



**SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting**

Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1. CY28-24

CY28-24

Request of Thomas Ponce, on behalf of the property owner, Mesenbrink Construction, for a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

2. CY29-24

CY29-24

Request of APX Construction Group for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheurer's Sunray Addition. (1531 Madison Avenue, Blue Earth County PID R010916101004).

3. CY30-24

CY30-24

Request by HDR, on behalf of the property owner, Mayo Clinic Health System, for amendments to the Institutional Overlay District and the approved campus plan. The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the

northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

4. CY31-24

CY31-24

Request of Cohen Esrey Development Group for an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts. The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane).

5. CY32-24

CY32-24

Request of Ophthalmology Associates for certificate of design compliance for the construction of a new approximately 5,550 square foot structure in the highway gateway overlay district. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025).

2. TRAFFIC ITEMS

Meeting Date: 07/09/2024

Title

CY28-24

Request of Thomas Ponce, on behalf of the property owner, Mesenbrink Construction, for a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

Applicant

The applicant is John Mesenbrink, Mesenbrink Construction.

Request

The applicant is seeking a conditional use permit which will allow wetland replacement on the subject site.

Location

The subject property is located on the easterly side of CSAH 12, also known as 589th Avenue, near the eastern terminus of Hofman Road's roundabout. It is legally described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. The associated Blue Earth County parcel identification numbers are R430915400003 and R430915400009.

Existing Land Use

The subject property is currently an agricultural field and the northern portion is an existing wetland.

Zoning

The subject parcel is currently zoned Agriculture as it is located in Mankato Township. Upon annexation, rezoning to reflect the underlying Land Use Plan designations will be required.

Other Board or Commission

In early 2023, the City of Mankato received a development proposal, known as Mesenbrink Mixed-Use Development Project, located on an approximately 105-acre parcel (to be annexed into the City of Mankato) in Blue Earth County, Minnesota. The proposed project would construct a new mixed-use development consisting of retail space, apartment units, and single-family residential units. The area was previously subject to an environmental review for this area as part of the Greater East Mankato Infill Service District AUAR. The Greater East Mankato Infill Service District AUAR approval has expired, and therefore the applicant conducted the Environmental Assessment Worksheet (EAW).

The EAW documented the purpose and need of the project along with the anticipated social, economic, and environmental effects. The EAW was made available for public and agency review beginning on February 7, 2023. In addition to the standard comment period, staff notified the adjacent property owners and rental properties of the EAW and held an open house on March 1, 2023, to gather additional comments.

An original electronic copy of the EAW is available for review at the City's website at: <https://www.mankatomn.gov/home/showpublisheddocument/12958/638107513590968202>.

The comment period ended on March 9, 2023. The applicant submitted responses to the comments submitted during the comment period of the EAW. The responses can be found in the [Findings of Fact and Conclusions](#). The City Council adopted a resolution making a negative declaration on the need for an Environmental Impact Statement.

Following the EAW review, Mesenbrink Construction & Engineering, Inc. requested a Land Use Amendment to change the guided land use from Public/Semi-Public to Medium Density Residential to allow for a mixed-use development including single-family dwellings, apartment units, and commercial uses. At the time, the City's Land Use Plan showed the area to be guided as Public/Semi-Public. Mesenbrink Construction & Engineering, Inc. submitted plans for the development of this site with a mix of low-, medium-, and high density residential and commercial development and is requesting a change to the Land Use Plan and Map to Medium Density Residential to support their development request. The City Council approved the Land Use Plan amendment on July 24, 2023.

On April 8, 2024 the City of Mankato City Council approved the preliminary plat with the following conditions:

1. At the time of submission for a final plat, the applicant shall provide a complete draft copy of the proposed property owners association documents and deed restrictions, covenants, and permanent easements or other instruments. The documents shall address, but are not limited to, private streets, private utilities, current and future building envelopes, future additions, and how this will be privately managed. Membership in the property owners association shall be mandatory and in accordance with all applicable shoreland standards. The deed restriction shall properly address future vegetative and topographic alterations, construction of additional buildings, and shall ensure the long-term preservation and maintenance of open space in accordance with the shoreland and DNR criteria.
2. The applicant shall enter into a subdivision agreement addressing public improvements within the subdivision including Hoffman Road, 211th Lane, and public storm water facilities within the subdivision.
3. The applicant will be responsible for all required permitting and authorization for the proposed improvements associated with the natural gas easement. Written authorization from the easement holder acknowledging the proposed development, and providing consent for the proposed improvements, shall be in place prior to the submission of a final plat.
4. Block configuration shall be modified to achieve Mankato City Code standards of not more than 1,200 feet.
5. Prior to the submission of a final plat or planned unit development request for the parcel, a Notice of Decision shall be in place authorizing the proposed wetland impacts.
6. Prior to submission of a final plat or a planned unit development, the applicant shall have applied for and obtained all necessary Public Waters Work Permit(s) from the Department of Natural Resources, DNR, for the proposed project.
7. Applicant shall install signs at the required open space area at intervals acceptable to the DNR, and other applicable parties.
8. The applicant shall submit a request for the desired residential rental density within the new low-density residential areas, and this shall proceed for review along with the ordinance amendment for rezoning, platting, etc. for the development.
9. Bulk, height, setback, density, coverage, parking and other underlying zoning district criteria will apply to the subject lots and blocks.
10. Approval of this preliminary plat does not imply future approval of wetland replacement plans or planned unit developments or other future zoning requests.

On May 13, 2024, the Mankato City Council passed a resolution authorizing the subject property for annexation.

On June 5, 2024, the subject parcels were officially annexed to the City of Mankato.

Environmentally Sensitive Areas

The northern portion of the subject area contains a public water, a wetland and, as a result, the property is subject to the City's shoreland ordinance. There are also wetlands located throughout the site in the currently farmed agricultural field, which the applicant is seeking to remove with this request.

Public Utilities

The subject parcels are proposed to be served by public utilities.

Review

Thomas Ponce, agent, on behalf of the property owner, Mesenbrink Construction, is seeking a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW $\frac{1}{4}$, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; The S. $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

The applicant has submitted a conditional use permit application to the City of Mankato which seeks permanent impacts to 7.10 acres of wetland areas on the subject development property. In addition, all wetland impacts will be properly permitted through the Minnesota Department of Natural Resources (DNR), Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA). A sequencing analysis is also required as part of the permitting process. Basin 1 is the only wetland under the jurisdiction of the DNR, and the Clean Water Act (CWA). Sequencing analysis is necessary for impacts to Basin 1.

The remaining eleven wetlands are only under the jurisdiction of the WCA. The application materials as submitted state that historically, these wetlands have been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project would be mitigated for within the same major watershed, allowing a functional lift to the watershed.

Permanent wetland impacts will be mitigated through a federal and state approved wetland bank with approved credits available at a ratio of 2:1 for a total of 14.20 credits. The following siting was used to determine the banks:

- On-site mitigation is not viable because the wetland mitigation site would be connected to the stormwater treatment system to maintain hydrology. Even with proper treatment of stormwater, the stormwater input to a restored wetland would have adverse effects on the native plant community. The pollutants that still remain in the treated stormwater would promote growth of aggressive species such as reed canary grass and hybrid cattail.
- Bank #1720 is in the same Bank Service Area (BSA 9), the same major watershed (Le Sueur River - 32), and the same County as the wetland impacts. The required 14.20 wetland credits are available and will be drawn from this bank.

As a replacement, the applicant is proposing to purchase wetland bank credits at a ratio of 2:1, thus 14.2 wetland bank credits, from a wetland bank located Blue Earth County in the same major watershed and the same bank service area.

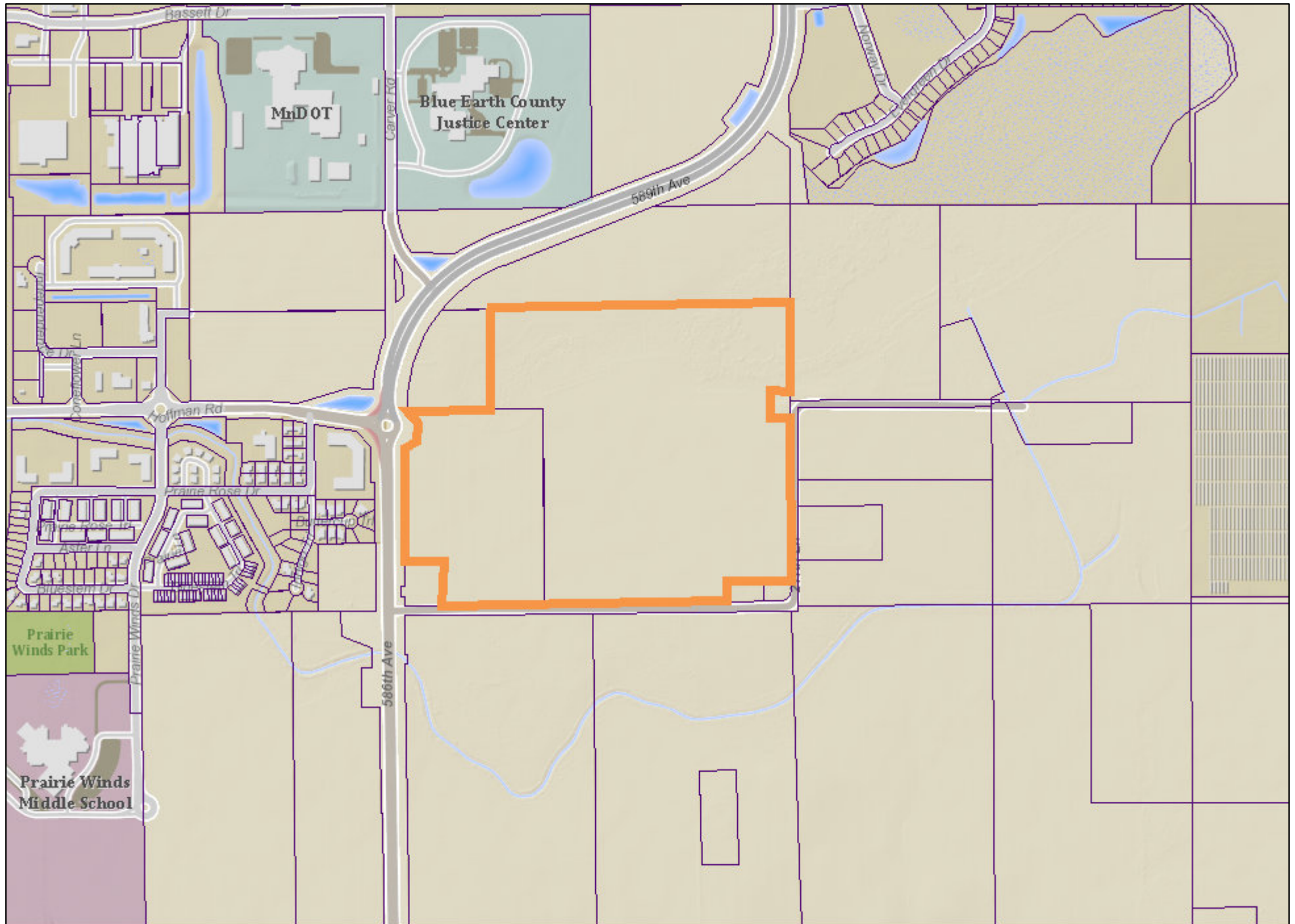
Attachments

General Location Map

Aerial Plan

Replacement Plan Application

General Location Map

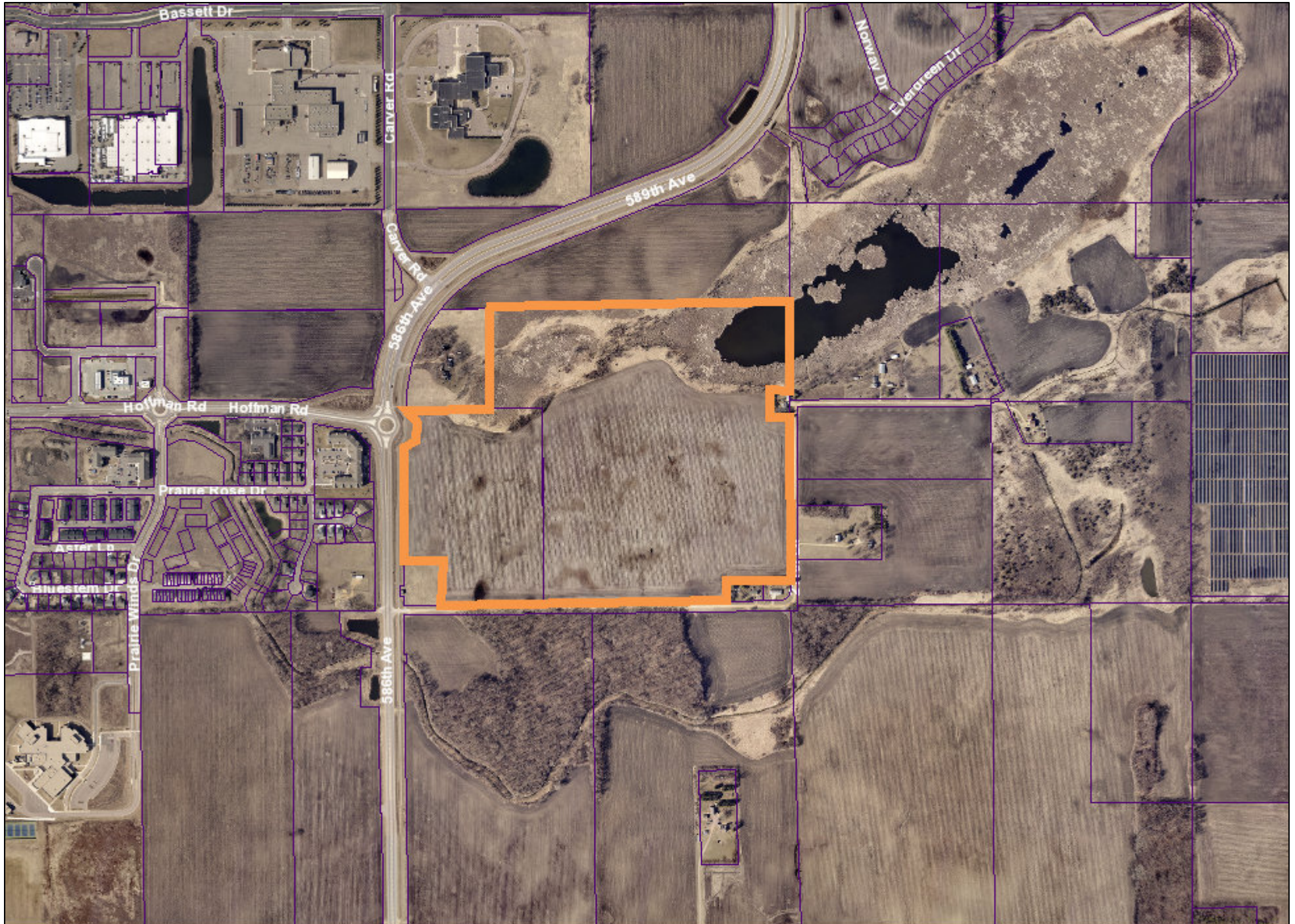


Date: February 2024

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 Location Map



Date: February 2024

Author:

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Mesenbrink Mixed-Use Development

Replacement Plan Amendment 1

Mesenbrink Construction
June 27, 2024

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
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Appendix

EXHIBIT 1 – REGIONAL LOCATION MAP
EXHIBIT 2 – USGS LOCATION MAP
EXHIBIT 3 – SITE LAYOUT MAP
EXHIBIT 4 – PROPOSED WETLAND IMPACTS MAP
EXHIBIT 6 – ALTERNATIVE SITE LAYOUT - AVOIDANCE

HYDROLOGY STUDY SUMMARY TABLE
PLAN SET SELECTION

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	John Mesenbrink Mesenbrink Construction		
Mailing Address:	7765 175 th Street, Prior Lake, MN 55372		
Phone:	(612) 968-3800		
E-mail Address:	jemmbc@mesenbrinkconstruction.com		

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Chad Ponce Natural Resources Specialist Bolton & Menk, Inc.		
Mailing Address:	116 N. Markley St., Suite 101, Greenville, SC 29601		
Phone:	(843) 286-3631		
E-mail Address:	Chad.ponce@bolton-menk.com		

PART TWO: Site Location Information

County: Blue Earth

City/Township: Mankato

Parcel ID and/or Address: See Location Map

Legal Description (Section, Township, Range): Section 15, T108N, R26W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): Approximately 105 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Jacobson Environmental, PLLC completed a delineation of the property in November 2021, identifying 12 wetlands at the site. A Type & Boundary application was submitted in December 2021. An NOD (LGU Project # PL2021195) was received for the Type and Boundary application in February 2022. An Approved Jurisdictional Determination (MVP-2021-01197-DAS) was received from the Army Corps of Engineers on March 2, 2023 for the site. The AJD determined that Wetlands 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 are non-jurisdictional and therefore do not require a Corps permit to impact these wetlands.

Comments received by the TEP on June 24, 2024 are addressed on Page 3 of this amended application.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

*Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The annexation was approved by the City Council and annexation was sent to the State of Minnesota. The location of the Proposed Project is depicted on **Figure 1**, "Regional Location," and **Figure 2**, "USGS Location." The existing property is primarily of agricultural use. In the northeast corner of the property contains part of an unnamed lake (07007100 as per the DNR). Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on **Figure 3**, "Site Layout Map." The construction of the development would utilize traditional construction methods such as earth-moving equipment. Utilities within the Study Area would be installed as per the City of Mankato guidelines. The construction of the development is planned to begin 2024 with finishing of the project to be determined. Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.*

The City of Mankato and City of Eagle Lake have an agreement that as the cities grow together, efforts will be made to direct Eagle Lake's sewage to the Mankato sewage treatment plants. This entails including the necessary sanitary sewer infrastructure into all future development. As part of this plan, this development proposes the installation of sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system from Eagle Lake.

The purpose of the Proposed Project is to provide additional housing and commercial property in the City of Mankato. The Proposed Project would also provide an extension of sanitary sewer and watermain to services to the future development of the property to the east (in the proposed extension of Hoffman Road to the east). The proposed mixed-use development follows the City of Mankato's Land Use Plan for the development of retail/residential, multiple-family residential, and single-family residential. According to the Mankato Area Housing Study Update, dated August 2022, the City of Mankato will have an estimated growth of 335 to 350 households per year. Vacancy rates for multiple-family units within the City of Mankato are currently low, necessitating the construction of additional multiple-family units.

The proposed project is in a growing and desirable area of Mankato. Growth in this area has led to the construction of Rosa Parks Elementary School and Prairie Winds Middle School. Both of these schools are state of the art and highly desirable schools for children and parents in the area.

In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." Effective as of January 1, 2023, the purpose of this Ordinance is to guide the subdivision, use, and development of shorelands of public waters in Minnesota. A portion of the Study Area is located within a Shoreland Overlay District, as defined in Minnesota Rules, Parts 6120.2500 – 6120.3900, as land located within 1,000 feet from the ordinary high water level (OHWL) of a lake, pond, or flowage.

All local and State regulations—including a 150-foot setback from the OHWL of public waters, depicted on Figure 3, "Site Layout Map"—related to Shoreland Overlay Districts would be followed throughout the implementation of the Proposed Project. The residential portions of the Proposed Project would be designated as a Planned Unit Development (PUD) overlay district.

*A portion of Basin 1, below the OHWL shown on Figure 3, is a Public Water Wetland. Impacts below the OHWL of the Public Water Wetland would be avoided, and a 150-foot setback would be maintained from the OHWL of the wetland. Impacts to Basin 1 outside of the OHWL (0.01 acre) will be limited to the installation of a stormwater outfall discharging from a sediment basin. All other wetlands are considered isolated and heavily degraded as a result of agricultural activities. These wetlands would be completely filled to allow for development. The locations of wetlands are shown on **Figure 3** and the attached NOD and AJD.*

The Proposed Project was submitted to the Minnesota Department of Natural Resources (MnDNR) Division of Ecological & Water Resources for Natural Heritage Information System (NHIS) review in Fall 2023. NHIS review determined that the Proposed Project would not negatively affect any known occurrences of State-listed rare features. For more information, please refer to the Natural Heritage Letter and Project Report (MCE #2023-00848; received on November 8, 2023).

Additionally, the United States Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool identified one Federally-listed endangered species (Northern Long-Eared Bat), one candidate species (Monarch Butterfly), and one migratory bird (Bald Eagle) that may be located within the Study Area.

No State-listed threatened species, endangered species, species of special concern, or rare features were identified within the

Study Area. Thus, no adverse impacts to these communities are anticipated as a result of the Proposed Project.

Hydrology Study

A hydrology study was completed in May 2024. Three models were created to determine the combined impacts of the Drummer, Generations Creek, and Mesenbrink Developments. The historic model reflects conditions before any of the previous developments were constructed. The existing model reflects the build-out of the Drummer and Generations Creek projects. And the proposed model reflects full buildout of all three development areas, which includes the Mesenbrink Development.

The model results were as expected across the historic, existing, and proposed model. The bounce, or temporary water surface elevation increase, rose slightly with the impervious increases across the Lake's drainage area. In the 24-hour, 100-year storm the water surface elevation goes from 1007.16 in the historical model to 1007.29 in the existing and 1007.53 in the proposed. The elevations are increasingly varied with larger storm events.

A 0.37 foot bounce increase from historical to proposed conditions will not permanently impact Unnamed Lake. The increased bounce will discharge through County Ditch No. 12 and the lake elevation will quickly return to normal.

The peak elevation of County Ditch No. 12 increases less than 0.1 feet in the 24-hour, 100-year storm from historical to proposed conditions. This increased flow will stay within the defined ditch channel and not cause any adverse impacts to surrounding habitat, wildlife, or property.

Further downstream, the water surface elevation impacts return to at or below historic conditions. Crossings near Prairie Wind Drive and Highway 22 are modeled to be slightly lower than historic conditions due to increased rate control and volume control in the Generations Creek Development.

The hydrology study table is included as an attachment.

Regarding hydrology of onsite seasonally flooded basins and impacts to offsite wetlands to the south:

Basin 2, Basin 6, and Basin 9 are located on the southern side of the subject site at the property line, north of 211th Ln. These wetlands are isolated seasonally flooded basins. Wetlands on the south side of 211th Ln have not been delineated. There are no existing culverts below 211th Ln which would provide a continuous surface connection between the onsite wetlands and the assumed wetlands on the south side of 211th Ln. See the existing drainage map below.

When the site is developed, stormwater from impervious surfaces will be diverted to the stormwater ponds to the north. The hydrology information provided in comment response 1 describes the effects of the stormwater inputs to the PWI and downstream outfall.

Permitting and Sequencing Information

All wetland impacts would be properly permitted through the MNDNR, Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA). A sequencing analysis is required as part of this permitting process. The only wetland under the jurisdiction of the MNDNR and CWA is Basin 1. Sequencing analysis is necessary only for impacts to Basin 1.

The remaining eleven wetlands are only under the jurisdiction of the WCA. Historically, these wetlands have been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project would be mitigated for within the same major watershed, allowing a functional lift to the watershed.

Permanent wetland impacts will be mitigated for through a federal and state approved wetland bank with approved credits available at a ratio of 2:1 for a total of 14.20 credits. The following siting was used to determine the banks:

- On-site mitigation is not viable because the wetland mitigation site would be connected to the stormwater treatment system to maintain hydrology. Even with proper treatment of stormwater, the stormwater input to a restored wetland would have adverse effects on the native plant community. The pollutants that still remain in the treated stormwater would promote growth of aggressive species such as reed canary grass and hybrid cattail.*
- Bank #1720 is in the same Bank Service Area (BSA 9), the same major watershed (Le Sueur River - 32), and the same County as the wetland impacts. The required 14.20 wetland credits are available and will be drawn from this bank.*

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵
Basin 1	Wetland	Fill	P	0.01 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 2	Wetland	Fill	P	0.069 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 3	Wetland	Fill	P	1.63 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 4	Wetland	Fill	P	0.327 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 5	Wetland	Fill	P	0.267 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 6	Wetland	Fill	P	0.620 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 7	Wetland	Fill	P	0.325 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 8	Wetland	Fill	P	0.148 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 9	Wetland	Fill	P	1.71 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 10	Wetland	Fill	P	1.30 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 12	Wetland	Fill	P	0.119 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 15	Wetland	Fill	P	0.575 ac	N/A	Type 1	Blue Earth, 32, 9
Total:	Wetland	Fill	P	7.10 ac	N/A	Type 1	Blue Earth, 32, 9

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

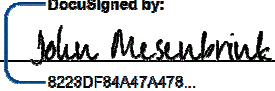
N/A

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: June 6, 2024
8228DF84A47A478...

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

Attachment C

Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The annexation was approved by the City Council and annexation was sent to the State of Minnesota. The location of the Proposed Project is depicted on Figure 1, "Regional Location," and Figure 2, "USGS Location." The existing property is primarily of agricultural use. In the northeast corner of the property contains part of an unnamed lake (07007100 as per the DNR). Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on Figure 3, "Proposed Improvements." The construction of the development would utilize traditional construction methods such as earth-moving equipment. Utilities within the Study Area would be installed as per the City of Mankato guidelines. The construction of the development is planned to begin 2024 with finishing of the project to be determined. Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.

The purpose of the Proposed Project is to provide additional housing and commercial property in the City of Mankato. The Proposed Project would also provide an extension of sanitary sewer and watermain to services to the future development of the property to the east (in the proposed extension of Hoffman Road to the east). The proposed mixed-use development follows the City of Mankato's Land Use Plan for the development of retail/residential, multiple-family residential, and single-family residential. According to the Mankato Area Housing Study Update, dated August 2022, the City of Mankato will have an estimated growth of 335 to 350 households per year. Vacancy rates for multiple-family units within the City of Mankato are currently low, necessitating the construction of additional multiple-family units.

Permitting and Sequencing Information

All wetland impacts would be properly permitted through the MNDNR, Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA). A sequencing analysis is required as part of this permitting process. The only wetland under the jurisdiction of the MNDNR and CWA is Basin 1. Sequencing analysis is necessary only for impacts to Basin 1. Impacts to Basin 1 are not greater than 1/10 of an acre therefore mitigation is not expected to be required from the Corps. The impact to Basin 1 does require mitigation according to WCA. That impact is included in the impact summary and will be mitigated along with other impacts at the site at a ratio of 2:1 for a total of 14.20 credits.

The remaining eleven wetlands are only under the jurisdiction of the WCA. Historically, these wetlands have been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project would be mitigated for within the same major watershed, allowing a functional lift to the watershed.

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

1. No Build: *The no build alternative was considered for this project to avoid impacts to wetlands. The no build alternative would avoid impacts to wetlands. This project is in accordance with the City of Mankato's Land Use Plan and is designed to meet the continued growth of the City. Additional multiple-family and single-family units are needed to meet the growing population in this area. If this project is not completed, the City will not receive the benefit of the expanded residential capacity that this project would provide. The no build alternative is not considered feasible for these reasons.*

2. Alternative Site Layout – Total Wetland Avoidance: *An alternative site layout was considered as shown on **Figure 5**. The alternative site layout would result in 62 single-family residential homes vs 106 in the proposed, that is 42% reduction. It would*

also result in the loss of approximately 228 multi-family residences vs the proposed. The alternative layout also loses the club house and pool amenities that are present in the proposed project. The Mankato Code of Ordinance requires no less than 2 parking spaces per multi-family unit. The alternative site layout is unable to meet that requirement.

Additional multiple-family and single-family units are needed to meet the growing population in this area. With the reduced housing in the alternative site plan, the City would not meet the demands of the projected growth of 335 to 350 households per year.

Avoidance of Basin 1 could be achieved by installing the culvert outfall upgradient of Basin 1. Due to the existing slope at the edge of Basin 1, scouring would likely occur, leading to sedimentation in Basin 1. This option would have an indirect impact leading to sedimentation and downgradient water quality loss. For the reason stated above is considered not a feasible alternative.

Wetlands (Basins) 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 are isolated and degraded seasonally flooded basins. These basins receive hydrology primarily from spring rains and snow melt. Development on the property (increased impervious surface) in the vicinity of the wetlands and diversion of stormwater would result in losing the hydrology necessary to maintain the wetland hydrology (water table within 12-inches of the surface for 14 consecutive days during the growing season).

The City of Mankato and City of Eagle Lake have an agreement that as the cities grow together, efforts will be made to direct Eagle Lake's sewage to the Mankato sewage treatment plants. This entails including the necessary sanitary sewer infrastructure into all future development. As part of this plan, this development proposes the installation of sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system from Eagle Lake. The cost of this large and deep installation to meet the growth demands is expensive. In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." This ordinance reduced the original concept for this development by approximately 200. The reduction of units and the required depth of the sanitary sewer interceptor, leave the preferred plan as the only viable option to achieve the goals of the city and developer. Further reducing units would render this development and the construction of the interceptor pipe infeasible.

For all of the above reasons, the alternative site plan is not considered a feasible alternative.

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

Minimization efforts were included through the design process, including the following:

- *Sediment and erosion control procedures will followed as shown in the attached plan set*
- *Stormwater ponds were designed to MPCA standards*
- *Basin 1 will be impacted to the least extent possible*
- *Buffers will be maintained from the Public Water Basin OHWL*
- *Equipment will not be stockpiled in Basin 1*
- *Disturbed areas will be revegetated as soon as possible*

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

This site was chosen for development because of its proximity to area schools, other residential neighborhoods, and commercial facilities. These parcels are owned by the applicant. All other adjacent properties are either owned by other development firms or private entities that are unwilling to sell. Therefore, the proposed parcels are the only available options for development with access to US Highway 14, TH 22, and CSAH 12, the main arteries in the eastern portion of the City of Mankato.

Sequencing flexibility is applicable to Wetlands (Basins) 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 per MN Rule 8420.0520, Subpart 7a.A.1

Attachment D

Replacement/Compensatory Mitigation

Complete this part **if** your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1720	Blue Earth	32	9	SWC	14.2

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Project-Specific Replacement/Permittee Responsible Mitigation. Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit ¹	Corps Mitigation Compensation Technique ²	Acres	Credit % Requested	Credits Anticipated ³	County	Major Watershed #	Bank Service Area #

¹Refer to the name and subpart number in MN Rule 8420.0526.

²Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.

³If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile.....) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

N/A

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

N/A

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

N/A

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

N/A

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

N/A

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

N/A

Provide a five-year monitoring plan to address project outcomes and credit allocation:

N/A

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

N/A

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

N/A

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
 - Previously restored or created under a prior approved replacement plan or permit
 - Drained or filled under an exemption during the previous 10 years
 - Restored with financial assistance from public conservation programs
 - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: N/A

Title:

Signature: N/A

Date:



Standard Credit Withdrawal Form

Minnesota Wetland Bank Program

(Incomplete forms may be returned unprocessed)

1. Credit User		This space for BWSR use only.
Name: John Mesenbrink	Organization/Company (if any): Mesenbrink Construction	
Address: 7765 175 th Street Prior Lake, MN 55372	Phone: 612-968-3800	
	E-mail: jemmbc@mesenbrinkconstruction.com	
If others should receive withdrawal verification email, please include their email below (e.g., Consultants, partners, etc.):		

2. Wetland Impact Information			
Project Name: Mesenbrink Mixed-Use Development		Project Type: Other	ACRES of Impact: 7.1
City (if applicable): Mankato	County: Blue Earth	Sec/Twp/Range: (Project Center) Sec. 15 T. 108N R. 26W	Major Watershed No./Bank Service Area (BSA): 32 / 9
WCA LGU Name:		Majority Impact Wetland Type: 1 - Seasonally Flooded Basin	Majority HGM Class: Unknown
Corps of Engineers Letter/Email Received? ☒ Yes ☐ No		If Yes, Corps File No.: (e.g. 2021-00101-ABC) MVP-2021-01197-DAS	If Yes, is Corps Replacement Required? ☐ Yes ☒ No ☐ Unknown
Comments: Corps regulated impacts not >0.01 acre			

3. Credits to be Withdrawn				
Bank Account No./Name: 1720		Bank County: Blue Earth	Bank BSA: 9	
Credit Subgroup	Wetland Type/Plant Community Type	Federally Approved?	Cost per Credit	Credit Amounts
C	4 - Deep Marsh	Yes	\$65,000	14.2000
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
Per Credit Withdrawal Fee by BSA			Total Credits: 14.2000	
Enter Bank Account's BSA			Withdrawal Fee and hit Tab key: (Withdrawal Fee X total credits)	
BSA 1 \$520	BSA 6 \$1,083	\$2,628.00	Withdrawal Fee:	\$37,317.60
BSA 2 \$371	BSA 7 \$1,992	Easement Stewardship Fee:	(Easement Stewardship fee x total credits)	
BSA 3 \$725	BSA 8 \$2,577	\$302	Stewardship Fee:	\$4,288.40
BSA 4 \$1,412	BSA 9 \$2,628		Total Fees:	\$41,606.00
BSA 5 \$685	BSA 10 \$3,099			

Please make checks payable to the Minnesota Board of Water and Soil Resources. BWSR does not accept cash.

Project Name: Mesenbrink Mixed-Use Development

After completing all necessary fields, select "Request Signatures" option in the Home tab of your toolbar to convert your agreement to a PDF version and add your digital signature. See these [instructions](#) if you do not know how to create a digital signature.

4. WCA Authorization *(Must include representative's name and email address)*

By signing below, the identified Wetland Conservation Act Local Government Unit (LGU) representative attests that the LGU has approved the use of the credits in Box 3 for wetland replacement/mitigation.

WCA LGU:

Representative's Name:

Email Address:

Signature:

Date:

5. Other Agency/Program Authorization *(Must include representative's name and email address)*

By signing below, the identified agency representative attests that the agency has approved the use of the credits in Box 3 for wetland replacement/mitigation.

Agency:

Representative's Name:

Email Address:

Signature:

Date:

6. Credit User Signature

By signing below the credit user attests that they have secured use of the credits in Box 3 from the account holder for wetland replacement/mitigation.

