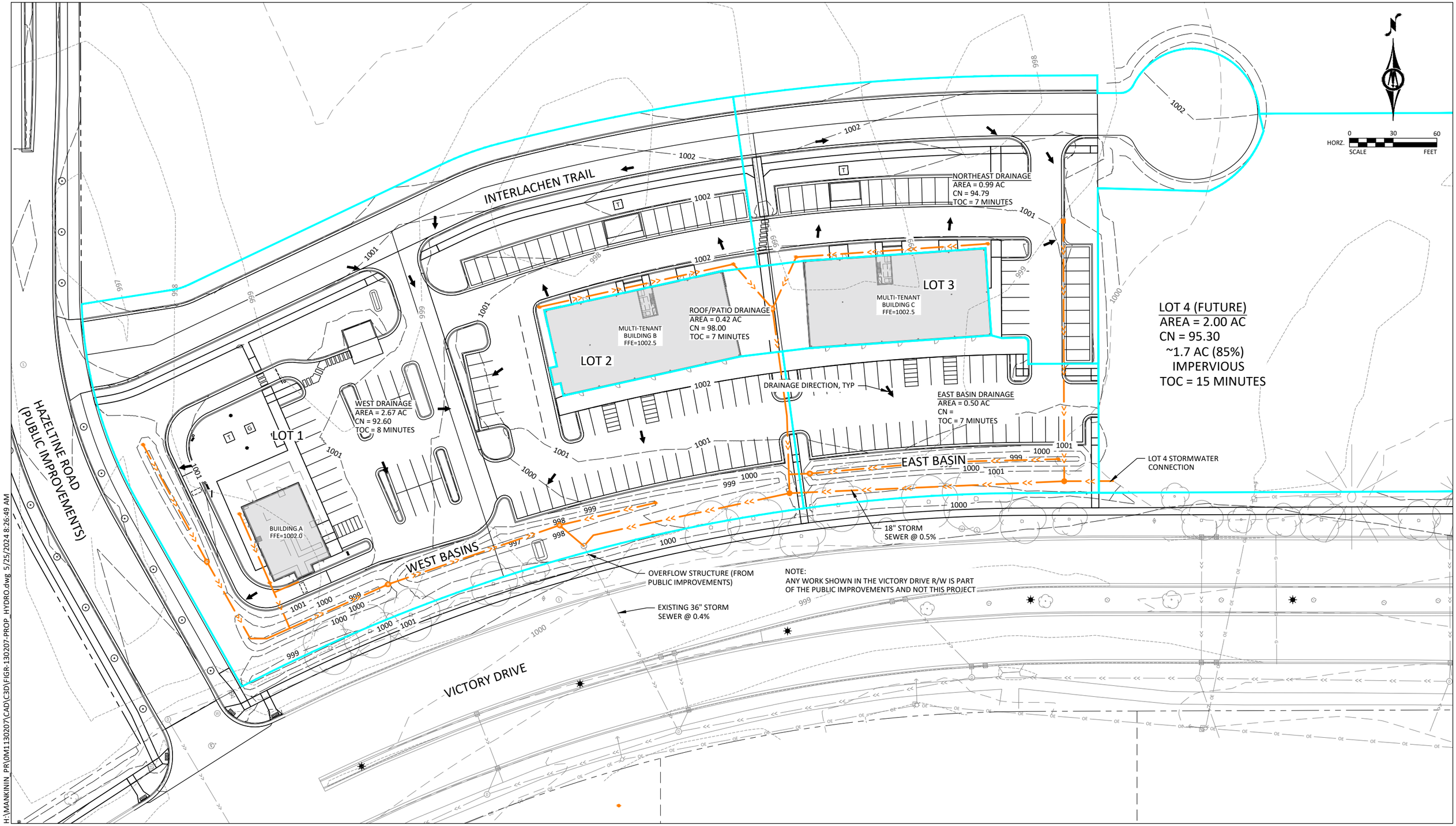
INTERLACHEN TRAIL
HAZELTINE ROAD (PUBLIC IMPROVEMENTS)
VICTORY DRIVE
LOT 1
LOT 2
LOT 3
LOT 4 (FUTURE)
AREA = 2.00 AC
CN = 95.30
~1.7 AC (85%) IMPERVIOUS
TOC = 15 MINUTES
NORTHEAST DRAINAGE
AREA = 0.99 AC
CN = 94.79
TOC = 7 MINUTES
ROOF/PATIO DRAINAGE
AREA = 0.42 AC
CN = 98.00
TOC = 7 MINUTES
MULTI-TENANT BUILDING B
FFE=1002.5
MULTI-TENANT BUILDING C
FFE=1002.5
BUILDING A
FFE=1002.0
WEST DRAINAGE
AREA = 2.67 AC
CN = 92.60
TOC = 8 MINUTES
EAST BASIN DRAINAGE
AREA = 0.50 AC
CN =
TOC = 7 MINUTES
DRAINAGE DIRECTION, TYP
EAST BASIN
WEST BASINS
LOT 4 STORMWATER CONNECTION
18" STORM SEWER @ 0.5%
OVERFLOW STRUCTURE (FROM PUBLIC IMPROVEMENTS)
EXISTING 36" STORM SEWER @ 0.4%
NOTE:
ANY WORK SHOWN IN THE VICTORY DRIVE R/W IS PART OF THE PUBLIC IMPROVEMENTS AND NOT THIS PROJECT
HORZ. SCALE
0 30 60
FEET
H:\MANKININ_PR\0M1130207\CAD\C3D\FIGR-130207-PROP_HYDRO.dwg 5/25/2024 8:26:49 AM

AGENDA RECOMMENDATION

Consent Calendar **6. I.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution of Support for the Partnership Community Land Trust Phase IV in Mankato.

Recommendation/Action(s):
Adoption of the attached Resolution.

Summary:
The Southwest MN Housing Partnership (SWMHP) established their Partnership Community Land Trust (PCLT) in 2008 and continues to own and lease land for affordable homeownership and rental in southwest Minnesota. SWMHP expanded the PCLT into Mankato in 2022 to respond to the significant affordable homeownership needs in Mankato, which has limited the ability by existing and prospective low-and-moderate income families to purchase and own a place to call home. Currently, under Phase I – II, the PCLT has funding to support three acquisition/rehabilitation homes and three new homes in the City of Mankato. Phase III went under contract with the City on May 28, 2024, and expands the PCLT with an additional 5 acquisition/ rehabilitation homes and two new homes through 2026. The SWMHP is seeking partnership with the City of Mankato and Blue Earth County to support a Phase IV application to MN Housing.

The SWMHP is preparing an application to the MN Housing's Impact Fund Program to support single-family development through Phase IV of the PCLT. This application cycle is a priority for the PCLT with the MN State Legislature committing more funding to expand and preserve affordable housing so that homeownership is a reality for more Minnesotans. The application deadline for Phase IV is July 11, 2024.

The project will further the city's objectives to preserve and create affordable homeownership opportunities by increasing development of new housing. The PCLT will address the housing disparities and support inclusive communities by working with the lowest income families to purchase homes. Families will have the opportunity to select homes that best meet their needs.

The SWMHP is prioritizing the creation of 10 new construction homes in this Phase IV. Due to the competitive nature of this funding round, the request prioritizes buyers that do not exceed 80% AMI at the statewide average as listed here:

Low-Income Limit (LIL) 80% of Median Statewide							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$62,650	$71,600	$80,550	$89,450	$96,650	$103,800	$110,950	$118,100

To achieve success in Phase IV, the SWMHP is seeking partnership with the City of Mankato and Blue Earth County to support this application. The SWMHP is proposing $500,000 from the City and County ($250,000 from each) using Statewide Affordable Housing Aid allocated to a local Housing Trust Fund. These funds would be included with $750,000 in other sourced funding as leveraged funding in a request to Minnesota Housing for $1.25 million.

The requested action is adoption of the resolution in support of Phase IV of the Partnership Community Land Trust in the amount of $25,000 per home, for ten (10) new construction homes, totaling $250,000 and subject to approval of the MN Housing Impact Funding. The grant fund commitment will be a pipeline of funding available on a pay as you go, ongoing basis upon sale of each home through December 31, 2027.

Attachments

Resolution

Letter of Support

RESOLUTION OF SUPPORT FOR COMMUNITY LAND TRUST PHASE IV
APPLICATION AND RECOGNIZING THAT
THE PROJECT WILL MEET AN IDENTIFIED HOUSING NEED

WHEREAS, the City of Mankato is a municipal corporation and political subdivision duly organized and existing under the Constitution and laws of the State of Minnesota; and

WHEREAS, the Council of the City of Mankato has adopted a Consolidated Plan and affordable housing is identified as a community need; and

WHEREAS, a need has been identified for additional affordable housing in the City, based on 2020 Housing Study commissioned by the City of Mankato and the 2023 Housing Action Plan; and

WHEREAS, the City of Mankato has undertaken a variety action steps to promote the development and preservation of affordable housing; and

WHEREAS, a community land trust is one strategy to promote and preserve single family affordable housing; and

WHEREAS, Southwest Minnesota Housing Partnership (SWMHP) operates the Partnership Community Land Trust (PCLT) in other communities; and

WHEREAS, SWMHP is currently proposing to expand their PCLT in Mankato to create affordable homeownership and preserving the affordability of homeownership for future owners; and

WHEREAS, three Phases of the PCLT have been approved by the Mankato City Council since July 25, 2022, to implement the community land trust, provide education, outreach, and purchase of up to 13 homes in the City of Mankato; and

WHEREAS, SWMHP will be applying to the Minnesota Housing Finance Agency under the Super RFP for Impact Funding on July 11, 2024, for Phase IV of the PCLT in the City of Mankato; and

WHEREAS, it is anticipated that successful development of the project will require participation from the Mankato City Council through financial support for up to $25,000 per home, for Ten (10) new homes at 80% of AMI at the statewide average. The total funding request is $250,000.

NOW, THEREFORE, BE IT RESOLVED, that the City of Mankato finds that the project will meet an identified need by creating and preserving affordable homeownership and, subject to approval of the application to Minnesota Housing, will provide $250,000 in funding through a future agreement with PCLT.

This resolution shall become effective immediately upon passage and without publication.

Adopted this 8th day of July 2024.

_____

Najwa Massad, Mayor

Attest: _____

Renae Kopischke, MMC, City Clerk

July 8, 2024

Minnesota Housing Finance Agency
400 Sibley Street, Suite 300
Saint Paul, MN 55101

RE: Letter of Support for the Community Land Trust Application

To Whom It May Concern:

At its meeting on July 8, 2024, the Mankato City Council reviewed and endorsed the Southwest Minnesota Housing Partnership Community Land Trust proposal that proposes 10 homes for new construction in the City of Mankato. This endorsement is based upon the findings that the project will meet locally identified housing needs and that the proposed housing is in short supply in the local housing market. This need is evidenced by the 2020 Housing Study and the 2022 Affordable Housing Action Plan commissioned by the Mankato City Council.

The Mankato City Council designates the Associate Director of Housing & Economic Development as program contact person:

Contact: Nancy Bokelmann
Title: Associate Director of Housing & Economic Development
Address: 10 Civic Center Plaza, PO Box 3368, Mankato, MN 56002-3368
Phone: 507-387-8623
Email: nbokelmann@mankatomn.gov

As part of its endorsement, the Mankato City Council also will provide financial support to the Southwest MN Housing Partnership for this Community Land Trust application in the amount of $250,000 from the local Housing Trust Fund through December 31, 2027. The grant fund commitment will be a pipeline of funding available on a pay as you go, ongoing basis upon sale of each home.

The Mankato City Council's endorsement is evidenced by the City approved Resolution included with this letter.

Sincerely,

Susan MH Arntz
City Manager

Enclosure

AGENDA RECOMMENDATION

Consent Calendar **6. J.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolutions receiving reports, ordering improvements, and advertising for bids for Capital Improvement Projects:

- 10884 - Kern Bridge
- 11001 - Land of Memories Trail

Recommendation/Action(s):
Adoption of the attached resolutions.

Summary:
In January 2020, the City of Mankato was selected as the recipient of the Historic Kern Bridge and awarded federal funding for the rehabilitation and re-erection of the bridge. This bridge will provide a crossing of the Blue Earth River, creating a dedicated trail connection between Sibley Park and Land of Memories Park. This bridge will connect to a new trail that is being constructed in Land of Memories Park. The new trail will connect the Minneopa Trail to the end of Amos Owen Lane on the east side of the Park.

In light of the recent flooding, it should be noted that the bottom of the truss bridge will be approximately 3.5 feet above the designed flood elevation. That is the water elevation that the levee system is designed to protect from flooding. With respect to the recent river crest, the bottom of the truss bridge would have been about 7 feet above the water level.

Staff is recommending the Council consider these improvements per the attached feasibility reports and the resultant costs and funding sources are as follows:

PROJECT 10884

ITEM	COST
Bridge and Trail Construction	$6,517,154.00
TOTAL CONSTRUCTION	**$6,517,154.00**
Construction Contingency	$651,715.40
Engineering	$1,121,076.00
TOTAL PROJECT COST	**$8,289,945.40**

FUNDING SOURCE	AMOUNT	PERCENT
Federal funds	$4,743,338.00	57%
State Trail Grant	$1,216,456.00	15%
Sales Tax	$900,000.00	11%
State Aid	$1,430,151.40	17%
TOTAL FUNDS	**$8,289,945.40**	**100%**

PROJECT 11001

ITEM	COST
Street and Landscaping	$287,362.14
Stormwater Pollution Prevention	$4,112.76
TOTAL CONSTRUCTION	**$291,474.90**
Construction Contingency	$29,147.49
Administration	$19,237.34
Engineering	$32,062.24
TOTAL PROJECT COST	**$371,921.97**

FUNDING SOURCE	AMOUNT	PERCENT
Transportation Alternatives Grant	$162,362.97	44%
DNR Grant	$209,559.00	56%
TOTAL FUNDS	**$371,921.97**	**100%**

Attachments

Resolution 10884
Resolution 11001
Feasibility 10884
Feasibility 11001

RESOLUTION RECEIVING FEASIBILITY REPORT, ORDERING IMPROVEMENT, PREPARATION OF PLANS, SPECIFICATIONS, AND ORDERING ADVERTISEMENT FOR BIDS ON IMPROVEMENT NUMBER 10884, WITHOUT PETITION

WHEREAS, a report has been prepared by the city engineer with reference to Improvement Number 10884, the improvement of Historic Kern Bridge (Bridge No. R0945), by the rehabilitation and re-erection of the truss bridge, approach spans, trail construction and associated items and that this report was received by the council on the 8th day of July, 2024, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost -effective, and feasible; whether it should be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. The council hereby orders the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of $8,289,945.40.

2. That plans and specifications be prepared by the city engineer of Mankato, Minnesota, for such improvement, pursuant to the direction of the Council, are hereby approved and a copy shall be filed with the City Clerk of Mankato.

3. The City Manager is hereby instructed to advertise for the bids in accordance with the requirement of law.

4. That the City of Mankato does hereby declare its official intent to authorize and issue, in accordance with all applicable laws, bonds or other obligations of the City of Mankato Bonds to finance the acquisition, construction, and equipment of the improvement.

5. The estimated amount to be bonded is $8,289,645.40. Pending the issue of the bonds, expenditures may be made with respect to the project from amounts on hand and available temporarily for the payment of such expenditures in the construction revolving fund. The reasonably expected sources of funds to be used to pay debt service on the bonds, when issued, are special assessments, utility revenue, and property tax.

6. Each expenditure to be reimbursed from the Bonds is or will be a capital expenditure or a cost of issuance, or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Regulations.

7. This statement shall constitute a declaration of official intent for the purposes of Income Tax Regulations Section 1.150-2(d).

8. This project is to be included in the 2025 Group A Bond issue.

Roll call vote required:
Council Members Voting For:
Council Members Voting Against:

This resolution shall become effective upon its adoption.

Passed this 8th day of July, 2024

_____
Najwa Massad
Mayor

ATTEST:_____
Renae Kopischke
City Clerk

RESOLUTION RECEIVING FEASIBILITY REPORT, ORDERING IMPROVEMENT, PREPARATION OF PLANS, SPECIFICATIONS, AND ORDERING ADVERTISEMENT FOR BIDS ON IMPROVEMENT NUMBER 11001, WITHOUT PETITION

WHEREAS, a report has been prepared by the city engineer with reference to Improvement Number 11002, the improvement Land of Memories Trail between the eastern terminus of Amos Own Lane and the Minneopa Trail by grading, aggregate base, bituminous pavement, retaining wall, lighting, signage and striping, and that this report was received by the council on the 8th day of July, 2024, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost -effective, and feasible; whether it should be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. The council hereby orders the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of $371,921.97.

2. That plans and specifications be prepared by the city engineer of Mankato, Minnesota, for such improvement, pursuant to the direction of the Council, are hereby approved and a copy shall be filed with the City Clerk of Mankato.

3. The City Manager is hereby instructed to advertise for the bids in accordance with the requirement of law.

4. That the City of Mankato does hereby declare its official intent to authorize and issue, in accordance with all applicable laws, bonds or other obligations of the City of Mankato Bonds to finance the acquisition, construction, and equipment of the improvement.

5. The estimated amount to be bonded is $371,921.87. Pending the issue of the bonds, expenditures may be made with respect to the project from amounts on hand and available temporarily for the payment of such expenditures in the construction revolving fund. The reasonably expected sources of funds to be used to pay debt service on the bonds, when issued, are special assessments, utility revenue, and property tax.

6. Each expenditure to be reimbursed from the Bonds is or will be a capital expenditure or a cost of issuance, or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Regulations.

7. This statement shall constitute a declaration of official intent for the purposes of Income Tax Regulations Section 1.150-2(d).

