

DESIGN REVIEW DRAWINGS
PREPARED FOR
LES SCHWAB TIRE CENTERS
LOT 3 VICTORY COMMERCIAL PARK, MANKATO, MN 56601

CONTACTS

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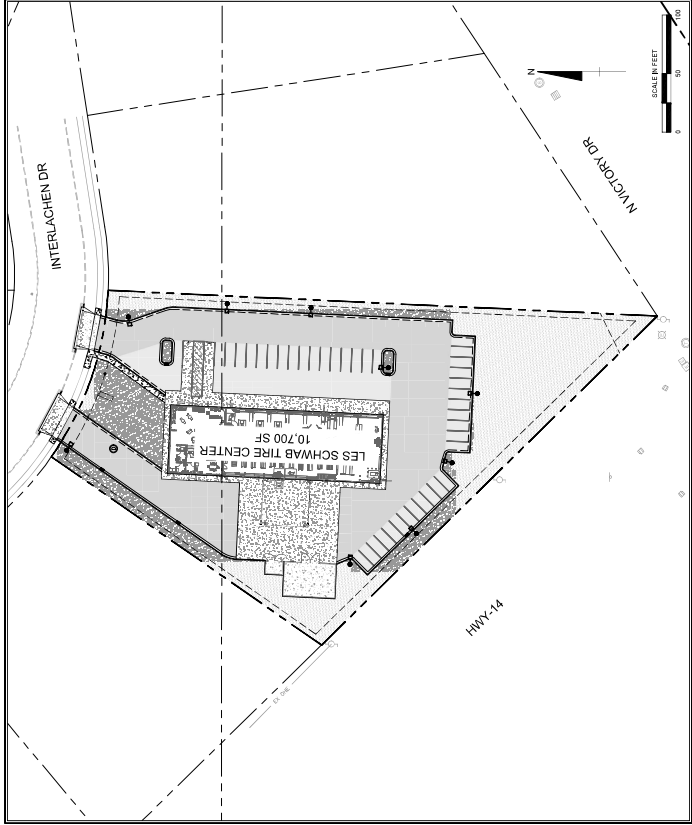
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VICINITY MAP
(NOT TO SCALE)



SITE MAP

SHEET INDEX	
SHEET	DISCRPTION
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
L1.0	OVERALL SITE LANDSCAPE PLAN
L3.0	PLANTING PLAN
A1.1	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	MATERIALS BOARD
E1.0	SITE PHOTOGRAPHIC PLAN
E2.0	SITE FUTURE CUT SHEETS



PRELIMINARY - NOT
FOR
CONSTRUCTION
FOR
CITY OF MANKATO
DESIGN REVIEW
ONLY

COVER SHEET
LOT 3, VICTORY COMMERCIAL PARK
LES SCHWAB TIRE CENTERS
MANKATO, MN
PROJECT NO. 2020-1001, LBNM, MANKATO
ORIGINAL DATE: 2020.07.23
REVISION DATE:
REVISION DATE:
DRAWING NUMBER:
C1.0



PRELIMINARY - NOT
FOR
CONSTRUCTION

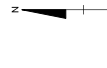
FOR
CITY OF MANKATO
DESIGN REVIEW
ONLY

SITE PLAN

ORIGINAL DATE: 2024.07.23
PERMIT DATE:
FC DATE:
DRAWING NUMBER:

C1.1

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AN VICTORY DR

HWY-14

LEGEND

- SITE LIGHTING
- PROPOSED ED
- PROPOSED CU
- PROPOSED ST
- PROPOSED WA
- PROPOSED LA
- PROPOSED CO
- PROPOSED RE
- PROPOSED HE
- EXISTING CURB
- EXISTING EAS

KEYNOTES

1	PROPOSED FIRE DEPARTMENT CONNECTION
2	PROPOSED TRANSFORMER PAD LOCATION
3	PROPOSED ADA STRIPING
4	PROPOSED BOLLARD (1)
5	PROPOSED ADA PARKING SIGN
6	PROPOSED CONCRETE PAVEMENT - SEE DETAIL 30400
7	PROPOSED REGULAR CURB ASPHALT PAVEMENT
8	PROPOSED HEAVY CURB ASPHALT PAVEMENT
9	PROPOSED TRILLER ENCLOSURE - SEE ARCH PLANS
10	PROPOSED BOLLARD (1) - SEE ARCH PLANS

SITE DATA BLOCK

PROPERTY AREA	2,024.05 SQ. FT. (858 SF)
BUILDING AREA	10,700 SF
ADDRESS	LOT 3, VICTORY COMMERCIAL PARK HWY 14 & N VICTORY DR
ZONING	IB-3 (HIGHWAY COMMERCIAL DISTRICT)
PERMITTED USE AS "AUTOMOBILE REPAIR GARAGE"	
PARKING	REQUIRED: 35 PROVIDED: 42
(3) SPACES PER SERVICE STALL PLUS (1) PER EMPLOYEE	
YARD SETBACKS	FRONT: 15' SIDE: 3' REAR: 3'
BLDG COVERAGE:	12% MAX: 75%
*CORNER SIDE YARD SETBACK ALONG SECONDARY STREET FRONTAGE OF A CORNER LOT	
BUILDING REQUIREMENTS	
MAX HEIGHT = NC REQUIREMENT	
SIGN ALLOWANCE: (1) MONUMENT SIGN PER LOT ALLOWED	
MONUMENT = ALLOWED MAX HEIGHT = 20' MAX AREA = 10' TO	



UTILITY PLAN

C1.3