Signature:

Date:

7. Account Holder Signature *(Must include seller/manager name and email address)*

By signing below the account holder authorizes BWSR to withdraw the credits identified in Box 3 from their account to satisfy wetland replacement/mitigation requirements for the credit user indicated in Box 1. The account holder attests that the identified credits have not been sold or used by a different credit user.

Seller/Manager:

Email Address:

Signature:

Date:

SEND COMPLETED FORM AND FEE PAYMENT TO:

Wetland Bank Administration
Minnesota Board of Water and Soil Resources
520 Lafayette Road North
Saint Paul, MN 55155

**Mesenbrink Mixed-Use Development
Bank #1720 – Church Farm**

**PURCHASE AGREEMENT
FOR
WETLAND BANKING CREDITS**

THIS AGREEMENT is made this **29th** of **May 2024** between

Andy Walser (Seller) and **John Mesenbrink** (Buyer).

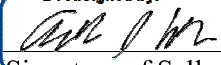
1. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the wetland banking credits (Credits) from mitigation bank #1720 as listed below:

Credits to be Sold					
Credit Subgroup	Wetland Type/Plant Community Type		Cost per Credit	Credit Amounts	Purchase Amount
C	Deep Marsh		\$65,000	14.2	\$923,000
TOTAL:				14.2	\$923,000
Per Credit Withdrawal Fee by BSA		Enter the Withdrawal Fee for the BSA of the account:			
BSA 1 \$520	BSA 6 \$1,083	<i>(Withdrawal Fee x total credits)</i>			
BSA 2 \$371	BSA 7 \$1,992	2,628	Withdrawal Fee:	\$37,317.60	
BSA 3 \$725	BSA 8 \$2,577	<i>(Easement Stewardship fee x total credits)</i>			
BSA 4 \$1,412	BSA 9 \$2,628	\$302 per credit	Stewardship Fee:	\$4,288.40	
BSA 5 \$685	BSA 10 \$3,099	Total Fees: \$41,606			
BWSR fee policy: http://www.bwsr.state.mn.us/wetlands/wetlandbanking/fee_and_sales_data/Wetland Banking Fee Policy Effective June1 2017.pdf					

2. Seller represents and warrants as follows:
- The Credits are deposited in an account in the Minnesota Wetland Bank administered by the Minnesota Board of Water and Soil Resources (BWSR) pursuant to Minn. Rules Chapter 8420.0700-.0755.
 - Seller owns the Credits and has the right to sell the Credits to Buyer.
3. Buyer will purchase from the Seller a total of **14.2** wetland credits at a rate of **\$65,000 per credit**. The Buyer will pay the Seller a total of **\$923,000** for the Credits, as follows:
- \$50,000 as earnest money, to be paid when this Agreement is signed; and
 - The balance of \$873,000 to be paid on the Closing Date listed below (Line 5).

Mesenbrink Mixed-Use Development
Bank #1720 – Church Farm

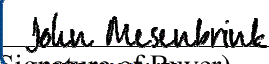
4. Buyer agrees to pay a withdrawal fee of **\$37,317.60** and Easement Stewardship Fee of **\$4,288.40** to the State of Minnesota. The Buyer will execute a check made out for this amount, payable to the **Board of Water and Soil Resources**, at the time that the permit application is approved by the LGU.
5. The closing of the purchase and sale shall occur upon approval of the plat or no later than April 15th, 2025. Upon payment of the balance of the purchase price, Seller will sign a fully executed Application for Withdrawal of the Credits in the form specified by BWSR, provide a copy of the Application for Withdrawal to the Buyer and forward the same to the BWSR along with the check for the Withdrawal Fee.
6. Buyer will apply to Blue Earth County (LGU) for approval of a replacement plan utilizing the Credits as the means of replacing impacted wetlands. If the LGU does not approve the Buyer’s application for a replacement plan utilizing the Credits, then either Buyer or Seller may cancel this Agreement by giving written notice to the other. In this case neither Buyer nor Seller shall have any further obligations under this Agreement.

DocuSigned by:


(Signature of Seller)

May 29, 2024

(Date)

DocuSigned by:


(Signature of Buyer)

June 5, 2024

(Date)



Landowner Statement and Contractor Responsibility For Work in Wetlands or Public Waters



MN Statutes Sections 103G.2212 and 103G.241 stipulate that an agent or employee of another may not:

- 1) drain, excavate, or fill a wetland, wholly or partially; or
- 2) construct, reconstruct, remove, or make any change in any reservoir, dam, or the course, current, or cross-section of any public water;

unless the agent or employee has obtained a signed statement from the property owner stating that any permit or wetland replacement plan required for the work has been obtained, or that a permit or replacement plan is not required; **AND** this statement is mailed to the appropriate office with jurisdiction over the wetland or public water prior to initiating the work (see next page for information on where to send this notification).

This form is a notification only and is not an application or authorization for any activities described in it.

1. PROJECT INFORMATION

Project will affect (check all that apply):

☒ Lake, Watercourse, or Public Waters Wetland ☒ Non-Public Waters Wetland ☐ Wetland of Unknown Jurisdiction

Address or description of project location (attach map if necessary):

Legal address

Mankato, MN 56001 (See Location Map)

County	Gov't Lot(s)	Quarter Section(s)	Section(s)	Township(s)	Range(s)	Lot, Block, Subd.
Blue Earth			15	108N	26W	

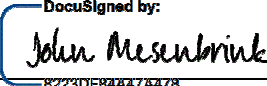
Description of proposed work (include sketch and/or attach additional pages if needed):

*Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The location of the Proposed Project is depicted on **Figure 1**, "Regional Location," and **Figure 2**, "USGS Location." Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on **Figure 3**, "Site Layout Map." Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.*

2. LANDOWNER STATEMENT

I certify that, as the owner of the property listed on this form (check one):

- ☒ I have obtained all permits or approvals required to perform the work described above.
☐ No permits or approvals are required for this work.

Property Owner (Print Name) John Mesenbrink Mesenbrink Construction		Address 7765 175th Street Prior Lake, MN 55372	
Signature  DocuSigned by: 8223DF84A47A478...		Date June 6, 2024	Phone Number and E-mail Address (Optional) (612) 968-3800

3. CONTRACTOR VERIFICATION

By signing below, I verify that I have received a signed copy of this form and will be performing the indicated work as described above.

Company and Individual Performing Proposed Work (Print)	Address	
Signature	Date	Phone Number and E-mail Address (Optional)

Note: The contractor is responsible for ensuring this form is mailed to the appropriate office when complete.

This statement is invalid if any of the above information is not supplied or is inaccurate. Work in violation of this notification requirement is a separate and independent offense from other violations of Minnesota Statutes chapter § 103G and is a misdemeanor punishable by fines up to \$1,000 and/or 90 days in jail. The State Department of Natural Resources (DNR) Commissioner also has the authority to require restoration of any work done without the necessary permits or approvals or work that is beyond what was authorized.

4. INFORMATION AND RESOURCES

A Wetland Conservation Act (WCA) replacement plan is required for any wetland draining, excavation, or filling activity that is not exempt under Minnesota Rules Chapter 8420.0420. A DNR Waters permit is required for any work in public waters.

National wetland inventory maps are available for review at the County Soil and Water Conservation District (SWCD) office and online at <http://www.fws.gov/wetlands/Data/Mapper.html>. Many wetlands are not identified on the maps but are still restricted from draining, excavating, or filling. If you are unsure the proposed work will affect a wetland, contact your local government unit(LGU) or SWCD for assistance.

Public Waters of the State of Minnesota include the channel to the top of the channel bank for watercourses and the basin from the ordinary high water level waterward for public waters (i.e. lakes) and public waters wetlands. Public waters inventory maps are available for review at the County Auditor's office, DNR Division of Waters regional offices, and online at http://www.dnr.state.mn.us/waters/watermgmt_section/pwi/download.html.

General information about public waters, wetlands, and related regulations are available on the DNR website at <http://mndnr.gov> and the MN Board of Water and Soil Resources (BWSR) website at <http://www.bwsr.state.mn.us>.

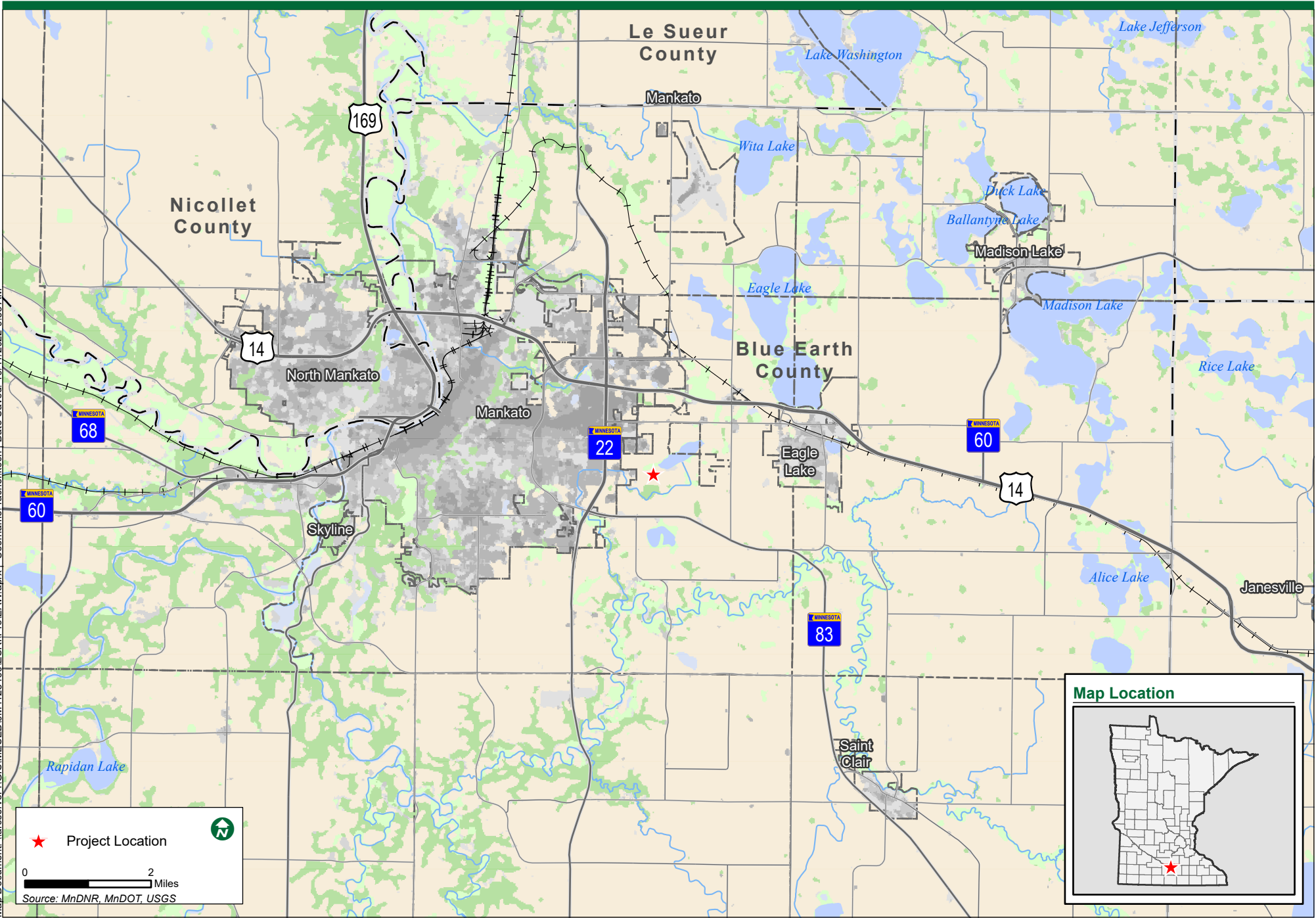
5. WHERE TO SEND THIS NOTIFICATION

- For work in public waters (lake, watercourse, or public waters wetland), send this completed form to the DNR Regional Enforcement Office serving the project's area. See below for DNR regional office information. A map of DNR regions can be found on the DNR website at: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf
- For work in any wetland that is not a public waters wetland, send this completed form to the WCA LGU with jurisdiction over the project area. The LGU is usually the County or SWCD, except in urban areas the City is often the LGU. Contact any of these local governments or BWSR for assistance. BWSR also maintains a list of LGUs on its website at: <http://www.bwsr.state.mn.us/directories/WCA.pdf>.
- If it is not known if the wetland is a public waters wetland, send the completed form to both the DNR Regional Enforcement Office and the WCA LGU.

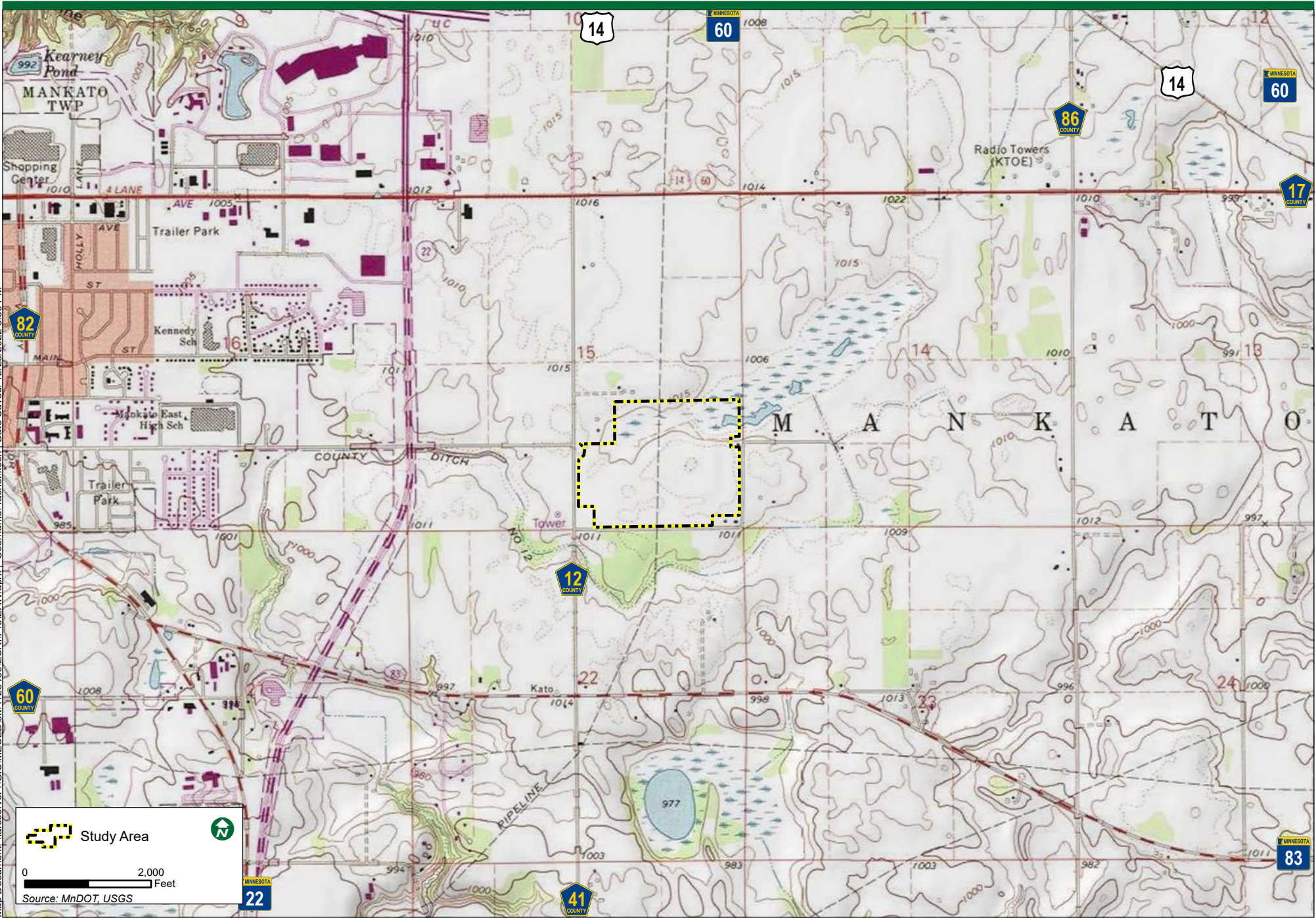
Department of Natural Resources Regional Offices

<u>Northwest Region:</u> 2115 Birchmont Beach Rd. NE Bemidji, MN 56601 Phone: 218-308-2700	<u>Northeast Region:</u> 1201 E. Hwy. 2 Grand Rapids, MN 55744 Phone: 218-327-4455	<u>Central Region:</u> 1200 Warner Road St. Paul, MN 55106 Phone: 651-259-5800	<u>Southern Region:</u> 261 Hwy. 15 South New Ulm, MN 56073 Phone: 507-359-6000
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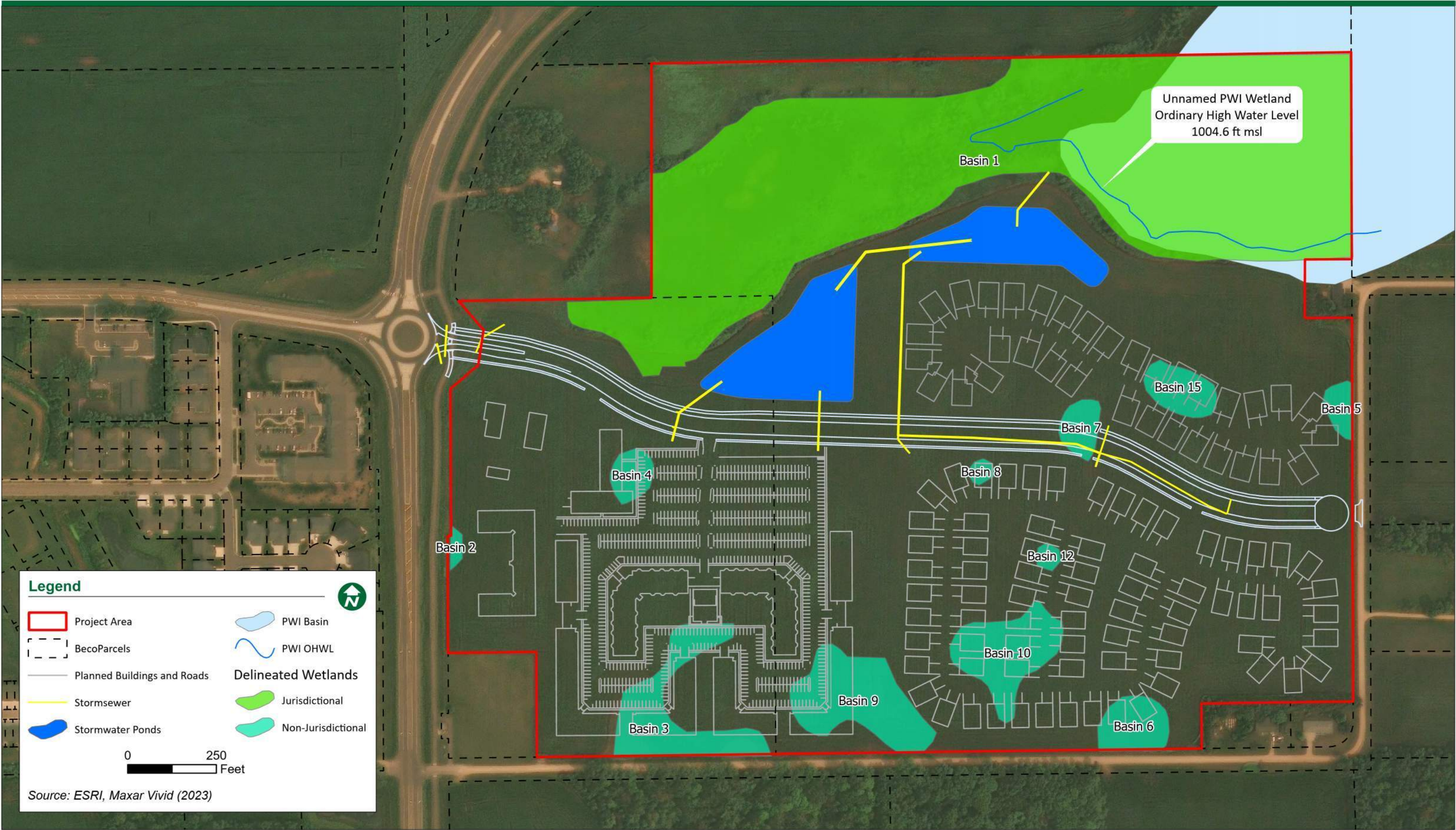
Appendix



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Map Document: \\arcserver1\GIS\MESEB001\128460\ESRI\Pro\EA\W.aprx | Username: rachel.koch | Date Saved: 12/28/2022 3:50 PM

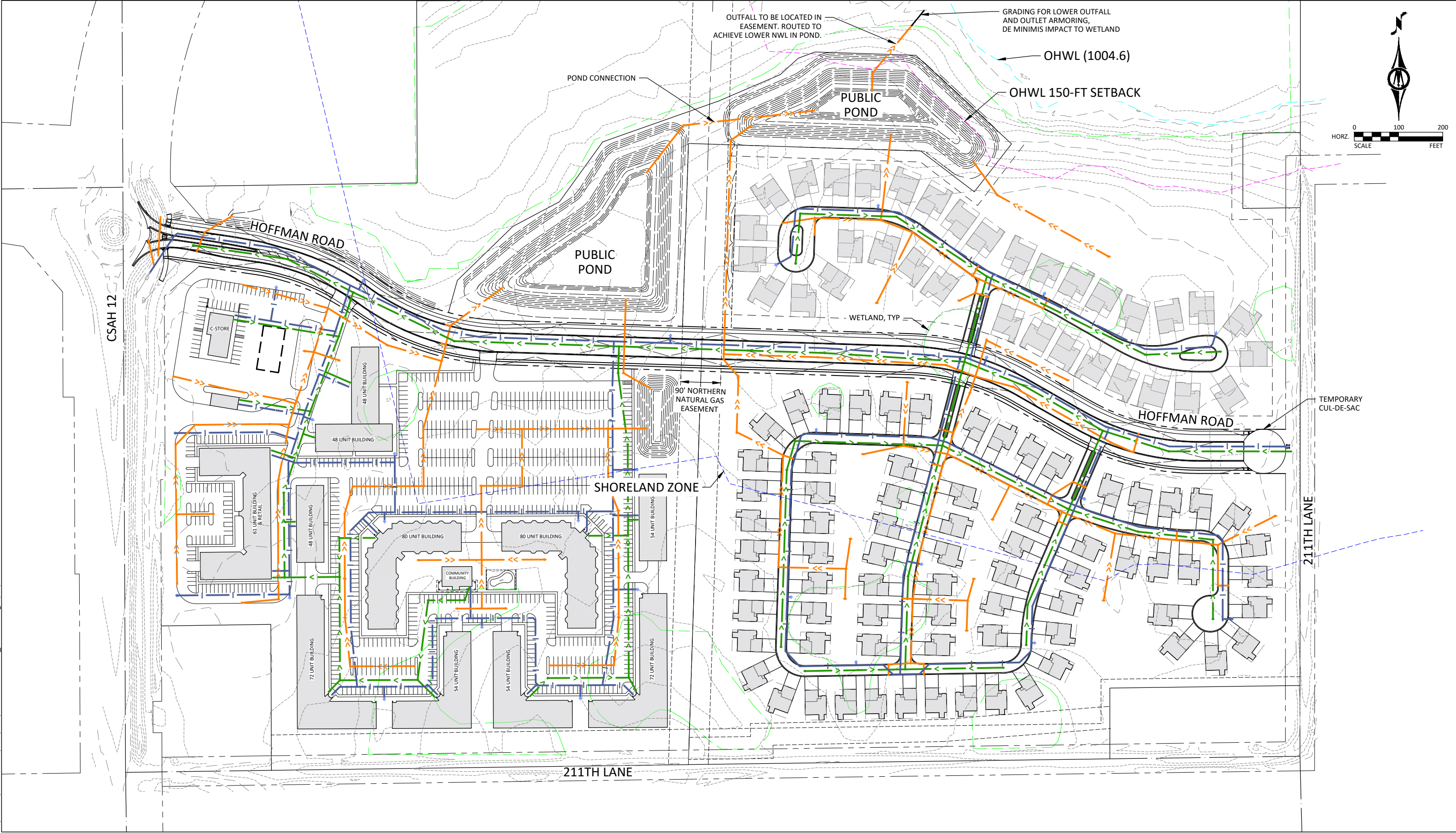


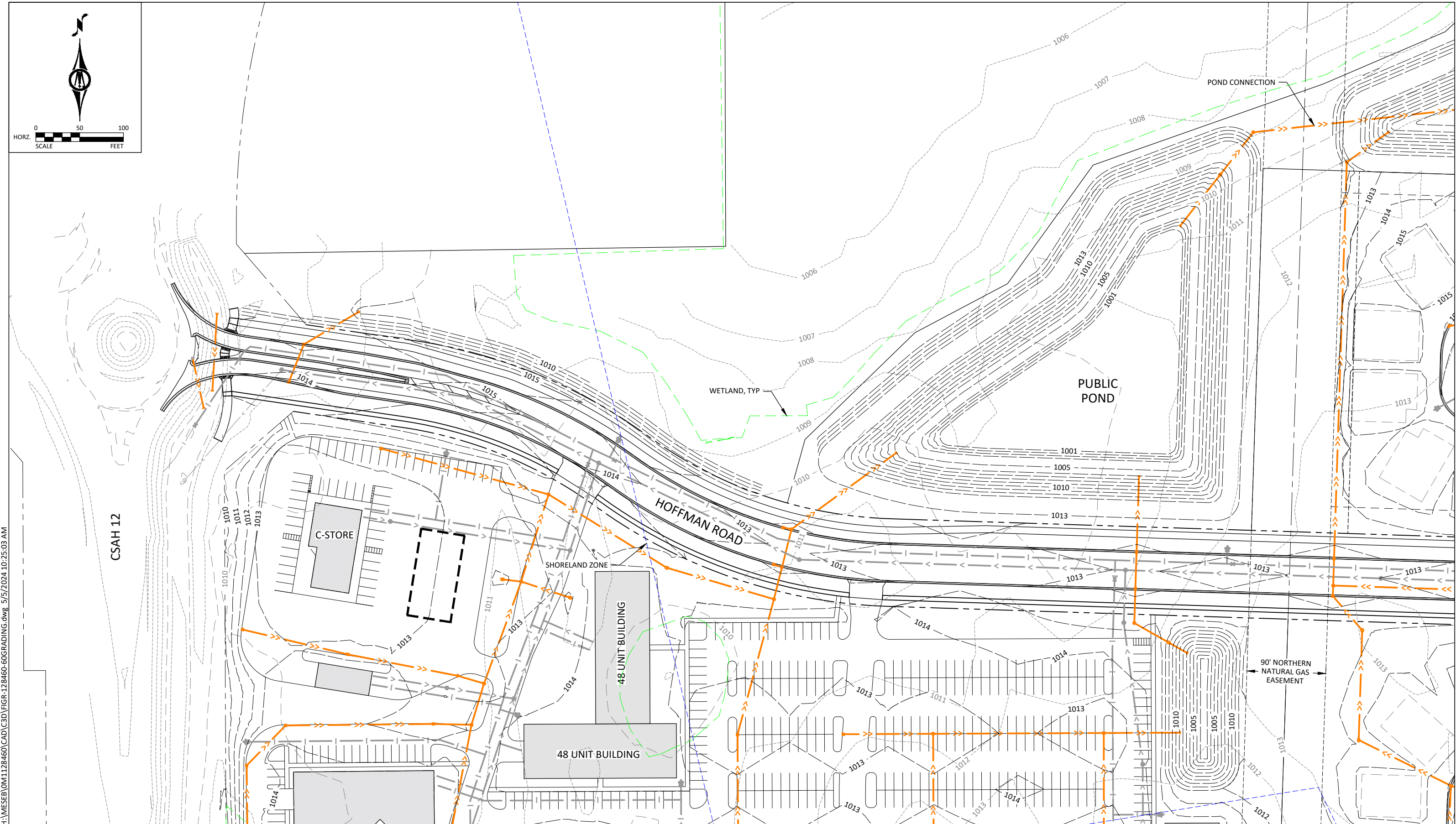


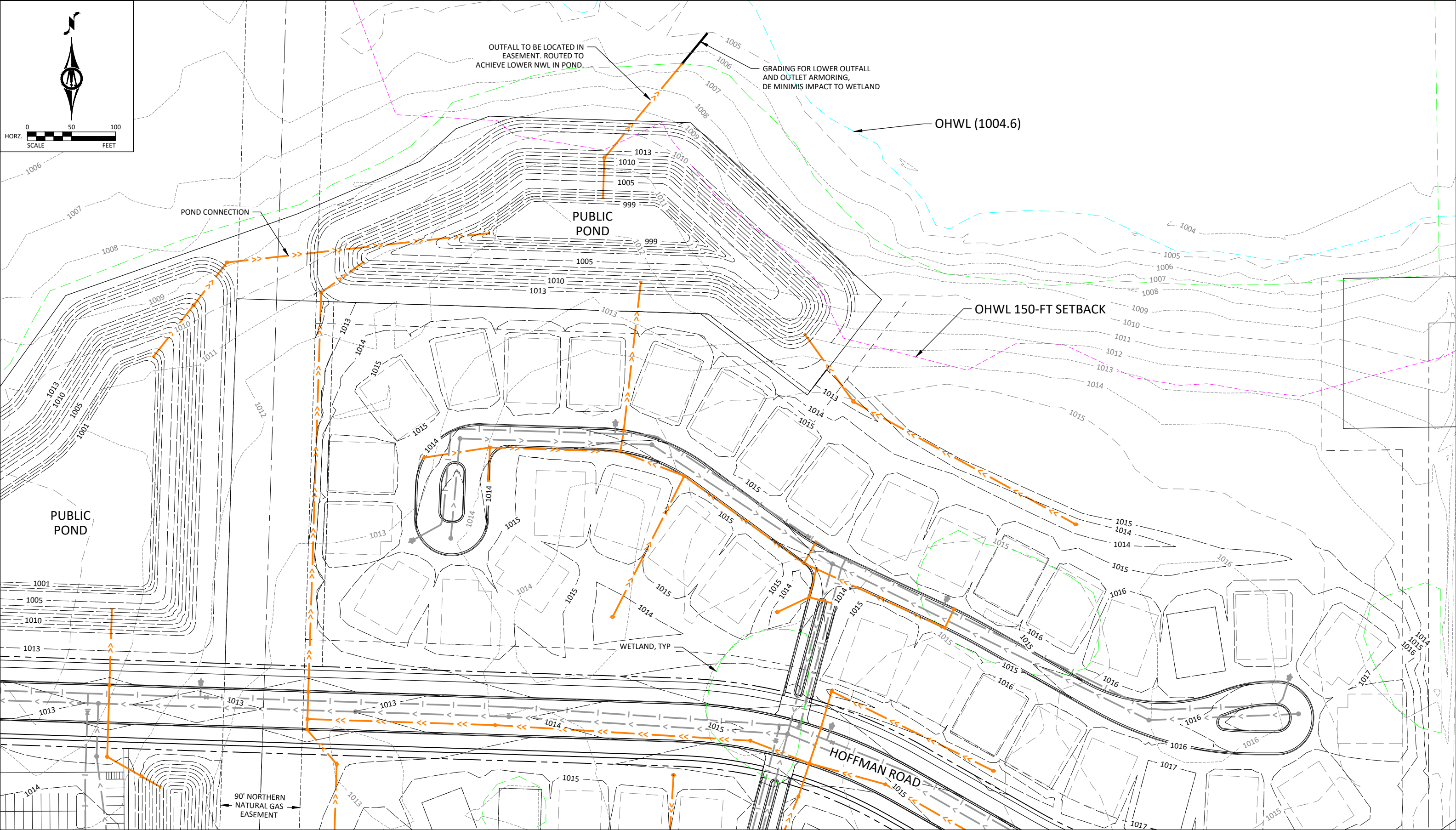


Unnamed Lake Water Surface Elevation Comparison								
Model	Return Frequency	Node	Stor-19	Jun-04	Jun-06	Jun-13	Jun-07	Jun-08
		Location / Crossing	Unnamed Lake	Field Entrance	CSAH 12	Prairie Rose Drive	Prairie Wing Drive	Highway 22
Historical Model (Pre-2022 Conditions)	24-HR	5-yr	1005.72	1005.57	1002.47	1001.38	1001.00	999.58
		10-yr	1006.00	1005.97	1003.49	1002.02	1001.51	999.91
		25-yr	1006.42	1006.83	1005.01	1002.97	1002.26	1000.34
		50-yr	1006.78	1007.56	1006.21	1003.72	1002.85	1000.63
		100-yr	1007.16	1008.34	1007.41	1004.55	1003.48	1000.91
		500-yr	1008.15	1011.25	1010.33	1006.43	1004.97	1001.54
	48-HR	5-yr	1005.81	1005.67	1002.38	1001.33	1000.96	999.55
		10-yr	1006.05	1005.94	1003.17	1001.81	1001.34	999.81
		25-yr	1006.45	1006.55	1004.40	1002.58	1001.96	1000.17
		50-yr	1006.79	1007.12	1005.42	1003.22	1002.47	1000.45
		100-yr	1007.17	1007.74	1006.50	1003.90	1002.99	1000.71
		500-yr	1008.18	1010.06	1009.09	1005.65	1004.38	1001.32
	72-HR	5-yr	1005.81	1005.51	1001.78	1000.98	1000.68	999.37
		10-yr	1006.05	1005.83	1002.43	1001.39	1001.02	999.62
		25-yr	1006.42	1006.27	1003.43	1002.03	1001.53	999.95
		50-yr	1006.75	1006.61	1004.26	1002.55	1001.96	1000.20
		100-yr	1007.11	1007.02	1005.16	1003.12	1002.41	1000.44
		500-yr	1008.04	1008.42	1007.40	1004.60	1003.56	1000.98
Existing Model (Includes Groh Farm & Generations Creek Subdivisions)	24-HR	5-yr	1005.80	1005.63	1002.48	1001.39	1001.00	999.59
		10-yr	1006.09	1006.02	1003.50	1002.03	1001.51	999.91
		25-yr	1006.52	1006.87	1005.02	1002.97	1002.25	1000.33
		50-yr	1006.89	1007.53	1006.22	1003.72	1002.84	1000.62
		100-yr	1007.29	1008.37	1007.42	1004.55	1003.47	1000.90
		500-yr	1008.31	1011.28	1010.32	1006.42	1004.95	1001.52
	48-HR	5-yr	1005.90	1005.76	1002.41	1001.35	1000.97	999.56
		10-yr	1006.15	1006.04	1003.19	1001.82	1001.34	999.81
		25-yr	1006.56	1006.61	1004.42	1002.59	1001.96	1000.17
		50-yr	1006.92	1007.17	1005.44	1003.23	1002.46	1000.44
		100-yr	1007.31	1007.79	1006.52	1003.90	1002.99	1000.70
		500-yr	1008.35	1010.13	1009.10	1005.65	1004.36	1001.30
	72-HR	5-yr	1005.90	1005.59	1001.81	1000.99	1000.70	999.38
		10-yr	1006.14	1005.91	1002.46	1001.40	1001.03	999.63
		25-yr	1006.53	1006.37	1003.46	1002.04	1001.54	999.96
		50-yr	1006.86	1006.73	1004.30	1002.57	1001.96	1000.20