8. This project is to be included in the 2025, Group A Bond issue.

Roll call vote required:
Council Members Voting For:
Council Members Voting Against:

This resolution shall become effective upon its adoption.

Passed this 8th day of July, 2024

_____
Najwa Massad
Mayor

ATTEST:_____

Renae Kopischke
City Clerk

Historic Kern Bridge (Bridge No. R0945)

Project Feasibility Report

City Project Number 10884

June 28, 2024

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

_____
Michael J McCarty
Reg. No. 45505

_____
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmcclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Public Works Director	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Mark Maves	651.470.1691	mmaves@sehinc.com
Project Representative	Michael McCarty	507.387.8643	mmccarty@manaktmn.gov

IV. EXECUTIVE SUMMARY

The Historic Kern Bridge is a bow sting arch bridge that has been removed from its original location over the Le Sueur River in South Bend Township and is proposed to be rehabilitated/re-erected to a new location crossing over the Blue Earth River. The proposed location will connect Sibley Park and Land of Memories Park and sever as a part of the Minnesota River Trail. This connection and companion trail project in Land of Memories Park will create a continuous trail system from Minneopa State Park to the City of Faribault.

Suggested improvements include rehabilitating/re-erecting the Historic Kern Bridge, approach spans, trail construction, lighting and signage.

The estimated cost of these necessary improvements is approximately $8,290,000.
.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report, order plans and specifications, and advertisement for bids.

V. PROJECT INTRODUCTION

The recommended bridge construction and trail improvements between the Sibley Park and Land of Memories Park are being proposed for the summer of 2024. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is 1,200 feet of bridge and trail. Specific items that will be included in the construction are as follows:

- Rehabilitation/re-erection of the Historic Kern Bridge
- Construction of approach spans
- Trail realignment and construction
- Lighting
- Signage

VI. EXISTING CONDITIONS

A. TRAIL

Currently the Minnesota River Trail approaches the proposed bridge location, crosses Sibley Park Road on the north side of the park, continues south crossing CHS Pergola Way and then crosses Sibley Park Road on the south side of the park. The trail then utilizes on street facilities and the TH 169/TH60 Bridge to cross the Blue Earth River before returning to an off-street trail. The existing street layout for Minnesota River Trail is located in Figure 1 in the Appendix.

VII. PROPOSED IMPROVEMENTS

A. BRIDGE

The proposed improvements would construction a new crossing of the Minnesota River Trail over the Blue Earth River between Land of Memories Park and Sibley Park. The proposed location is approximately at the location of the intersection of Sibley Park Road and CHS Pergola Way. The crossing from Land of Memories Park to Sibley Park would consist of approximately 250 feet of graded approach 260 feet of elevated approach span, 190 feet of historic truss arch, and 64 feet of approach span. A section of the Minnesota River Trail will be realigned to remain on the west side of Sibley Park Road. This will remove two of the current road crossings along the trail. An additional improved ADA compliant crossing will be constructed near the intersection of CHS Pergola Way and Sibley Park Road to allow users of Sibley Park to access the bridge. One the Land of Memories side the new bridge will be connected to the new trail that is proposed along the east and southern edges of the park. Lighting will be installed along the approach spans and within the truss bridge. +The proposed bridge and trial alignment can be seen in Figure 2 in the Appendix.

The proposed bridge elevation is approximately level with the Sibley Park side of the river. This elevation was necessary to ensure the bridge was constructed high enough above the water surface of the base flood elevation. The base flood elevation is the flood level that the flood control system is built to along the Minnesota and Blue Earth Rivers. The lowest cord of the bridge will be approximately 3.6 feet above the base flood elevation. This will ensure that water and more importantly debris during a large flood event do not damage the bridge. The proposed cross section of the bridge and approach spans can be seen in Figure 3 in the Appendix.

Any temporary damage that occurs to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

VIII. RIGHT-OF-WAY AND EASEMENT

No additional Right-of-Way or easements are required.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- US Army Corps of Engineers – Section 404 permit
- Minnesota Department of Natural Resources – Public Waters Permit
- Minnesota State Historic Preservation Office – Letter of No Adverse Effects
- Minnesota Pollution Control Agency – Construction Stormwater Permit
- City of Mankato – Land Disturbance Permit

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	COST
Bridge and Trail Construction	$6,517,154.00
TOTAL CONSTRUCTION	**$6,517,154.00**
Construction Contingency	$651,715.40
Engineering	$1,121,076.00
TOTAL PROJECT COST	**$8,289,945.40**

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Federal funds	$4,743,338.00	57%
State Trail Grant	$1,216,456.00	15%
Sales Tax	$900,000	11%
State Aid	$1,430,151.40	17%
TOTAL FUNDS	**$8,289,945.40**	**100%**

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements for the Historic Kern Bridge:

07/08/2024	Receive Report and Authorize Project
07/26/2024	Advertise for Bids
08/29/2024	Open Bids
09/09/2024	Award Bids
10/14/2024	Begin Construction
06/30/2025	Final Completion

XII. CONCLUSION AND RECOMMENDATIONS

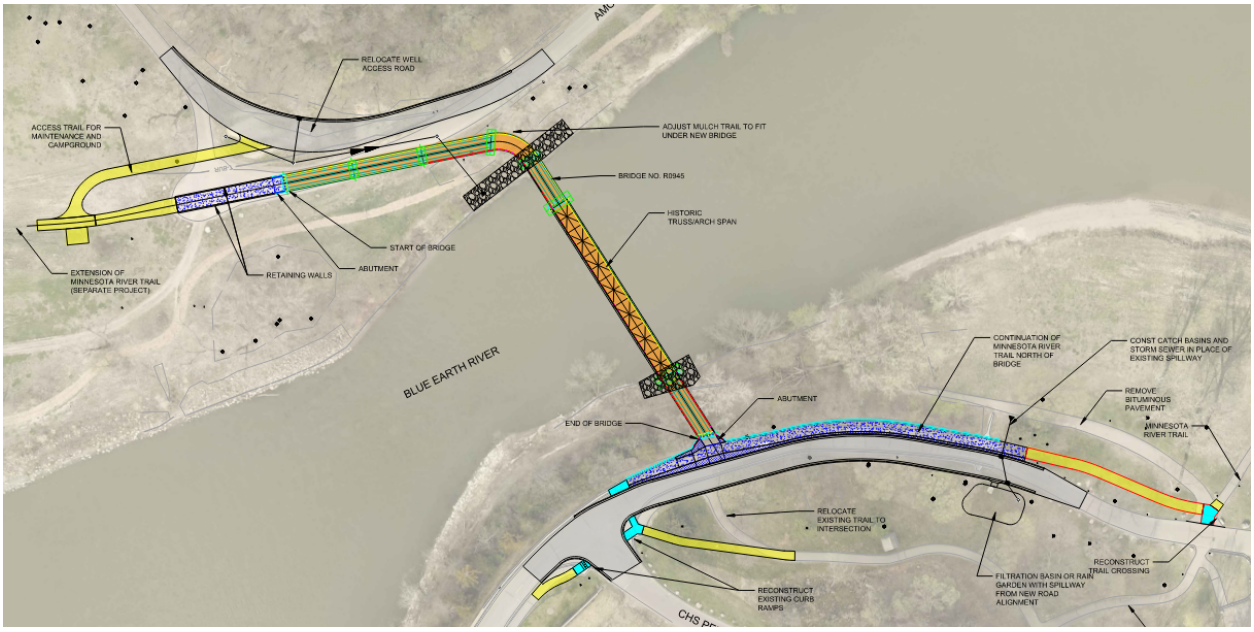
The current alignment of the Minnesota River Trial between Sibley Park and Land of Memories Park is unfavorable for users. The construction of the Historic Kern Bridge connecting Sibley Park to Land of Memories Park provided an improved trail alinement. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

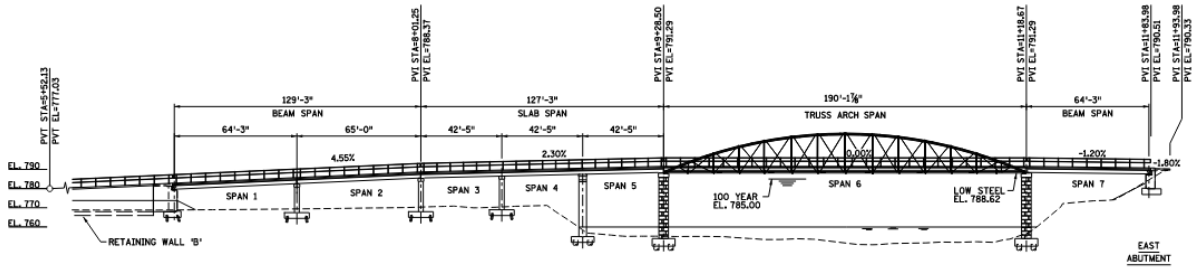
XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF MINNESOTA RIVER TRAIL

B. FIGURE 2: PROPOSED BRIDGE AND TRAIL ALIGNMENTS



C. FIGURE 3: PROPOSED BRIDGE CROSS SECTION



LAND OF MEMORIES TRAIL

Project Feasibility Report

City Project Number 11001

May 31, 2024

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

_____
Michael J McCarty
Reg. No. 45505

_____
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmcclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Public Works Director	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Drew Theis	507.387.8787	dtheis@mankatomn.gov
Project Representative	Drew Theis	507.387.8787	dtheis@mankatomn.gov

IV. EXECUTIVE SUMMARY

A trail is proposed to be constructed though Land of Memories Park connecting the eastern terminus of Amos Owen Land with the Minneopa Trail.

Suggested improvements include construct a paved trail generally along a former roadbed that has been revegetated in the past and is frequently mowed. Additional activities include the construction of a retaining wall and the installation of lighting along the trail.

The estimated cost of these necessary improvements is approximately $371,922.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report, order plans and specifications, and advertisement for bids.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on Land of Memories between the eastern terminus of Amos Owen Lane and the Minneopa Trail are being proposed for the summer of 2025. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, 2051 feet. Specific items that will be included in the construction are as follows:

- Bituminous Trail
- Lighting
- Signage
- Pavement Marking
- Retaining Wall

VI. EXISTING CONDITIONS

A. TRAIL

Currently no improvements exist along the proposed alignment of the trail. The proposed alignment will follow a previously constructed roadway.

VII. PROPOSED IMPROVEMENTS

A. TRAIL

The proposed trail will begin at the eastern terminus of Amos Owen Lane. It will run south along the Blue Earth River and then proceed westerly along the southern edge of the park. A section of the trail will be on Amos Owen Land to its intersection with Olive Street. It will then cross the street and connect to the Minneopa Trail. A connection to the proposed Kern Bridge will be made near the eastern terminus of Amos Owen Lane. A lighting system will be installed along the trail. The Proposed alignment can be seen in Figure 1 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

VIII. RIGHT-OF-WAY AND EASEMENT

No additional right-of-way is required for this project. An easement is required from South Bend Township to construction the trail from Olive Stret to the Minneopa Trail.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Pollution Control – Construction Stormwater Permit
- City of Mankato – Land Disturbance Permit

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

ITEM	COST
Street and Landscaping	$287,362.14
Stormwater Pollution Prevention	$4,112.76
TOTAL CONSTRUCTION	**$291,474.90**
Construction Contingency	$29,147.49
Administration	$19,237.34
Engineering	$32,062.24
TOTAL PROJECT COST	**$371,921.97**

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Transportation Alternatives Grant	$162,362.97	44%
DNR Grant	$209,559.00	56%
TOTAL FUNDS	**$371,921.97**	**100%**

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Land of Memories Trail:

07/08/2024	Receive Report and Authorize Project
10/07/2024	Advertise for Bids
11/12/2024	Open Bids

11/25/2024	Award Bids
04/25/2025	Begin Construction
06/30/2025	Final Completion

XII. CONCLUSION AND RECOMMENDATIONS

Currently there is no trail in Land of Memories Park. The proposed improvements will connect the park to the Minneopa Trial and the Historic Kern Bridge. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

XIII. APPENDIX

A. FIGURE 1: PROPOSED TRAIL ALINMENT

AGENDA RECOMMENDATION

Consent Calendar **6. K.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution considering bids on Capital Improvement Project 11074; 2024 Resurfacing and Miscellaneous Sidewalks.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
On June 21, 2024, bids were opened on Capital Improvement Project Number 11074. Three bids were received, with the low bid submitted by WW Blacktopping, Inc. of $1,156,974.75. The Engineer's Estimate for the project was $1,191,086.55.

Staff recommends awarding the construction contract for Capital Improvement Project Number 11074 to WW Blacktopping, Inc. The contract has a final completion date of November 1, 2024, and construction is anticipated to start in July.

Staff and representatives of the contractor will meet with the property owners prior to construction to explain the work schedule, access to homes and businesses during construction, mail delivery, garbage collection, and other miscellaneous items of interest to the residents.

Attachments

11074 Resolution Accepting Bid

RESOLUTION ACCEPTING BID ON IMPROVEMENT NUMBER 11074

WHEREAS, pursuant to an advertisement for bids for Improvement Number 11074, the improvement of:

- Panther Lane from Hosanna Drive to Cougar Drive; and
- Cheetah Lane from Hosanna Drive to Cougar Drive; and
- Lynx Lane from Hosanna Drive to Cougar Drive; and
- Cougar Drive from Hosanna Drive to the northern terminus;

by removing and replacing select deteriorated sections of bituminous surfacing; removing and replacing storm sewer mains; curb and gutter; full depth reclamation; cement stabilization of the aggregate base; bituminous surfacing; sidewalk; and milling the bituminous edge next to the gutter and placing a 2-inch asphalt overlay, bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Company Name	City, State	Bid Amount
W W Blacktopping, Inc	Mankato, MN	$1,156,974.75
Nielsen Blactopping & Concrete, Inc	Kasota, MN	$1,270,595.63
OMG Midwest	Mankato, MN	$1,399,150.25

AND WHEREAS, it appears that W W Blacktopping, Inc. of Mankato, MN is the lowest responsible bidder,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. The City Manager hereby authorized and directed to enter into contract with W W Blacktopping, Inc. of Mankato, MN in the name of the city of Mankato for the Capital Improvement Project 11074 the improvement of:

   - Panther Lane from Hosanna Drive to Cougar Drive; and
   - Cheetah Lane from Hosanna Drive to Cougar Drive; and
   - Lynx Lane from Hosanna Drive to Cougar Drive; and
   - Cougar Drive from Hosanna Drive to the northern terminus;

   by removing and replacing select deteriorated sections of bituminous surfacing; removing and replacing storm sewer mains; curb and gutter; full depth reclamation; cement stabilization of the aggregate base; bituminous surfacing; sidewalk; and milling the bituminous edge next to the gutter and placing a 2-inch asphalt overlay according to the plans and specifications therefore approved by the city council and on file in the office of the city engineer.
2. That the City Manager is authorized to execute any necessary changes to this contract in accordance with Section 2.08 of the Mankato City Code.

This resolution shall become effective upon its adoption.

Passed this 8th day of July, 2024.

_____
Najwa Massad
Mayor

ATTEST:_____
Renae Kopischke
City Clerk

AGENDA RECOMMENDATION

Consent Calendar **6. L.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:
Resolution authorizing the City Manager to submit an application to the Minnesota Department of Transportation for a Transportation and Economic Development (TED) Program Grant for the Local Share of Improvements on US Highway 169.

Recommendation/Action(s):
Adoption of the attached resolution.

Summary:
MnDOT's Transportation and Economic Development program (TED) is a competitive funding program designed to help generate economic benefits through investment in transportation infrastructure. In this round of the TED Program, $4.445 million is available in Greater Minnesota for projects in calendar years 2025-2027. Funding available under the TED program can only be used on trunk highway eligible projects. Under this competitive solicitation, project points are awarded based on contributions to transportation and economic development with additional considerations for non-MnDOT funding and a project risk assessment.

The maximum grant award per project is up to 70% of the total transportation infrastructure cost. The proposed project must have a trunk highway purpose. It must improve, enhance or modify a state trunk highway or highway right of way. Applications must be submitted by September 9, 2024, and selected projects will be notified in December 2024.

Staff recommend submission of a TED grant for local costs associated with the upcoming TH 169 project. The proposed improvements in the City of Mankato will construct a new roundabout intersection at North River Lane and TH 169. This new intersection will provide improved access to current businesses and proposed development as identified in the Riverside North Area Wide Plan. This plan identified several sites that would support mixed-use development, creating both needed housing and employment opportunities.

Attachments

Resoution

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION AND ECONOMIC DEVELOPMENT (TED) PROGRAM GRANT FOR THE LOCAL SHARE OF IMPROVEMENTS ON US HIGHWAY 169.

WHEREAS, the Minnesota Department of Transportation's Transportation and Economic Development Program (TED) is soliciting for applications for projects in calendar years 2025-2027, and

WHEREAS, the $4.445 million is available for projects in Greater Minnesota, and

WHEREAS, intersection improvements at North River Lane and TH 169 have been identified as eligible improvements for this funding program.

NOW THEREFORE BE IT RESOLVED by the Council for the City of Mankato, Minnesota, that:

1. The City Manager submit an application for the 2024 TED funding program for local share of improvements on TH 169.
2. The City of Mankato act as the legal sponsor for the North River Lane/TH 169 project and requests funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation.
3. The City of Mankato has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure matching funds and adequate construction of the proposed project.
4. The City of Mankato has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.
5. The City of Mankato will provide funding for the required match for this funding program.

This Resolution shall become effective immediately and without publication.