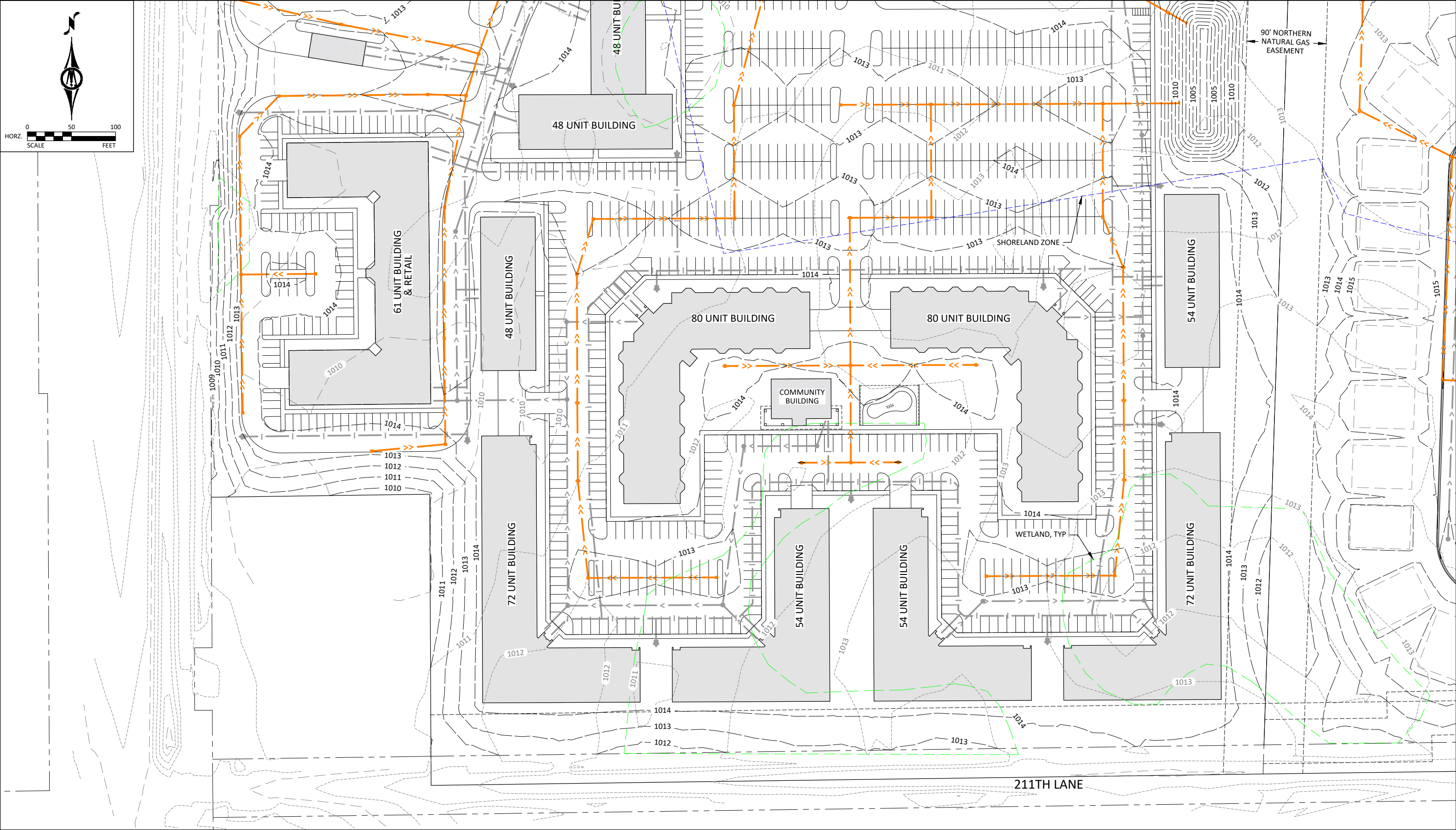
		100-yr	1007.23	1007.12	1005.19	1003.13	1002.41	1000.44
		500-yr	1008.19	1008.51	1007.43	1004.61	1003.56	1000.98
Proposed Model (Mesenbrink Development)	24-HR	5-yr	1005.93	1005.73	1002.36	1001.31	1000.94	999.54
		10-yr	1006.24	1006.08	1003.36	1001.91	1001.42	999.86
		25-yr	1006.71	1006.90	1004.83	1002.82	1002.14	1000.27
		50-yr	1007.11	1007.55	1006.01	1003.53	1002.70	1000.55
		100-yr	1007.53	1008.34	1007.19	1004.31	1003.29	1000.83
		500-yr	1008.63	1011.20	1009.94	1006.06	1004.70	1001.43
	48-HR	5-yr	1006.04	1005.86	1002.31	1001.27	1000.91	999.51
		10-yr	1006.32	1006.17	1003.07	1001.72	1001.26	999.76
		25-yr	1006.76	1006.68	1004.27	1002.46	1001.85	1000.11
		50-yr	1007.14	1007.23	1005.26	1003.06	1002.34	1000.38
		100-yr	1007.56	1007.83	1006.31	1003.69	1002.84	1000.63
		500-yr	1008.67	1010.09	1008.79	1005.34	1004.14	1001.22
	72-HR	5-yr	1006.33	1009.45	1006.30	1003.40	1002.42	1000.34
		10-yr	1006.65	1011.33	1007.61	1004.23	1003.03	1000.62
		25-yr	1007.16	1014.08	1009.43	1005.32	1003.88	1000.97
		50-yr	1007.58	1015.28	1010.84	1006.13	1004.60	1001.25
		100-yr	1008.03	1016.03	1011.87	1006.81	1005.38	1001.53
		500-yr	1009.14	1017.06	1013.39	1008.37	1007.28	1002.66

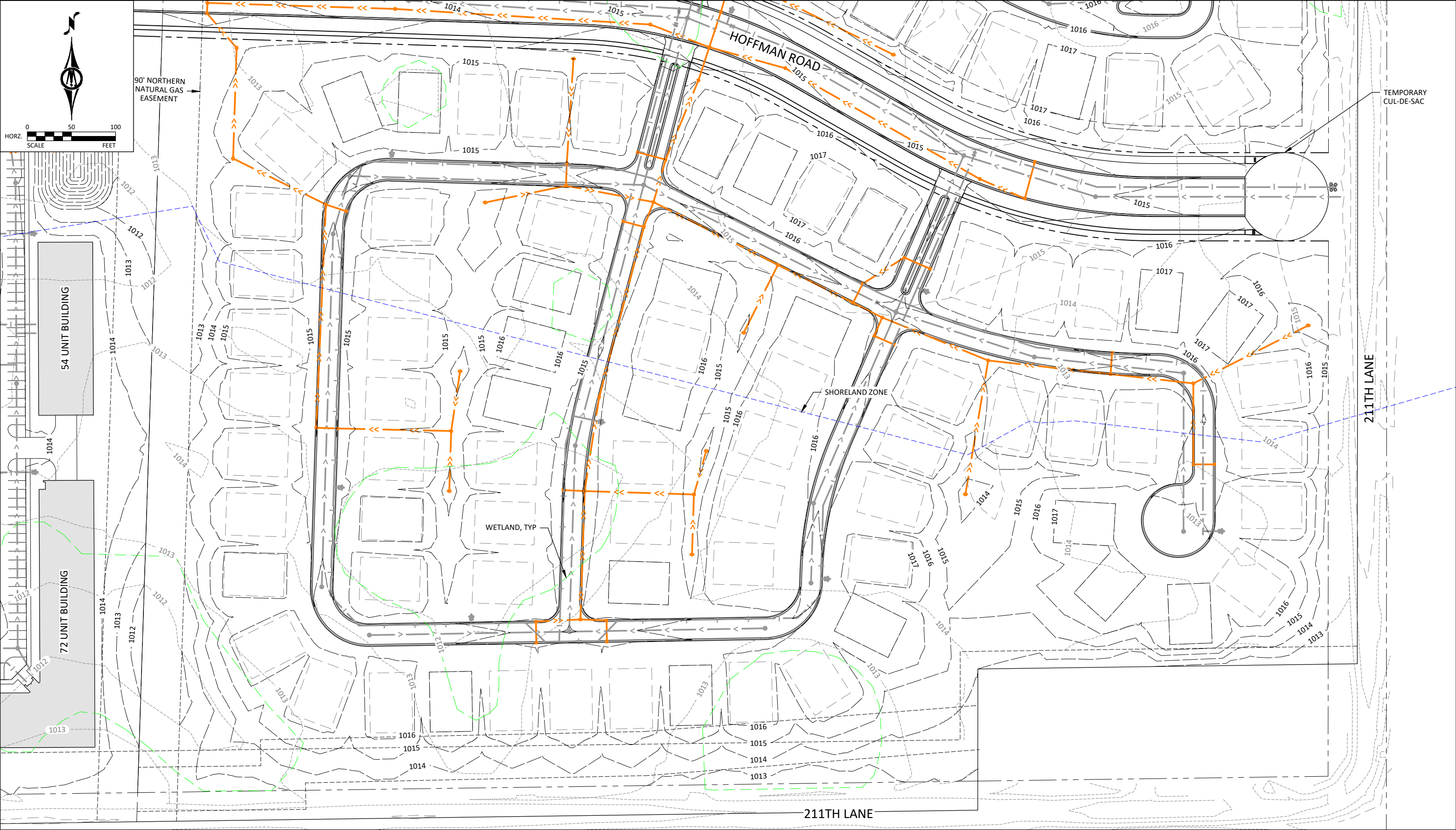






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H:\MESEBRINK\128460\CAD\FIGR-128460-60GRADING.dwg, 5/5/2024 10:25:27 AM

Meeting Date: 07/09/2024

Title

CY29-24

Request of APX Construction Group for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheurer's Sunray Addition. (1531 Madison Avenue, Blue Earth County PID R010916101004).

Applicant

The applicant is APX Construction Group.

Request

The applicant is requesting a review for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district.

Location

The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheuer's Sun.

Zoning

The property is zoned B-1, Community Business District.

Review

The applicant, APX Construction Group, is requesting a review for a certificate of design compliance for an existing structure in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheuer's Sun.

The exterior work will be under 500,000 dollars, per Mankato City Code 10.48, this project is only required to be reviewed by the Planning Commission and will not need to be forwarded on to the City Council for review.

The property is located in the Highway Gateway District and requires a Certificate of Design Compliance. As with other construction in the Highway Gateway Overlay District, the construction of new buildings requires a Certificate of Design Compliance 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.

The applicant is utilizing the existing building and adding new exterior finishes. There are no proposed additions to the building. The exterior finishes being proposed are metal panes that are applied horizontally and vertically, stone panel in the shade Silver Shadow, and existing brick stained gray.

The proposed rendering also shows some vertical aspects to the building by implementing "towers" and different building height elevations. They are also proposing adding a skylight.

The floor plan for the building shows future tenant space, offices, bathrooms, and storage and mechanical spaces. There will be a main level and a lower level in this building.

Attachments

General Location Map

Aerial Location Map

Site Plan

Exterior Elevations

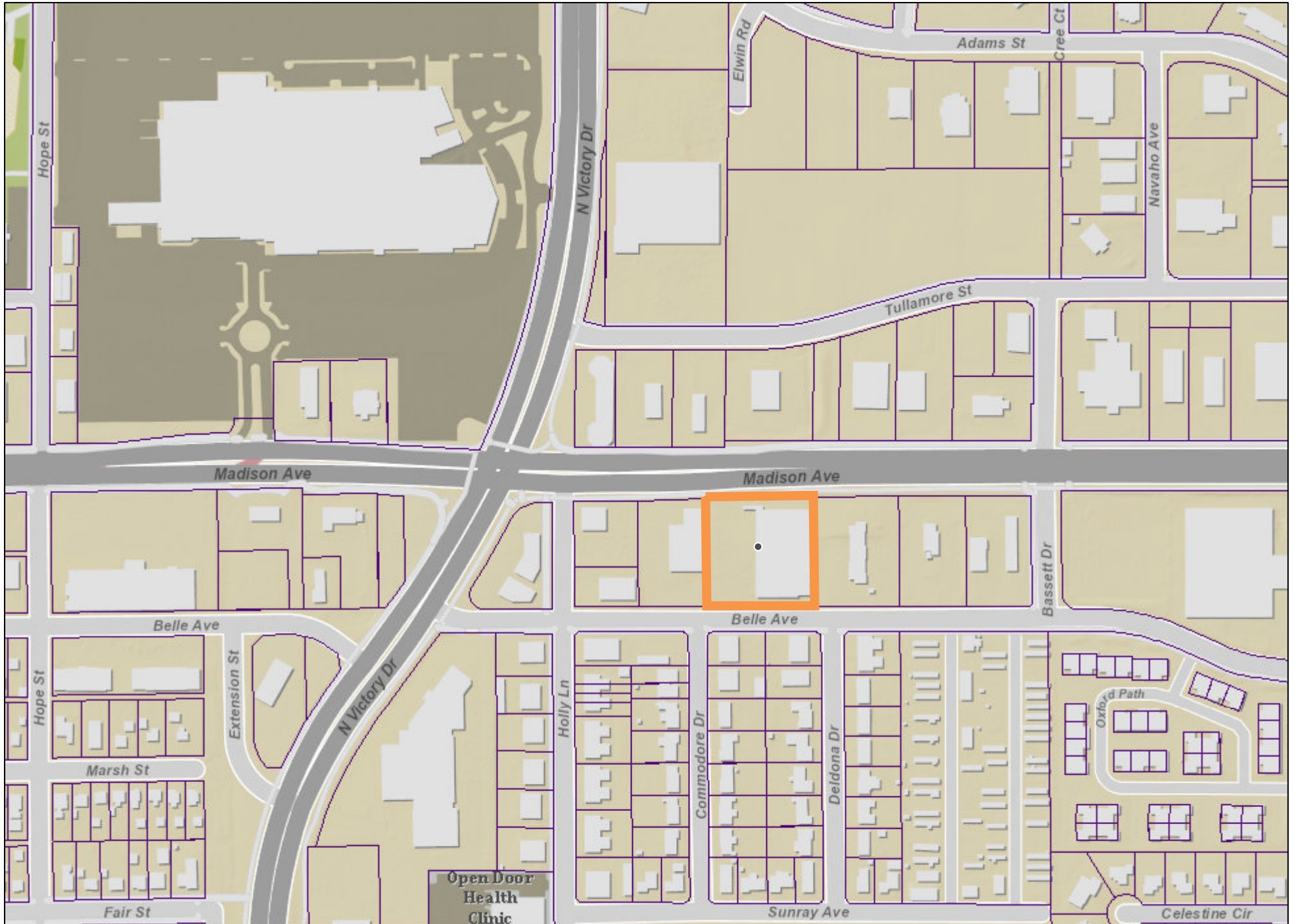
Renderings North/East

Renderings South

Material Sample Board

Floor Plans

General Location Map



Date: July 2024

Author:

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Aerial Map

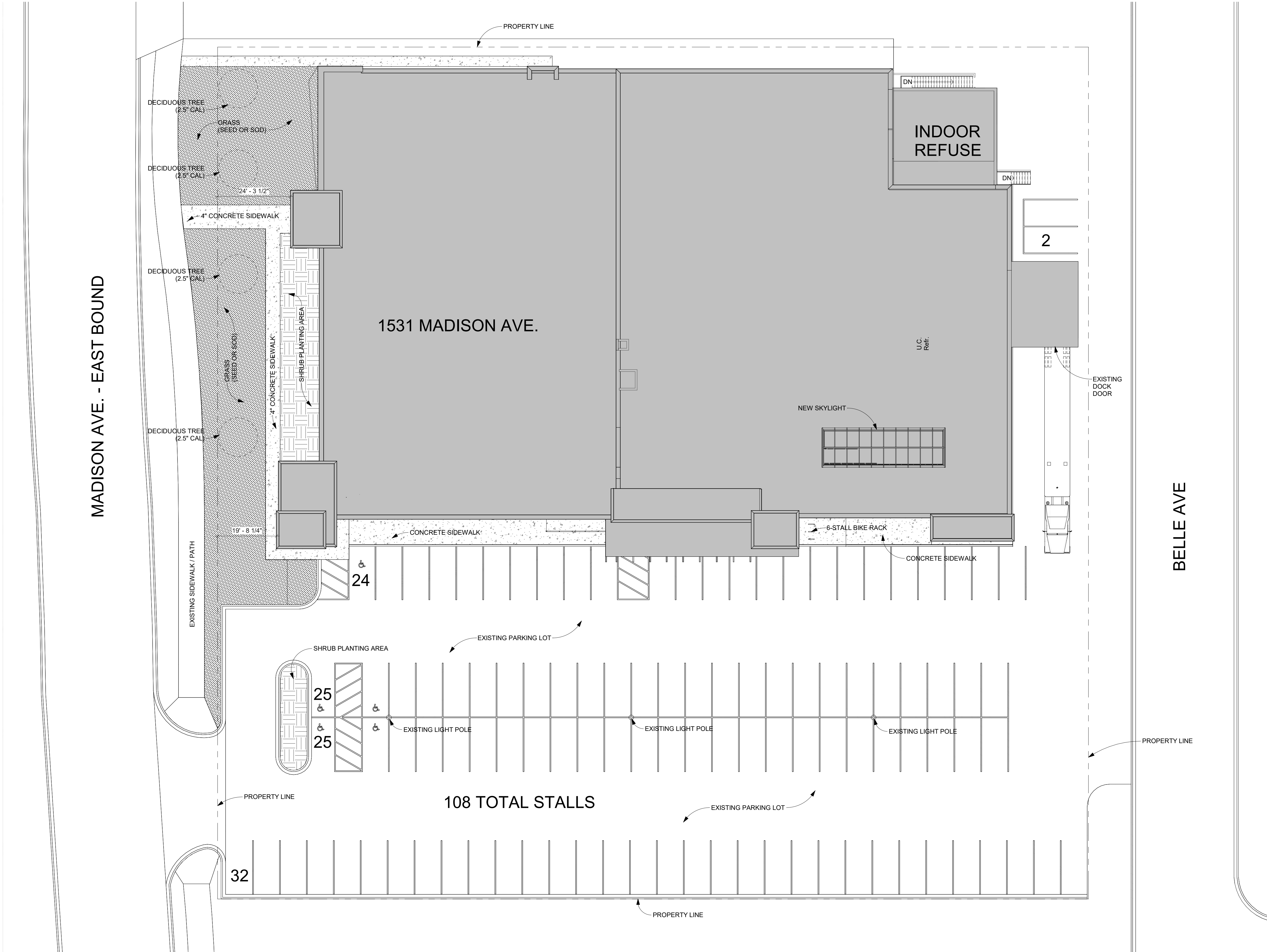


Date: July 2024

Author:

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6/25/2024 12:50:09 PM



1 ARCHITECTURAL SITE PLAN
AS1.1 SCALE: 1/16" = 1'-0"

PARKING CALCULATIONS		
GENERAL OFFICE (1 STALL PER 250 SF):	22,000 SF / 250	= 89 STALLS REQUIRED
INDUSTRIAL - MANUFACTURING:		
EMPLOYEES ON MAJOR SHIFT	= 15	
FOUR OFF-STREET STALLS	= 4	
TOTAL STALLS	= 19 STALLS REQUIRED	
TOTAL PARKING STALLS REQUIRED	= 108	
TOTAL PARKING STALLS PROVIDED	= 108	
SIX (6) BICYCLE STALL RACK PROVIDED		

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330 Stadium Road, Suite 202, Mankato, MN 56001
T: 507.385.1158

CONSULTANT

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 Architect under the laws of the state of Minnesota.

Dennis Hobbie
Dennis G. Hobbie, AIA

Dated: 5.10.2024 Reg. No. 47091

1531 MADISON AVE.
RENOVATION

1531 MADISON AVE
MANKATO, MN 56001

REVISIONS XX

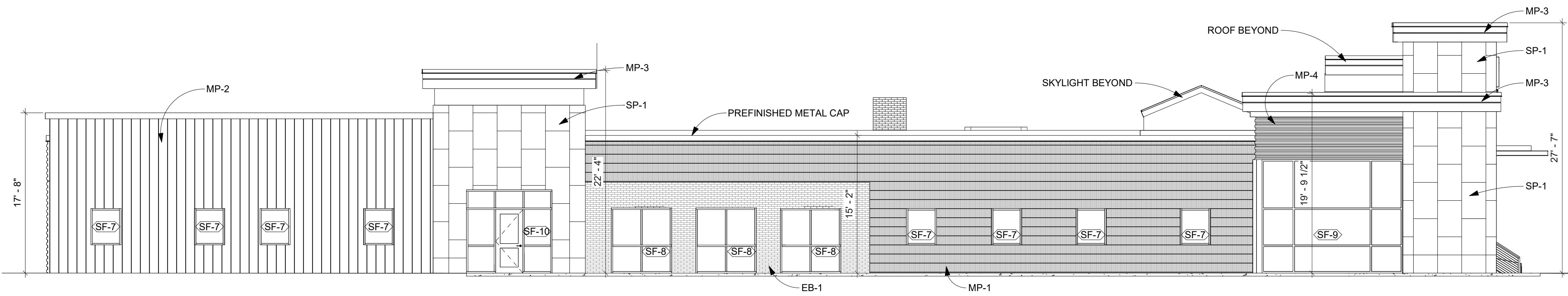
PROJECT # 23-089MK
DATE 5/10/24
DRAWN BY Author
CHECKED BY Checker
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SHEET TITLE

ARCHITECTURAL
SITE PLAN

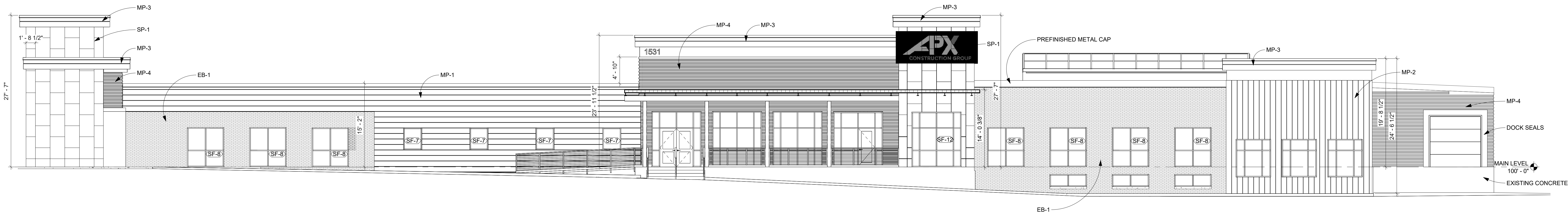
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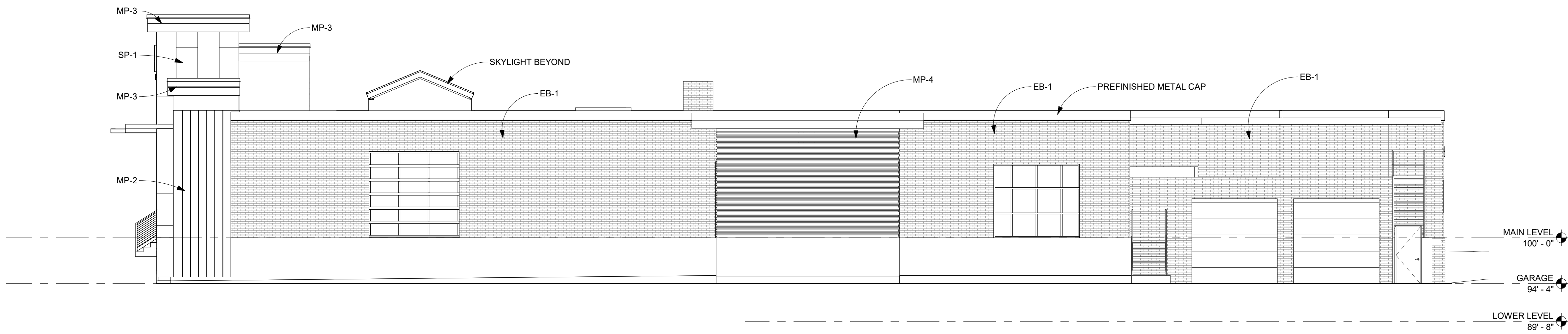




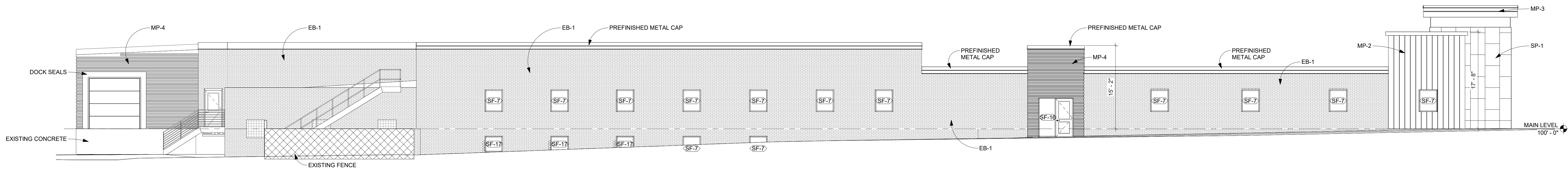
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SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES	
EXTERIOR MATERIALS:	
EB-1	EXISTING BRICK - STAINED GRAY
SP-1	STONE PANEL: ALABAMA STONE - SILVER SHADOW - FLEURI CUT - HONED
MP-1	METAL PANEL: METL-SPAN IW-13A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-2	METAL PANEL: METL-SPAN IW-10A SINGLE-SKIN WALL PANEL (VERTICAL)
MP-3	METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4	METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

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Dennis G. Hobbie, AIA

Dated: 5.10.2024 Reg. No. 47091

**1531 MADISON AVE.
RENOVATION**

**1531 MADISON AVE
MANKATO, MN 56001**

REVISIONS **XX**

1 06/20/2024 Exterior Package

PROJECT # 23-089MK

DATE 5/10/24

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CHECKED BY DGH

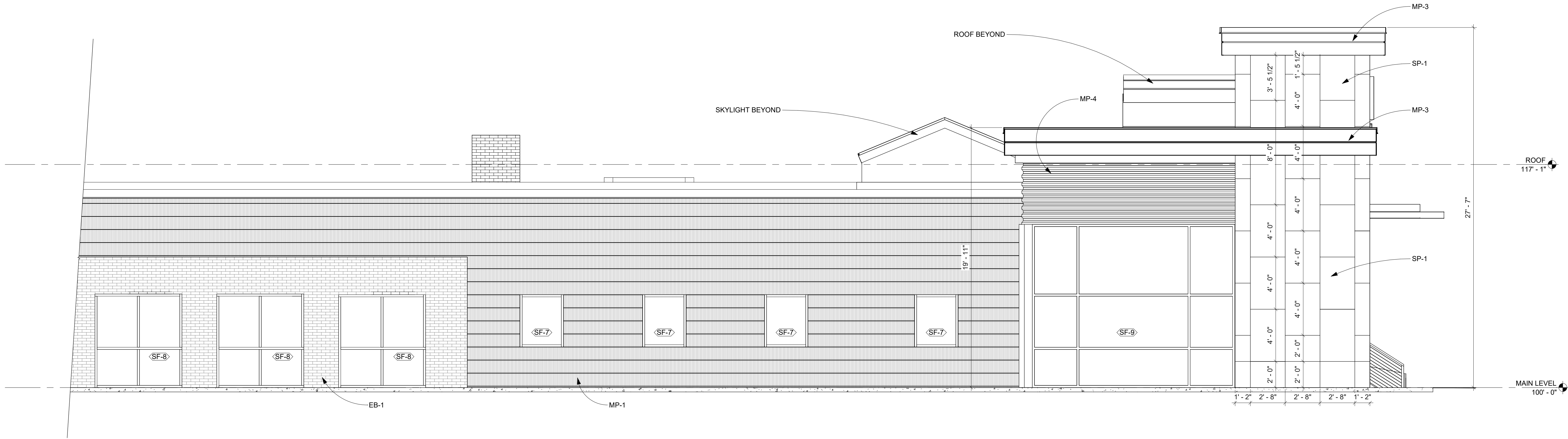
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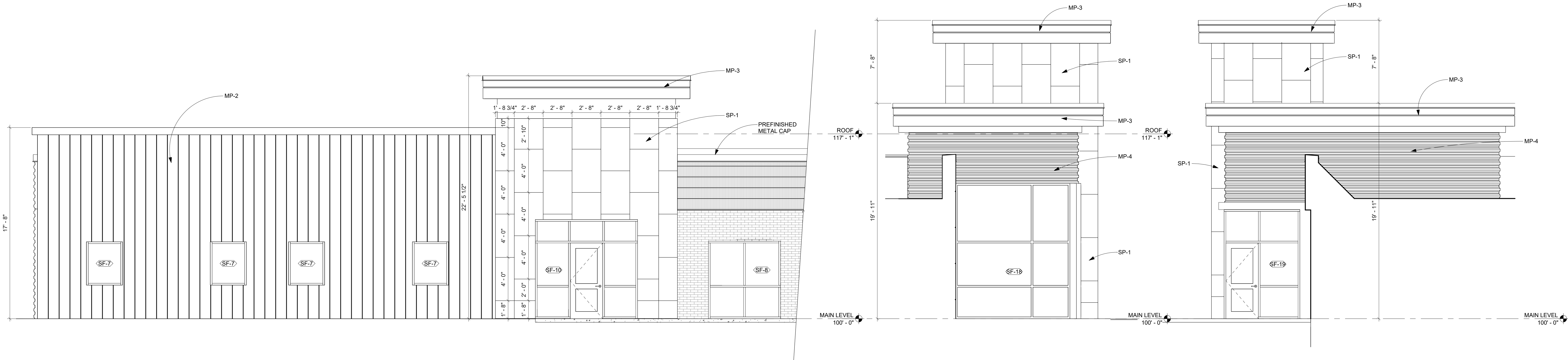
**EXTERIOR
ELEVATIONS -
OVERALL**

SHEET

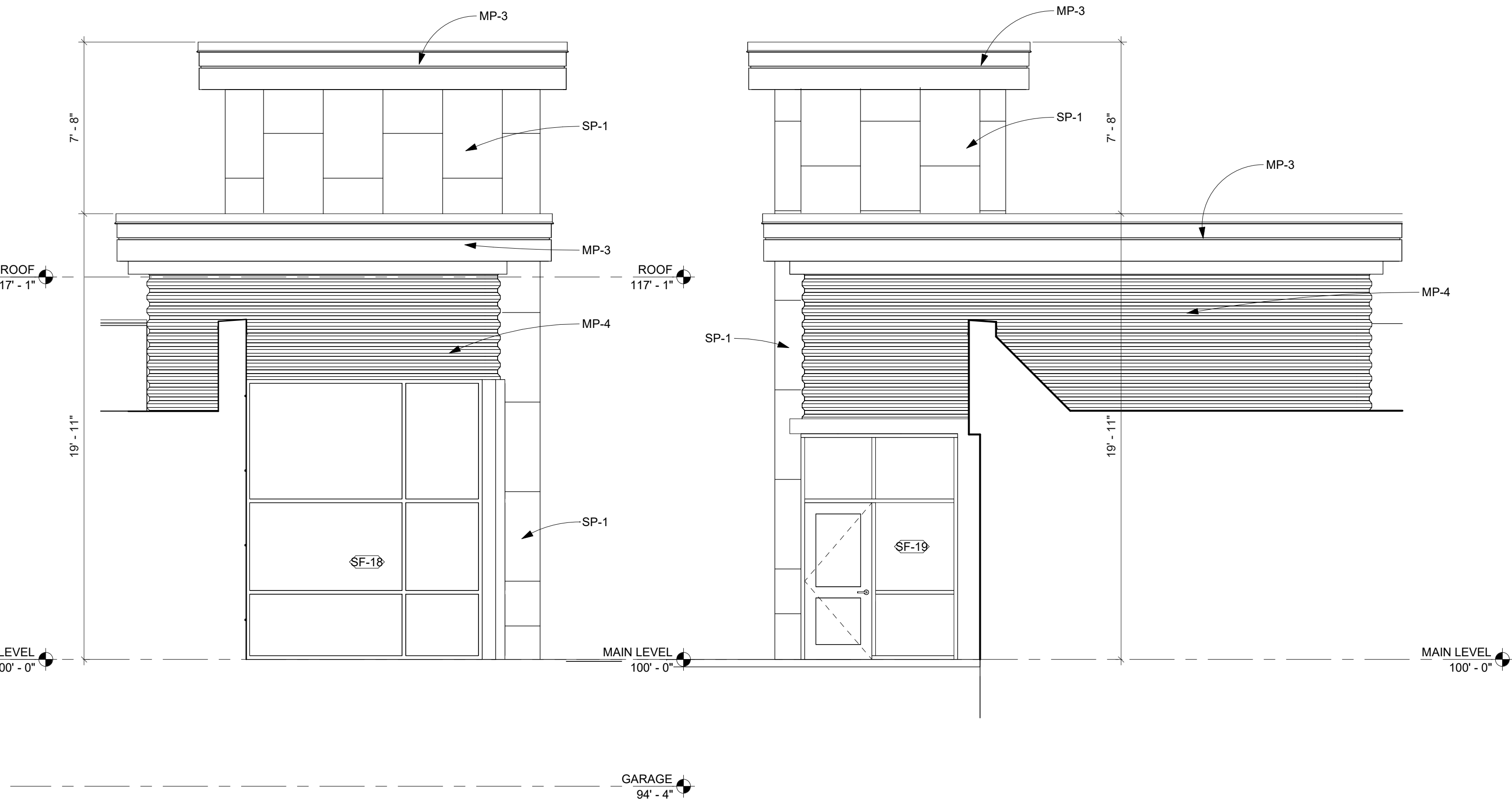
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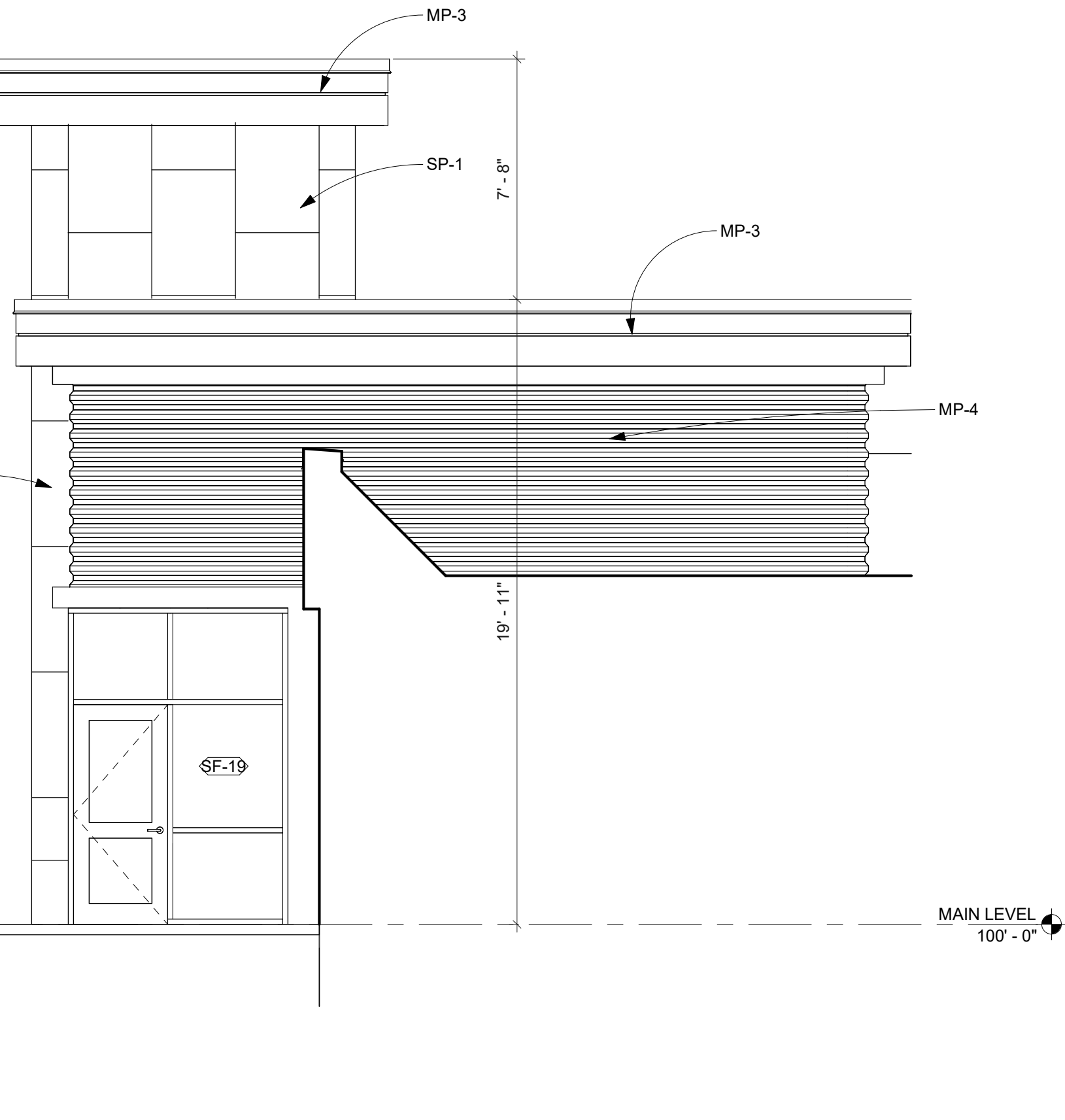
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SCALE: 1/4" = 1'-0"



2 PARTIAL NORTH ELEVATION EAST
SCALE: 1/4" = 1'-0"



3 PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES
EXTERIOR MATERIALS:
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MP-3 METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4 METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

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Dennis G. Hobbie, AIA
Dated: 5.10.2024 Reg. No. 47081

1531 MADISON AVE.
RENOVATION

1531 MADISON AVE
MANKATO, MN 56001

REVISIONS	XX
1	06/20/2024 Exterior Package

PROJECT #	23-089MK
DATE	5/10/24
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CHECKED BY	DGH
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SHEET TITLE	

EXTERIOR
ELEVATIONS

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REVISIONS

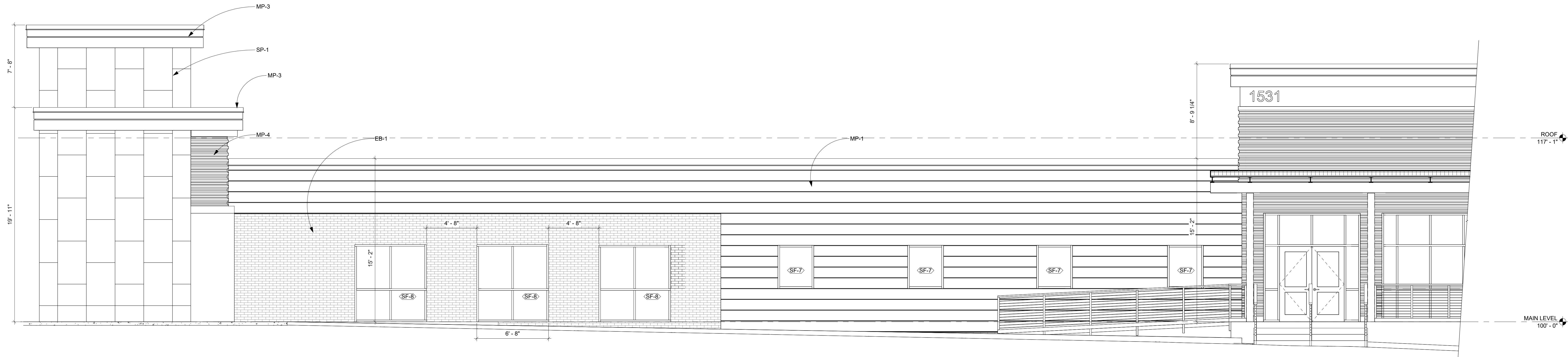
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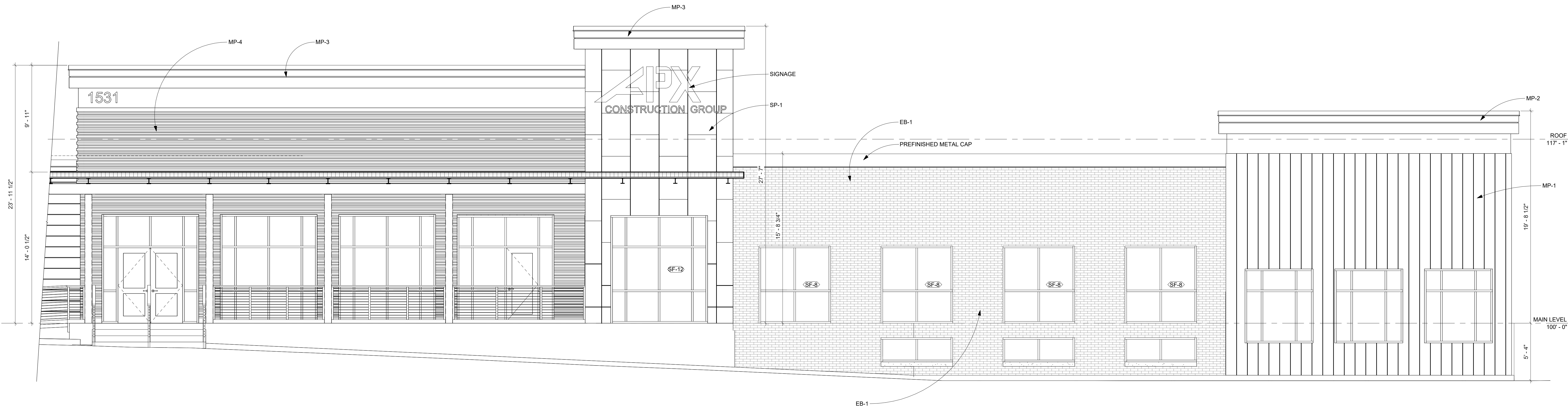
EXTERIOR
ELEVATIONS

SHEET

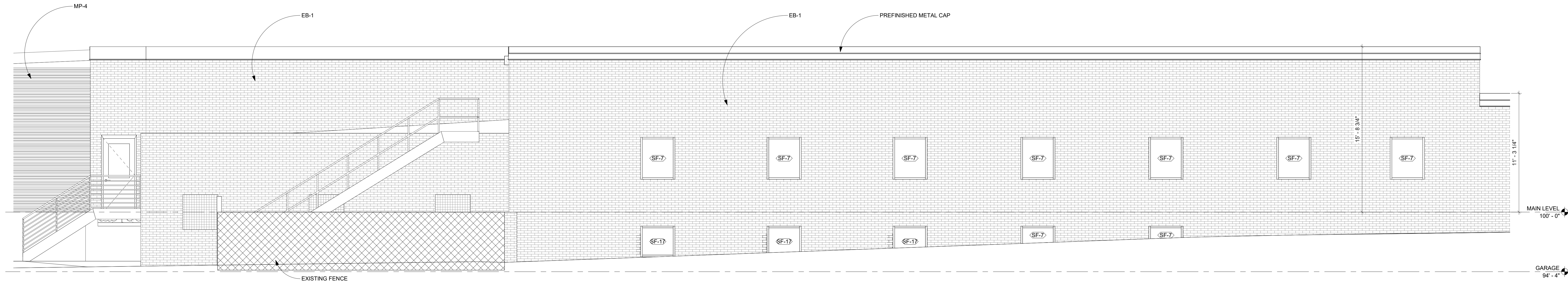
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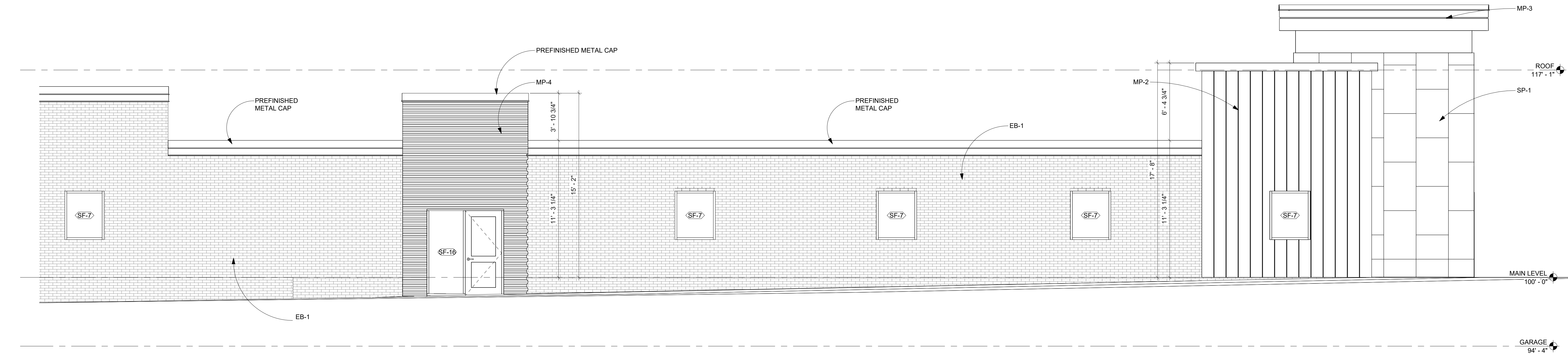
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A3.3 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - SOUTH
A3.3 SCALE: 1/4" = 1'-0"



1 PARTIAL EAST ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 PARTIAL EAST ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES	
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**1531 MADISON AVE
MANKATO, MN 56001**

REVISIONS **XX**

1 06/20/2024 Exterior Package

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET

A3.4



NORTHEAST CORNER RENDERING



NORTH RENDERING



NORTH RENDERING



EAST RENDERING

1531 MADISON AVE.
RENOVATION

EXTERIOR RENDERINGS - 1



NORTHWEST CORNER RENDERING



EAST RENDERING



EAST RENDERING



SOUTH RENDERING

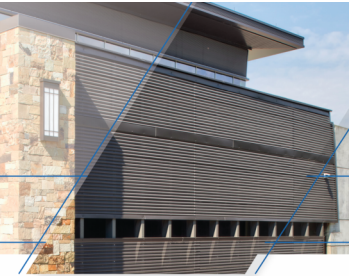
1531 MADISON AVE.
RENOVATION

EXTERIOR RENDERINGS - 2



IW SERIES

IW-13A SINGLE-SKIN WALL PANEL



IW Series metal rainscreen panels eliminate exposed fasteners for a clean, unbroken aesthetic. These single skin metal panels are an excellent option for both new construction and retrofit projects. With the ability to install the panels year-round, installation time is shortened, leading to fast-track scheduling and a potential reduction in construction costs.

All IW panels share a common lock-joint design which makes them interchangeable on a project. IW Series offers several interesting configurations: IW-10A, IW-13A, IW-20A and IW-40A with different panel face ribbings.

PRODUCT SPECIFICATIONS

WIDTH • 12"

HEIGHT • 1½"

LENGTH • 5'-0" to 25'-0"

EXTERIOR PROFILE • 1½" rib height on center with staggered patterns

EXTERIOR FACE • G90 galvanized steel 22, and 20 Ga. in non-directional embossed or 22, 20, and 18 Ga. in unembossed

JOINT • Interlocking

FASTENING • Concealed Fastening System

COLORS • Standard I, Standard II, Premium I, and Premium II color options



TUNDRA
E: 0.86 SRI: 53

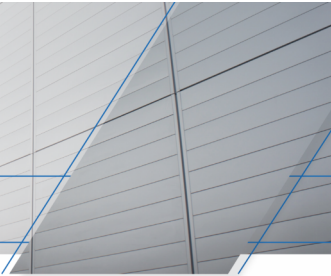
Metl-Span: All-In-One Performance
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 (w) metlspan.com
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MP-1 METAL PANEL: METL-SPAN IW-13A (HORIZONTAL)



IW SERIES

IW-10A SINGLE-SKIN WALL PANEL



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DARK GRAY METALLIC
E: 0.83 SRI: 34

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MP-2 METAL PANEL: METL-SPAN IW-10A (VERTICAL)



IW SERIES

IW-40A SINGLE-SKIN WALL PANEL



IW Series metal rainscreen panels eliminate exposed fasteners for a clean, unbroken aesthetic. These single skin metal panels are an excellent option for both new construction and retrofit projects. With the ability to install the panels year-round, installation time is shortened, leading to fast-track scheduling and a potential reduction in construction costs.

All IW panels share a common lock-joint design which makes them interchangeable on a project. IW Series offers several interesting configurations: IW-10A, IW-13A, IW-20A and IW-40A with different panel face ribbings. The IW-40A panel is a 12" wide concealed fastener panel with an 11" flat and a 1" recess.

PRODUCT SPECIFICATIONS

WIDTH • 12"

HEIGHT • 1½"

LENGTH • 5'-0" to 25'-0"

EXTERIOR PROFILE • 1½" rib height on center with staggered patterns

EXTERIOR FACE • G90 galvanized steel 22, and 20 Ga. in non-directional embossed or 22, 20, and 18 Ga. in unembossed

JOINT • Interlocking

FASTENING • Concealed Fastening System

COLORS • Standard I, Standard II, Premium I, and Premium II color options



BURNISHED SLATE
E: 0.86 SRI: 31

Metl-Span: All-In-One Performance
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MP-1 METAL PANEL: METL-SPAN IW-40A (HORIZONTAL)



EXPOSED FASTENER

STYLE-RIB SINGLE-SKIN WALL PANEL



All Exposed Fastener metal wall panels may be installed in a variety of rainscreen applications to form a complete wall system. Systems may vary from an uninsulated screen wall to BW Systems, an insulated composite backup panel system with Advanced Thermal and Moisture Protection (ATMP®).

Exposed fastener metal panels are available in a variety of rib heights, rib spacings, panel widths and slopes. Style-Rib is a high strength panel with 36" coverage, and uniformly spaced ribs at 7.2" o.c. As a wall panel, Style-Rib side laps in the low cell.

PRODUCT SPECIFICATIONS

WIDTH • 36"

HEIGHT • Nominal 1½"

LENGTH • 5'-0" to 40'-0"

EXTERIOR PROFILE • Nominal 1½" rib height on center with staggered patterns

EXTERIOR FACE • G90 galvanized steel 24, 22, 20, and 18 Ga. in unembossed or non-directional embossed (18 Ga. not available)

JOINT • Overlapping

FASTENING • Exposed Through Fasteners

COLORS • Standard I, Standard II, Premium I, and Premium II color options



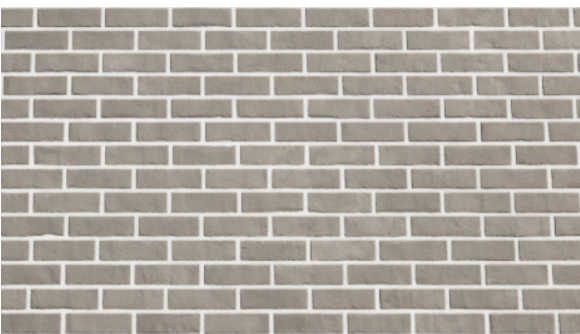
SNOW WHITE
E: 0.86 SRI: 81

Metl-Span: All-In-One Performance
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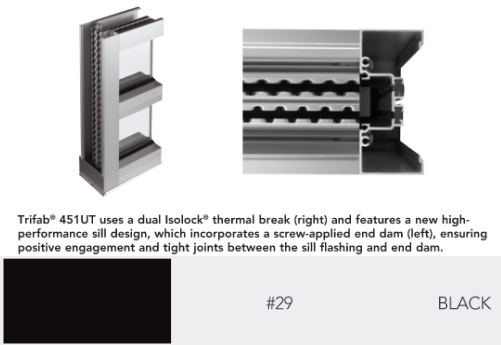
MP-1 METAL PANEL: METL-SPAN STYLE-RIB (HORIZONTAL)



SP-1 STONE PANEL: ALABAMA STONE (VERTICAL)
(2.5" VENEER PANELS)



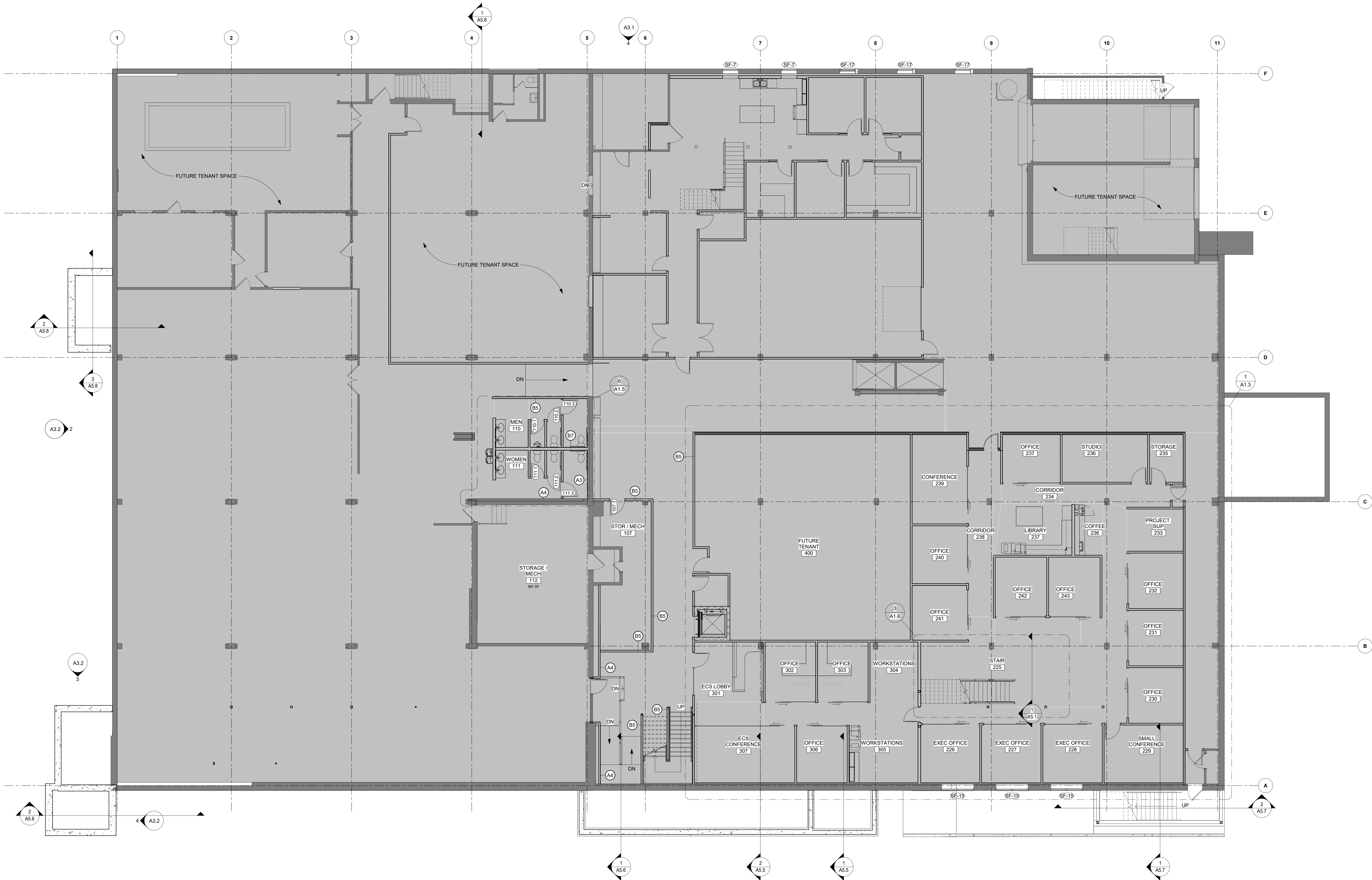
EB-1 EXISTING BRICK - STAINED GRAY



ALUMINUM STOREFRONT WINDOWS
(KAWNEER 451T - BLACK)

1531 MADISON AVE.
RENOVATION

MATERIAL BOARD



KEYNOTES
NO.

GENERAL NOTES
1. AREAS SHOWN WITH A GRAY FILLED REGION ARE FUTURE TENANT BUILD OUTS AND SHOWN FOR REFERENCE ONLY.
2. PATCH & PAINT AT ALL LOCATIONS AFFECTED BY REMOVALS TO INCLUDE WALLS & CEILINGS. MATCH ADJACENT FINISHES.

REVISIONS	XX
1	06/20/2024 Exterior Package

PROJECT #	23-089MK
DATE	5/10/24
DRAWN BY	DGH, HCE
CHECKED BY	DGH
SHEET TITLE	2024 OLESON+HOBBIE ARCHITECTS, LLC

KEYNOTES
NO. _____

GENERAL NOTES
1. AREAS SHOWN WITH A GRAY FILLED REGION ARE FUTURE TENANT BUILD OUTS AND SHOWN FOR REFERENCE ONLY.
2. PATCH & PAINT AT ALL LOCATIONS AFFECTED BY REMOVALS TO INCLUDE WALLS & CEILINGS. MATCH ADJACENT FINISHES.

CONSULTANT

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 Architect under the laws of the state of Minnesota.

Dennis G. Hobbie
Dennis G. Hobbie, AIA
Dated: 5.10.2024 Reg. No. 47091

1531 MADISON AVE. RENOVATION

1531 MADISON AVE MANKATO, MN 56001

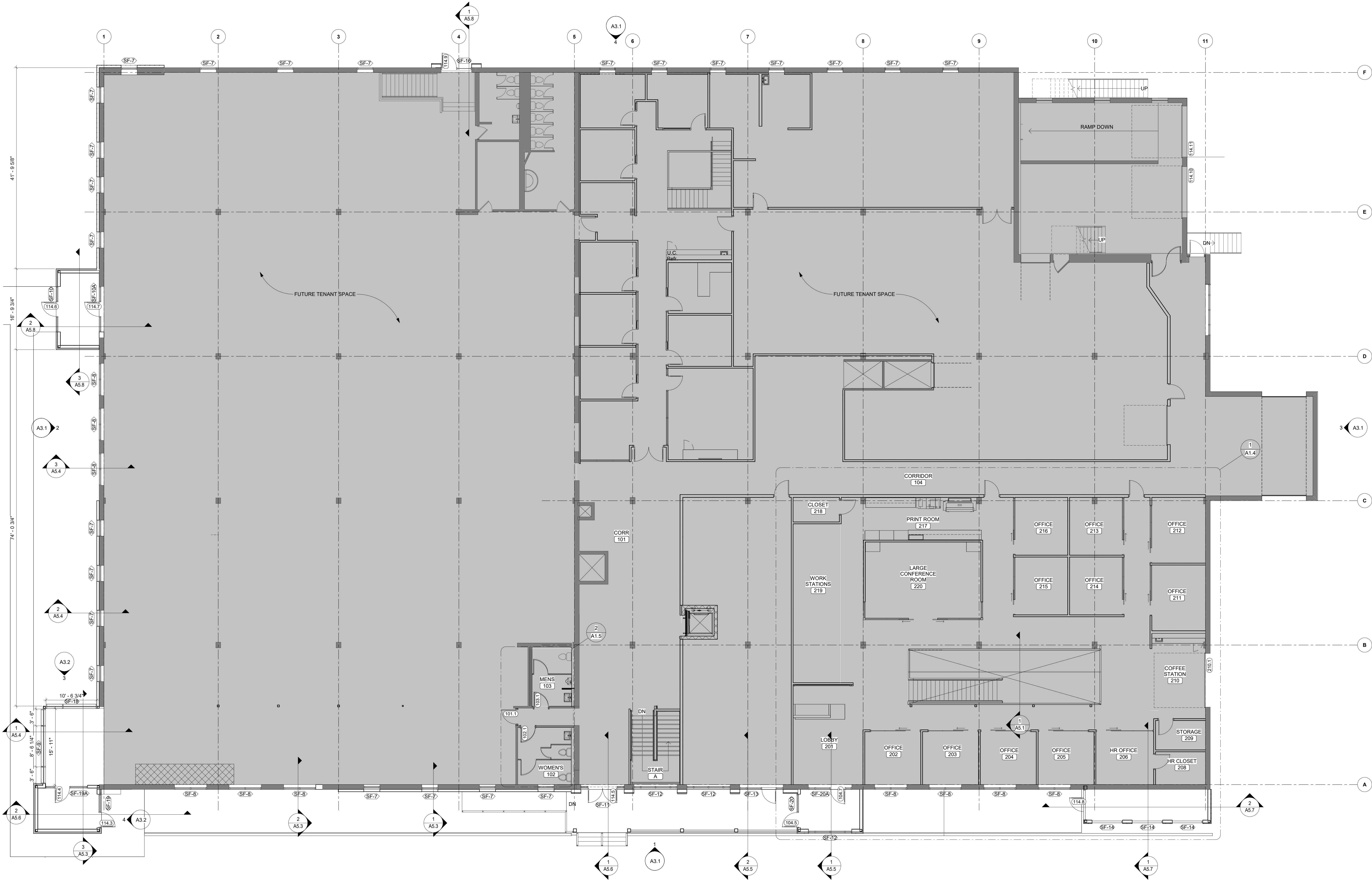
REVISIONS	XX
1	06/20/2024 Exterior Package

PROJECT #	23-089MK
DATE	5/10/24
DRAWN BY	HCE
CHECKED BY	DGH
SHEET TITLE	2024 OLESON+HOBBIE ARCHITECTS, L.L.C.

FLOOR PLAN - MAIN LEVEL

SHEET

A1.2



1 FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

Meeting Date: 07/09/2024

Title

CY30-24

Request by HDR, on behalf of the property owner, Mayo Clinic Health System, for amendments to the Institutional Overlay District and the approved campus plan. The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 1089 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

Applicant

The applicant is HDR, on behalf of the property owner, Mayo Clinic Health System.

Request

The applicant is requesting for the amendment to the Institutional Overlay District and the approved campus plan.

Location

The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 1089 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

Zoning

The property is zone IO- Institutional Overlay.

Review

The applicant, HDR, on behalf of Mayo Clinic Health Systems is requesting an amendment to the Institutional Overlay and approved campus plan.

History

The Mankato City Council approved the Mayo Heath Systems (previously Immanuel St. Joseph's Hospital) Institutional Overlay District on September 10, 2001. The process for establishing the district involved building design and construction criteria, rezoning the property from a residential zoning to either an O-Office, or Office Residential District designation, providing development plans and boundaries for the entire proposed district, location of future structures, the projected number of employees and residents, a traffic study, a concept plan for future development, and a various other plans (i.e. landscaping, exterior lighting, and drainage).

The original Master Plan contained the following major elements:

1. The realignment of Dane Street and Dickinson Street along the east side of the campus. In addition to the possible realignment of Marsh Street to the. These realignments would allow the campus to have the buildings and parking within the campus area and reduce pedestrian/automobile conflicts.
2. A proposed expansion of the Mankato Clinic that would have a floor area of 45,000 square feet and a proposed expansion to the Hospital that would have a floor area of 60,000 –100,000 square feet and be from 3 to 5 stories in height.
3. The construction of additional off-street parking as well as the construction of three, two story parking ramps.

Over the years, the Institutional Overlay District has been amended multiple times to allow for the expansion of the district and to improve the operations of the hospital. Examples of amendments include the addition of an essential utility structure and realignment of Marsh Street in 2004. In 2005, the ultimate site plan for the Campus Plan depicted a bed tower connected to the northeast corner of the hospital structure. In order to create efficiencies, preserve parking, and maintain internal traffic flow the previous location of the bed tower is being removed and relocated to the proposed location, and the applicant is requesting to amend the institutional overlay district campus plan to allow for the change. The most recent, 2022, approved the amendment to allow for the new bed tower.

Proposal

The applicant is requesting to modify the existing, approved Institutional Overlay for the Mayo Clinic Mankato Campus as outlined below:

- Parking lot conversion - the laydown area that was approved in 2022 is no longer needed for construction and is desired to be covered into a parking lot.
- South green space - corner of Main and Dickinson Street, plan to remove existing home and Main Street driveway access. Garages are to remain and be utilized for equipment/maintenance storage. Access would be provided by a new driveway stemming off the existing driveway to the "Boldt" House.
- Internal green space - there are two options of internal green space.
- Radiology Addition and Bulk Oxygen Relocation - Radiology Addition is proposed to be nestled in the facilities area adjacent to the kitchen, boiler plant, and other building areas. Patients and staff will access this addition internally to existing buildings. Additional access for operations and staff is located directly outside. The Radiology Addition consists of an approximately 10,000 Sqft 2-story building addition and reconstruction of existing site improvements. With this addition, the built oxygen tank will be relocated. A new bulk oxygen tank is proposed to be located adjacent to the loading dock, which is less visually intrusive compared to other locations.
- Campus green space illustrates that the proposed institutional overlay area complies with the required minimum green space of 20% per City Code. The proposed overlay area totals 34.27 acres which requires a minimum of 6.85 acres of green space. When summing all existing and planned/proposed green spaces, a total of 8.73 acres (25.47%) of green space is provided, meeting the requirement.