Adopted this 8th day of July 2024

_____
Najwa Massad
Mayor

ATTEST:

_____
Renae Kopischke, MMC
City Clerk

AGENDA RECOMMENDATION

Consent Calendar **6. M.**

City Council Regular Meeting
Meeting Date: 07/08/2024

Agenda Item:

Set August 12, 2024, as date of public hearing for a vacation of an alley described as All that part of the north-south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota; preliminary plat review of Hotel Mankato Redevelopment plat; a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and a certificate of design compliance for the construction of a new, approximately 250,00 square foot development in the Downtown Gateway Overlay District and the Downtown Design District. The subject properties are 101 East Main, 121 and 123 East Main, and 118 South 2nd Street; by request of Emily Nepp with permission of the property owner(s).

Recommendation/Action(s):

At the June 26, 2024, meeting, the Planning Commission recommended setting August 12, 2024, as the date of hearing to review a vacation of an alley described as All that part of the north-south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota; a motion approving preliminary plat review of Hotel Mankato Redevelopment plat; resolution approving a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and a resolution approving a certificate of design compliance for the construction of a new, approximately 250,00 square foot development including a 168-stall underground parking garage in the Downtown Gateway Overlay District and the Downtown Design District.

Summary:

Hotel Mankato, LLC is requesting to set August 12, 2024, as date of public hearing for a vacation of an alley described as all that part of the north-south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota; a motion approving preliminary plat review of Hotel Mankato Redevelopment plat; resolution approving a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and a resolution approving a certificate of design compliance for the construction of a new, approximately 250,00 square foot development including a 168-stall underground parking garage in the Downtown Gateway Overlay District and the Downtown Design District. The subject properties are addressed 101 East Main, 121 and 123 East Main, and 118 South 2nd Street.

The property proposed for redevelopment is bordered by South 2nd Street, East Main Street and South Riverfront Drive. The current addresses associated with the redevelopment are 101 East Main Street, 121 and 123 East Main Street, and 118 South 2nd Street.

Plans for the redevelopment project show the demolition of the present City Center hotel structure and the Landmark building on the site. In their place, Hotel Mankato, LLC is proposing a four-story extended stay Element by Westin, located at the intersection of North Riverfront Drive and Main Street, and a 10-story AC by Marriott, located at the intersection of Second and Main Streets. The two hotels will be adjoined by a common lobby with a direct connection to the existing City skywalk. The applicant's narrative outlines that the hotels will share common guest amenities, including a pool, fitness center, guest laundry, lounge spaces, business pods, and a small conference room along with shared back of house spaces. This development is also providing space for a future coffee shop on the main level and a third-party restaurant with rooftop patio space on the 10th story overlooking the Minnesota River Valley. A courtyard area located between the Element and common lobby will offer a combination of possibilities for guest grilling stations, firepit(s), and an outdoor social lounge area.

Summary of Actions to be taken on August 12, 2024

Alley Vacation

The applicant is seeking vacation of a portion of the existing alley that runs from East Walnut Street to East Main Street. The narrative provided states that redevelopment of the property requires vacation of a portion of the alley to make best use of the site.

Preliminary Plat

The applicant is proposing a preliminary plat, which combines the underlying nine parcels into one new subdivision. The Hotel Mankato Redevelopment plat proposes a one lot, one block subdivision that encompasses 2.02 acres, which includes the proposed portion of alley vacation.

Conditional Use Permit
The subject property is located in the CBD-C, Central Business District Core where Mankato City Code section 10.43 outlines hotels and motels as conditional uses.

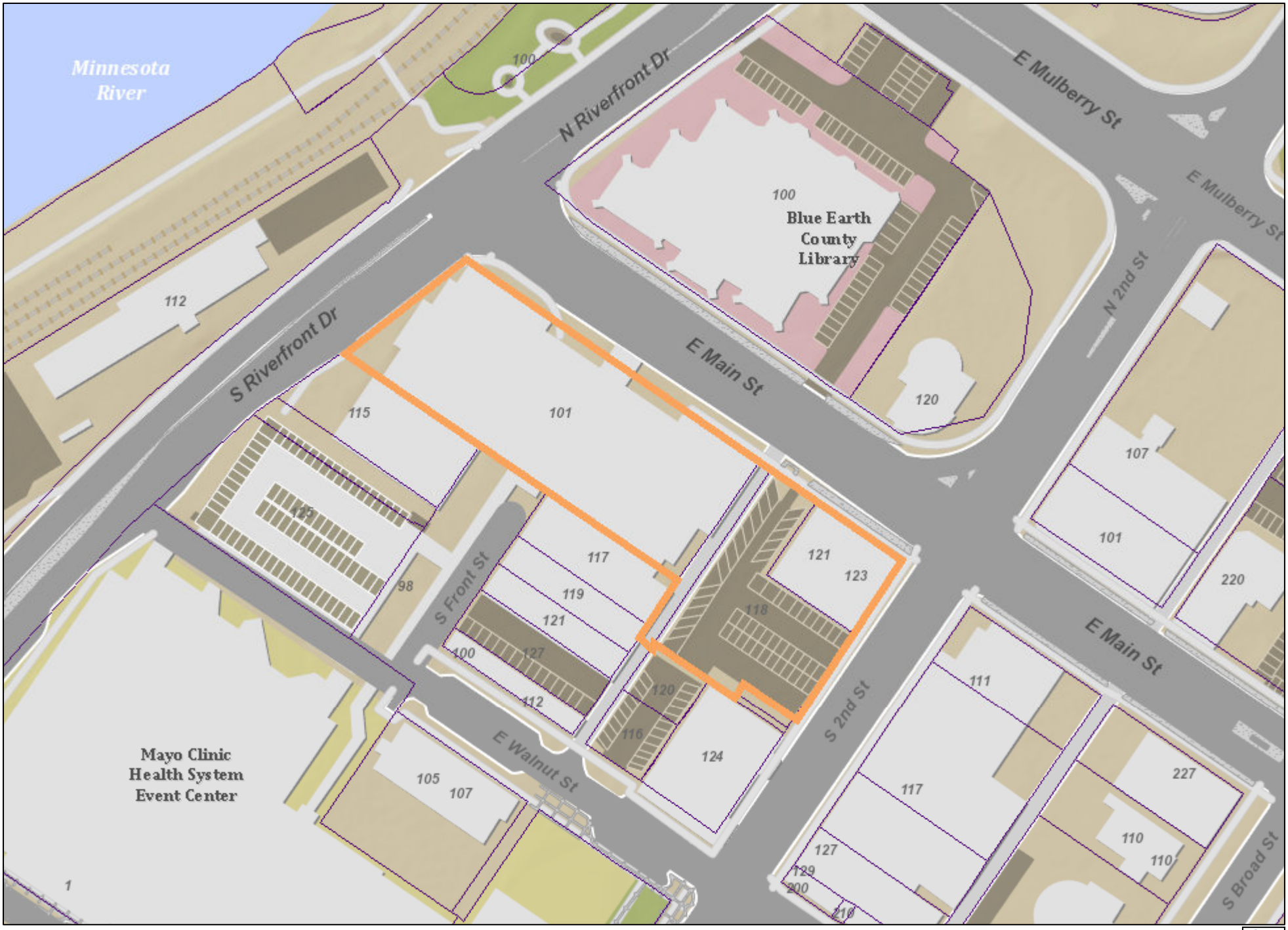
Plans submitted for the redevelopment project show the demolition of the existing structures on the lots, and construction of a 126 room, four-story hotel at the intersection of North Riverfront Drive and Main Street and the construction of a 10-story, 156 room hotel at the intersection of Second Street and Main Street.

Certificate of Design Compliance
The subject property is located in the Downtown Gateway Overlay District and the Downtown Design District requiring a certificate of design compliance. To ensure that development activity will enhance the visual and aesthetic character of the gateway district in accordance with the Urban Design Guidelines, review of the new buildings and demolition of structures requires a review by the Planning Commission and City Council.

Attachments

General Location Map
Aerial
Vacation Materials
Preliminary Plat
Site Plan
Renderings
Parking Calculations
Applicant's Narrative

General Location Map



Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

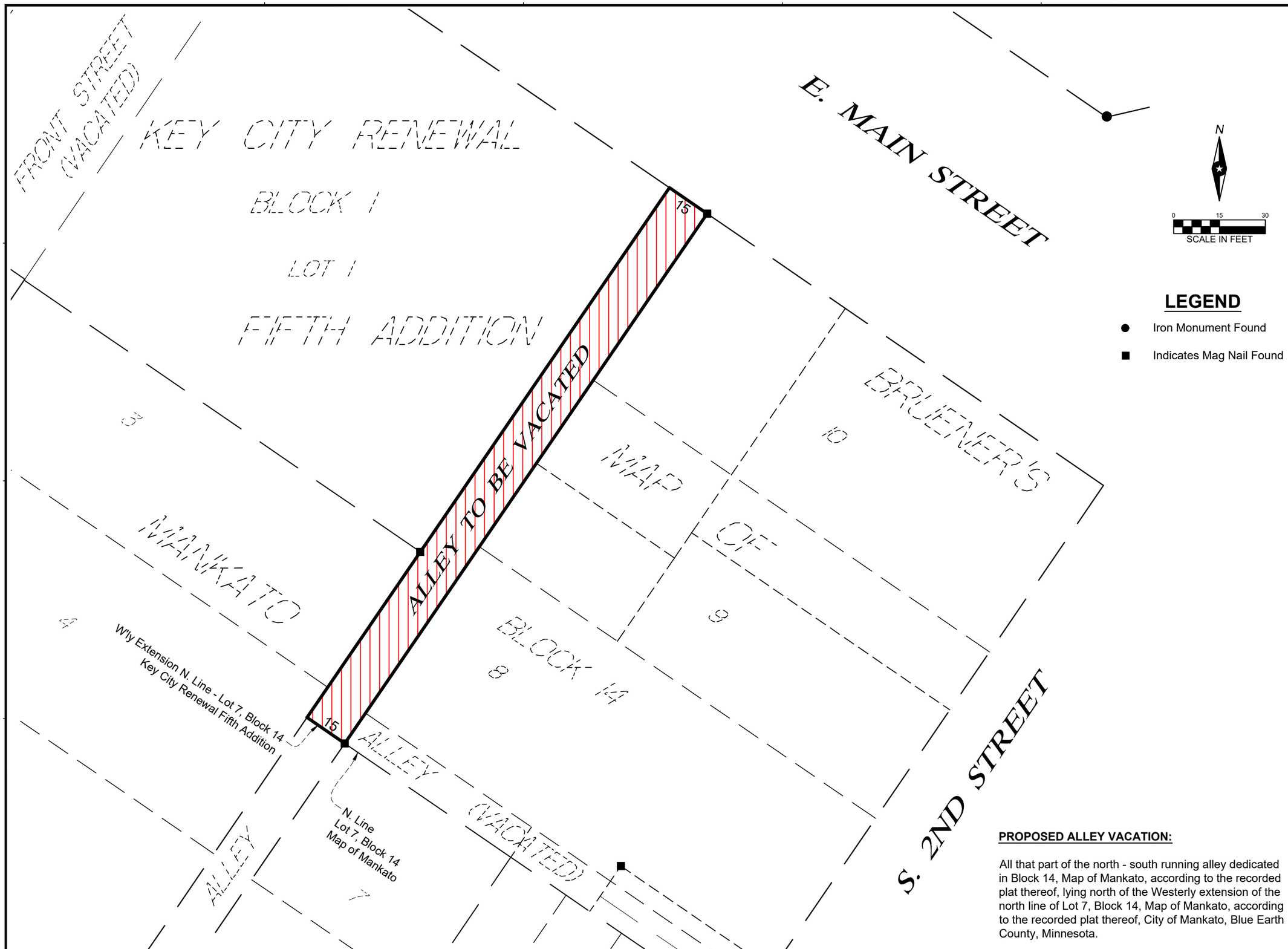
N

Aerial

Date: May 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



LEGEND

- ● Iron Monument Found
- ■ Indicates Mag Nail Found

PROPOSED ALLEY VACATION:

All that part of the north - south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota.

ISG

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PROJECT

HOTEL

MANKATO

Part of Block 14, Map of Mankato, City of Mankato, Blue Earth County, Minnesota.

REVISION SCHEDULE

DATE	DESCRIPTION	BY

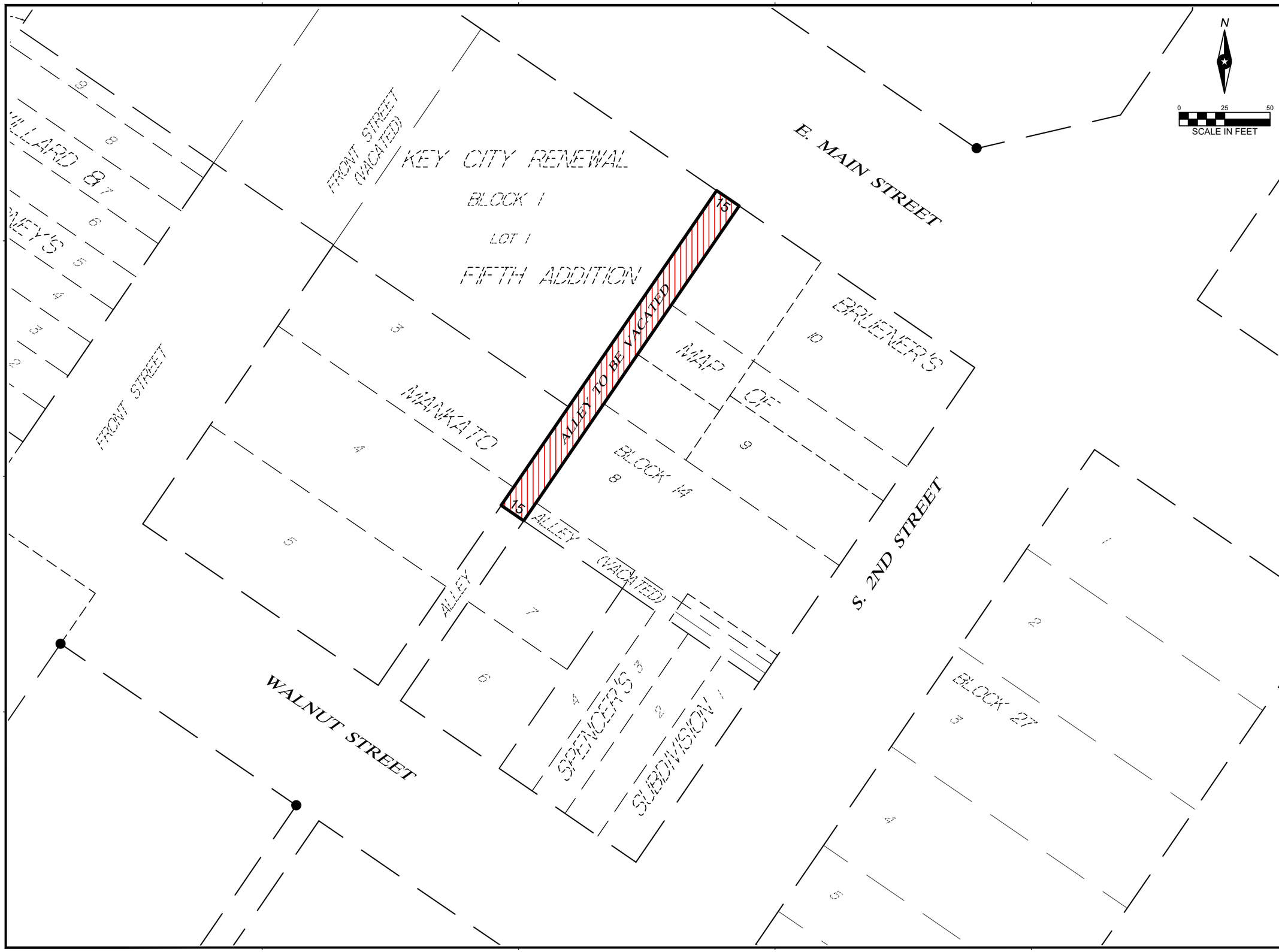
PROJECT NO.	23-30180
CAD FILE NAME	30180 ALLEY VAC
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	5/24/24
CLIENT PROJECT NO.	-

TITLE

SKETCH OF DESCRIPTION

SHEET

1 OF 1



ISG

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PROJECT

HOTEL

MANKATO

Part of Block 14, Map of Mankato, City of Mankato, Blue Earth County, Minnesota.

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-30180
CAD FILE NAME	30180 ALLEY VAC
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	5/24/24
CLIENT PROJECT NO.	-

TITLE

ALLEY VACATION EXHIBIT

SHEET

1 OF 1

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent:

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 1, Block 1, Key City Renewal Fifth Addition, Blue Earth County, State of Minnesota.

And

The Easterly 102.5 feet of the Northerly 23 feet of Lot 9 and the Easterly 102.5 feet of Lot 10, Block 14, City of Mankato, County of Blue Earth, State of Minnesota.

And

The Westerly 55 feet of the Northerly 99 feet of Lots 9 and 10, Block 14, Map of Mankato.

And

Commencing at the Southwest Comer of Lot 9, Block 14, Map of Mankato, on the east line of the alley running on the west side of said Lot 9, running thence in a southeasterly direction and at right angles with said alley 55 feet, thence in a northeasterly direction and at right angles with said last mentioned line 33 feet; thence in a northwesterly direction and at right angles with last described line 55 feet and thence in a southwesterly direction and at right angles with said last described line 33 feet to place of beginning.

And

Lot 8, Block 14, Map of Mankato, except the Southerly 6 feet of the Easterly 60 feet.

And

The Southerly 43 feet of the Easterly 102 ½ feet of Lot 9, Block 14, Map of Mankato.

And

Beginning at the Southwesterly comer of Lot 8, Block 14, MAP OF MANKATO, according to the recorded plat thereof; thence easterly 66.00 feet along the southerly line of said Lot 8 to a point on the northerly extension of the westerly line of Lot4, SPENCER'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according to the recorded plat thereof; thence southerly along said northerly extension 12.00 feet to the northwesterly comer of said Lot 4; thence westerly along the westerly extension of the northerly line of said Lot 4 to the westerly line of said Block 14; thence northerly along the westerly line of said Block 14 to the point of beginning.