- Monuments and way finding signs - requesting to change the allowable height for monument and directional signs on the property.
- Future specialty clinic - proposed future vertical expansion for the specialty clinic. It is anticipated that the future expansion will match the height of the recently completed Bed Tower expansion.
- Verizon Antenna - proposed location of Verizon Antennas on top of the recent Bed Tower Expansion

Attachments

General Location Map

Aerial Location Map

Campus Plans and Details

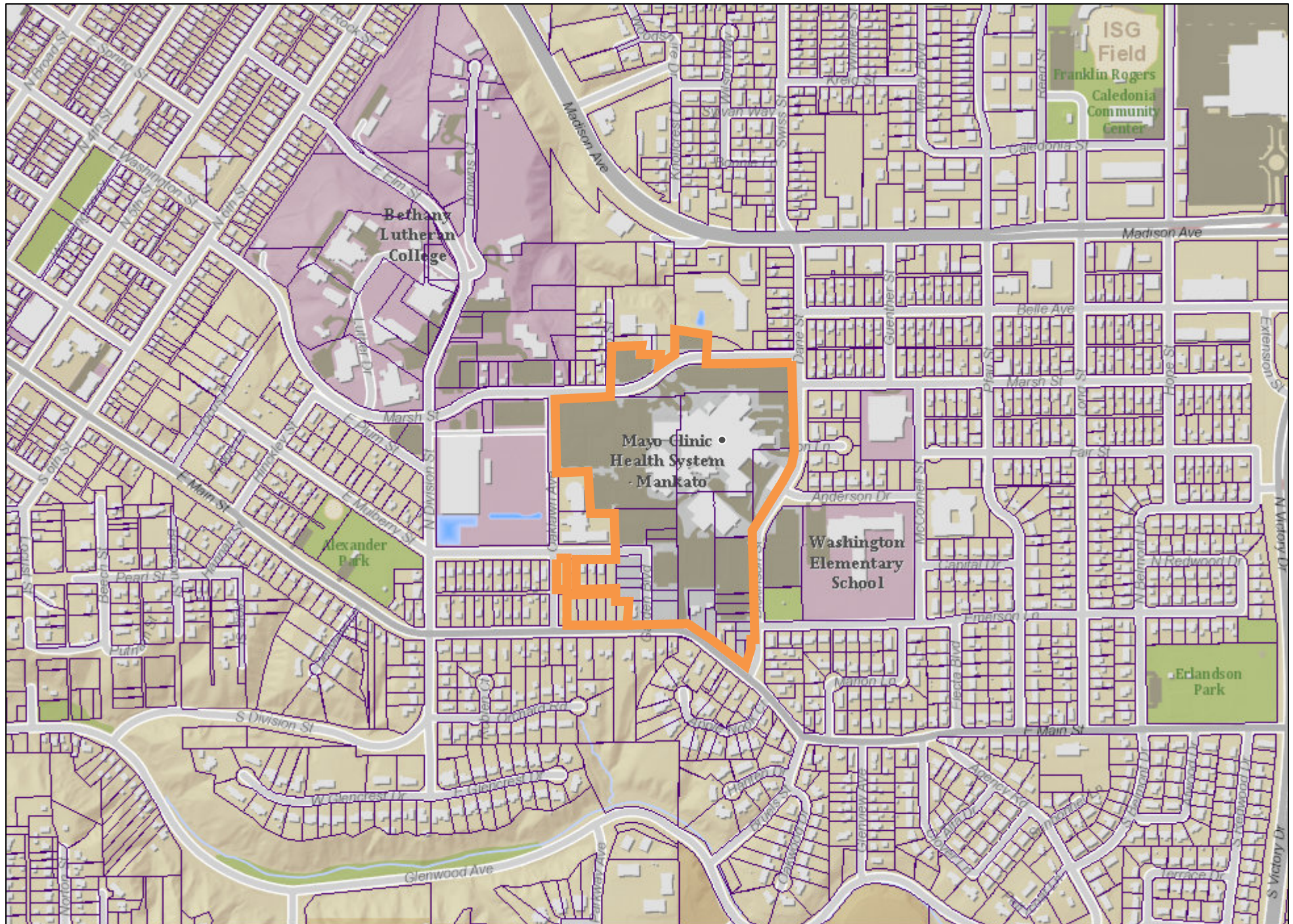
Oxygen Tank Relocation

Oxygen tank Screening

Specialty clinic, Signage, and Antenna

Narrative

General Location Map

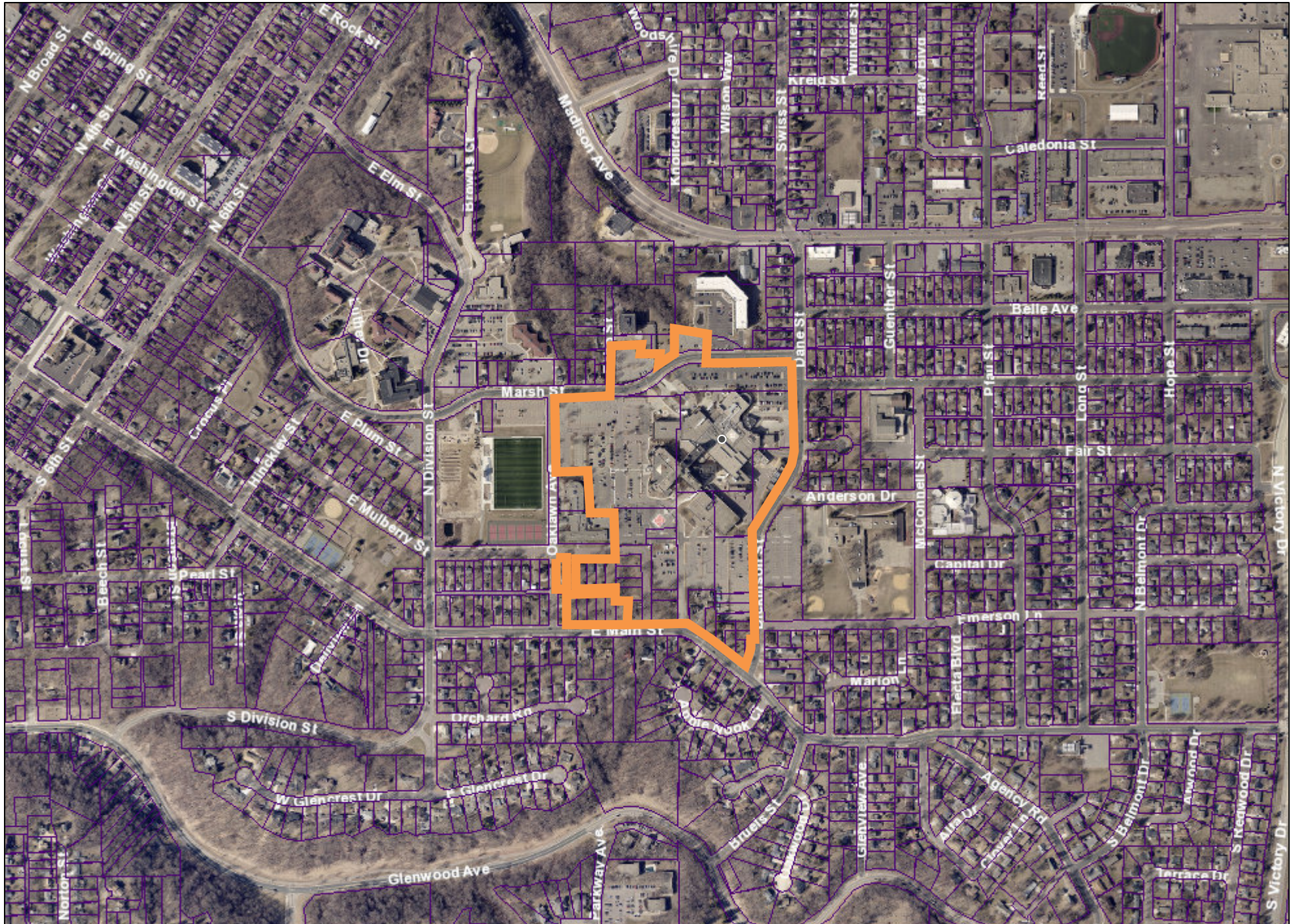


Date: July 2024

Author:

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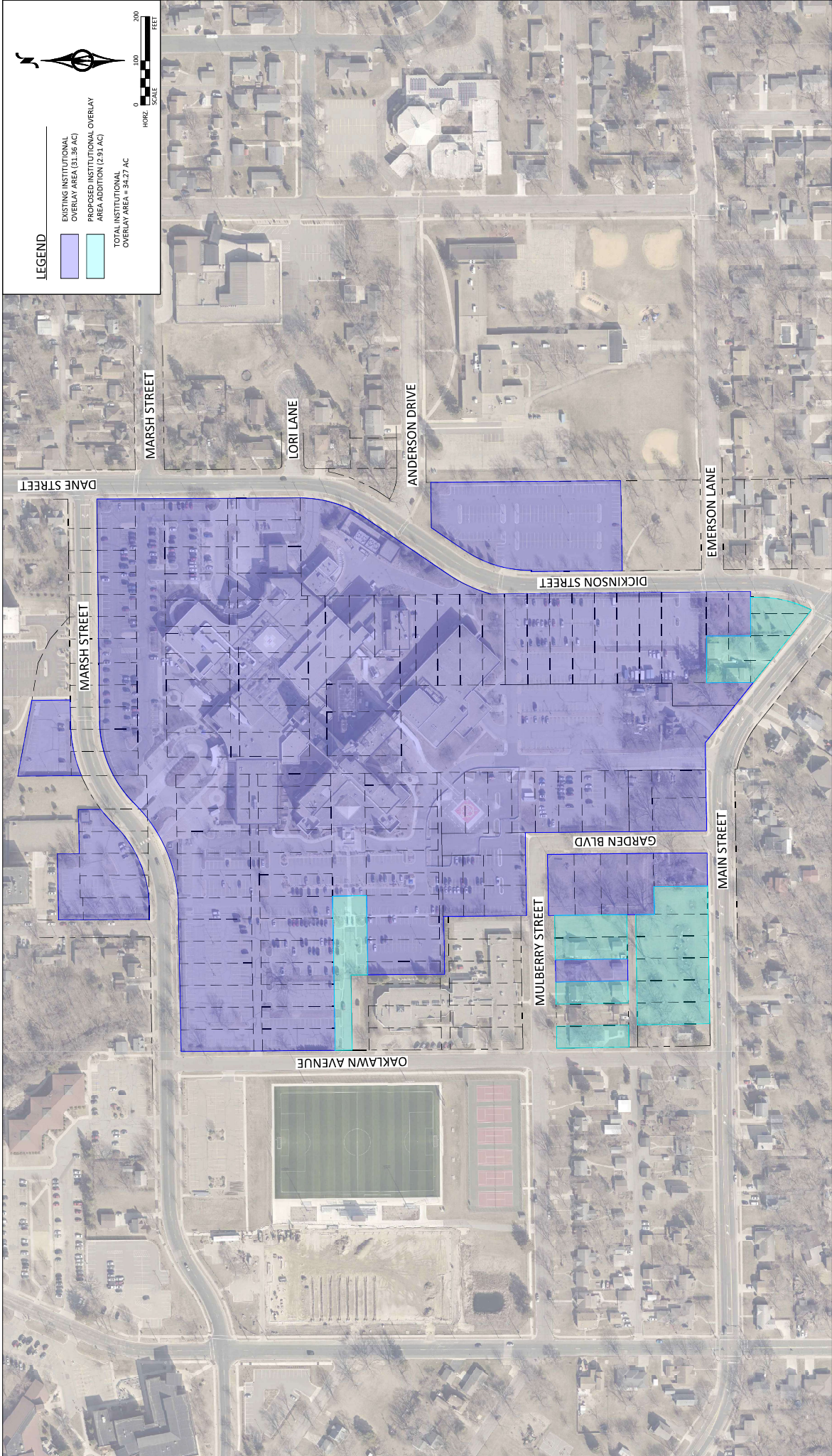
Aerial Map

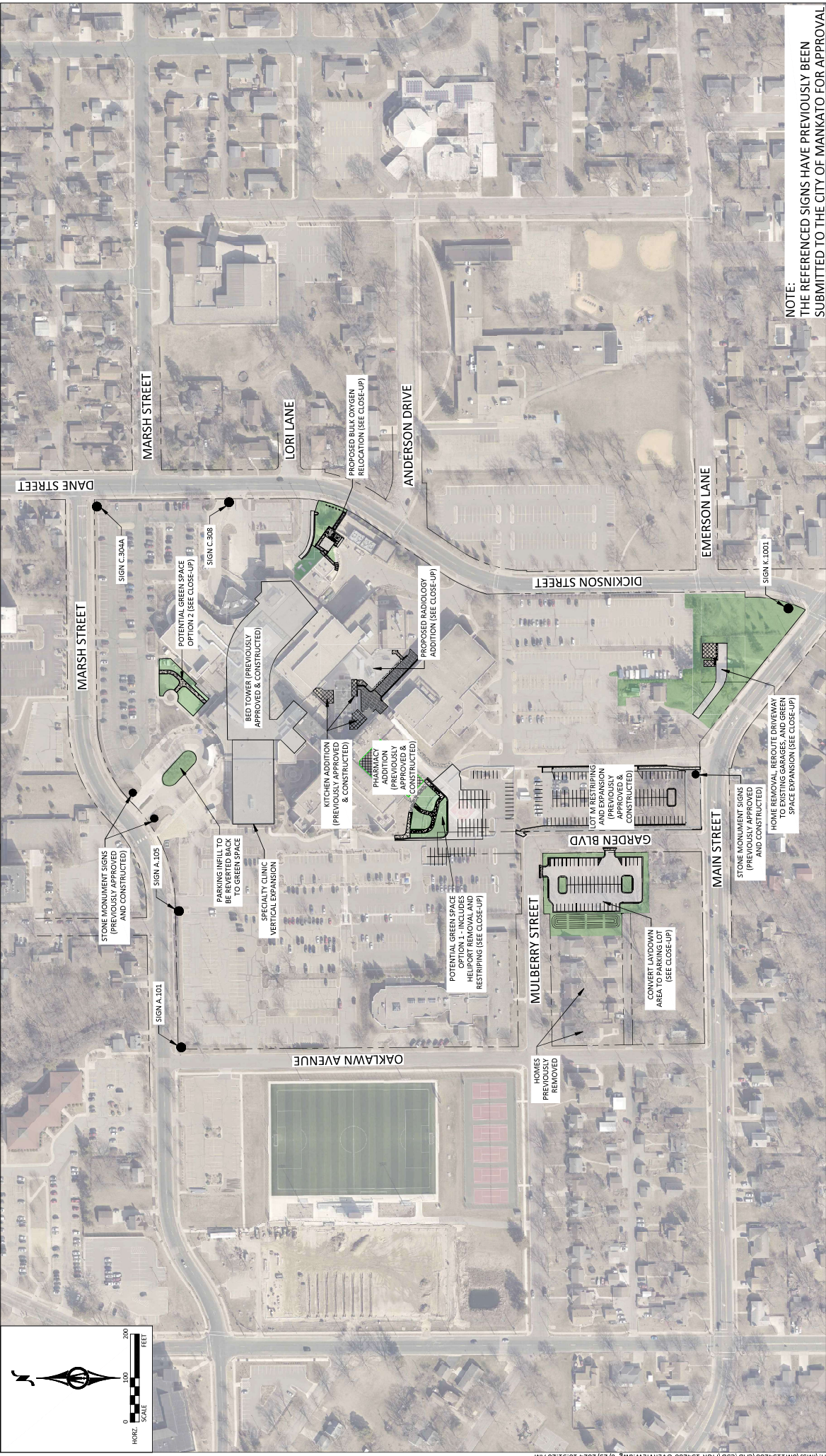


Date: July 2024

Author:

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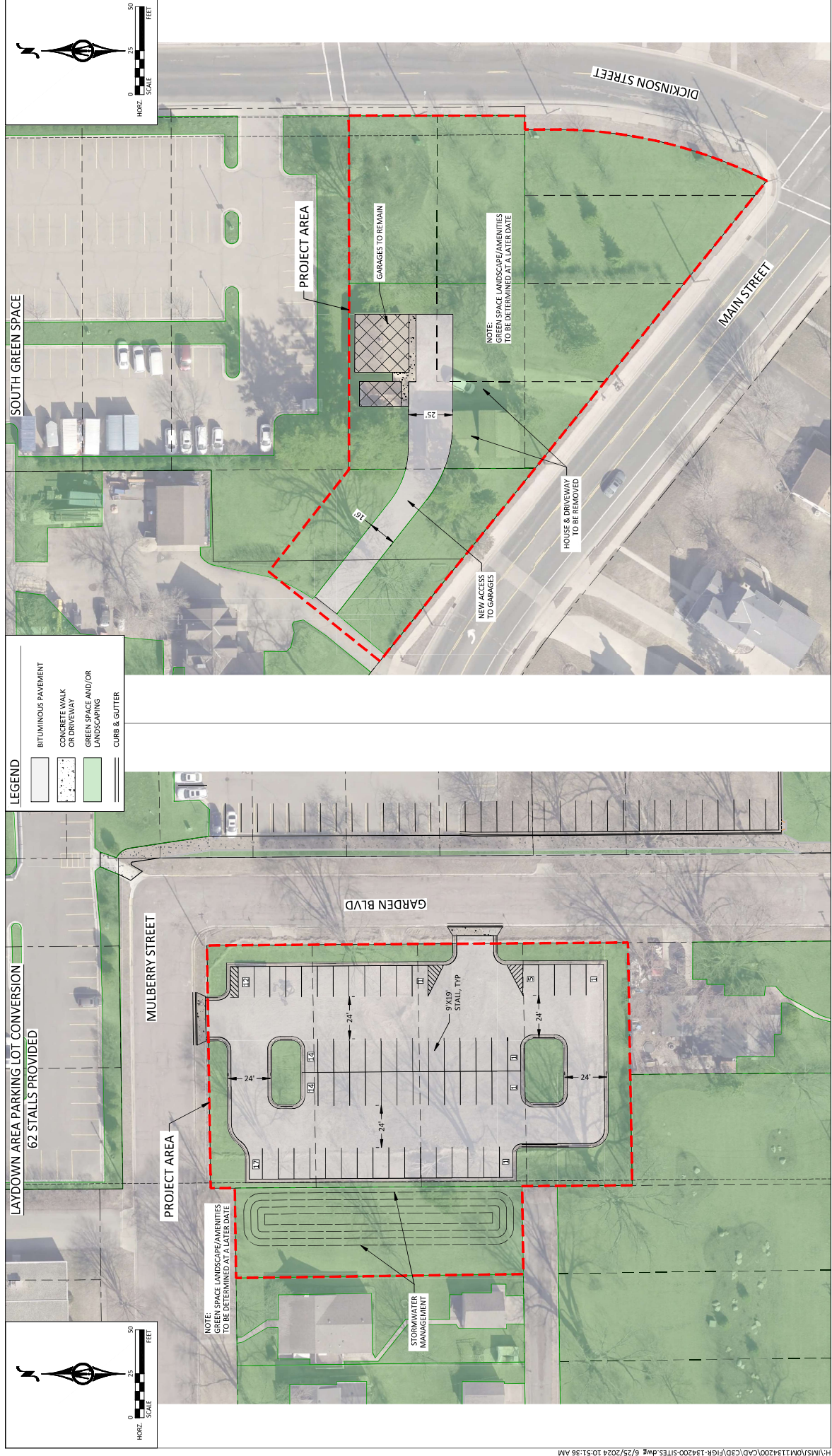


Mayo Health System Parking Requirements				
Beds/Square Footage		Code Requirement	Total Required by Ordinance	
Beds				
Current	240	1 space/4 Beds		60
Employees				
Current	1050	1 space/3 Employees		350
Proposed Radiology Expansion	9	1 space/3 Employees		3
Future Specialty Clinic Expansion	110	1 space/3 Employees		37
General Office				
Current	14,447	1/250		58
Medical Office				
Construction Period	52,447	1/200		262
Proposed Radiology Expansion				
Medical Office - Proposed SF	1,355	1/200		7
Future Specialty Clinic Expansion				
Medical Office - Proposed SF	6,354	1/200		32
Mankato Clinic				
Current/Existing SF	100,000	1/200		500
Mayo/Mankato Clinic - Total Required Parking Spaces Per City Ordinance				1308
Mayo/Mankato Clinic Stalls Provided				1816
Percentage of parking being used				72%
Mayo Clinic Only - Total Required Parking Spaces Per City Ordinance				808
Mayo Clinic Only Stalls Provided				1408
Percentage of parking being used				57%
Notes:				
To be conservative, parking totals shown include removal of parking if both potential green space options are utilized.				
Specialty Clinic staffing and medical office numbers are best educated conservative guesses at this time.				

Existing Mayo Clinic Parking

Existing Mankato Clinic Parking

Proposed Additional Mayo Clinic Parking

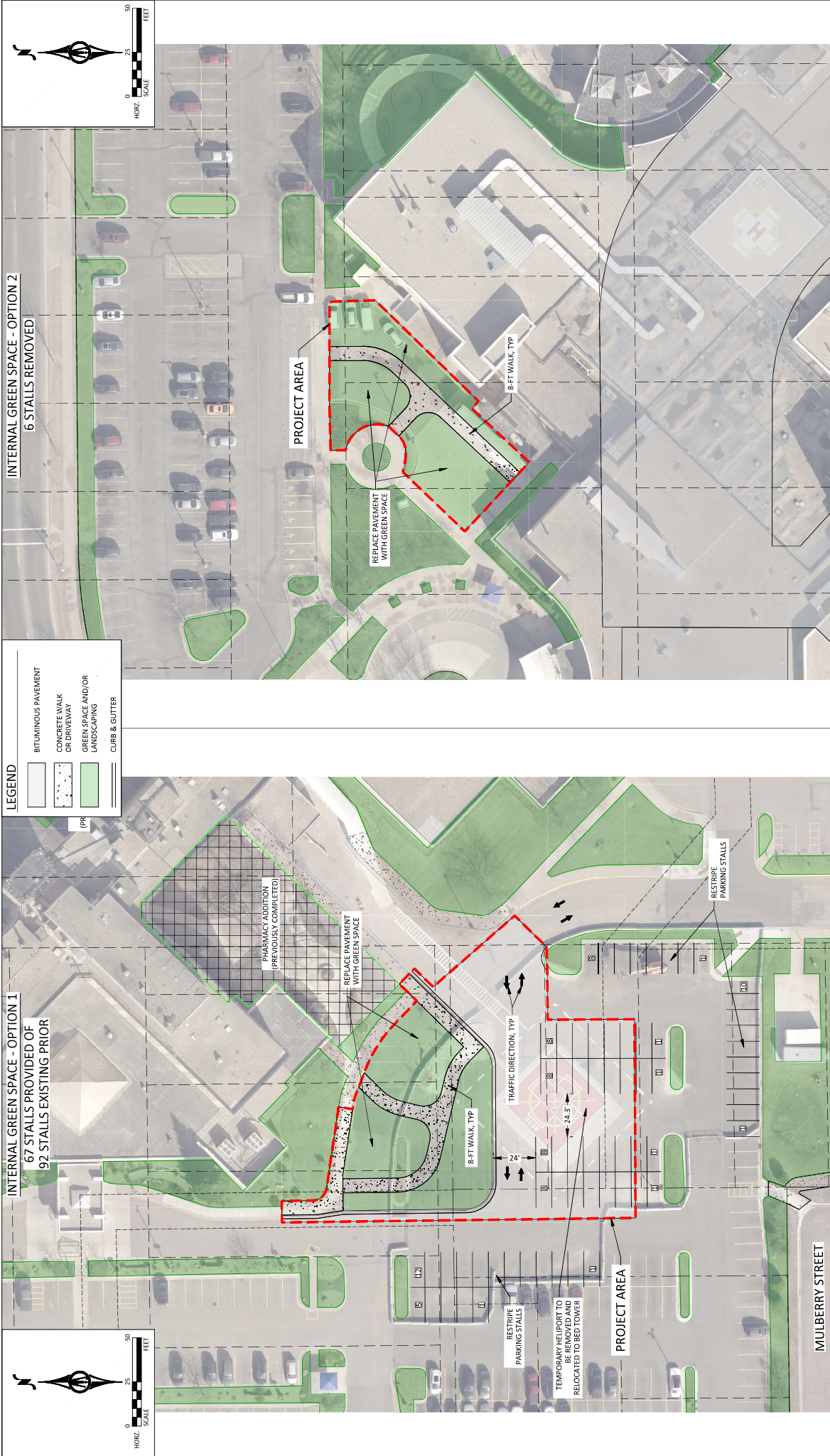


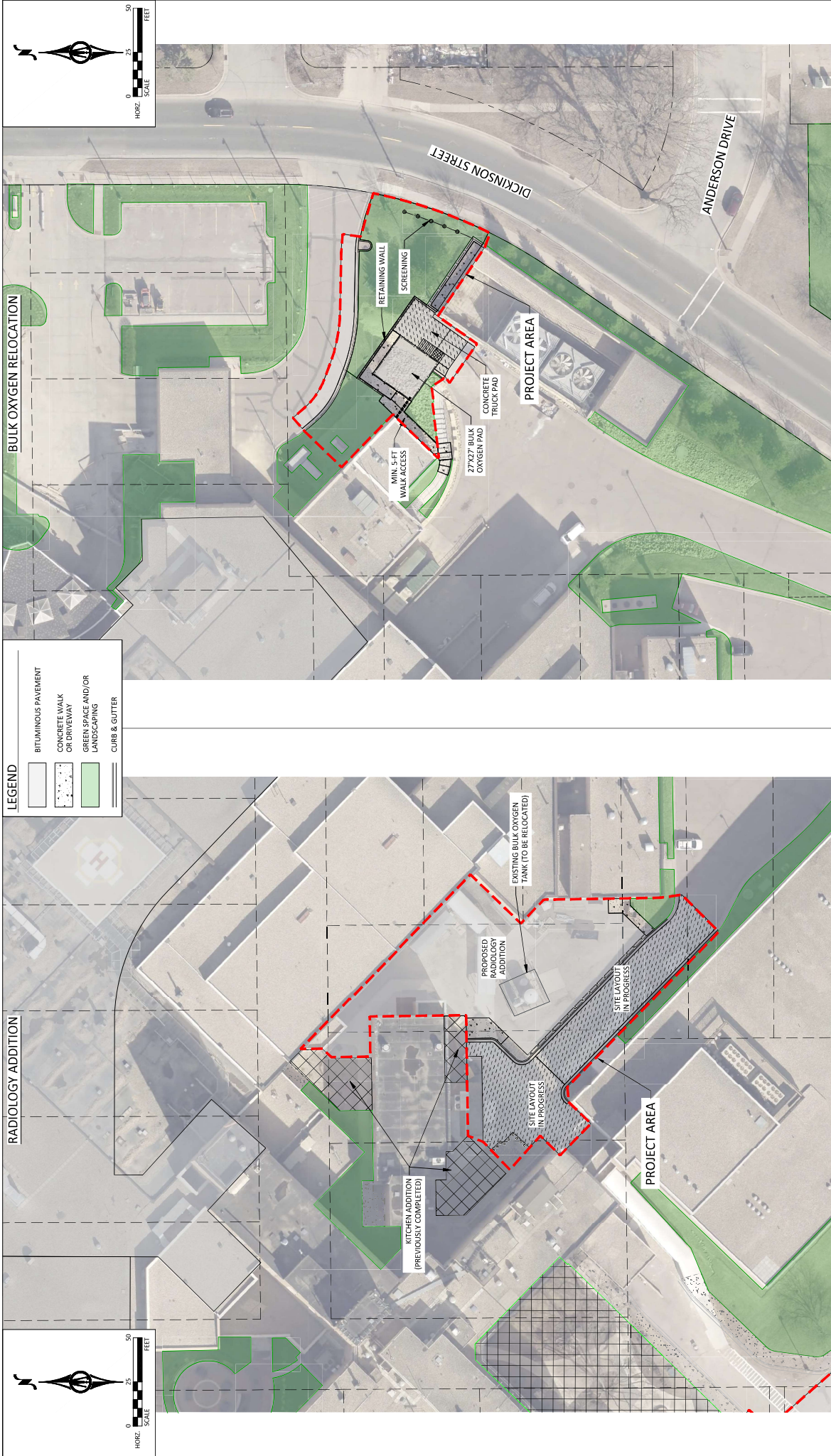
2024 Institutional Overlay Amendment

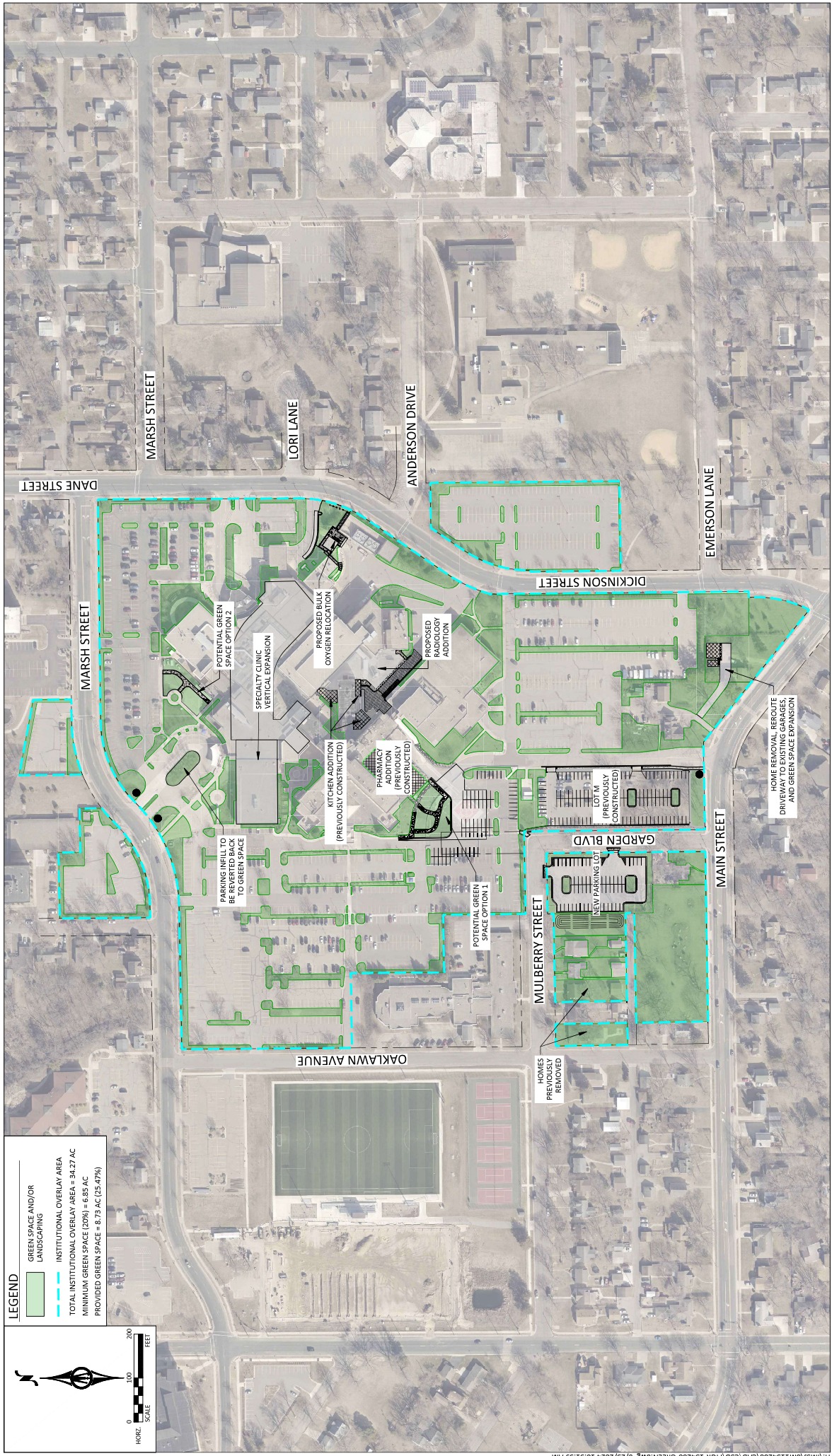
Mayo Clinic Health System - Mankato, Minnesota

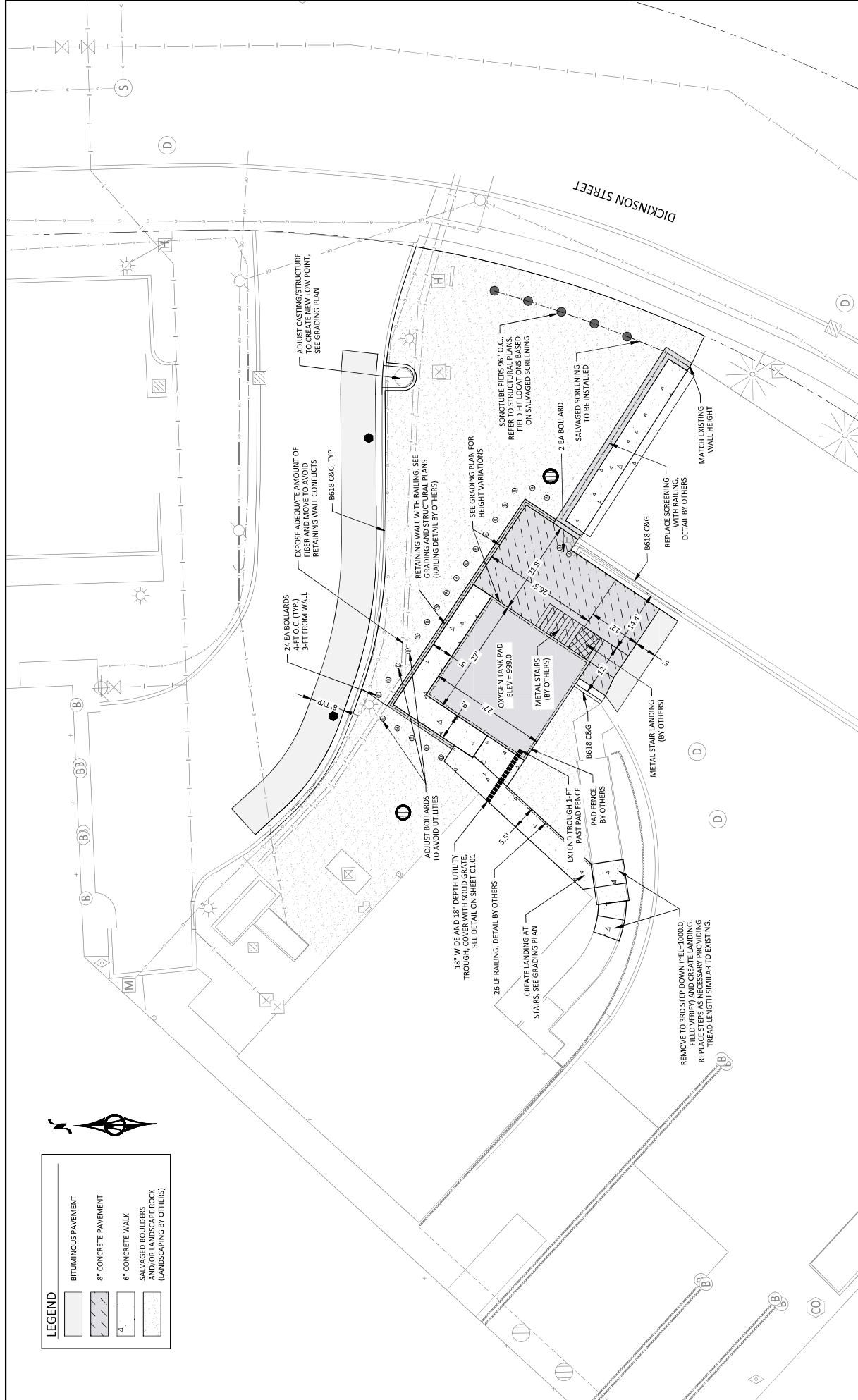
Internal Green Space Options

June 2024









LEGEND

[Pattern]	BITUMINOUS PAVEMENT
[Pattern]	8\" CONCRETE PAVEMENT
[Pattern]	6\" CONCRETE WALK
[Pattern]	SALVAGED BOULDERS AND/OR LANDSCAPE ROCK (LANDSCAPING BY OTHERS)