And

All that part of the 12.00 foot alley dedicated per the SPENCER'S SUBDNISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according to the recorded plat (alley being now vacated per recorded document 600CR931) described as follows:

Being bound on the west by the northerly extension of the west line of Lot 4 of said SPENCER'S SUBDIVISION;

and

Being bound on the east by a line being 60.00 feet west of the northerly extension of the easterly line of said SPENCER'S SUBDIVISION.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

All that part of the north - south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota.

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 21 day of May, 2024.

Bryan Sowers

Hotel Mankato, LLC
Attn: Bryan Sowers
103 15th Ave NW
Wilmar, MN 56201
507-382-6607
bryan.sowers1@gmail.com

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 21st day of May, 2024.

Kent A. Hays

Notary Public

Kent A. Hays
State of Minnesota
Notary Public
Commission No. 31036917
My Commission Expires 01/31/2025

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent: Landmark Assets, LLC

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit: 100 E. Walnut Street.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit: Block 14, Map of Mankato running between Walnut Street and Main Street

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 23rd day of August, 2023.

Petitioner, Jon Kietzer

___931 Madison Avenue, Mankato, MN 56001__
Mailing Address

___507-381-1773_____
Phone

___jon@landmarkminnesota.com_____
Email

DEANNA M WHEELOCK
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 25th *day of August, 2023.*

Notary Public

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent: Hotel Mankato, LLC

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit: 101 E. Main Street and 121 E. Main Street, and the parking lot located at 118 S. Second Street.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit: Block 14, Map of Mankato running between Walnut Street and Main Street

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 23rd day of August, 2023.

Petitioner, Jon Kietzer

___931 Madison Avenue, Mankato, MN 56001__
Mailing Address

___507-381-1773_____
Phone

___jon@landmarkminnesota.com_____
Email

DEANNA M WHEELOCK
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 25th *day of August, 2023.*

Notary Public

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent: Maes Inc. and Sweet Baby Cheeks, LLC

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit: 119 S. Front Street and 117 S. Front Street.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit: Block 14, Map of Mankato running between Walnut Street and Main Street

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 25 day of August, 2023.

Petitioner, Mike Maes

___117 S. Front Street, Mankato, MN__
Mailing Address

507-387-5855
Phone

Michael.maes108@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 25th *day of August, 2023.*

TAMARA VANDEE SAAR
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2027

Notary Public

ACKNOWLEDGMENT OF AMENDED PETITION

Petition to Vacate Under Section 10.04, Chapter 10 of the City Charter

This document shall serve as Acknowledgment of the Amended Petition for vacation of a portion of the alley in Block 14, Map of Mankato submitted by Hotel Mankato, LLC.

Maes Inc. and Sweet Baby Cheeks, LLC, the owners of the real property located at 119 S. Front Street and 117 S. Front Street, submitted a Petition to Vacate Under Section 10.04, Chapter 10 of the City Charter dated August 25, 2023.

I have reviewed the updated and revised request from Hotel Mankato, LLC regarding the alley vacation and I concur and join in that request for vacation of the described alley as depicted on the attached **Exhibit A**.

MAES INC.

Dated: June 19, 2024

By _____
Mike Maes
President

SWEET BABY CHEEKS, LLC

Dated: June 19, 2024

By _____
Mike Maes
President

PARKING DATA	
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PARKING STALLS PROVIDED	
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[illegible]	
[illegible]	
[illegible]	
TOTAL	[illegible]

SITE SUMMARY		
PROJECT	[illegible]	
ADDRESS/LOCATION	[illegible]	
ZONING	[illegible]	
SITE/LOT AREA	[illegible]	[illegible] m2)
EXISTING BUILDING	[illegible]	[illegible] m2)
PROPOSED BUILDING	[illegible]	[illegible] m2)
NET LOT AREA	[illegible]	[illegible] m2)
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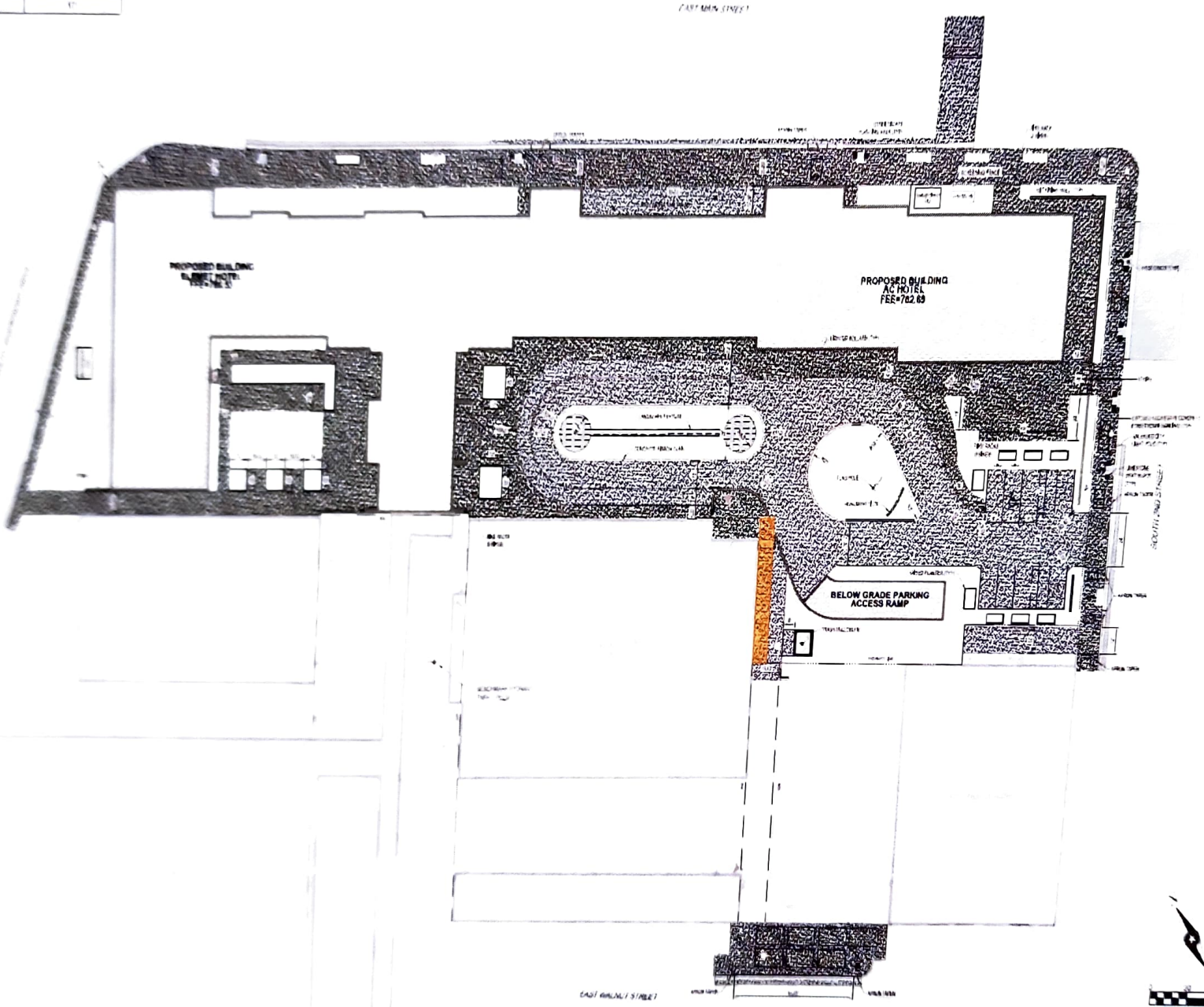
FRONT YARD		[illegible]
REAR YARD		
SIDE YARD		



Emily Nepp

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Tuesday, June 18, 2024 10:58 AM
To: Abbie Olson; Nathan Hermer; Jeremy Wiesen; Emily Nepp
Cc: Jon Kietzer
Subject: Fwd: 30180 Hotel Mankato City Comments Touch Base

Please see below response from Jon as the owner of Landmark Assets, LLC (holder of the La Salle building / Flask tenant) acknowledging support of the new site plan. This acknowledges the most recent site plan changes to the Petition originally signed on August, 23, 2023.

Bryan G. Sowers, GRCP
P: 507-382-6607 | LinkedIn

---------- Forwarded message ---------
From: **Jon Kietzer** <jon@landmarkminnesota.com>
Date: Tue, Jun 18, 2024 at 10:39 AM
Subject: RE: 30180 Hotel Mankato City Comments Touch Base
To: Bryan Sowers <bryan.sowers1@gmail.com>

Bryan,

I have reviewed the new site plan that has been changed from the original site plan to move the dumpster onto Hotel Mankato, LLC property and I approve of this new site plan.

Thanks,

Jon Kietzer, CCIM

Landmark Real Estate

Commercial Division

507-381-1773 mobile

507-345-1599 office

507-345-1980 fax

jon@landmarkminnesota.com

We Never Email Wire Instructions

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Monday, June 17, 2024 5:09 PM
To: Jon Kietzer <jon@landmarkminnesota.com>
Subject: Fwd: 30180 Hotel Mankato City Comments Touch Base

Jon - attached is a revised site plan that we had to change to move the dumpster from a location in the alley to approximately 6 feet off the alley on Hotel Mankato, LLC property. The dumpsters will be in a block enclosure. This is a change to the plan since you signed the Petition to vacate the alley.

Please acknowledge this change based on our discussion and review of the attached site plan.

Thanks,

Bryan G. Sowers, GRCP

P: 507-382-6607 | LinkedIn

Emily Nepp

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Tuesday, May 28, 2024 4:05 PM
To: Emily Nepp; Abbie Olson
Cc: Joey Wendinger; Nathan Hermer; Jon Kietzer
Subject: Fwd: Hotel Development: Alley Vacate

See response below from Mike Maes, supporting the proposed site plan changes reflected in our submission today.

Bryan G. Sowers, GRCP
P: 507-382-6607 | LinkedIn

---------- Forwarded message ---------
From: **MIchael Maes** <michael.maes108@gmail.com>
Date: Tue, May 28, 2024 at 3:51 PM
Subject: RE: Hotel Development: Alley Vacate
To: Bryan Sowers <bryan.sowers1@gmail.com>

HI Bryan

This is acknowledgement that we are good to go with the alley way changes

As per-say our meeting today @ The Loose Moose Saloon

Thank you Michael C Maes

Sent from Mail for Windows

From: Bryan Sowers
Sent: Monday, May 27, 2024 4:55 PM
To: Mike Maes
Subject: Fwd: Hotel Development: Alley Vacate

Hi Mike,

We had a small adjustment to the site plan that includes the proposed alley vacation since you last signed the Petition to Vacate the Alley. Attached is a revised site plan showing the alley vacation extending further South down the alley to accommodate a dumpster area, specifically for your designated refuse pickup. Entry would be from Walnut Street, as entrance from the City-owned parking lot into the ally on the North would be too tight for a truck (and that lot is Rented by a third party from the City).

The attached site plan (from ISG) shows a yellow highlighted space next to your building on the North end of the alley as an approximate estimation of the revised alley vacation to allow more space for your dumpster area and convenient refuse pick-up. This is the same refuse plan from the previous site plan shown when the Petition was originally signed, but it makes sense to extend the vacation to an approximate point where snow removal in the alley would begin (after your dumpster area). The vacation would end before encroaching on the doorway entrance / exit for guests to your property, to ensure the alley is maintained and continues to be safe.

Both product deliveries and refuse pickup vehicles will back out of the dead-end alley, or back in if warranted, with adequate turning space on Walnut Street in front of the Civic Center.

We are submitting the attached site plan in our Design application to the City of Mankato tomorrow (May 28th). If you could acknowledge this small revision by responding to this email with support for the change by noon tomorrow that would allow us to include it in the application by 5pm. We are sorry about the short notice as we missed the accommodation for refuse pickup from your buildings intially. If you have questions feel free to call.

Thank you,

Bryan G. Sowers, GRCP

P: 507-382-6607 | LinkedIn

Emily Nepp

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Monday, June 17, 2024 5:40 PM
To: Emily Nepp; Abbie Olson
Cc: Nathan Hermer; Jeremy Wiesen
Subject: Fwd: FW: 30180 Hotel Mankato City Comments Touch Base
Attachments: 30180-C3-10 SITE PLAN.pdf

---------- Forwarded message ---------
From: **Mike Brennan** <MBrennan@bcofmn.com>
Date: Mon, Jun 17, 2024 at 5:38 PM
Subject: FW: 30180 Hotel Mankato City Comments Touch Base
To: Bryan Sowers <bryan.sowers1@gmail.com>

Bryan, I have reviewed this latest plan for Hotel Mankato. You and I have reviewed it together as well. I endorse and agree to these enhancements.

Mike Brennan | Brennan Companies
Co-Founder

201 N Riverfront Drive, Suite 210
Mankato, MN 56001
P 507-625-5417 | **C** 507-381-7336

Bcofmn.com

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Monday, June 17, 2024 5:07 PM
To: Mike Brennan <MBrennan@bcofmn.com>
Subject: Fwd: 30180 Hotel Mankato City Comments Touch Base

Mike - attached is a revised site plan that we had to change to move the dumpster from a location in the alley to approximately 6 feet off the alley on Hotel Mankato, LLC property. The dumpsters will be in a block enclosure.

Please acknowledge this change based on our discussion.

Thanks,

Bryan G. Sowers, GRCP

P: 507-382-6607 | LinkedIn

⚠️ EXTERNAL EMAIL SENDER – Think Before You Click !!

Olson, Abbie

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Thursday, May 16, 2024 9:54 AM
To: Olson, Abbie; Dan Stueber; Joe Wendinger; Nathan Hermer; Chris Flagg; Emily Nepp
Subject: Fwd: Hotel Development: Alley Vacate

CAUTION: EXTERNAL E-MAIL

Please see acknowledgement below from Mike Brennan on vacating the alley for inclusion in the May 28 packet.

Bryan G. Sowers

---------- Forwarded message ---------
From: **Mike Brennan** <MBrennan@bcofmn.com>
Date: Thu, May 16, 2024, 7:58 AM
Subject: Hotel Development: Alley Vacate
To: Bryan Sowers <bryan.sowers1@gmail.com>

Bryan,

You have presented, and I have reviewed the planned alley vacate adjacent to the current Landmark parking lot. I concur with this extent, as it still allows 2 access points for the city lot that we currently lease for the Landkamer Building.

Mike Brennan | Brennan Companies
Co-Founder
201 N Riverfront Drive, Suite 210
Mankato, MN 56001
P 507-625-5417 | **C** 507-381-7336 | **F** 507-625-4805

bcofmn.com

From: Bryan Sowers <bryan.sowers1@gmail.com>
Sent: Monday, May 27, 2024 7:00 PM
To: Joey Wendinger <joey.wendinger@is-grp.com>; Nathan Hermer <Nathan.Hermer@isginc.com>; Abbie Olson <AOlson@fredlaw.com>
Subject: Fwd: Alley next to Landkamer Building

See below response to the revised alley vacation.

Bryan G. Sowers

---------- Forwarded message ---------
From: **Mike Brennan** <MBrennan@bcofmn.com>
Date: Mon, May 27, 2024, 6:55 PM
Subject: Alley next to Landkamer Building
To: bryan.sowers1@gmail.com <bryan.sowers1@gmail.com>

To who it may concern,

I have received and reviewed the minor adjustment of the alley vacation and support this change.

Mike Brennan | Brennan Companies
Co-Founder
201 N Riverfront Drive, Suite 210
Mankato, MN 56001
P 507-625-5417 | **C** 507-381-7336

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

STREET/ALLEY VACATION REQUEST

Address/Location of Property:

Block 14, Map of Mankato running between Walnut Street and Main Street

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. **If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.**

Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline		Yes___ No X	☐
Benco Electric		Yes___ No X	☐
CenterPoint Energy		Yes X No___	☐
Charter Communication		Yes X No___	☐
Consolidated Communications		Yes X No___	☐
Enterprise Products (propane)		Yes___ No X	☐
Greater MN Gas		Yes X No___	☐
Jaguar Communications/MetroNet		Yes___ No X	☐
Kinder Morgan Cochin Pipeline		Yes___ No X	☐
Magellan Pipeline		Yes___ No X	☐
Mankato Public Works		Yes X No___	☐
Northern Natural Gas		Yes___ No X	☐
Sprint		Yes___ No X	☐
Verizon Wireless		Yes___ No X	☐
Xcel Energy		Yes X No___	☐
Zayo		Yes___ No X	☐

Utility Company Comments: _____

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Community Development
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Fax: 507.388.7530
www.mankatomn.gov

STREET/ALLEY VACATION REQUEST

Address/Location of Property:

101 East Main Street and 121 East Main Street

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline	Randy Phillips	Yes____ No X	☐
Benco Electric		Yes____ No____	☐
CenterPoint Energy		Yes____ No____	☐
Charter Communication		Yes____ No____	☐
Consolidated Communications		Yes____ No____	☐
Enterprise Products (propane)		Yes____ No____	☐
Greater MN Gas		Yes____ No____	☐
Jaguar Communications		Yes____ No____	☐
Kinder Morgan Cochin Pipeline		Yes____ No____	☐
Magellan Pipeline		Yes____ No____	☐
Mankato Public Works		Yes____ No____	☐
Northern Natural Gas		Yes____ No____	☐
Sprint		Yes____ No____	☐
Verizon Wireless		Yes____ No____	☐
Xcel Energy		Yes____ No____	☐
Zayo		Yes____ No____	☐

Utility Company Comments: _____

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline		Yes____ No____	☐
Benco Electric	Tim Brablik	Yes____ No X	☐
CenterPoint Energy		Yes____ No____	☐
Charter Communication		Yes____ No____	☐
Consolidated Communications		Yes____ No____	☐
Enterprise Products (propane)		Yes____ No____	☐
Greater MN Gas		Yes____ No____	☐
Jaguar Communications		Yes____ No____	☐
Kinder Morgan Cochin Pipeline		Yes____ No____	☐
Magellan Pipeline		Yes____ No____	☐
Mankato Public Works		Yes____ No____	☐
Northern Natural Gas		Yes____ No____	☐
Sprint		Yes____ No____	☐
Verizon Wireless		Yes____ No____	☐
Xcel Energy		Yes____ No____	☐
Zayo		Yes____ No____	☐

Utility Company Comments: _____

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STREET/ALLEY VACATION REQUEST

Address/Location of Property:

Block 14, Map of Mankato running between Walnut Street and Main Street

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline		Yes___ No___	☐
Benco Electric		Yes___ No___	☐
CenterPoint Energy		Yes___ No___	☐
Charter Communication	BOK BRIAN OVIATT	Yes X No___	☒
Consolidated Communications		Yes___ No___	☐
Enterprise Products (propane)		Yes___ No___	☐
Greater MN Gas		Yes___ No___	☐
Jaguar Communications		Yes___ No___	☐
Kinder Morgan Cochin Pipeline		Yes___ No___	☐
Magellan Pipeline		Yes___ No___	☐
Mankato Public Works		Yes___ No___	☐
Northern Natural Gas		Yes___ No___	☐
Sprint		Yes___ No___	☐
Verizon Wireless		Yes___ No___	☐
Xcel Energy		Yes___ No___	☐
Zayo		Yes___ No___	☐

Utility Company Comments: EASEMENT REQUIRED

Olson, Abbie

From: Jason Fladland <Jason.Fladland@consolidated.com>
Sent: Friday, August 25, 2023 2:45 PM
To: Olson, Abbie
Subject: RE: [EXTERNAL] Utility Location Verification

CAUTION: EXTERNAL E-MAIL

Good afternoon –

Yes, we do have facilities in this section of alleyway.
This looks to be a main pathway for both copper and fiber cable facilities.