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
Email: Mankato@bolton-menk.com
www.bolton-menk.com

CONSTROY

ALICE W. PRINCE, P.E.
56017

CONSTRUCTION

DATE: XX/XX/XXXX

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	XX/XX/XXXX

SCALE

0 10 20 FEET

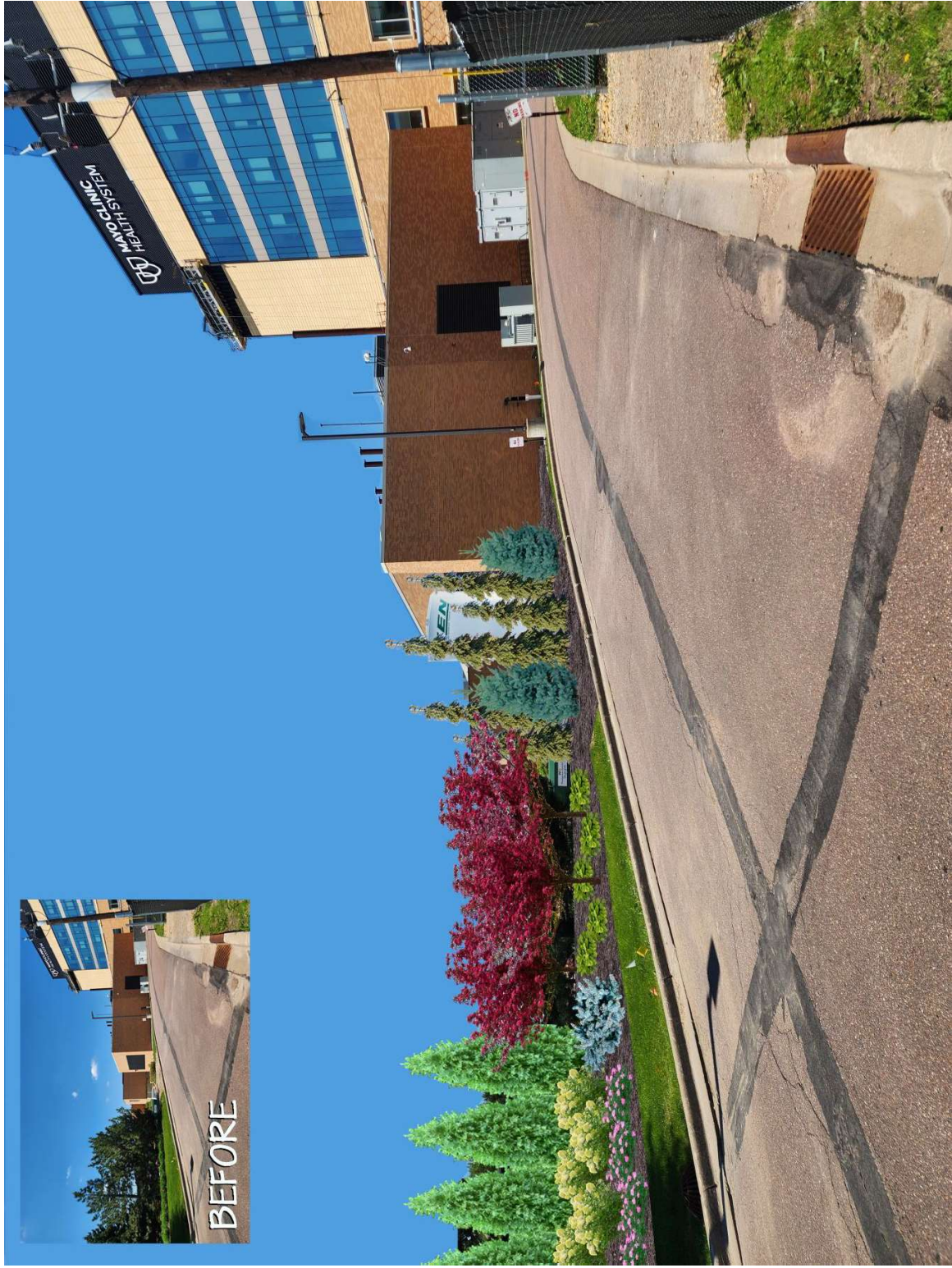
SHEET

C5.01

PROJECT

MAYO CLINIC HEALTH SYSTEM - MANKATO
BULK OXYGEN TANK RELOCATION

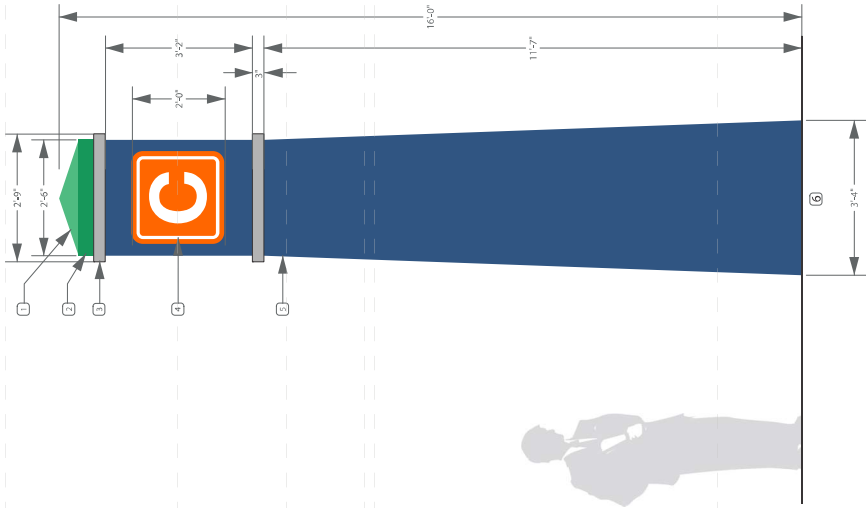
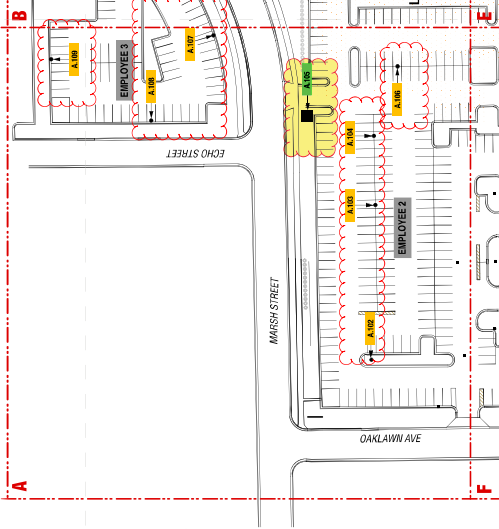
SITE PLAN



MCHS BULK OXYGEN TANK



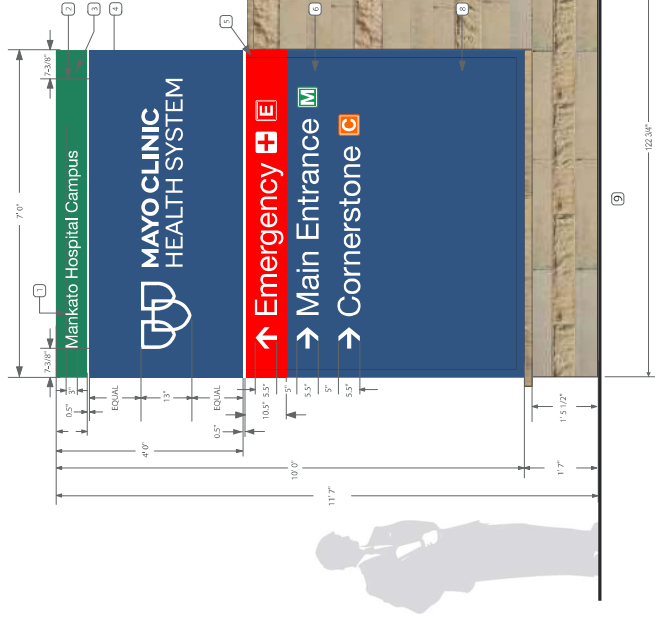
- 1 Routed aluminum sheathing over aluminum angle finished with clear coat. Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- 2 Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- 3 3" aluminum banding painted Silver
- 4 Acrylic face with 3M Orange showing reverse cut lettering.
FONT: Helvetica Neue Bold
- 5 Main body painted MCHS Blue with clear coat & UV inhibitor
- 6 Footings: Page 8



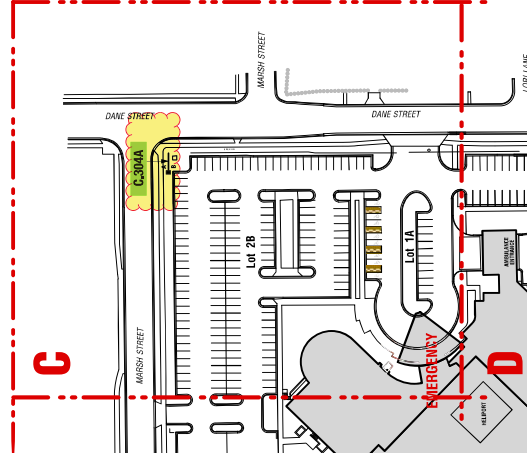
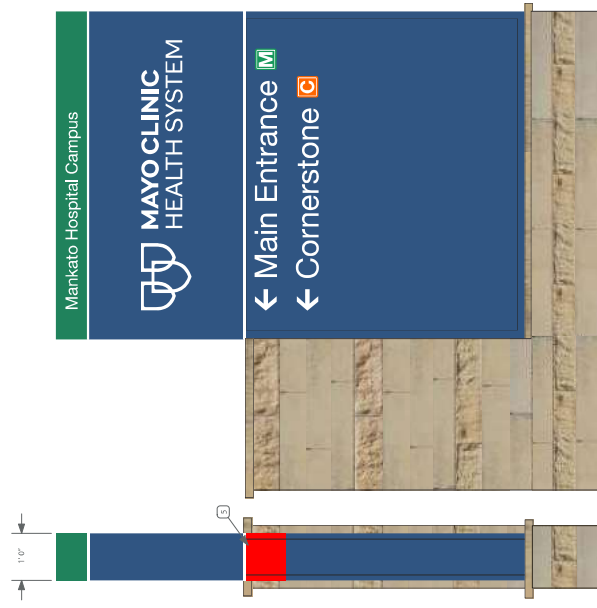


- 1 SignComp Series 12 illuminated cabinet with illuminated blue background, 100" aluminum face panel, combined with SignComp Series 12 - Hinge Body #1612, Side Retainer #1624, and Slide cover #1694, capturing 3/16" acrylic face panel. Illuminated via USLED Tandem Cabinet LED Lighting (or pre-approved equivalent). Adjust LED configuration to eliminate verifiable hotspots.
- 2 3M White Opaque vinyl
- 3 Painted MCHS Kelly Green
- 4 Aluminum face painted MCHS Blue with clear coat & UV inhibitor showing logo .512" below sign face. Retainer #1624 is .25" beyond face. Edges left raw from router cutting, not polished, to provide halo lighting effect.
- 5 Reverse cut 3M 3630-143 Poppy Red vinyl. Retainers and profiles to be painted to match Red vinyl or wrapped with 3M 7725-13 Tomato Red. White vinyl separation line between logo and directional.
- 6 Acrylic face with 3M Sultan Blue vinyl over 3M black opaque vinyl showing reverse side of logo and directional. Retainer #1624 is .25" beyond face. Edges left raw from router cutting, not polished, to provide halo lighting effect. FONT: Helvetica Neue Regular
- 7 FOUNDATION: Cold Springa Dakota Limestone over treated plywood/ steel frame
- 8 MCHS Blue with clear coat & UV inhibitor
- 9 Footings: Page 8

Side A

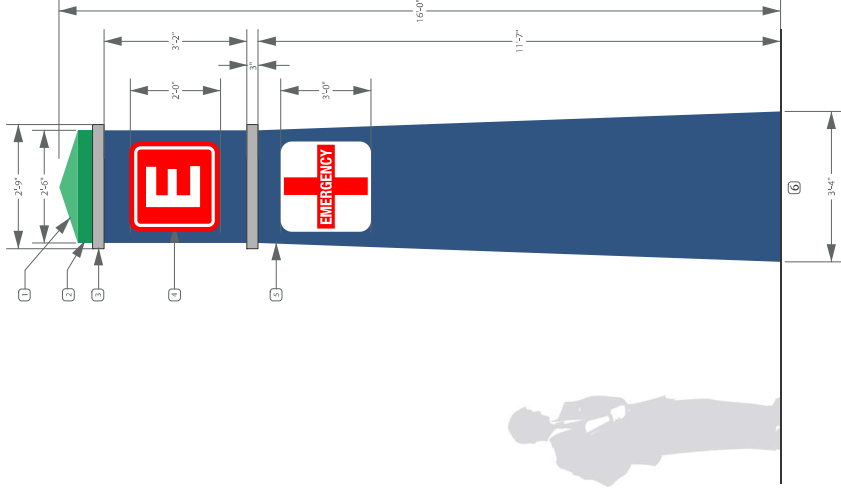
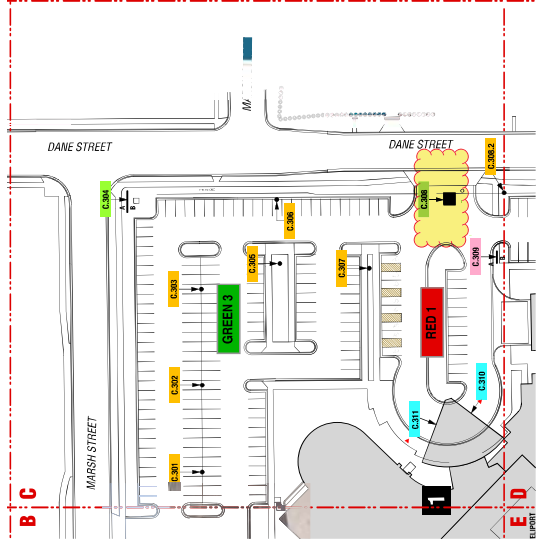


Side B





- ① Routed aluminum sheeting over aluminum angle frame. 3/16" acrylic face backer panel. Illuminated via USLED Lighting (or pre-approved equivalent). Adjust LED configuration to eliminate viewable hotspots.
- ② Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- ③ 3" aluminum banding painted Silver
- ④ Acrylic face with 3M Red showing reverse side.
FONT: Helvetica Neue Bold
- ⑤ Main body painted MCHS Blue with clear coat & UV inhibitor
- ⑥ Footings- Page 8

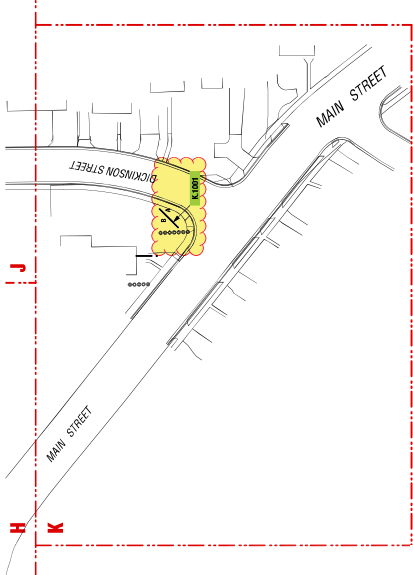
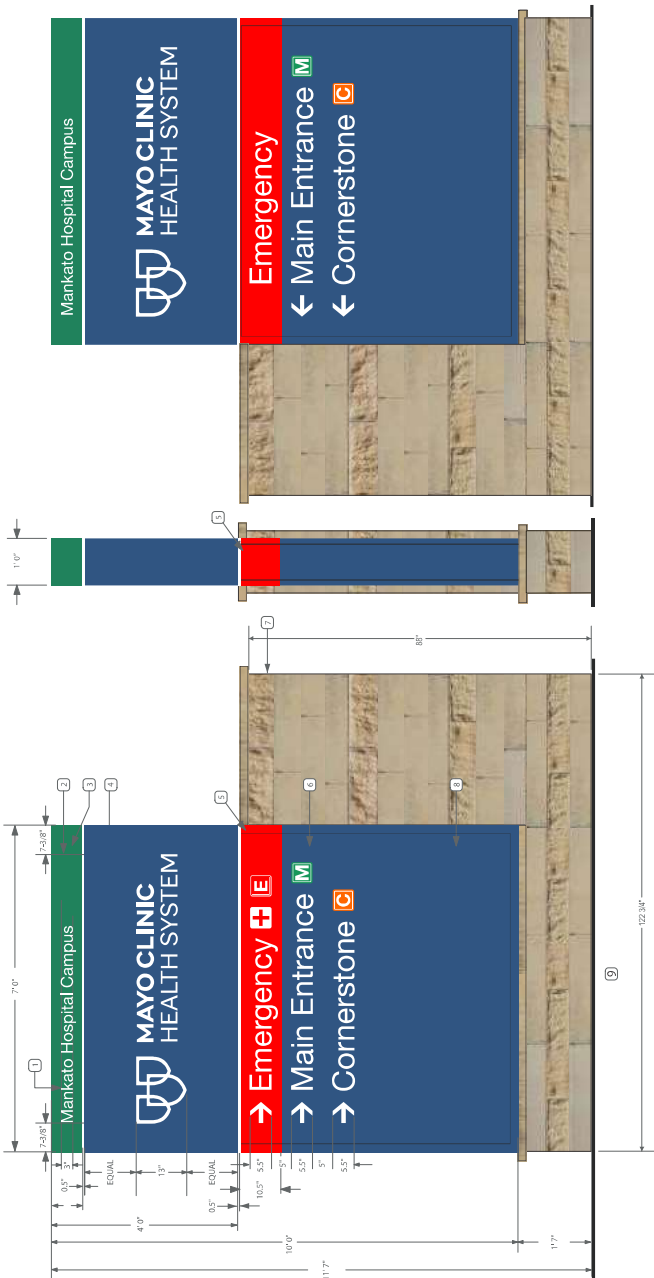


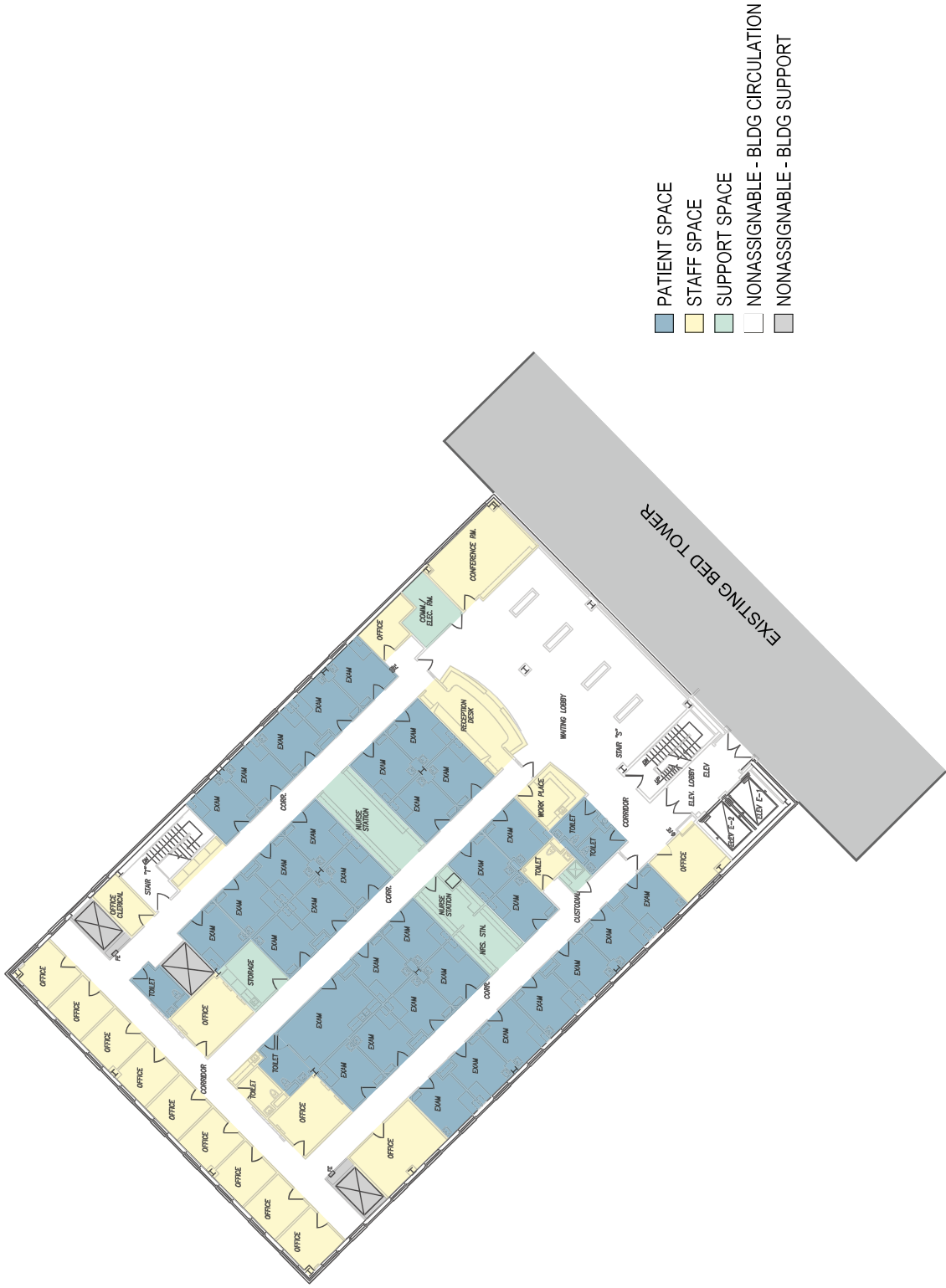


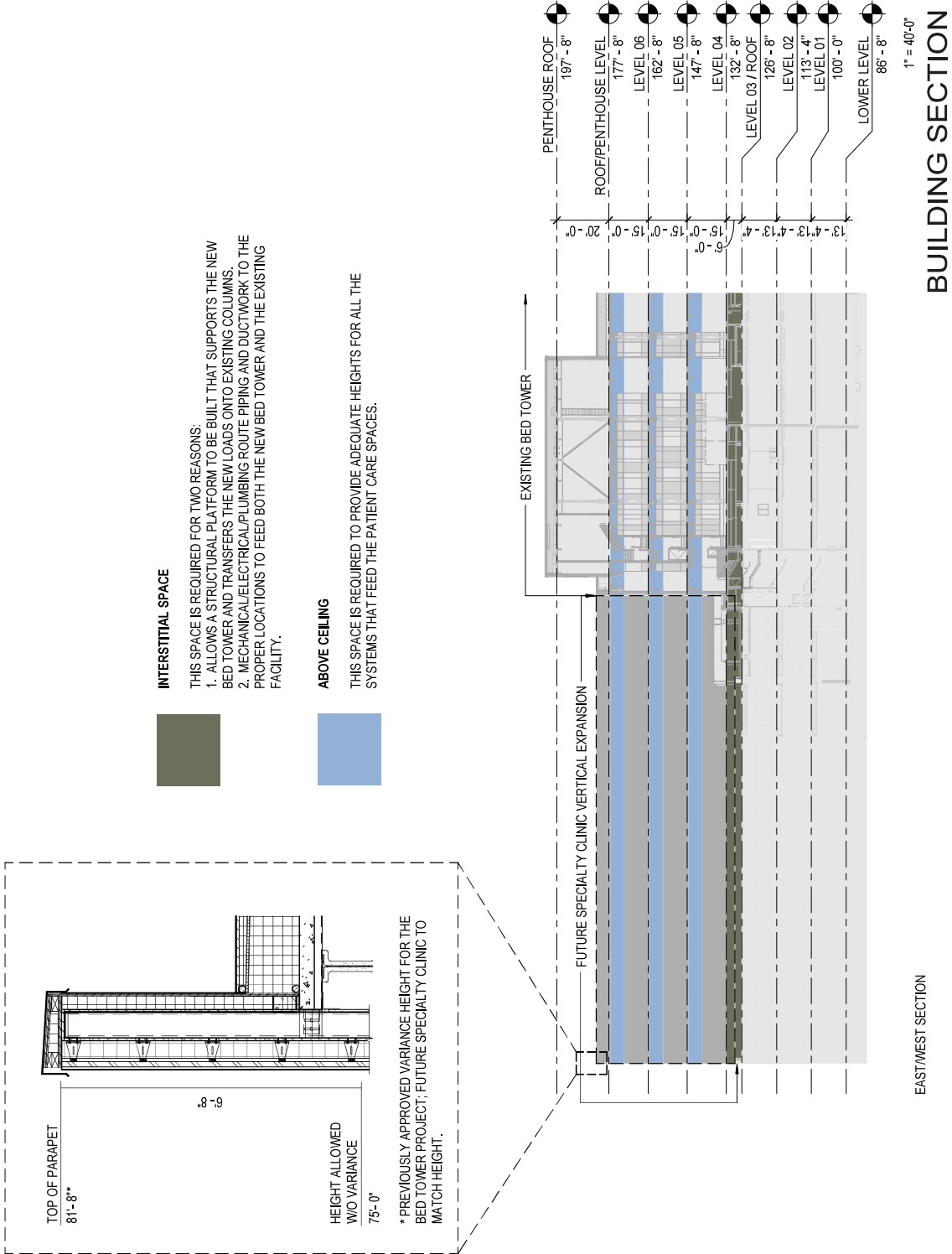
- ① SignComp Series 12 illuminated cabinet with flush faced bleed retainers capturing .100" aluminum face panel, combined with SignComp Series 12 - Hinge Body #1612, Side retainer #1624, and Slide cover #1694, capturing 3/16" acrylic face panel. Illuminated via LED and dimmer control. Wiring for color separation to eliminate viewable hotspots.
- ② 3M White Opaque vinyl
- ③ Painted MCHS Kelly Green
- ④ Aluminum face painted MCHS Blue with clear coat & UV inhibitor showing logo .1/2" translucent White acrylic push-thru to .25" beyond face. Edges left raw from router cutting, not polished, to provide halo lighting effect
- ⑤ Reverse cut 3M 3630-143 Poppy Red vinyl. Retainers and profiles to be painted to match Red vinyl or wrapped with 3M 7725-13 Tomato Red. White vinyl separation line between logo and directional.
- ⑥ Acrylic face with 3M Sulvan Blue vinyl over 3M black opaque vinyl showing reverse cut lettering and symbols
FONT: Helvetica Neue Regular
- ⑦ FOUNDATION: Cold Springs Dakota Limestone over treated plywood / steel frame
- ⑧ MCHS Blue with clear coat & UV inhibitor
- ⑨ Footings: Page 8

Side A

Side B

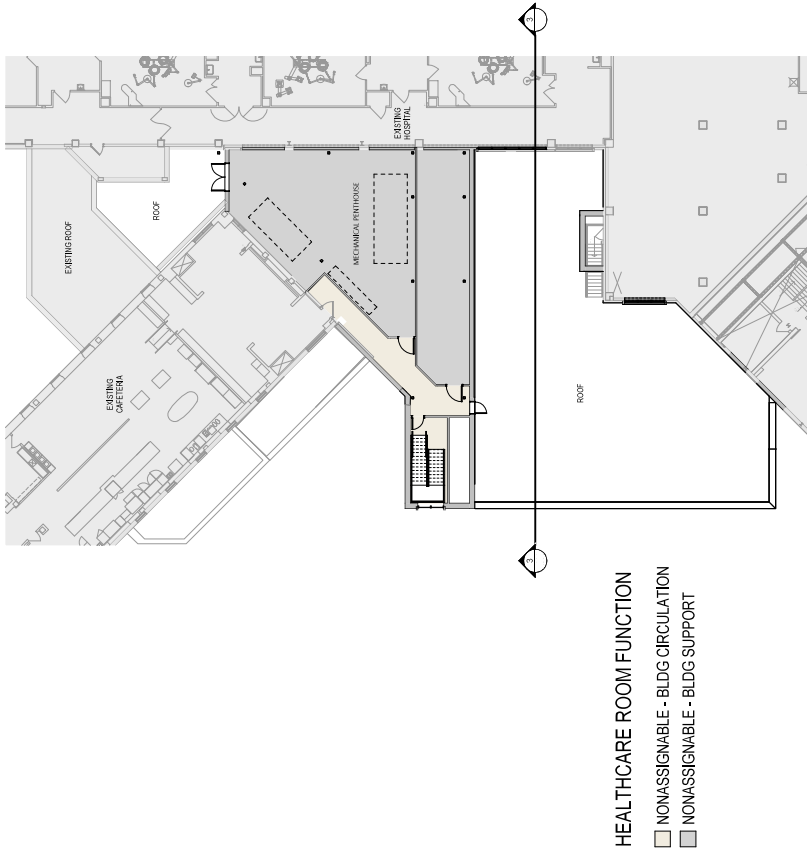




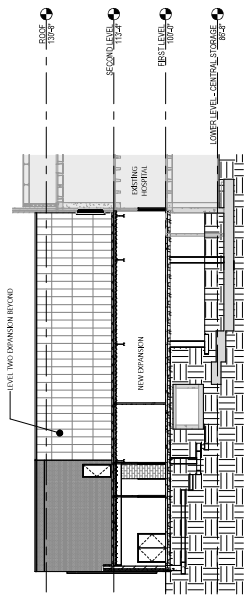




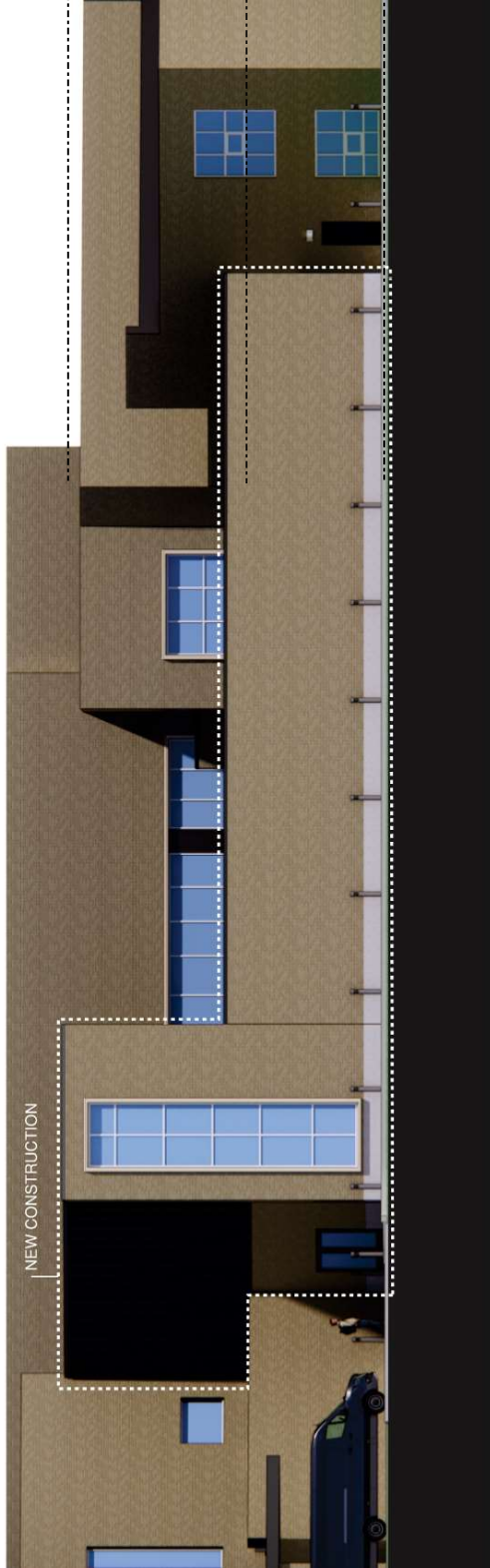
1 FLOOR PLAN - FIRST LEVEL
10'0" = 1" = 0'



2 FLOOR PLAN - SECOND LEVEL
10'0" = 1" = 0'



3 BUILDING SECTION
10'0" = 1" = 0'



WEST ELEVATION



PERSPECTIVE VIEW



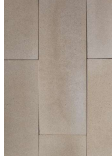
PERSPECTIVE VIEW



PROFILE METAL PANEL -
VERTICAL INSTALLATION
COLOR TBD



CURTAIN WALL VISION
GLASS & SPANDREL
GLASS
COLOR TBD



NATURAL STONE
COLOR & TYPE TBD



NORMAL BRICK
TO MATCH EXISTING



June 25, 2024

Molly Westman
Planning Assistant
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

**RE: Institutional Overlay Modification Request
Mayo Clinic Mankato Campus
1025 Marshal St., Mankato, Blue Earth County, Minnesota**

Dear Molly,

The following narrative, Zoning Request Application, and supporting information are being provided to request a modification to an existing, approved Institutional Overlay for the Mayo Clinic Mankato Campus as described below. An outline of the Attachments included with this request is also provided below.