Thank you,

Jason Fladland | Outside Plant Engineer II
D: 507.386.3597
jason.fladland@consolidated.com
consolidated.com | NASDAQ: CNSL

Consolidated communications

From: Olson, Abbie <AOlson@fredlaw.com>
Sent: Thursday, August 24, 2023 11:18 AM
To: Jason Fladland <Jason.Fladland@consolidated.com>
Subject: [EXTERNAL] Utility Location Verification

[This email comes from outside of your organization. Please be cautious opening or clicking on any attachments or links.]

Mr. Fladland,

In order to proceed with redevelopment of the City Center Hotel and the Landkamer Building in Mankato we are petitioning the City of Mankato for a vacation of the highlighted portion of the alley between Front Street and Second Street as shown below.

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

STREET/ALLEY VACATION REQUEST

Address/Location of Property:

101 East Main Street and 121 East Main Street

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline		Yes___ No___	☐
Benco Electric		Yes___ No___	☐
CenterPoint Energy		Yes___ No___	☐
Charter Communication		Yes___ No___	☐
Consolidated Communications		Yes___ No___	☐
Enterprise Products (propane)	D. Nicholson	Yes___ No X	☐
Greater MN Gas		Yes___ No___	☐
Jaguar Communications		Yes___ No___	☐
Kinder Morgan Cochin Pipeline		Yes___ No___	☐
Magellan Pipeline		Yes___ No___	☐
Mankato Public Works		Yes___ No___	☐
Northern Natural Gas		Yes___ No___	☐
Sprint		Yes___ No___	☐
Verizon Wireless		Yes___ No___	☐
Xcel Energy		Yes___ No___	☐
Zayo		Yes___ No___	☐

Utility Company Comments: Enterprise Products is clear of this project.

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Alliance Pipeline		Yes____ No____	☐
Benco Electric		Yes____ No____	☐
CenterPoint Energy		Yes____ No____	☐
Charter Communication		Yes____ No____	☐
Consolidated Communications		Yes____ No____	☐
Enterprise Products (propane)		Yes____ No____	☐
Greater MN Gas		Yes____ No____	☐
Jaguar Communications		Yes____ No____	☐
Kinder Morgan Cochin Pipeline		Yes____ No____	☐
Magellan Pipeline		Yes____ No X	☐
Mankato Public Works		Yes____ No____	☐
Northern Natural Gas		Yes____ No____	☐
Sprint		Yes____ No____	☐
Verizon Wireless		Yes____ No____	☐
Xcel Energy		Yes____ No____	☐
Zayo		Yes____ No____	☐

Utility Company Comments: _____

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline		Yes____ No____	☐
Benco Electric		Yes____ No____	☐
CenterPoint Energy		Yes____ No____	☐
Charter Communication		Yes____ No____	☐
Consolidated Communications		Yes____ No____	☐
Enterprise Products (propane)		Yes____ No____	☐
Greater MN Gas		Yes____ No____	☐
Jaguar Communications		Yes____ No____	☐
Kinder Morgan Cochin Pipeline		Yes____ No____	☐
Magellan Pipeline		Yes____ No____	☐
Mankato Public Works		Yes____ No____	☐
Northern Natural Gas	Rod Nelson Rod Nelson	Yes____ No X	☐
Sprint		Yes____ No____	☐
Verizon Wireless		Yes____ No____	☐
Xcel Energy		Yes____ No____	☐
Zayo		Yes____ No____	☐

Utility Company Comments:

Northern Natural Gas Company does not have any utilitys or facilities on or near the addressed shown above.

Olson, Abbie

From: Clements, Robert <robert.clements@verizonwireless.com>
Sent: Thursday, August 24, 2023 2:44 PM
To: Olson, Abbie
Subject: Re: [E] Utility Location Verification

CAUTION: EXTERNAL E-MAIL

Verizon has no utilities in the area.

verizon
Bob Clements
Transport Engineer
Great Plains Transport

O 507 385 3133
M 507 327 2371

On Thu, Aug 24, 2023 at 2:41 PM Olson, Abbie <AOlson@fredlaw.com> wrote:

Mr. Clements,

In order to proceed with redevelopment of the City Center Hotel and the Landkamer Building in Mankato we are petitioning the City of Mankato for a vacation of the highlighted portion of the alley between Front Street and Second Street as shown below.

Emily Nepp

From: David Pinney <DPinney@greatermngas.com>
Sent: Friday, May 3, 2024 1:32 PM
To: Emily Nepp
Subject: RE: Utility Coordination Meeting - Downtown Mankato, MN Redevelopment

Good afternoon Emily. I can confirm that Greater Minnesota Gas will be well clear of any impact on construction at the described location.

Thank you,

David G Pinney
GIS Mapping/Permitting Specialist
Direct: (507) 209-2114 | Office: (888) 931-3411 | Cell: (507) 380-9718
Greater Minnesota Gas, Inc. | Greater Minnesota Transmission, LLC | Dakota Natural Gas, LLC.
1900 Cardinal Lane, Faribault, MN 55021
Visit our website at www.greatermngas.com | www.dakotanaturalgas.com
Changing Lives With Energy
Know what's below. Call 811 before you dig!

From: Emily Nepp <Emily.Nepp@ISGInc.com>
Sent: Friday, May 3, 2024 11:37 AM
To: lawrence.j.novak@xcelenergy.com; brian.oviatt@charter.com; jason.fladland@consolidated.com; David Pinney <dpinney@greatermngas.com>; dfischer@mankatomn.gov; Johnson, Jeff <jjohnson@mankatomn.gov>; steve.larson@metronet.com; jake.jacobson@centerpointenergy.com; charles.mayers@centerpointenergy.com
Subject: Utility Coordination Meeting - Downtown Mankato, MN Redevelopment

Good Afternoon,

ISG is working with a developer on a new project coming to Downtown Mankato. It is a redevelopment project that would affect utilities in the area shown below. Our team would like to set up a meeting to discuss the project in greater detail & the areas that could potentially be affected. We are targeting a meeting date of Wed. May 8th at 9AM. It'll be an in-person meeting with a virtual teams option if you are unable to attend in person. I would like to send the invitation out by the end of the day so please let me know your availability & I will include you in the teams invitation.

Thank you,

Emily Nepp

Emily Nepp
Development Services Coordinator
Employee Owner

P 507.387.6651
E Emily.Nepp@ISGInc.com
W ISGInc.com

Emily Nepp

From: Olson, Abbie <AOlson@fredlaw.com>
Sent: Monday, June 17, 2024 4:43 PM
To: Emily Nepp
Cc: Bryan Sowers
Subject: FW: [EXTERNAL] Hotel Mankato Easement

Emily,

You can let the City know that we are getting the telephone easement at hh released. Consolidated is going to sign the quit claim deed and it will be released on the record shortly.

Abbie

Abbie S. Olson | Attorney | Fredrikson & Byron, P.A.
111 South 2nd Street, Suite 400 | Mankato, MN 56001
507.344.9006 **(ph)** | 507.344.9050 (fax)

Fredrik

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From: Nick Sorenson <Nick.Sorenson@consolidated.com>
Sent: Monday, June 17, 2024 4:40 PM
To: Olson, Abbie <AOlson@fredlaw.com>
Subject: Re: [EXTERNAL] Hotel Mankato Easement

CAUTION: EXTERNAL E-MAIL

Do I need to fill out just page 2 and have it notarized ?

From: Olson, Abbie <AOlson@fredlaw.com>
Sent: Monday, June 17, 2024 11:55 AM
To: Nick Sorenson <Nick.Sorenson@consolidated.com>
Subject: RE: [EXTERNAL] Hotel Mankato Easement

Nick,

I need this quit claim deed to release the old easement. Is it possible to get this signed and have the original sent back to me for recording?

Thanks,

Abbie

Abbie S. Olson | Attorney | Fredrikson & Byron, P.A.
111 South 2nd Street, Suite 400 | Mankato, MN 56001
507.344.9006 **(ph)** | 507.344.9050 (fax)

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From: Nick Sorenson <Nick.Sorenson@consolidated.com>
Sent: Monday, June 17, 2024 10:58 AM
To: Olson, Abbie <AOlson@fredlaw.com>
Subject: Fw: [EXTERNAL] Hotel Mankato Easement

CAUTION: EXTERNAL E-MAIL

Good morning, Abbie,

I can assist with this. Do you just need an agreement or noticed signed off on?

Thank you,

Nick Sorenson | OSP Engineer III

D: 507.387.1858 | C: 507.995.0103

nick.sorenson@consolidated.com

consolidated.com | NASDAQ: CNSL

From: Oviatt, Brian C <Brian.Oviatt@charter.com>
Sent: Monday, June 17, 2024 10:16 AM
To: Nick Sorenson <Nick.Sorenson@consolidated.com>
Subject: FW: [EXTERNAL] Hotel Mankato Easement

FYI

Brian Oviatt | Construction Coordinator III | M 507.469.0256
101 Pauley Way | Mankato, MN 56001

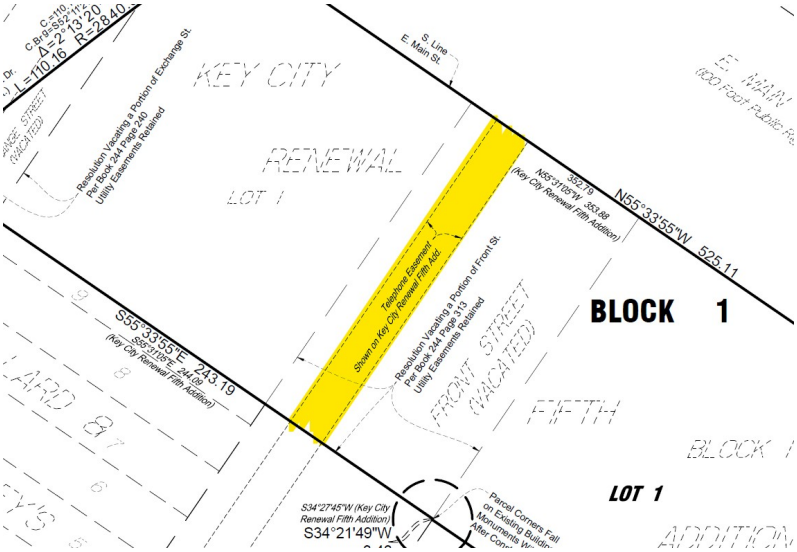
From: Olson, Abbie <AOlson@fredlaw.com>
Sent: Monday, June 17, 2024 9:48 AM
To: Oviatt, Brian C <Brian.Oviatt@charter.com>
Subject: [EXTERNAL] Hotel Mankato Easement

> CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning Brian.

I'm hoping you can help put me in touch with the person I need to speak to in order to get a release of an old Mankato Citizen's Telephone Company easement that runs through a vacated portion of Front Street lying under the Hotel Mankato development. I've attached the plat that shows the location of the old easement. For the replatting we need to get a release executed and recorded. I am happy to draft the release but I need to know who I talk to about getting it signed.

10. Easement for communication system purposes, in favor of Mankato Citizen's Telephone Company, as contained in document dated May 5, 1978, and recorded May 12, 1978, in Book 247, page 486.



Thank you,
Abbie

Abbie S. Olson | Attorney | Fredrikson & Byron, P.A.
111 South 2nd Street, Suite 400 | Mankato, MN 56001
507.344.9006 **(ph)** | 507.344.9050 (fax)

Fredrik

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RE: [External Email] Downtown Mankato Redevelopment

Jacobson, Jake A <jake.jacobson@centerpointenergy.com>

Fri 5/10/2024 4:02 PM

To:Nathan Hermer <Nathan.Hermer@ISGInc.com>;Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Cc:Killion, Tracie B <tracie.killion@centerpointenergy.com>

1 attachments (670 KB)

Commercial Application.pdf;

Hey Nathan,

Just brushing this up again after today's meeting. Before I can start coming up with plan, we'll need your loads including temp loads. This will start our process of making sure the system is ready for the proposed loads. We'll also need the delivery location on the proposed building so I can plan gas main to that point. Lastly, we discussed the reimbursable portion of this project where we will need to relocate our gas main out of the alley. I've looked into that and have a idea of what we can do but I'll need to know your loads to be sure it can work.

If you have any questions regarding the application or just this process in general, Ben Jacobsen can assist you.

Thanks,

Jake Jacobson
Design Engineer - Gas

CenterPoint Energy | MN Gas Engineering
612.321.5540 office | 651.269.6350 cell
700 W. Linden Ave Minneapolis, MN 55403

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Thursday, February 8, 2024 2:24 PM
To: Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Cc: Killion, Tracie B <tracie.killion@centerpointenergy.com>; Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Ben,

Thanks for reaching out regarding this project. This project is at the conceptual stage right now and we are working on getting a project to fit within the developers Performa. There is a lot of work to complete before we have preliminary plans to share.

Once we get approval on the conceptual design, we will still probably have a good 8 months of design left. Therefore, at the earliest we are probably looking at construction in 2025.

Thank you,

From: Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Sent: Thursday, February 8, 2024 1:07 PM
To: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Cc: Killion, Tracie B <tracie.killion@centerpointenergy.com>; Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Hi Nathan,

Just circling back on the applications and plans for the Mankato downtown redevelopment project. Let me know if you have any questions on anything.

See attached commercial application for new gas service. Please complete one application for each building/address that will need gas service and return them with the following plans:

- Site Plan
- Grading Plan
- Utility Plan
- Exterior Elevation Plan, with proposed meter location/s marked

Thank you,

Ben Jacobsen
Sales Consultant

CenterPoint Energy | New Market Development
507.387.1948 w | 507.272.2435 c
CenterPointEnergy.com

From: Jacobsen, Benjamin M
Sent: Tuesday, January 2, 2024 10:09 AM
To: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>; Nathan Hermer <Nathan.Hermer@ISGInc.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Hi Jake,

Sorry for the delay on getting back. If the new gas loads below hold true, we should have enough allowable investment to cover the proposed main relocation costs you indicated.

Of course we would need to take a closer look once we determine how many service lines and meters are needed and if we would need to directional bore each service line or if we could open trench/plow them in. I was not sure if the loads below are for one building/tenant or if we would be running multiple services lines to different buildings or parts of the same building needing individual gas meters for each building/tenant space. Regardless, the load profile being added below should cover a majority of our rehab costs if not all of it.

Nathan-
Please see attached commercial application for new gas service. When the time is right, please complete one application for each building/address that will need gas service. That way I can get a more accurate cost estimate to you if the project moves forward. Additionally, can you please send back the plans below if .PDF form as they become available:

- Site Plan
- Grading Plan
- Utility Plan

- Exterior Elevation Plan, with proposed meter location marked

Thanks,

Ben Jacobsen
Sales Consultant
CenterPoint Energy | New Market Development
507.387.1948 w | 507.272.2435 c
CenterPointEnergy.com

From: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Sent: Tuesday, December 12, 2023 8:53 AM
To: Nathan Hermer <Nathan.Hermer@ISGInc.com>; Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Ben,

Nathan and I met to talk about the new development. It's still in early planning stages, but I looked into the work that CenterPoint would need done for main relocation. Here's a summary of the main work.

Install:
400' of 2" PE CL-2 main
125' of 1-1/4" PE CL-2 Svc main
Very rough estimate of ~$65,000

I brought up that the ROI by going with us could possibly help offset some of that cost. Just to help give them an idea on total cost, I asked Nathan to send over estimated usage. Could you get a rough estimate on the proposed development with these estimated usages below and with my summary of work.