Attachment A: Institutional Overlay Figures

- Institutional Overlay Area
- Campus Project Overview
- Parking Totals
- Parking Lot Conversion and South Green Space
- Internal Green Space Options
- Radiology Addition and Bulk Oxygen Relocation
- Campus Green Space
- Monument and Wayfinding Signage
- Future Specialty Clinic Vertical Expansion
- Verizon Antenna

Attachment B: Bulk Oxygen Relocation

- Bulk Oxygen Civil & Structural Drawings
- Landscape Drawings

Attachment C: Community Engagement

- Community Engagement Comments & Responses Memo

Institutional Overlay Area

This figure provides a campus overview highlighting all parcels owned by Mayo Clinic in the vicinity of their main Mankato campus near Main Street and Marsh Street. The dark blue shaded area is existing institutional overlay area (31.36 acres) and the light blue shaded area (2.91 acres) are parcels that are being requested to add into the institutional overlay.

Campus Project Overview

This figure provides a high-level view of the campus showing graphics of projects that have been recently completed, are in progress, planned projects, and potential projects that may occur between the currently requested institutional overlay amendment and any subsequent request. The planned projects are shown with general intent and are subject to change based on the design process, owner input, and City review.

More detailed figures of planned projects are provided with this submittal and are described with this narrative.

Parking Lot Conversion and South Green Space

Parking Lot Conversion

The parking lot conversion is proposed where the Boldt laydown area exists at the corner of Mulberry Street and Garden Boulevard. The laydown area was approved with the 2022 Institutional Overlay Amendment and built that year in support of construction projects. This area is no longer needed for construction functions and is desired to be converted into a parking lot.

The layout currently shows driveway access to public streets mimicking that of the laydown area. 62 parking stalls are provided with this layout and are anticipated to be geared towards employee parking. Permanent stormwater management, anticipated to be similar to the rain garden on the north side of Main Street, is shown on the west side of the parking lot. The final size of the stormwater management would be determined in design. Landscaping is expected to be in kind to other landscaped areas on the campus and will be designed in accordance to City of Mankato Landscaping Code requirements.

South Green Space

A recently acquired property by Mayo Clinic on the corner of Main and Dickinson Streets, the expected plan is to remove the existing home and its Main Street driveway access. The garages would remain and be utilized for equipment / maintenance storage. Access would be provided by a new driveway stemming off the existing driveway to the “Boldt” House. Landscaping and green spaces would be further detailed during the project design phase.

Internal Green Space Options

Internal Green Space – Option 1

The first option for an internal green space addition is located adjacent to the recently completed Pharmacy Addition that eliminated an existing green space area. This layout would encroach into an existing internal road and parking lot and is currently shown as a concept subject to change. This area also houses the temporary heliport that is scheduled to be relocated to the recently completed bed tower.

92 parking stalls existed in this area prior to establishing the temporary heliport – if this green space option came to fruition, parking counts would be reduced to 67 stalls. Note that the previously narrated parking lot conversion would add 62 stalls, providing a net gain when looking at both projects.

Internal Green Space – Option 2

The second option for internal green space is located at the north end of the property near Marsh Street. This area has housed a medical imaging trailer in the past and has since been relocated, six less accessible parking stalls also exist in this location. The concept shown is in-kind to the surrounding area and would be further refined and landscaping determined if the project were selected to move forward.



Radiology Addition and Bulk Oxygen Relocation

Radiology Addition

The Radiology Addition is nestled in the facilities area adjacent to the kitchen, boiler plant, and other building areas. Normal patient and staff access would be provided from internal access from existing buildings. Additional access for operations and staff is located directly outside.

This project is currently in progress and recently completed the Schematic Design phase of design (i.e. an internal milestone consisting of preliminary building and site layout with narratives of improvements provided to Mayo Clinic). The site layout provided with this figure matches what was provided to Mayo Clinic for the Schematic Design deliverable and is subject to further refinement during the design process. Additionally, any building figures provided by BWBR are in the same position.

The project consists of an approximately 10,000 SF building addition and reconstruction of existing site improvements. Access to this area will still be maintained for facility operations and emergency vehicles. The existing bulk oxygen tank is also in this location, its relocation is discussed below.

The approximately 10,000 SF, two story Radiology addition to the existing hospital will include patient, staff, and support spaces, as well as a mechanical penthouse on the 2nd level to provide space for new mechanical units to serve the addition. Access to the Radiology addition is provided through a connection to the existing hospital.

The exterior materials for this addition will be complementary to the aesthetics of the existing hospital and the surrounding area of the Mankato campus.

Bulk Oxygen Relocation

The bulk oxygen system is required to be relocated for two reasons – the proposed radiology addition and the increased demand required by the bed tower expansion. Several locations were studied throughout the campus prior to deciding on locating it adjacent to the loading dock, which is relatively close to its current location. This was determined to be a cost-effective location that is less visually intrusive compared to other locations and safest from an operational and public safety standpoint.

The project consists of establishing a new 27'x27' pad adjacent to a concrete truck pad intended for resupply operations and maintenance. Retaining walls will be required for grading purposes and protection of the bulk oxygen system. A portion of an existing retaining wall enclosing the chiller plants will be replaced and new screening with landscaping will be established along Dickinson Street.

Multi-disciplinary construction documents (currently not for construction) are provided with the institutional overlay submittal in support of this project. Mayo Clinic would be requesting Site Plan Review comments on these plans.

Campus Green Space

This figure is provided purely to illustrate that the proposed institutional overlay area complies with the required minimum green space of 20% per City Code. The proposed overlay area totals 34.27 acres which requires a minimum of 6.85 acres of green space. When summing all existing and planned/proposed green spaces, a total of 8.73 acres (25.47%) of green space is provided, meeting the requirement.

Monument and Wayfinding Signage

A Wayfinding Analysis dated 09/18/2021 was performed by Steve Neumann & Friends to assist in determining the appropriate locations and sizes of the signage for the expanded Mayo Clinic Mankato campus. That analysis outlined the importance of the following:

- Ability to identify entrances into the campus from a distance.
- Numbering or lettering entrances to guide patients & visitors to their destination on campus.
- Parking identification for designated parking areas on campus.
- Benchmarking to the campus.

In addition, the existing Main Entrance (now Cornerstone Entrance) and Entrance 3 (now Main Entrance) were renamed as part of the expansion. Based on the unique needs of the campus, along with considerations from the Wayfinding Analysis, we're proposing signage as outlined below:

Proposed Signage Description & Location	Allowable Height / SF Area	Requested Height
Stone Base Monument Sign – NE side of Campus (C.304A)	8'	11' 7"
Stone Base Monument Sign – NW side of Campus (A.101)	8'	11' 7"
Stone Base Monument Sign – SE side of Campus (K.1001)	8'	11' 7"
Obelisk Directional Sign – NW Emergency Entrance (A.105)	6' / 8 sf area	16' / 16 sf area
Obelisk Directional Sign – NW Cornerstone Entrance (C.308)	6' / 8 sf area	16' / 16 sf area

Per Section 10.87 of the Code of Ordinances, we understand that low profile signs, such as monument signs, are limited to 8 feet in height or less. Directional signage, such as obelisk signs, are limited to 6 feet in height or less and 8 square feet in area or less. Because the proposed monument and directional signage exceeds the allowable heights and square feet in area as outlined in the Code of Ordinance, we understand that approval is required to allow construction of the proposed signage. In addition, these signs will be internally illuminated with no exposed bulbs that would cause glare or light trespass.

Mayo Clinic engaged HDR to complete the wayfinding effort for this campus. These larger wayfinding signs will ensure the public can efficiently and safely navigate to each entrance. The goal is to ensure visitors to the campus spend as little time as possible on the surrounding streets, and can quickly navigate to the parking area, so they can enter the facility and be with their loved ones as quickly as possible.

While the signage exceeds the allowable heights and square feet in area, it does meet all other requirements outlined in Section 10.87 of the City Code of Ordinances. This includes bases constructed of earth colored stone and landscaping around the bases and the signage meets the internal illumination requirements.

Future Specialty Clinic Vertical Expansion

This figure provides a high-level illustration of a proposed future vertical expansion for the Specialty Clinic. It is anticipated that the future expansion would match the height of the recently completed Bed Tower expansion, which required a variance for the parapet height since it exceed the maximum allowable height of 75' by 6' 8". Because this future vertical expansion is anticipated to also exceed this maximum height, approval is being requested.

Verizon Antenna

This figure illustrates the proposed location of Verizon's antennas. The recent Bed Tower Expansion on the original hospital building, which included relocating the helipad to the roof, required Verizon's existing antennas that were located on the penthouse of the original building to be relocated to alleviate signal blockage as a result of the new addition.



In addition, the new location for the Alpha and Beta sectors were selected to be placed on the roof of the northeast mechanical penthouse, which was also part of the Bed Tower Expansion, to avoid penetrating the new wall penthouse material and EME interference with helicopters landing on the rooftop helipad, which were concerns for Mayo Clinic. Mayo Clinic and Verizon thoroughly discussed these matters and collaborated on the proposed design to address both the aesthetic concerns and to ensure that Verizon customers continue to have excellent service in the area.

Thank you for your consideration of this Institutional Overlay Modification Request. Please contact me via email at Todd.Lampinen@hdrinc.com or by calling 612-524-6055.

Sincerely,
HDR Architecture, Inc.

A handwritten signature in blue ink that reads "Todd A. Lampinen".

Todd Lampinen, AIA
Project Architect
Todd.Lampinen@hdrinc.com
Office: 612.524.6055
Mobile: 406.249.4012

Meeting Date: 07/09/2024

Title

CY31-24

Request of Cohen Esrey Development Group for an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts. The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane).

Applicant

The applicant is Cohen Esrey Development Group.

Request

The applicant is requesting an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts.

Location

The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane)

Existing Land Use

The property is currently under construction. The property is the former location of the City of Mankato Public Works Garage, but is now in progress to becoming a multifamily housing development known as "Lewis Lofts".

Zoning

The property is zoned OR, Office Residential District.

Other Board or Commission

This property was previously reviewed and approved by the Planning Commission and City Council in 2022 as CY04-22.

Planning Commission - 01/26/2022 - PUD CY04-22

[Agenda - View Meetings \(destinyhosted.com\)](#)

City Council - 02/14/2022 - PUD CY04-22

[Agenda - View Meetings \(destinyhosted.com\)](#)

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the property.

Public Utilities

Public utilities were proposed for the site with the original PUD.

City Code

Mankato City Code section 10.18 related to the O-R, Office Residential, zoning district can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIREDI_S10.18OROFSDI

Mankato City Code section 10.93 related to Planned Unit Developments can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.93PLUNDE

Review

Cohen-Esrey Development Group is requesting an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts.

The original PUD was approved for a 64-unit multifamily housing development for seniors.

To achieve the 2-acre minimum area for a planned unit development, the original PUD was considered with the Sinclair Flats Development to the East.

The original planned unit development was partially being sought for flexibility on the required development parking. Site plans submitted for the development depicted 87 parking stalls for the Lewis Lofts development. The original PUD states that this was at a rate of 1.25 parking stalls per unit. No condition was included that provided a definitive rate, but it can be inferred that the 1.25 parking stalls per-unit rate was intended. For a 64-unit building, a minimum of 80 parking stalls would be required in order to meet the 1.25 parking stalls per unit requirement. The applicant is requesting 82 stalls to be constructed at Lewis Lofts. This would be within the 1.25 parking-stall per-unit rate.

The changes made between the originally approved Planned Unit Development and the proposed amendment center around reformation of the parking area and changes to site connectivity. This change allows for relocation of the dumpster area and for improvement to conditions for loading and unloading on the site.

The Mankato City Code requires 2 parking stalls per unit for multifamily developments in similar zoning classifications, which would require the development to

provide 128 parking stalls. The planned unit development provisions in City Code allow the City Council the authority in approving any planned unit development to change, alter, modify, or waive any portion of the applicable standards as they apply to the proposed planned unit development. In allowing flexibility, the City Council shall find that the proposed planned unit development will achieve the purpose of a planned unit development and will not violate the general purpose, goals, and objectives of this chapter and of any plans adopted by the Planning Agency or the City Council. Parking flexibility for Lewis Lofts is sought as a result of the project being a senior housing development and to assist with the project affordability.

City Code states that open space within a planned unit development must be used for amenity or recreational purposes. 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 applicant's plan depicts a "community garden" area off of the SE elevation of the building and a sidewalk area connecting the development to Linder Ave, Sibley Parkway, and Dewey Lane. Staff recommends that amenities conducive to a senior development, such as an outside patio or gathering area or areas with benches or other seating, be provided in the development.

The site plan depicts a bike rack at the front entrance area of the development, and bicycle parking will be required at a rate of 5% of parking stalls for a minimum of 5 stalls based on the 82-stall proposal.

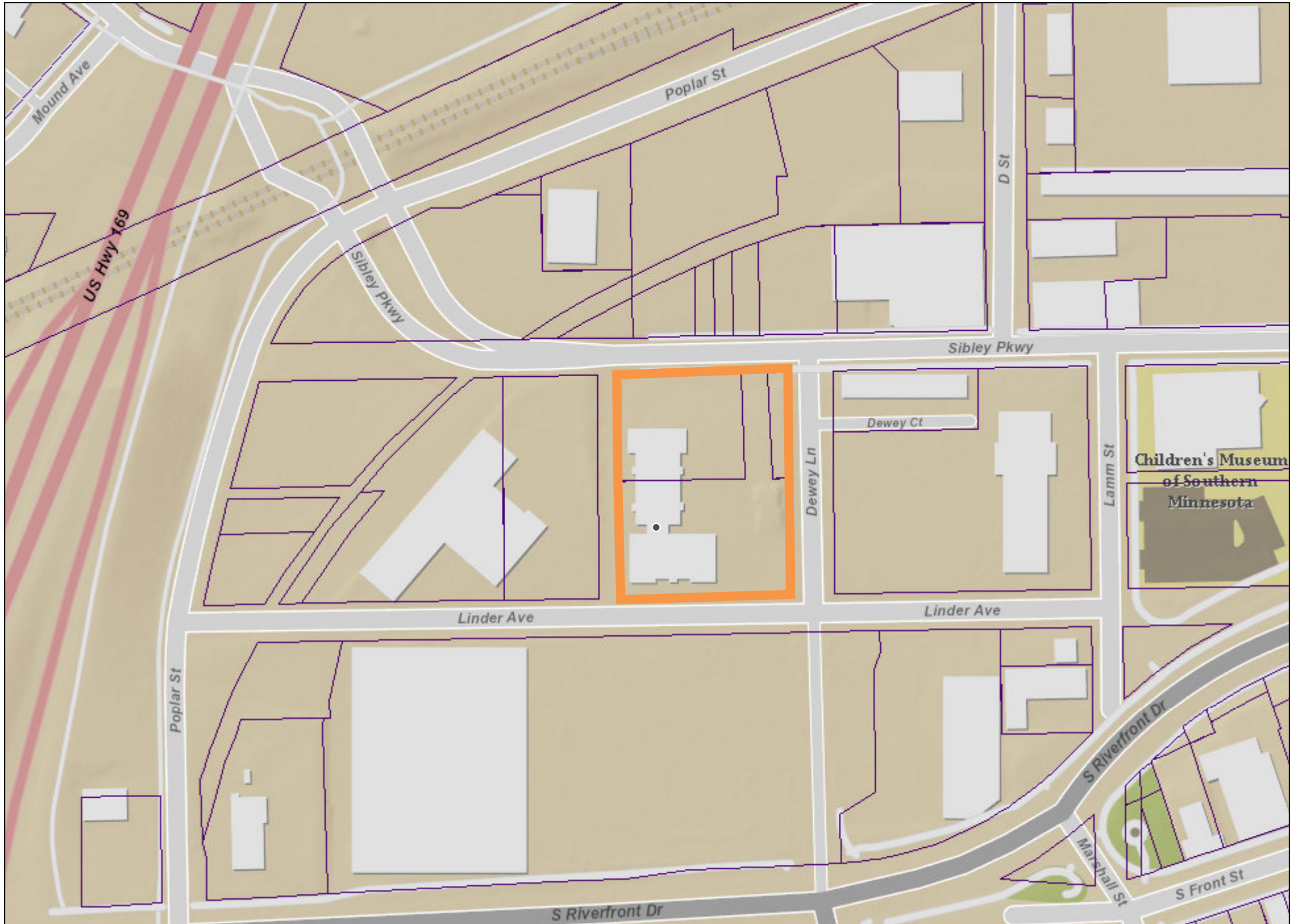
A dumpster enclosure was shown on the northern side of the site in the originally approved plans. The dumpster enclosure as proposed was to be located in a setback area because of the location of a retaining wall. The dumpster enclosure has been proposed to be moved eastward to avoid placement within an existing 15' utility easement.

A snow removal plan will be requested of the applicant to demonstrate that snow is stored and/or removed appropriately to accommodate any required landscaping and parking stalls.

Attachments

General Location Map
Aerial Plan
Site Plan
Previously Approved Site Plan
Grading Plan
Landscaping Plan
Truck Turning Movements

General Location Map



Date: July 2024

Author:

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Aerial Map

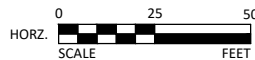


Date: July 2024

Author:

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A:\COHENESREY\LEWIS LOFTS\DWG\New Lewis Lofts Plans\124487C501_M4.dwg 7/22/2024 2:23:44 PM



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.

ALEC W. PIETZ, P.E.
LIC. NO. 59617

REVISOR 7-2-2024
DATE 11/18/2022



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

2 REVISED LOCATION OF THE WASTE ENCLOSURE TO GAIN 2 ADDITIONAL STALLS

DESIGNED	NO.	ISSUED FOR	DATE
AWP	2	REV 1	08/02/2023
DRAWN	AWP		
CHECKED	NM		
CLIENT PROJ. NO.	0M1.124487		

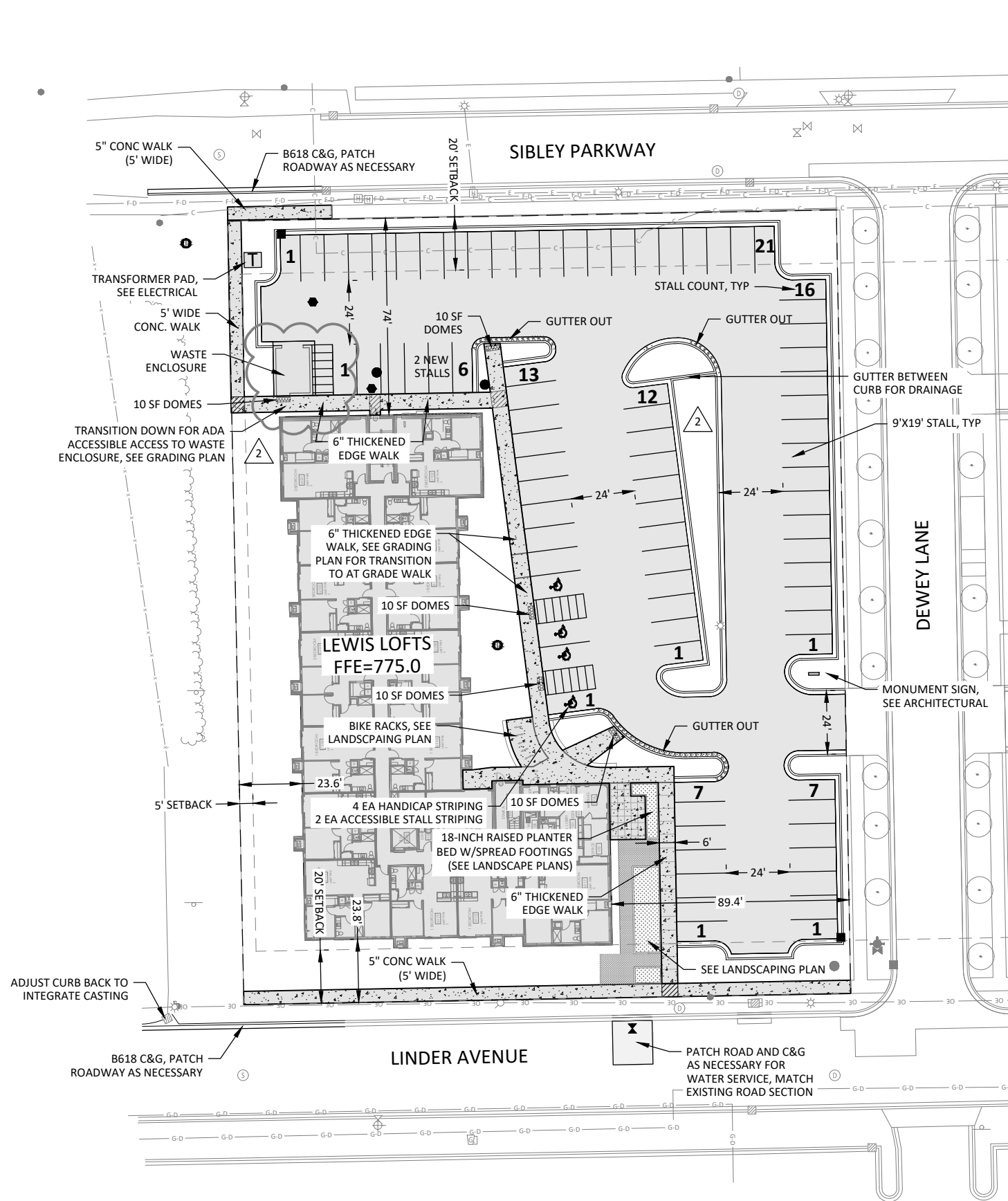
COHEN-ESREY DEVELOPMENT GROUP

LEWIS LOFTS

SITE PLAN

SHEET

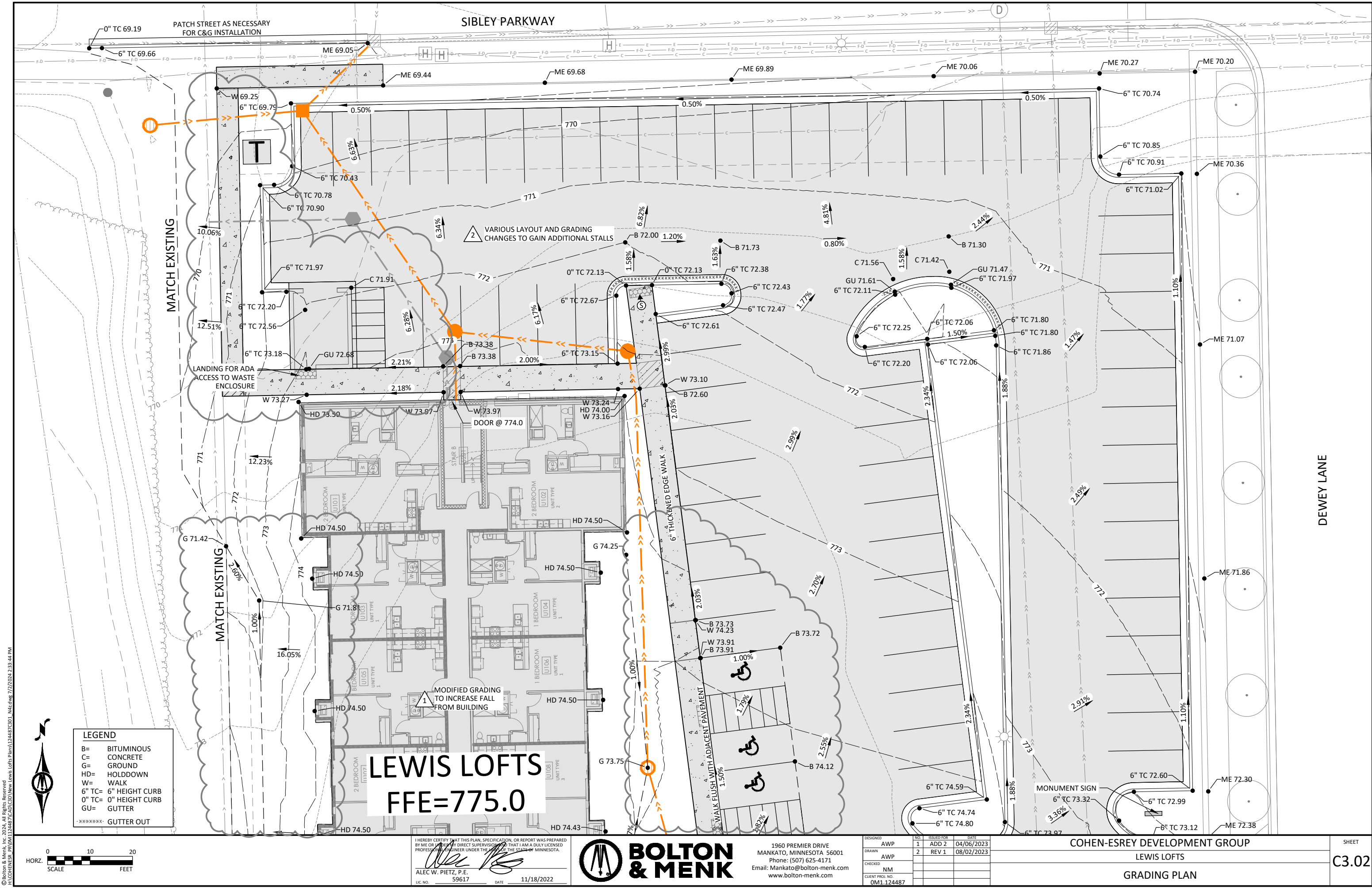
C5.01



LEGEND	
	PROPOSED B618 CURB & GUTTER
	BITUMINOUS PAVEMENT
	CONCRETE SURFACE (SEE PLAN NOTE FOR TYPE)

PARKING STALLS
80 STALLS REQUIRED
82 STALLS PROVIDED

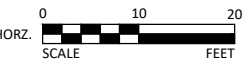
TRAFFIC CONTROL NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR
ENFORCING PROPER TRAFFIC CONTROL FOR
ALL WORK IN OR ADJACENT TO PUBLIC ROADS



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PROJECT: LEWIS LOFTS, 12445 TCAD, NEW LEWIS, MINN. 56001
DATE: 7/22/2024 2:33:44 PM

LEGEND

B= BITUMINOUS
C= CONCRETE
G= GROUND
HD= HOLDDOWN
W= WALK
6" TC= 6" HEIGHT CURB
0" TC= 0" HEIGHT CURB
GU= GUTTER
***** GUTTER OUT



LEWIS LOFTS

FFE=775.0

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 11/18/2022

BOLTON & MENK

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DESIGNED	NO.	ROUTED FOR	DATE
AWP	1	ADD 2	04/06/2023
AWP	2	REV 1	08/02/2023
CHECKED			
NM			
CLIENT PROJ. NO.			
0M1.124487			

COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
GRADING PLAN

SHEET
C3.02

SEE L1.02 PLANTING PLAN SHEET

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED: 535 LINEAR FEET / 50 = 11 OVERSTORY TREES, 535 LINEAR FEET / 25 = 22 EVERGREEN TREES, 535 LINEAR FEET / 25 = 22 EVERGREEN SHRUBS

PROVIDED: 15 OVERSTORY TREES, 7 EVERGREEN TREES, 42 EVERGREEN SHRUBS (DUE TO SITE CONSTRAINTS 18 EVERGREEN TREES WERE SUBSTITUTED BY 4 OVERSTORY TREES AND 23 EVERGREEN SHRUBS)

INTERIOR LANDSCAPING:

REQUIRED: 28727 TOTAL PARKING LOT AREA * 5% = 1437 SF LANDSCAPING AREA

PROVIDED: 1490 SF LANDSCAPING AREA

STREET TREES:

REQUIRED: NO REQUIREMENT SPECIFIED

PROVIDED: 5 ORNAMENTAL TREES (BEHIND SIDEWALK DUE TO UTILITY CONFLICTS)

TRANSITIONAL YARD:

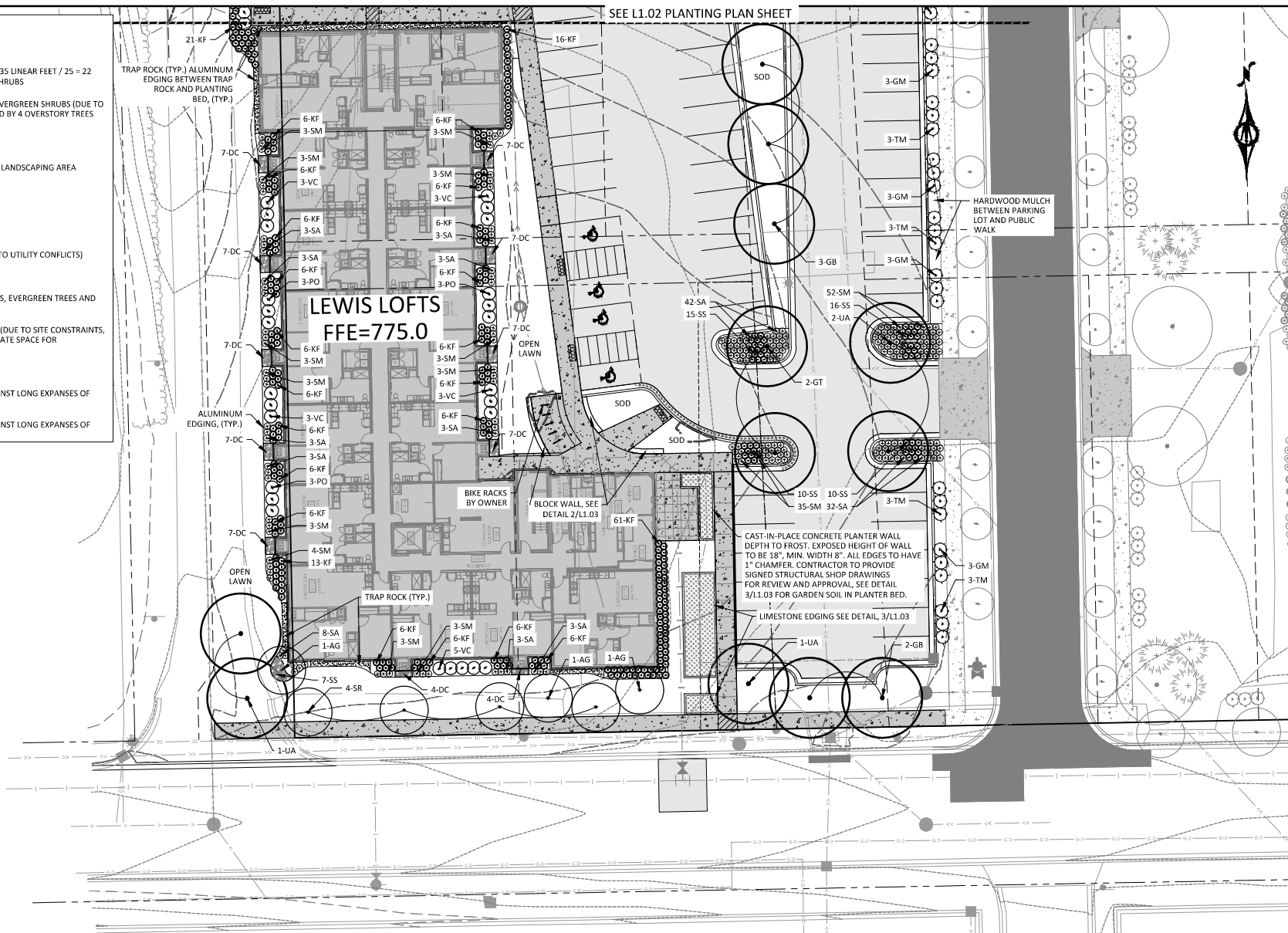
REQUIRED: COMBINATION OF GROUND COVER, SHADE TREES, EVERGREEN TREES AND SHRUBS

PROVIDED: 3 EVERGREEN TREES AND 7 EVERGREEN SHRUBS (DUE TO SITE CONSTRAINTS, MUCH OF THE TRANSITIONAL YARD DOES NOT HAVE ADEQUATE SPACE FOR LANDSCAPING)

FOUNDATION LANDSCAPING:

REQUIRED: PLANT MATERIAL PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS

PROVIDED: PLANT MATERIAL PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


SAMUEL J. KESSEL, PLA
50677
11/18/2022



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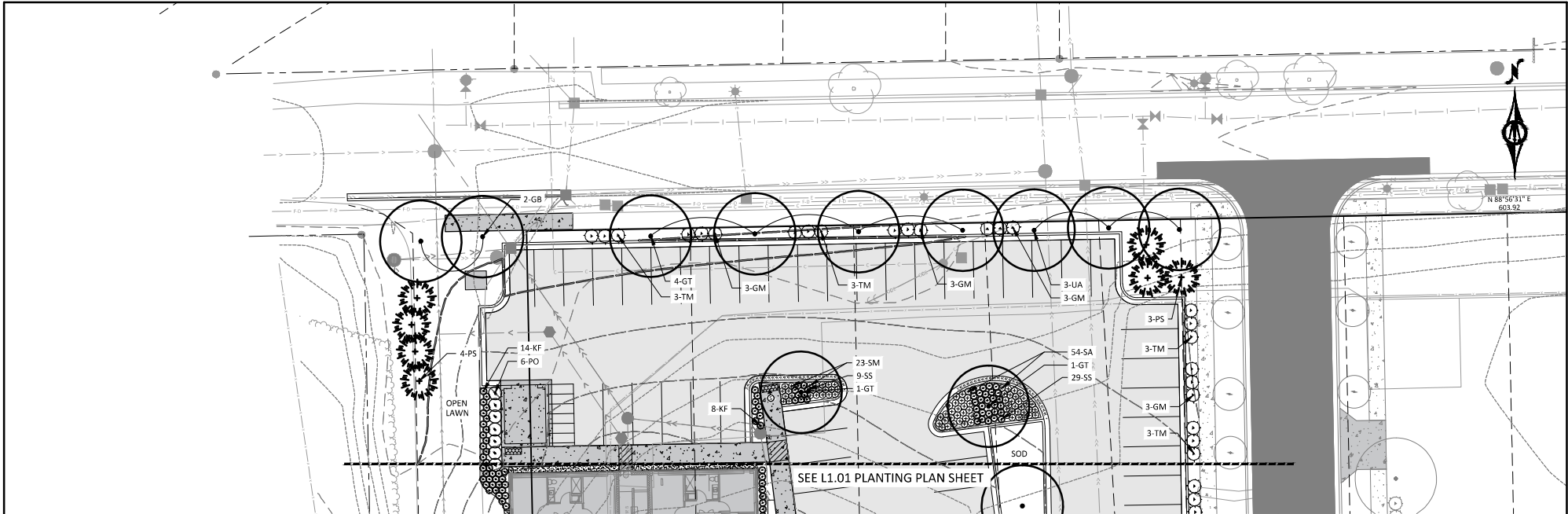
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COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
PLANTING PLAN

SHEET

L1.01

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 10000 N 15th, PH00011124847C, 97015, New, Leads 1 of 15/2022 2-46-23 894



PLANT SCHEDULE			
Qty.	Sym.	Scientific Name	Common Name Size/Unit
OVERSTORY TREE			
7	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO 2" B&B
7	UA	Ulmus americana 'New Harmony'	NEW HARMONY ELM 2" B&B
8	GT	Gleditsia triacanthos var. inermis 'Skycole'	SKYLINE HONEY LOCUST 2" B&B
EVERGREEN TREE			
7	PS	Pinus strobus 'Fastigata'	COLUMNAR EASTERN WHITE PINE 6' HT.
ORNAMENTAL TREE			
4	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC 1.5" B&B
3	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY 1.5" B&B
EVERGREEN SHRUBS			
24	TM	Taxus x media 'Densiformis'	DENSE SPREADING YEW #5 CONT.
24	GM	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD #5 CONT.
DECIDUOUS SHRUBS			
15	PO	Physocarpus opulifolius 'Ifeam'	AMBER JUBILEE NINEBARK #5 CONT.
17	VC	Viburnum carlesii 'SMVCB' SPICE	SPICE BABY VIBURNUM #5 CONT.
GRASSES			
247	KF	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS #1 CONT.
71	DC	Deschampsia cespitosa 'Pixie Fountain'	TUFTED HAIR GRASS PIXIE FOUNTAIN #1 CONT.
96	SS	Schizachyrium scoparium 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM #1 CONT.
PERENNIALS			
163	SA	Sedum x 'Autumn Fire'	SEDUM 'AUTUMN FIRE' STONECROP #1 CONT.
147	SM	Salvia x sylvestris 'May Night'	MAY NIGHT SALVIA #1 CONT.