Thanks,

Jake Jacobson
Design Engineer - Gas
CenterPoint Energy | MN Gas Engineering
612.321.5540 office | 651.269.6350 cell
700 W. Linden Ave Minneapolis, MN 55403
CenterPointEnergy.com

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Tuesday, December 12, 2023 8:33 AM
To: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

You don't often get email from nathan.hermer@isginc.com. Learn why this is important

Jake,

Here are some rough calcs on natural gas needs

Building heat for commons areas: 3600 MBH
Snow melt: 600 MBH
Domestic Water Heating: 2400 MBH
Commercial Kitchen Cooking: 1500 MBH

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Monday, December 11, 2023 3:12 PM
To: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

I just sent you a Teams meeting invite for 330. Talk to you soon.

From: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Sent: Monday, December 11, 2023 1:50 PM
To: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Nathan,

Sorry I was out of office toward the end of the week last week. I think we could make today around 3 work out if that works for you. I have a meeting that says it goes until 3 today but i should be able to make it work. What do you think?

Thanks,

Jake Jacobson
Design Engineer - Gas

CenterPoint Energy | MN Gas Engineering
612.321.5540 office | 651.269.6350 cell
700 W. Linden Ave Minneapolis, MN 55403
CenterPointEnergy.com

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Monday, December 11, 2023 1:31 PM
To: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Cc: Sowers, Austin A <austin.sowers@centerpointenergy.com>; Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Some people who received this message don't often get email from nathan.hermer@isginc.com. Learn why this is important

Jake,

Reaching out again to see if we can set up a Teams call this week.
I am available at the following dates and times:
Today – after 3pm
Tuesday – after 1030am

Wednesday and Thursday – I am at a conference but will step away from it in order to have this meeting because our schematic design narrative is due EOD Thursday.

Thank you,

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Thursday, December 7, 2023 4:34 PM
To: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>
Cc: Sowers, Austin A <austin.sowers@centerpointenergy.com>; Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Jake,

Would you be available tomorrow for a quick phone call to discuss a potential reroute of the gas main located in the alley. I am available any time after 11am.

Thank you,

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Wednesday, December 6, 2023 5:03 PM
To: Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Cc: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>; Sowers, Austin A <austin.sowers@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

The alley abandonment is shown in white on the proposed hotel plan.

If you would like to jump on a quick call, let me know when you are available, and I will send out a Teams meeting invite.
Thank you,

From: Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Sent: Wednesday, December 6, 2023 3:52 PM
To: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Cc: Jacobson, Jake A <jake.jacobson@centerpointenergy.com>; Sowers, Austin A <austin.sowers@centerpointenergy.com>
Subject: RE: [External Email] Downtown Mankato Redevelopment

Hi Nathan,

I am including our area engineer, Jake Jacobson. He will be a good point of contact to determine any potential costs associated with the main abandonment and potential main relocation. Additionally, we received the attached plan for the proposed hotel, but nothing was shown in the body of the email as referenced. Was there another plan showing the alley abandonment?

If needed we should be available for a call later this week to discuss any details.

Thanks,

Ben Jacobsen
Sales Consultant

CenterPoint Energy | New Market Development
507.387.1948 w | 507.272.2435 c
CenterPointEnergy.com

From: Nathan Hermer <Nathan.Hermer@ISGInc.com>
Sent: Wednesday, December 6, 2023 1:34 PM
To: Jacobsen, Benjamin M <benjamin.jacobsen@centerpointenergy.com>
Subject: [External Email] Downtown Mankato Redevelopment

Ben,

ISG is currently working with a client on the feasibility of a redevelopment project in downtown Mankato. In order to put together a comprehensive feasibility study I would like to discuss the gas main that runs through the alley from Walnut Street to Main Street, shown below.

The redevelopment project is proposing to remove the alley access from Main Street, so a new building can be built across it. I am wondering if you could provide a potential reroute and any associated costs. This has also been discussed with Xcel Energy and they are proposing to reroute their electrical to 2nd Street and tying back in on the south side of Walnut Street.

Let me know if you would like to set up a quick Teams call to discuss.

Thank you,

Nathan Hermer, PE
Civil Engineer
Employee Owner

P 507.387.6651
C 507.382.8215
E Nathan.Hermer@ISGInc.com
W ISGInc.com

***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

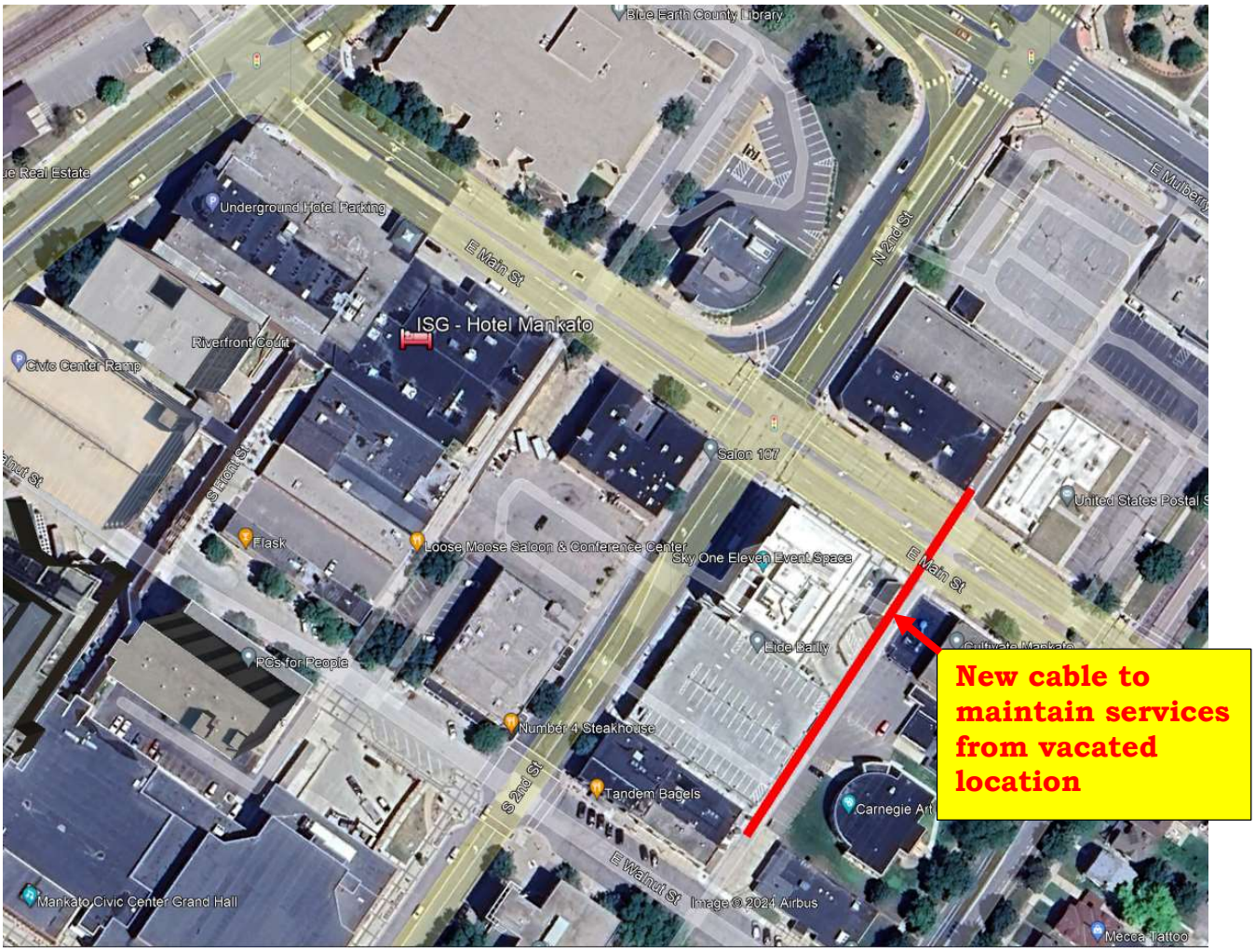
SPECTRUM

1020' ✓

Consolidated Communications

Due to the partial vacate of the alleyway between Riverfront Dr and S 2nd St in Mankato for the new construction of the Hotel Mankato on that property, Consolidated Communications is currently looking at constructing a new fiber optic cable in the alleyway and crossing E Main St between S 2nd St and S Broad St in order to reconnect and maintain services that would be impacted by the removal of the existing fiber optic cable in the vacate zone.

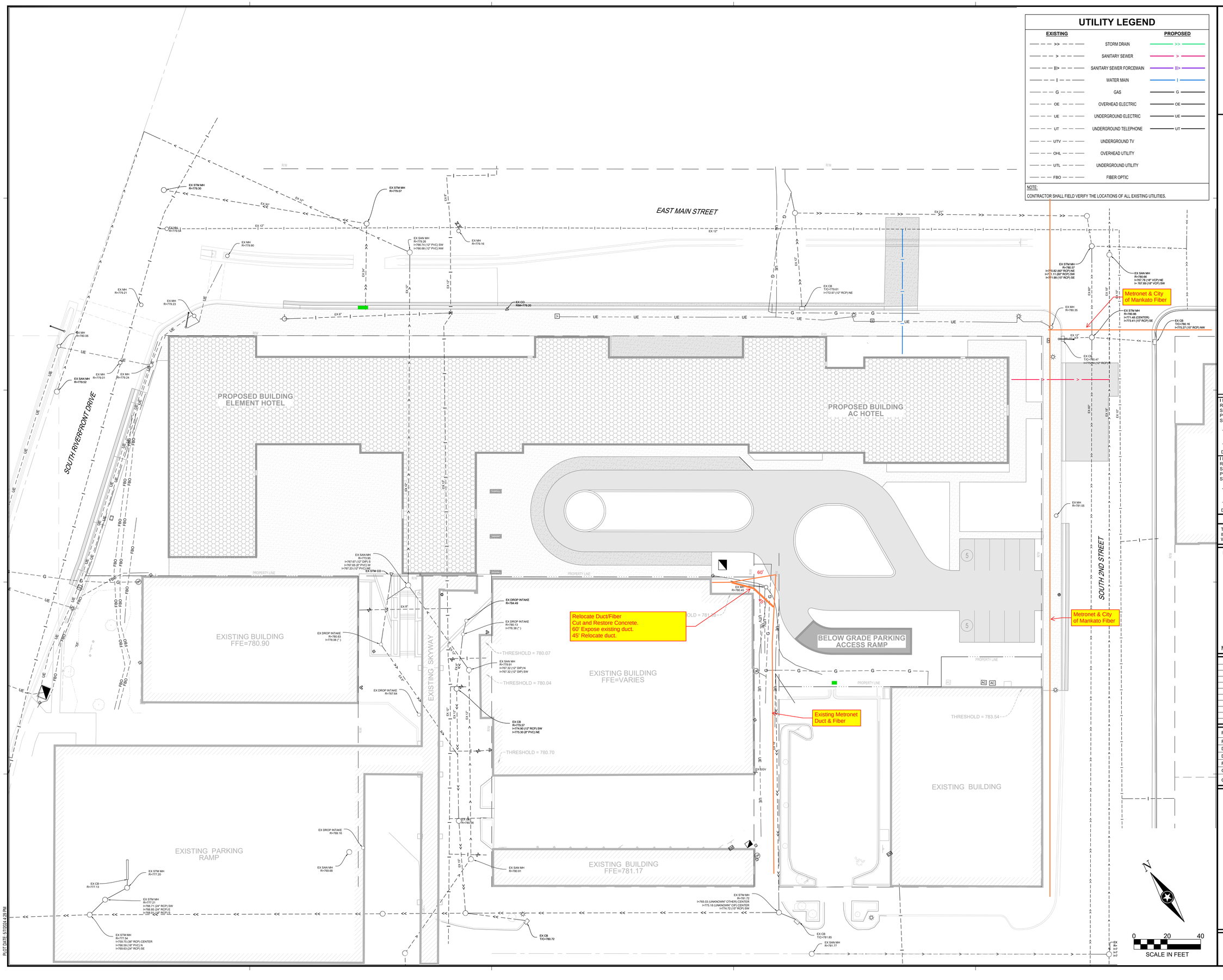
The estimated cost of this new build is approx. $32,000.00



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



PLOT DATE: 5/7/2024 4:29 PM

ISG

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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-UTILITY
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

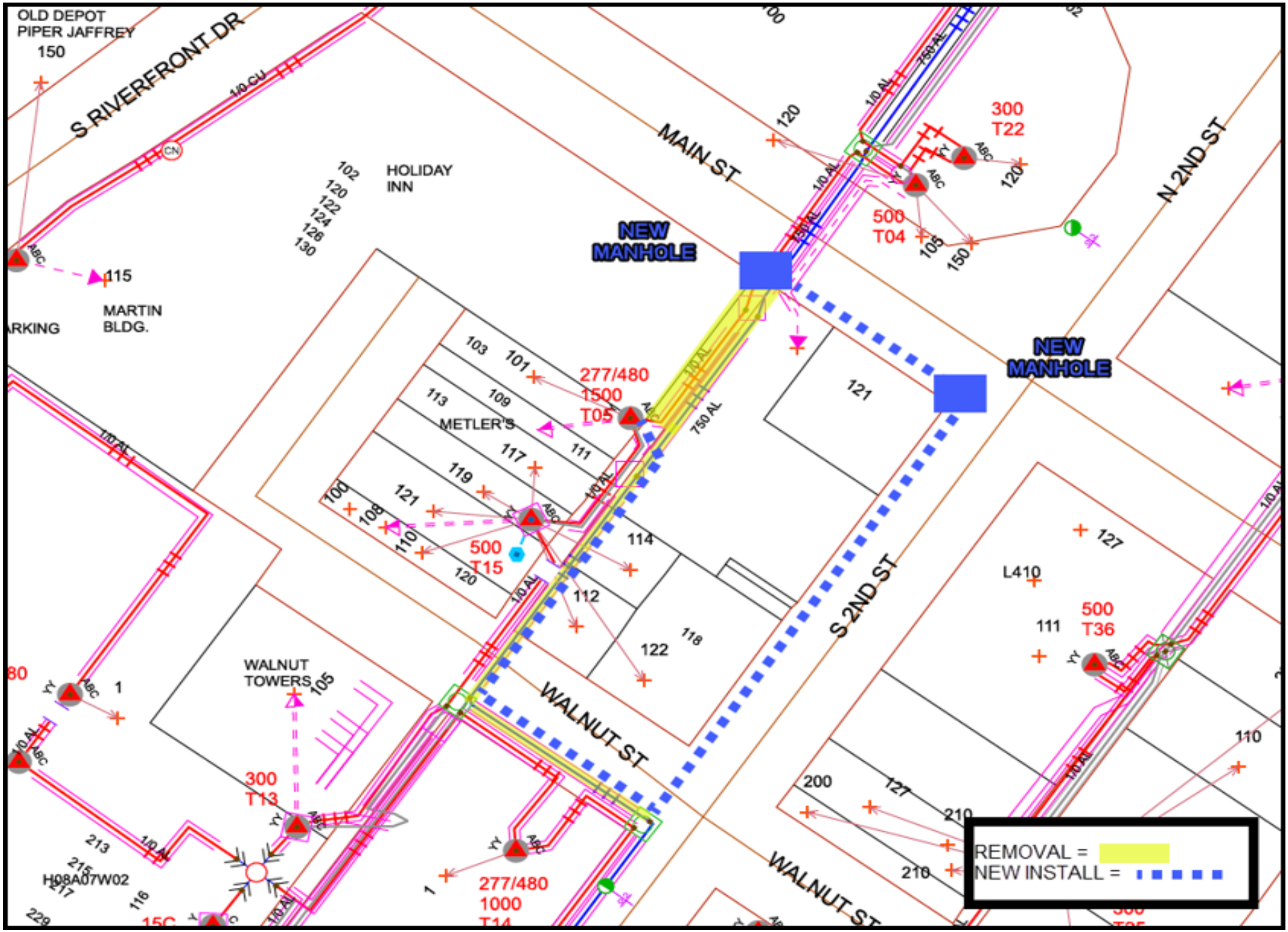
SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

Xcel Energy


OLD DEPOT
PIPER JAFFREY
150
S RIVERFRONT DR
1/0 CU
HOLIDAY
INN
102
120
122
124
126
130
MAIN ST
NEW
MANHOLE
300
T22
500
T04
105
150
120
N 2ND ST
115
MARTIN
BLDG.
ARKING
103
101
277/480
1500
T05
113
109
METLER'S
111
117
119
121
100
108
110
120
500
T15
114
112
122
118
750 AL
1/0 AL
NEW
MANHOLE
S 2ND ST
127
L410
111
500
T36
WALNUT
TOWERS
105
WALNUT ST
300
T13
213
215
217
H08A07W02
116
229
277/480
1000
T14
200
127
210
110
REMOVAL =
NEW INSTALL =

RE: Downtown Mankato - Alley Vacation Information

Krey, Blake <Blake.Krey@xcelenergy.com>

Fri 6/7/2024 3:25 PM

To:Thill, Anna M <Anna.M.Thill@xcelenergy.com>;Lauren Corrow <Lauren.Corrow@ISGInc.com>
Cc:Joey Wendinger <Joey.Wendinger@ISGInc.com>;Emily Nepp <Emily.Nepp@ISGInc.com>;Horejsi, Dustin M <dustin.horejsi@xcelenergy.com>

1 attachments (281 KB)

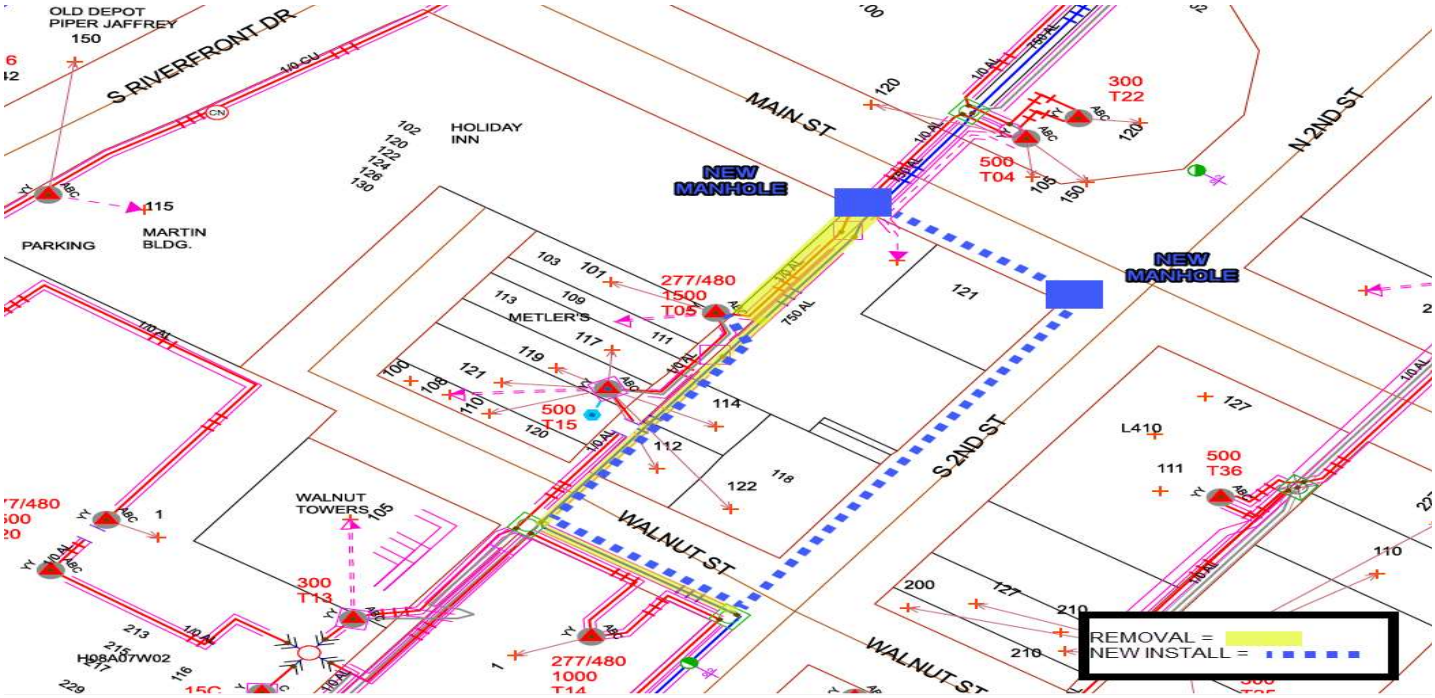
121 MAIN ST (MANKATO).pdf;

So I have the rough estimate in. The new install rough estimate came in at $729,000 after running the numbers through. This rough estimate is only for the new install. It does not take into account of the age of the existing facilities and the removal of the existing facilities.

These will be accounted for during the actual estimate in the Three test job. Again, please keep in mind I will not be able the Three test job until July.

During the new install as we discussed in the field. This covers the permitting, restoration and traffic closure for our work also. Any questions please let me know

Yellow= Removal **Blue**=New install / relocated facilities



Thanks,

Blake Krey

Xcel Energy | Responsible By Nature

Designer, Electric Distribution

1518 Chestnut Ave, CSC 1.5 Minneapolis, MN 55403

C: 612-250-2764 **F:** 612-630-4229

E: Blake.Krey@xcelenergy.com

From: Thill, Anna M <Anna.M.Thill@xcelenergy.com>
Sent: Tuesday, June 4, 2024 2:55 PM
To: Lauren Corrow <Lauren.Corrow@ISGInc.com>; Krey, Blake <Blake.Krey@xcelenergy.com>
Cc: Joey Wendinger <Joey.Wendinger@ISGInc.com>; Emily Nepp <Emily.Nepp@ISGInc.com>
Subject: RE: Downtown Mankato - Alley Vacation Information

Great! Thank you for the update.

Anna Thill
Xcel Energy
Manager, Community Relations

210 Lime Street, Mankato, MN 56001
P: 507-387-9633 **C:** 507-381-6815

E: Anna.M.Thill@xcelenergy.com

From: Lauren Corrow <Lauren.Corrow@ISGInc.com>
Sent: Tuesday, June 4, 2024 2:51 PM
To: Thill, Anna M <Anna.M.Thill@xcelenergy.com>; Krey, Blake <Blake.Krey@xcelenergy.com>
Cc: Joey Wendinger <Joey.Wendinger@ISGInc.com>; Emily Nepp <Emily.Nepp@ISGInc.com>
Subject: RE: Downtown Mankato - Alley Vacation Information

Some people who received this message don't often get email from lauren.corrow@isginc.com. Learn why this is important

EXTERNAL - STOP & THINK before opening links and attachments.

All – Blake and I were able to connect this afternoon and he has committed to sending information by 6/6.

Thanks!

Lauren

From: Lauren Corrow <Lauren.Corrow@ISGInc.com>
Sent: Tuesday, June 4, 2024 1:57 PM
To: anna.m.thill@xcelenergy.com; Krey, Blake <Blake.Krey@xcelenergy.com>

Cc: Joey Wendinger <Joey.Wendinger@ISGInc.com>; Emily Nepp <Emily.Nepp@ISGInc.com>
Subject: Downtown Mankato - Alley Vacation Information

Good afternoon,

I left a voicemail with Blake but following from our May 10 conversation and requesting preliminary schedules, plans and costs for rerouting utilities due to the alley vacation for the Downtown Mankato Redevelopment project. We have some deadlines approaching quickly and are in need of this information ASAP.

Thanks,

Lauren

Lauren Corrow
Assistant Project Manager
Employee Owner

P 515.243.9143
C 515.297.3727
E Lauren.Corrow@ISGInc.com
W ISGInc.com

Emily Nepp

From: Thill, Anna M <Anna.M.Thill@xcelenergy.com>
Sent: Thursday, June 20, 2024 2:11 PM
To: Kaitlyn Henderson; Krey, Blake
Cc: Emily Nepp
Subject: Re: Hotel Mankato Approval

Hi Kaitlyn,

I apologize for the delay. I was able to confirm that we are amenable to the relocations and have approved the proposed routes.

Please let me know if you need anything more from us.

Thank you,

Anna Thill
Xcel Energy
Manager, Community Relations
C: 507-381-6815

From: Kaitlyn Henderson <Kaitlyn.Henderson@ISGInc.com>
Sent: Thursday, June 20, 2024 10:21:04 AM
To: Krey, Blake <Blake.Krey@xcelenergy.com>; Thill, Anna M <Anna.M.Thill@xcelenergy.com>
Cc: Emily Nepp <Emily.Nepp@ISGInc.com>
Subject: Hotel Mankato Approval

Some people who received this message don't often get email from kaitlyn.henderson@isginc.com. Learn why this is important

EXTERNAL - STOP & THINK before opening links and attachments.

Good morning!

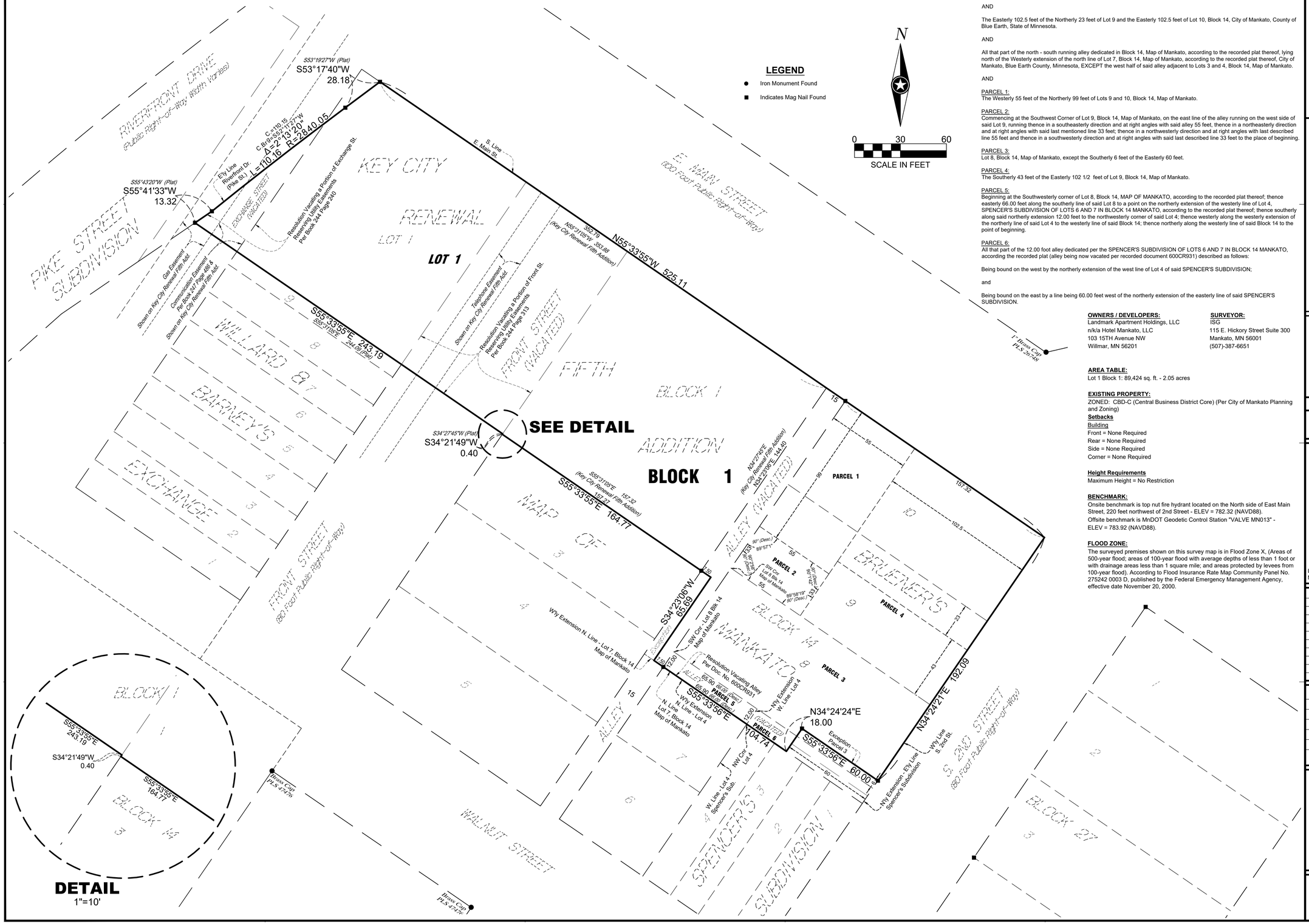
Blake, I left you a voicemail mail a few minutes ago and am following up.

The City of Mankato called us this morning and they need a few things from us and the utility companies that we have been meeting and working with. What they would like for us to provide in a resubmittal is Xcel's approval of the reroute. They would like an email from Xcel saying something along the lines of: "Xcel is amenable to the relocations. Xcel has approved the proposed relocation routes."

They need the approval email by 12PM today. If you could provide us with this written verification, we would greatly appreciate it! We appreciate all the effort and flexibility you have put into this.

Thanks again!
Kaitlyn Henderson

HOTEL MANKATO REDEVELOPMENT



EXISTING LEGAL DESCRIPTION:
(per client)

Lot 1, Block 1, Key City Renewal Fifth Addition, Blue Earth County, State of Minnesota.

AND

The Easterly 102.5 feet of the Northerly 23 feet of Lot 9 and the Easterly 102.5 feet of Lot 10, Block 14, City of Mankato, County of Blue Earth, State of Minnesota.

AND

All that part of the north - south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, EXCEPT the west half of said alley adjacent to Lots 3 and 4, Block 14, Map of Mankato.

AND

PARCEL 1:
The Westerly 55 feet of the Northerly 99 feet of Lots 9 and 10, Block 14, Map of Mankato.

PARCEL 2:
Commencing at the Southwest Corner of Lot 9, Block 14, Map of Mankato, on the east line of the alley running on the west side of said Lot 9, running thence in a southeasterly direction and at right angles with said alley 55 feet, thence in a northeasterly direction and at right angles with said last mentioned line 33 feet; thence in a northwesterly direction and at right angles with last described line 55 feet and thence in a southwesterly direction and at right angles with said last described line 33 feet to the place of beginning.

PARCEL 3:
Lot 8, Block 14, Map of Mankato, except the Southerly 6 feet of the Easterly 60 feet.

PARCEL 4:
The Southerly 43 feet of the Easterly 102 1/2 feet of Lot 9, Block 14, Map of Mankato.

PARCEL 5:
Beginning at the Southwesterly corner of Lot 8, Block 14, MAP OF MANKATO, according to the recorded plat thereof; thence easterly 66.00 feet along the southerly line of said Lot 8 to a point on the northerly extension of the westerly line of Lot 4, SPENCER'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according to the recorded plat thereof; thence southerly along said northerly extension 12.00 feet to the northwesterly corner of said Lot 4; thence westerly along the westerly extension of the northerly line of said Lot 4 to the westerly line of said Block 14; thence northerly along the westerly line of said Block 14 to the point of beginning.

PARCEL 6:
All that part of the 12.00 foot alley dedicated per the SPENCER'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 14 MANKATO, according the recorded plat (alley being now vacated per recorded document 600CR931) described as follows:

Being bound on the west by the northerly extension of the west line of Lot 4 of said SPENCER'S SUBDIVISION;

and

Being bound on the east by a line being 60.00 feet west of the northerly extension of the easterly line of said SPENCER'S SUBDIVISION.

OWNERS / DEVELOPERS:
Landmark Apartment Holdings, LLC
n/k/a Hotel Mankato, LLC
103 15TH Avenue NW
Willmar, MN 56201

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1 Block 1: 89,424 sq. ft. - 2.05 acres

EXISTING PROPERTY:
ZONED: CBD-C (Central Business District Core) (Per City of Mankato Planning and Zoning)
Setbacks
Building
Front = None Required
Rear = None Required
Side = None Required
Corner = None Required

Height Requirements
Maximum Height = No Restriction

BENCHMARK:
Onsite benchmark is top nut fire hydrant located on the North side of East Main Street, 220 feet northwest of 2nd Street - ELEV = 782.32 (NAVD88).
Offsite benchmark is MnDOT Geodetic Control Station "VALVE MN013" - ELEV = 783.92 (NAVD88).

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X, (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood). According to Flood Insurance Rate Map Community Panel No. 275242 0003 D, published by the Federal Emergency Management Agency, effective date November 20, 2000.

ISG

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.

DANIEL L. STUEBER

DATE_____ LIC. NO. 43110

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PROJECT

HOTEL MANKATO

Lot 1, Block 1, Key City Renewal Fifth Addition and part of Block 14, Map of Mankato, City of Mankato, Blue Earth County, Minnesota.

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-30180
FILE NAME	30180 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	05/28/24
CLIENT PROJECT NO.	-

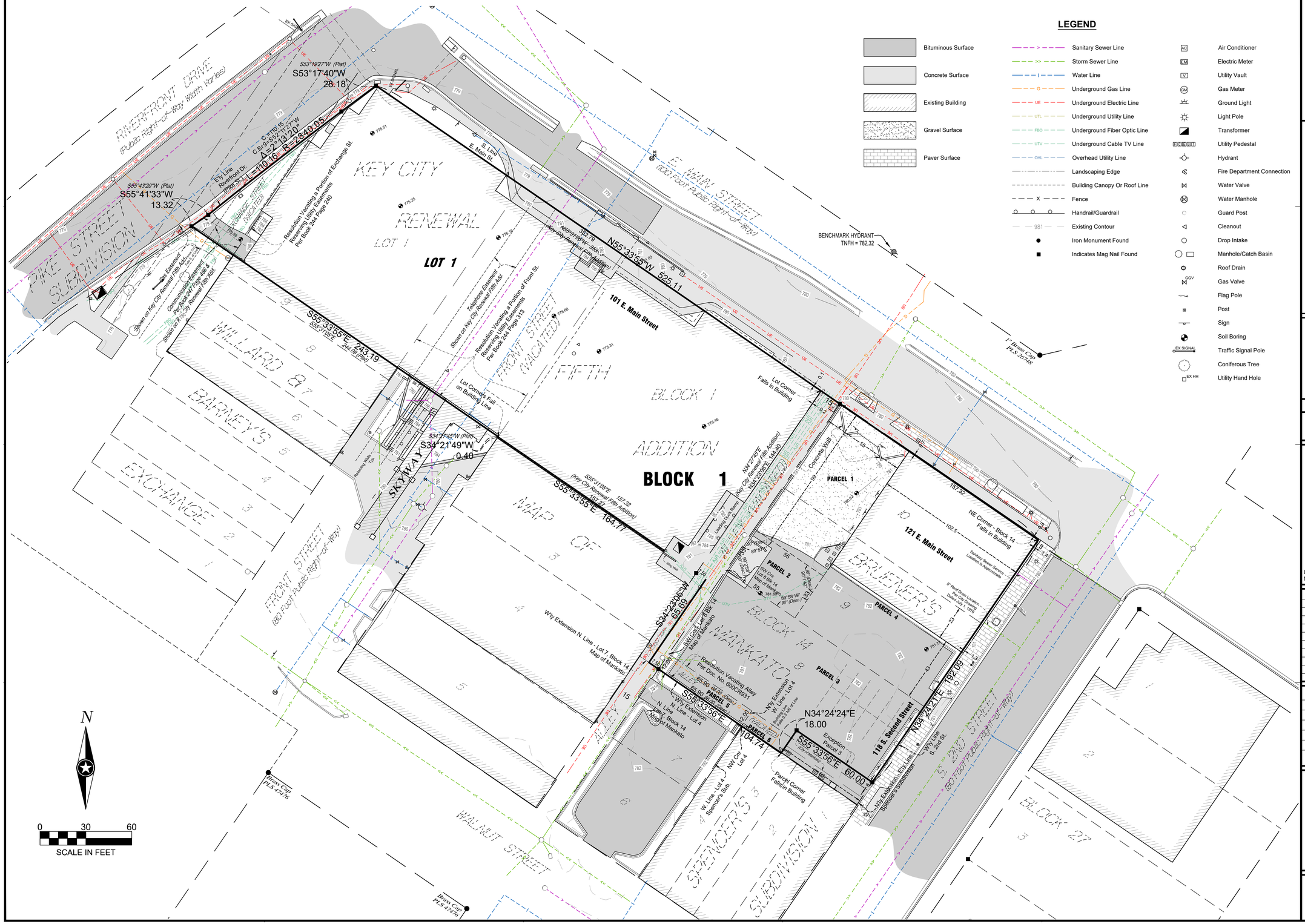
TITLE

PRELIMINARY PLAT

SHEET

1 OF 2

HOTEL MANKATO REDEVELOPMENT



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PROJECT

HOTEL MANKATO

Lot 1, Block 1, Key City Renewal Fifth Addition and part of Block 14, Map of Mankato, City of Mankato, Blue Earth County, Minnesota.

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PROJECT NO.	23-30180
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DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	05/28/24
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET

2 OF 2

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

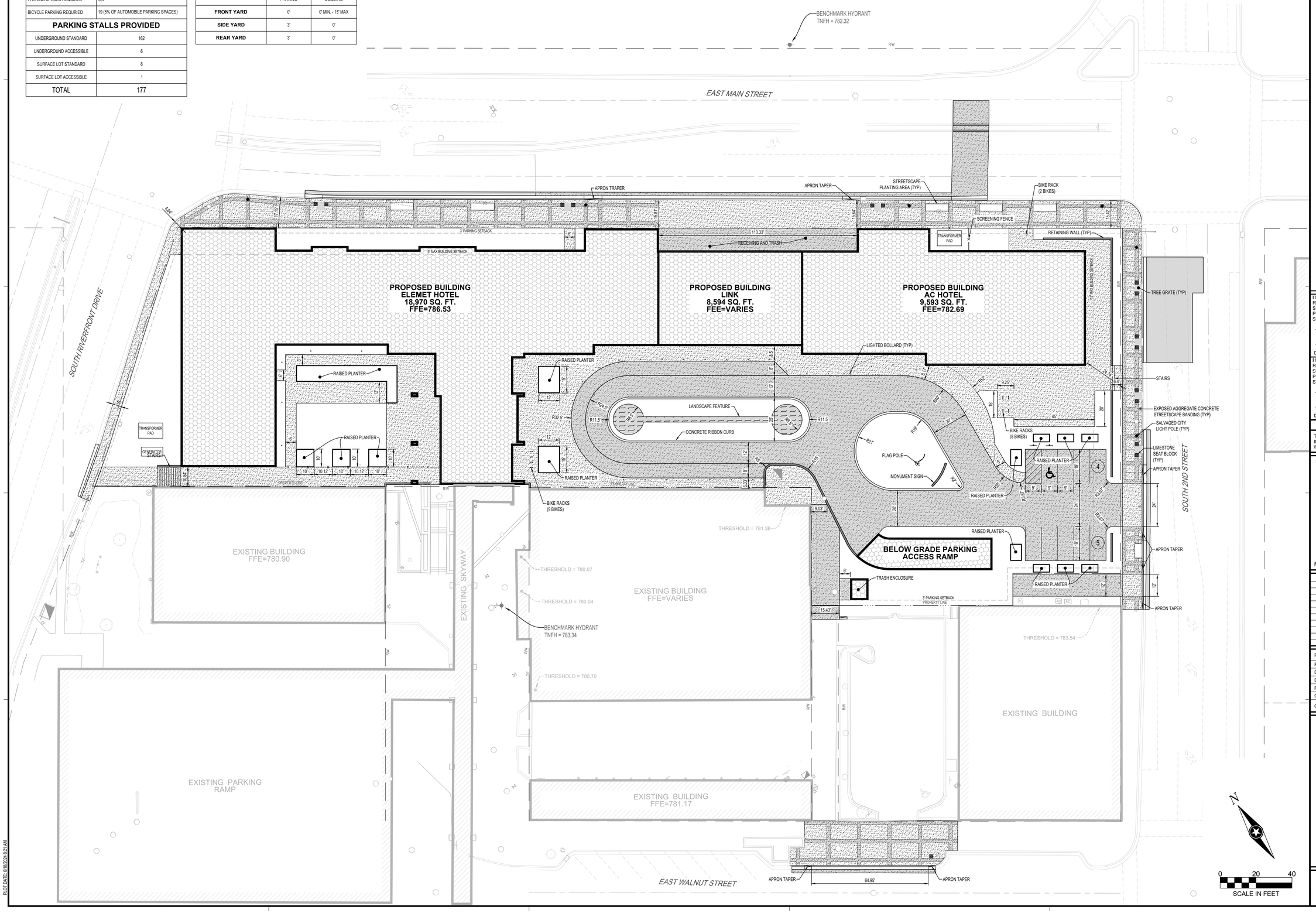
PROJECT ADDRESS/LOCATION:	101 AND 121 EAST MAIN STREET MANKATO, MINNESOTA 56001	
ZONING:	CBD-C CENTRAL BUSINESS DISTRICT CORE DGT DOWNTOWN GATEWAY OVERLAY	
SITE/LOT AREA:	88,428 SF	(2.03 **AC**)
EXISTING IMPERVIOUS:	79,508 SF	(1.83 **AC**)
PROPOSED IMPERVIOUS:	70,340 SF	(1.61 **AC**)
DISTURBED AREA: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

PRELIMINARY NOT FOR CONSTRUCTION

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

element

Eide Bailly
Fredrikson
RETRO
AC HOTELS MARRIOTT
LANDMARK PLAZA
PrairieCare
element

RETRO
AC
HOTELS
MARRIOTT
LANDMARK PLAZA

AC
HOTELS
MARRIOTT
LANDMARK PLAZA

element

AC
HOTELS
MARRIOTT
195

Existing Parking Calculations

Landmark (Approved TIF)	Count	Code	Total
Apartments	33	2 *per*	66
Distillery			
Seating	236	1 *per 4*	59
Manufacturing	3	4 + 1 per Employee	7
		Total:	**132**

Existing City Center Hotel	Count	Code	Total
Rooms	151	1 *per*	151
Restaurant/Lounge Seating	120	1 *per 4*	30
Event Space	500	1 *per 4*	125
Employees	20	1 *per 2*	10
		Total:	**316**

Total Required:	448

Provided On-Site Parking	
Underground:	117
Surface lot:	40

Net Parking:	**-291**

Proposed Parking Calculations

AC Hotel	Count	Code	Total
Rooms	156	1 *per*	156
10th Floor Restaurant	220	1 *per 4*	55
Restaurant/Lounge Seating	60	1 *per 4*	15
Employees	24	1 *per 2*	12
		Total:	**238**

Element Hotel	Count	Code	Total
Rooms	126	1 *per*	126
Employees	6	1 *per 2*	3
		Total:	**129**

Total Required:	367

Provided On-Site Parking	
Underground:	168
Surface lot:	9

Net Parking:	**-190**

Code:

Hotel: One (1) space per unit, plus one (1) space per four (4) seats located in an accessory restaurant and/or lounge and one (1) space per each two (2) employees.

Residential: Two (2) spaces per dwelling unit.

Manufacturing: Four (4) off-street parking spaces, plus one (1) space per employee on the major shift, or one (1) space for each three hundred (300) sq. ft. of floor area. (Ord. of 2-9-2004)

JUNE 18, 2024

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
mwestman@mankatomn.gov

ISG

RE: HOTEL MANKATO PROJECT NARRATIVE + DESCRIPTION
R01.09.07.381.001 (LOCATED AT 101 E. MAIN STREET)
R010907381014 (LOCATED AT 121 E. MAIN STREET)
R01.09.07.381.021 (LOCATED AT 118 S. SECOND STREET)

Molly,

Thank you for reviewing the following narrative and attached materials being submitted on behalf of Hotel Mankato, LLC in support of their redevelopment plans to revitalize an existing Opportunity Zone area in Downtown Mankato. This submittal requests concurrent review of the following applications to best facilitate the redevelopment efforts for this project:

- Certificate of Design Compliance (CDC) Review
- Conditional Use Permit (CUP) Request
- Preliminary and Final Plat Review
- Alley Vacation Request

In addition to the respective review applications, this narrative describes the proposed project and outlines each request in further detail including demonstrating how the project is compliant with CUP criteria.

PROJECT NARRATIVE

The Landmark Center and the City Center Hotel properties located on E. Main Street were originally purchased several years ago by local developer Landmark Real Estate to independently develop a highest and best use project for each site, potentially including an apartment complex to add housing density in the City Center.

As various repurpose concepts were considered over time, it was concluded that the best use would be to integrate the two sites into one comprehensive project to best achieve the desired revitalization intent. As the vision progressed, it became evident the highest and best use was to address City Center hospitality demand linked to the Mayo Clinic Civic and Event Center, density, and regionalism in the Greater Mankato community.

Hotel Mankato, LLC is proposing a 4-story extended stay Element by Westin, located at the intersection of North Riverfront Drive and Main Street, and a 10-story AC by Marriott, located at the intersection of Second and Main Streets. The two hotels will be adjoined by a common lobby with a direct connection to the existing City skywalk, allowing guests to have a direct connection to the many events held at the Mayo Clinic Civic and Event Center along with many other amenities offered in the downtown area.

The hotels will share common guest amenities including a pool, fitness center, breakfast areas, and guest laundry. The lounge spaces, business pods, and a small conference room are hotel amenities that are also available to the public. This development provides space for additional public attractions such as a coffee shop and bar at the main level and a third-party restaurant with rooftop patio space at the 10th story overlooking the Minnesota River Valley. A private courtyard area located between the Element and common lobby will offer a combination of possibilities for guest grilling stations, firepit(s), and an outdoor social lounge area while maintaining a public walkway connecting to Riverfront Drive.

The motor court drive-up will feature a unique grand entrance to the shared lobby and will provide access to the public parking garage, multiple entrances for guests and pedestrians to access the skywalk, and an outdoor patio space adjacent to the bar & café areas. The design for the outdoor plaza at the intersection of Main and Second Streets is intended to incorporate original limestone and brick features hailing back to the Landmark Building that has resided at the corner of 2nd and Main Streets for over a century.

The following information outlines key amenities proposed as part of this project:

- Element by Westin: A 4-story, upscale lifestyle, 126 all-suite extended stay hotel located at the intersection of North Riverfront Drive and Main Street.
- Marriott AC Hotel: An upscale European design with 156 contemporary rooms, appealing the business and leisure class, 10 stories located at Second Street and Main Street.
- 282 total hotel guest rooms.
- 250,000 square feet of space including a 168-stall underground parking garage and 9 surface stalls.
- The hotels will be staffed and operate twenty-four hours a day, seven days a week to ensure the ultimate guest experience during their stay in downtown Mankato.
- Tenth story signature rooftop restaurant allowing for indoor and outdoor dining experiences to the community and guests while offering views of the Minnesota River and Downtown Mankato.
- A synergistic design with shared amenities for hotel guests: swimming pool, fitness center, guest laundry, and private courtyard.
- A distinct corner café, lounge bar, and outdoor patio space that are sure to become iconic Mankato staples as visitors and community members mingle.
- Convenient access for both automobiles and pedestrians via the walkable Second Street corridor.
- Outdoor courtyard and civic space, facing the Mayo Civic Center mall area, connected by the enclosed skyway.

CERTIFICATE OF DESIGN COMPLIANCE REQUEST

The following items are included within this submittal in support of Certificate of Design Compliance approval:

- Colored Rendering
- Materials Sample Board
- Preliminary Floor Plan
- Site Plan
- Landscape Plan
- Site Lighting Photometrics Plan
- Preliminary Plat
- Floor Plans
- Exterior Elevations
- Exterior Light Fixture Cutsheets

The project seeks to aesthetically meet the project vision following the intent of the relevant design guidelines for downtown redevelopment within the underlying zoning district and the Downtown Gateway Overlay District as well as the site's location within an identified Opportunity Zone.

CONDITIONAL USE PERMIT REQUEST

A Conditional Use Permit (CUP) is requested accommodate a proposed hospitality use on the Landmark Center property located at 121 E. Main Street. The site is located within the Downtown Gateway Overlay District and is currently zoned CBD-C (Central Business District-Core). Per Sec. 10.43. Subd. 3.F., hotels are a conditional use within this district; therefore, a CUP is required. As proposed, this project will meet all required city and state code requirements upon approval of the requested CUP.

Per Sec.10.92.Subd.5.Standards, the following review criteria must be addressed for any Conditional Use Permit. Below are the criteria with a response addressing each item:

A. It is one (1) of the conditional uses listed in the particular district.

Sec.10.43.Subd.3.F. lists hotels and motels as a conditional use under the Central Business District-Core.

B. It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.

The proposed redevelopment project is consistent with commercial goals found in Chapter IV, Section F of the City of Mankato Land Use Plan. Specifically, the proposed project will both "enhance existing commercial areas" and "promote infill development". It will also provide "outdoor seating areas associated with eating and drinking establishments", provide adequate "off-street parking", and encourage "multi-modal transportation connectivity between downtown destinations".

C. It does not interfere with or diminish the use of property in the immediate vicinity.

The original property uses included a hotel and commercial building. The proposed redevelopment will provide a complementary hotel use as an upscale lodging option in close proximity to the Mayo Clinic Civic and Event Center and other nearby downtown amenities. The proposed project will provide a mutually beneficial use to adjacent properties and encourage visitors to take advantage of the many walkable amenities including restaurants, businesses, and entertainment opportunities available downtown. The scale and design of the buildings is also consistent with adjacent properties.

D. It can be adequately served by public facilities and services.

The proposed buildings will be served by the surrounding public infrastructure. The Element will connect into the existing sanitary and watermain that are located under the existing City Center Hotel. The AC will connect into the existing sanitary in 2nd Street and the existing watermain in Main Street. The surrounding public storm sewer is adequately sized to support the project.

E. It does not cause undue traffic congestion.

Careful location of ingress and egress routes were planned to limit congestion. Using ITE Trip Generation Manual, 11th Edition, for a Hotel in a Dense Multi-Use Urban Area (moderate size urban area downtowns), the site is anticipated to generate up to 87 trips during the peak hours of the adjacent street traffic. Therefore, due to the low travel speeds (30 MPH) and low existing volumes (286 vehicles, one-way, during peak hour) on South second Street, a designated turn lane into the property is not warranted.

F. It preserves significant historical and architectural resources.

After thoroughly vetting various design and economic alternatives to generate a feasible project for the site, the property will undergo a complete demolition of the City Center hotel and blighted Landmark Center, where a portion of the roof and side walls of the existing structure collapsed in early 2023. Salvage of select existing building materials from the demolished Landmark building is being evaluated; however, their reuse is ultimately dependent upon the condition of the materials and their ability to be safely and sustainably reused.

G. It preserves significant natural and environmental features.

The proposed project does not negatively impact natural and environmental features as the site is currently developed with a similar use.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The project will not cause a negative effect within the neighborhood. It will provide a viable economic redevelopment solution within an identified Opportunity Zone within the downtown area. The proposed project fulfills a current need and is complementary to other uses within the neighborhood.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The Downtown Gateway Overlay District requires a minimum building setback of zero feet and a maximum of fifteen feet. The proposed building will be 19.5 feet from the 2nd Street property line to accommodate an outdoor patio that will provide a benefit to the public streetscape.

The existing City Center Hotel and Landmark building were part of the downtown parking collective. The existing properties had a deficit of 291 stalls. The proposed project will remain in the downtown parking collective but will reduce the deficit by 101 stalls.

With this in mind, Hotel Mankato, LLC is requesting consideration of these items based the intent to provide the following bonus incentives as part of the project in accordance Sec.10.43.Subd.9.A:

- *2. Consolidated loading for 2 hotels and restaurants concentrated on north side of building*
- *6. Plaza open space accessible from 2nd street and connected to skywalk*
- *8. Street level landscaped public space particularly at 2nd street with AC patio spaces*
- *9. Public art walk within the plaza pulling from 2nd street*

The project otherwise meets the required ordinances and guidelines for downtown redevelopment within the underlying zoning district and the Downtown Gateway Overlay District.

J. **It will not jeopardize the public's health, safety, or general welfare.**

The proposed project will not jeopardize the public's health, safety, or general welfare. It will replace an existing collapsing structure with a new up-scale hotel encouraging visitors and tourism in Downtown Mankato.

PRELIMINARY + FINAL PLAT REQUEST

Preliminary and Final Plats are being submitted as part of this comprehensive review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site redevelopment. Platting is required to accommodate the scale and vision of the proposed redevelopment.

ALLEY VACATION REQUEST

Redevelopment of the proposed property also requires vacation of a portion of the existing alley to make best use of the site. This request involves vacation of the alley adjacent to the following parcels:

- R01.09.07.381.001 (located at 101 E. Main Street)
- R01.09.07.381.021 (located at 118 S. Second Street)
- R01.09.07.381.022 (located at 117 S. Front Street)
- R01.09.07.381.009 (located at 119 S. Front Street)

The affected property owners adjacent to the alley have signed the required City Petition form and agreed to the vacation. The proposed vacation will result in a private alley with a proposed entry and exit from Walnut Street. Approval of the alley vacation is required to achieve the proposed integrated site design.

On behalf of the Hotel Mankato LLC Board of Governors, thank you again for reviewing the provided information in support of approval for construction of this project.

Please contact us at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Emily Nepp

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,

Joey Wendinger
Associate Principal, Senior Project Manager
Joey.Wendinger@ISGInc.com