- GENERAL NOTES:
1. MASTER PLANT SCHEDULE: ALL PLANT MATERIALS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWING AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLANT QUANTITIES SHALL PREVAIL.
 2. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES AND SHRUBS, UNLESS OTHERWISE NOTED. ANY PLANT MATERIAL DAMAGED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IRRIGATION NOTES:
3. CONTRACTOR RESPONSIBLE FOR DESIGN AND BUILD OF THE IRRIGATION SYSTEM COMPLETE, INCLUDING DRIP IRRIGATION IN PLANTING AREAS, SPRAY IRRIGATION IN TURF AREAS, BACKFLOW PREVENTOR, PRESSURE REGULATOR, GATE VALVES, AND ALL OTHER COMPONENTS NECESSARY FOR THE COMPLETE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM.
 4. CONTROLLER SHALL BE LOCATED WITHIN BUILDING, REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.



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

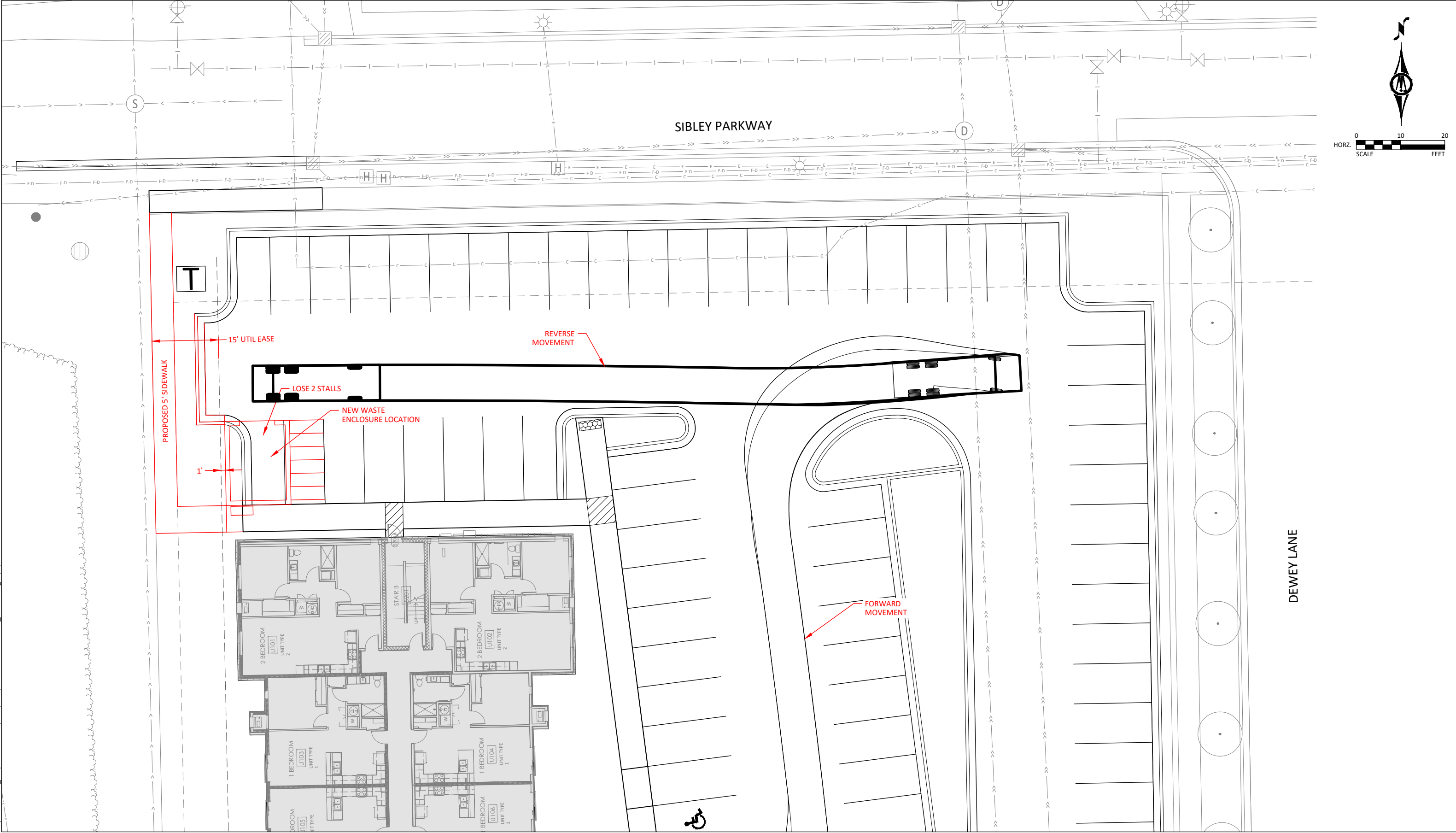
[Signature]
SAMUEL J. KESSEL, PLA
SD0277 DATE 11/18/2022



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Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

REVISION	NI	DATE	REVISION	DATE
DESIGN	NI			
CHECKED	SK/NMW			
DATE PLO. NO.	0M1.124487			

COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
PLANTING PLAN



Meeting Date: 07/09/2024

Title

CY32-24

Request of Ophthalmology Associates for certificate of design compliance for the construction of a new approximately 5,550 square foot structure in the highway gateway overlay district. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025).

Applicant

The applicant is Ophthalmology Associates.

Request

The applicant is requesting a certificate of design compliance for the construction of a new structure in the Highway Gateway Overlay District.

Location

The subject property is located at 1511 Adams Street, which is the location of a previously platted lot described as Lot 1, Block 1, Elwin Addition No.4. The Blue Earth County parcel identification number associated with the subject parcel is R010909353025.

Existing Land Use

The property is currently a vacant lot.

Zoning

The property is zoned B-1, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

Public utilities are available to service the proposed structure.

Review

Ophthalmology Associates is requesting a certificate of design compliance for the construction of a new approximately 5,550 square foot structure in the highway gateway overlay district. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025).

The applicant is requesting a certificate of design compliance for the construction of a new, approximately 5,550 square foot structure located in the Highway Gateway Overlay District. The use, a professional service office, an eye doctor office providing same-day surgical services, is a permitted use in the B-1 zoning district.

Site plans show access the new building from the existing Elwin Road. The new building is situated near the front of the lot along Adams Street and the lot contains parking to accommodate the use. A client drop off and pick up location are shown on the site plans near the building. Floor plans show exam rooms and consulting areas, an operating room, waiting rooms, restrooms and other related spaces.

Exterior finishes proposed for the structure include fiber cement panels, stone aluminum storefront systems, and metal accents.

Attachments

General Location Map

Aerial Plan

Civil Plans

Architectural Plans

Drainage Memo

Snow Management and Vehicle Turning Movement Plan

Lighting Plan

General Location Map



Date: July 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: July 2024

Author:

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OPHTHALMOLOGY ASSOCIATES

CONSTRUCTION PLANS FOR

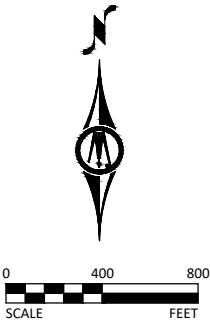
AMBULATORY SURGERY CENTER

BUILDING CONSTRUCTION, SITE GRADING, UTILITIES,
PAVEMENT CONSTRUCTION

JUNE 2024



MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN



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 - C1.02	CONSTRUCTION DETAILS
C2.01 - C2.06	STORMWATER POLLUTION PREVENTION PLAN
C3.01 - C3.02	GRADING PLAN
C4.01	UTILITY & DRAINAGE PLAN
C5.01	SITE PLAN
LANDSCAPE	
L1.01	PLANTING PLAN
L1.02	PLANTING DETAILS

THIS PLAN SET CONTAINS 18 SHEETS.

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CONSTRUCTION

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



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

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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
TITLE SHEET

RECORD DRAWING INFORMATION	
OBSERVER:	
CONTRACTOR:	
DATE:	

SHEET

G0.01

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EXISTING TOPOGRAPHIC SYMBOLS

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

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		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

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

	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:
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	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		

OPHTHALMOLOGY ASSOCIATES

AMBULATORY SURGERY CENTER

LEGEND

SHEET

G0.02



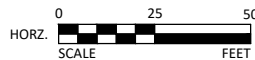
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& MENK**

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www.bolton-menk.com

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

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LIC. NO. 59617 DATE XX/XX/XXXX



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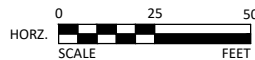
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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
PROJECT OVERVIEW

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CONSTRUCT

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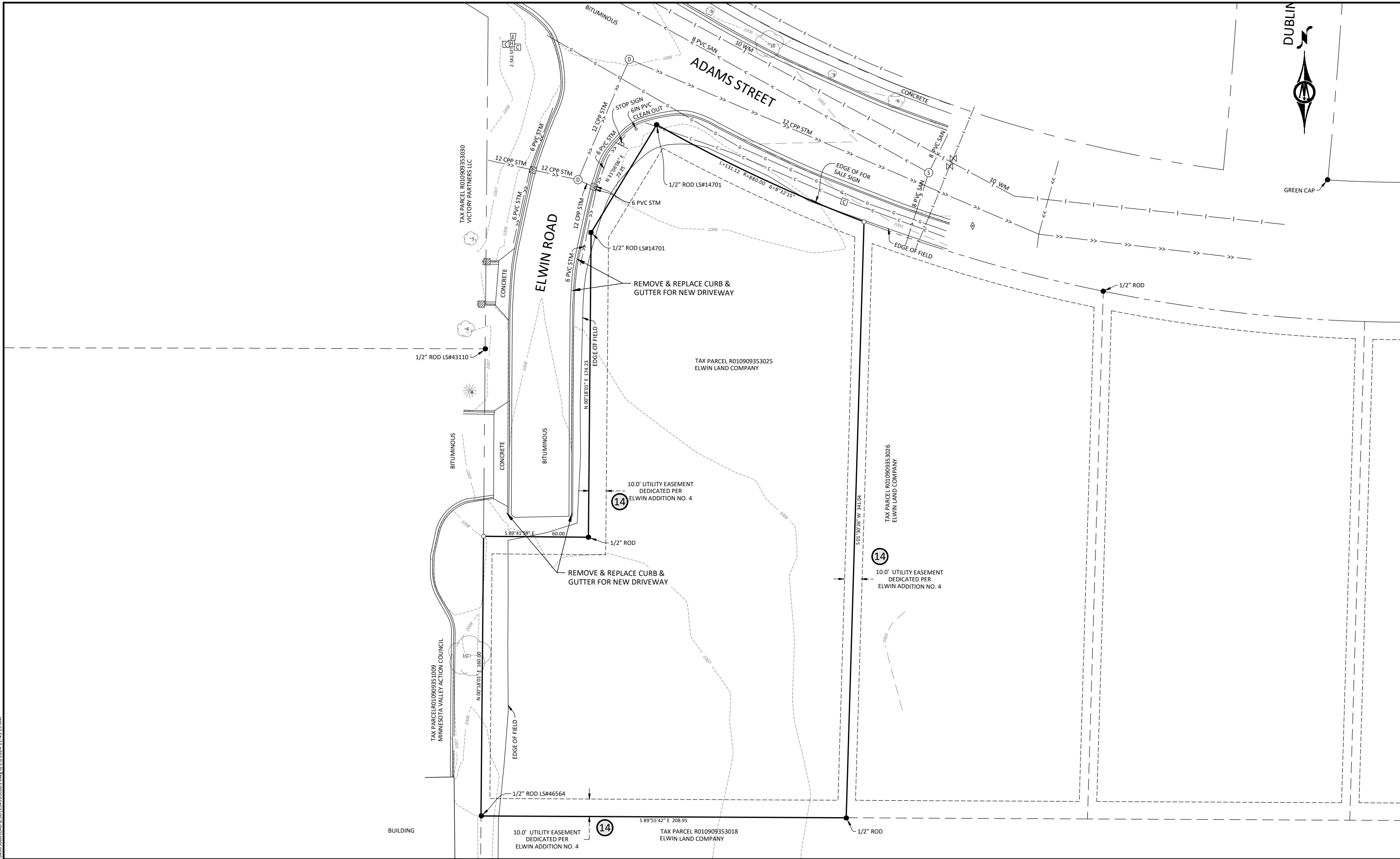
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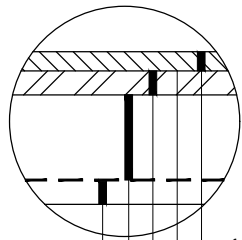
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AMBULATORY SURGERY CENTER
EXISTING CONDITIONS & REMOVAL PLAN
EXISTING CONDITIONS & REMOVAL PLAN

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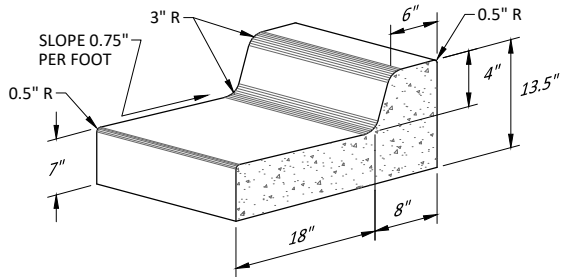
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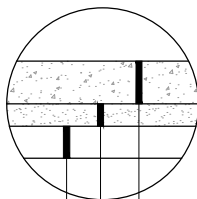


- 1.5" WEARING COURSE MIXTURE (SPWEB330C) (2360)
- BITUMINOUS TACK COAT (2357)
- 2.0" NON WEARING COURSE MIXTURE (SPNWB340B) (2360)
- 10" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

BITUMINOUS PAVEMENT SECTION
NOT TO SCALE

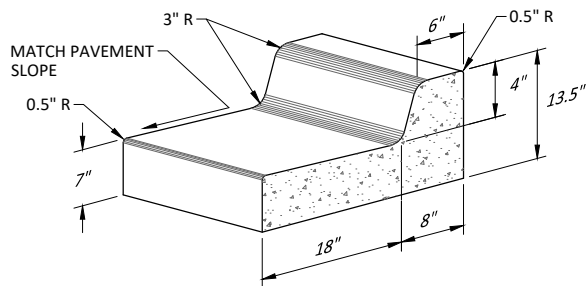


**CONCRETE CURB & GUTTER
DESIGN B418**
NOT TO SCALE

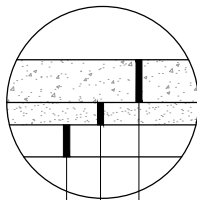


- 6" CONCRETE SIDEWALK PAVEMENT (2531)
- 4" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

6" CONCRETE WALK
NOT TO SCALE

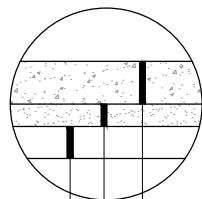


**CONCRETE CURB & GUTTER
DESIGN B418, GUTTER OUT**
NOT TO SCALE



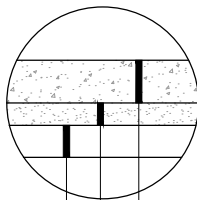
- 4" CONCRETE SIDEWALK PAVEMENT (2531)
- 3" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

4" CONCRETE WALK
NOT TO SCALE



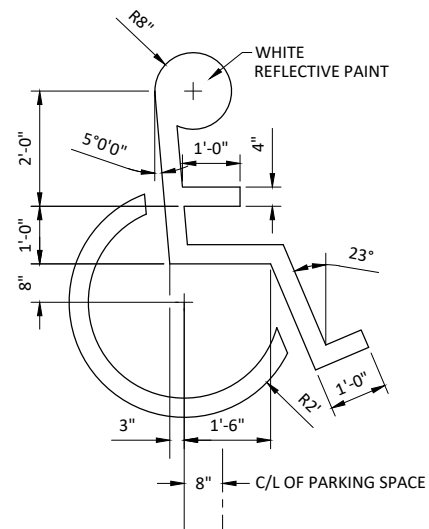
- 6" CONCRETE SIDEWALK PAVEMENT (2531)
- 8" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

6" WASTE ENCLOSURE PAD/APRON
NOT TO SCALE

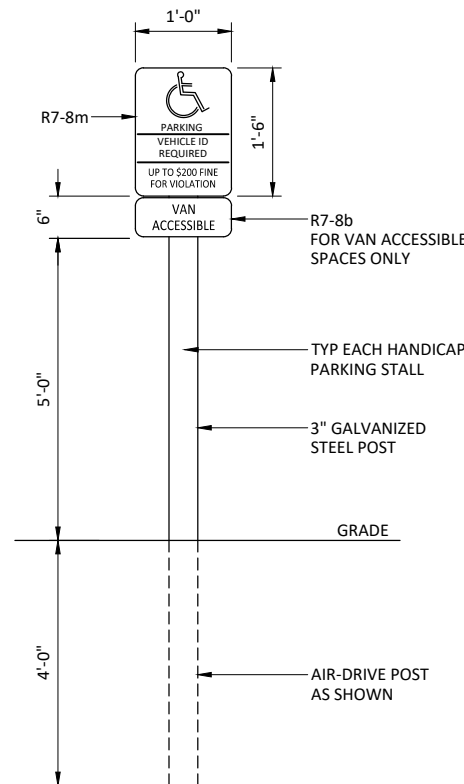


- 8" CONCRETE PAVEMENT (2531)
- MINIMUM 8" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

8" CONCRETE DRIVEWAY/PAVEMENT
NOT TO SCALE



**INTERNATIONAL
ACCESSIBLE SYMBOL**
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE

PEDESTRIAN RAMP DETAILS:
REFER TO LATEST MNDOT STANDARD PLANS 5-297.250 FOR PROPER PEDESTRIAN RAMP DETAILS

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CONSTRUCT

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



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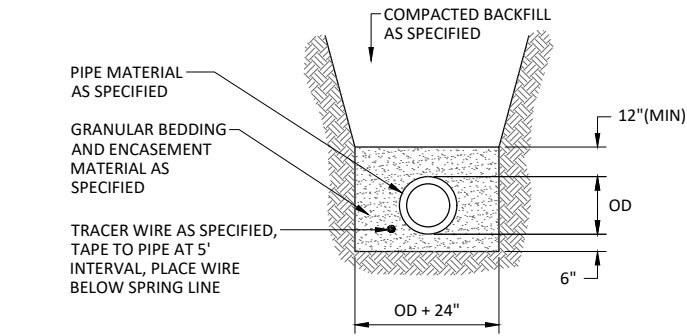
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OPHTHALMOLOGY ASSOCIATES
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SURFACE CONSTRUCTION DETAILS

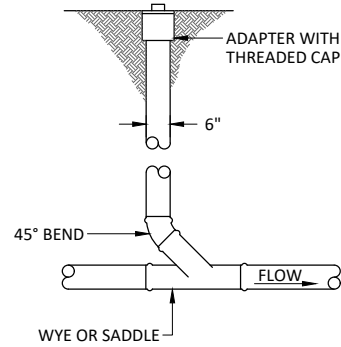
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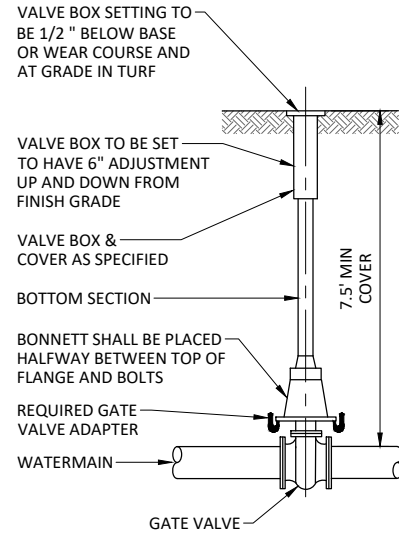
NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE



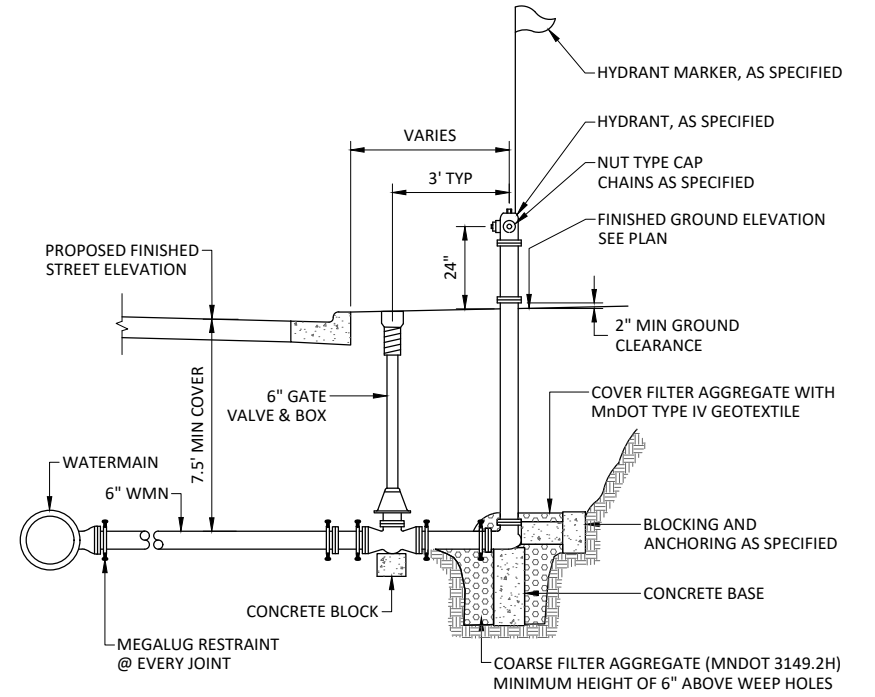
SANITARY SEWER CLEANOUT
NOT TO SCALE

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

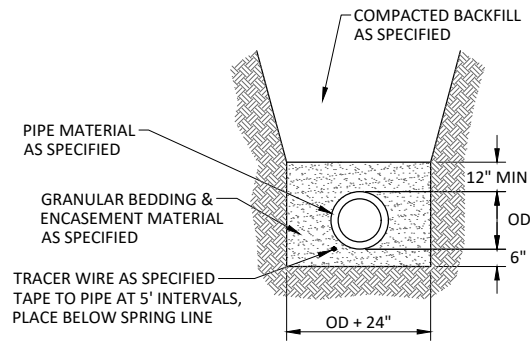


GATE VALVE BOX INSTALLATION
NOT TO SCALE

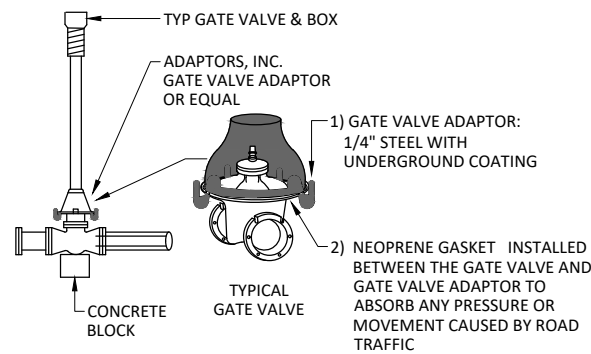


HYDRANT INSTALLATION, MEGALUGS
NOT TO SCALE

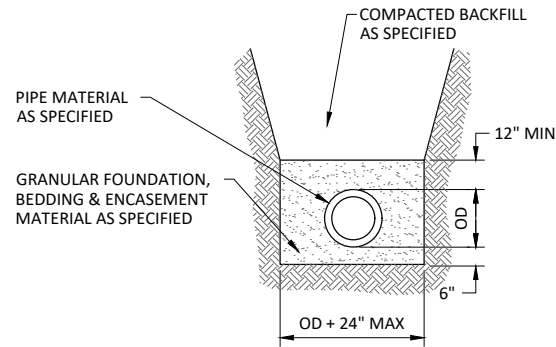
HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET DRAIN PLUGGED AND SHALL BE EQUIPPED WITH A TAG STATING "PUMP AFTER USE"



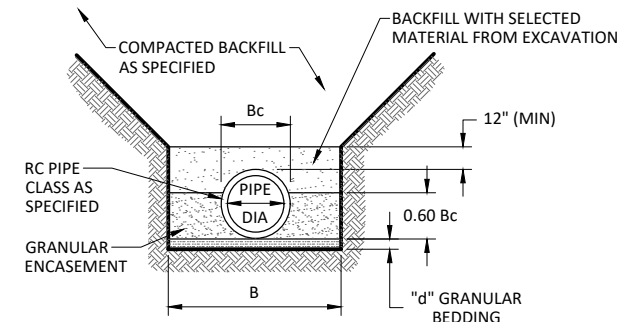
PVC WATERMAIN TRENCH
NOT TO SCALE



GATE VALVE ADAPTOR
NOT TO SCALE

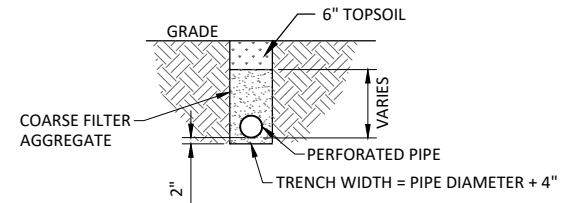


NON-RIGID STORM SEWER TRENCH
NOT TO SCALE



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



PERFORATED PIPE DRAIN
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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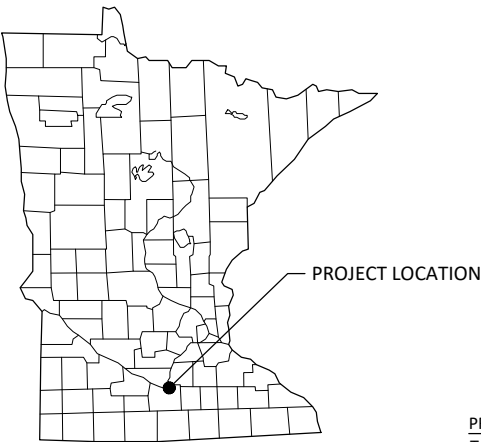
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AMBULATORY SURGERY CENTER
UTILITY DETAILS

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C1.02

STORMWATER
POLLUTION PREVENTION
PLAN (SWPPP)

OPHTHALMOLOGY ASSOCIATES -
AMBULATORY SURGERY CENTER
BLUE EARTH COUNTY, MINNESOTA



LEGEND	
	1-MILE BOUNDARY
	PROJECT BOUNDARY
	IMPAIRED WATERS
	RECEIVING WATERS
	NATIONAL WETLANDS INVENTORY

PROJECT AREAS:		
Total Project Size (disturbed area) =	1.5	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	0.7	ACRES
Total new impervious surface area created =	0.7	ACRES

Planned Construction Start Date:	SPRING 2025
Estimated Construction Completion Date:	FALL 2025

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
	Infiltration/Filtration
	Regional Pond
X	Permanent Stormwater Management Not Required

A downstream regional pond accounts for this property.

PROJECT LOCATION:					
COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
Blue Earth County	T108N	R26W	9	44.1821° N	93.9376° W

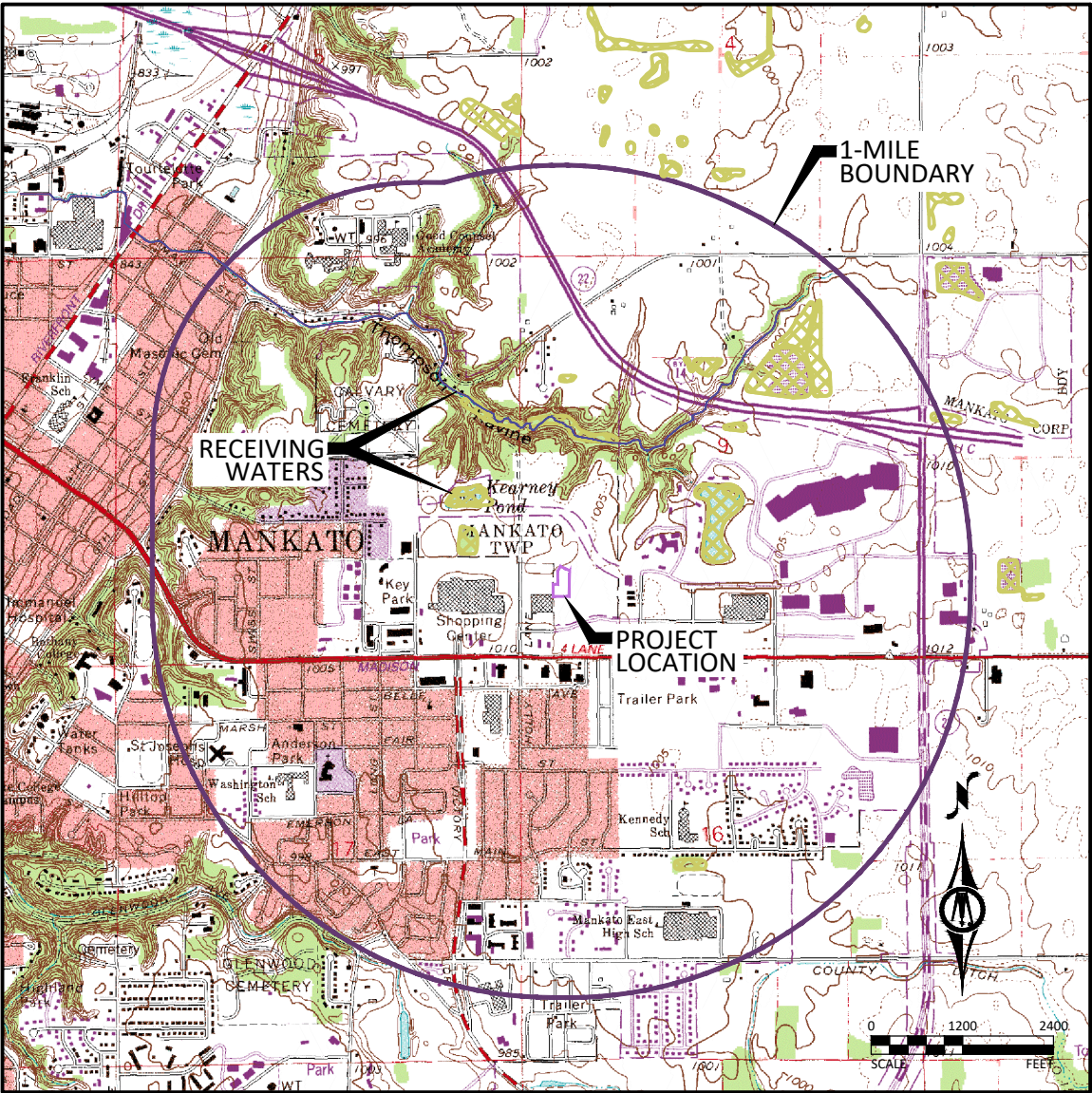
BMP SUMMARY	QUANTITY	UNIT
STORM DRAIN INLET PROTECTION	6	EACH
STABILIZED CONSTRUCTION EXIT	1	LUMP SUM
PERIMETER CONTROL	1200	LIN FT
SEED MIX 25-141, FERTILIZER, & HYDROMULCH	0.8	ACRE
NOTE: QUANTITIES LISTED ACCOUNT FOR ONE INSTALLATION. ADDITIONAL INSTALLATIONS REQUIRED BY MAINTENANCE AND/OR PHASING SHALL BE CONSIDERED INCIDENTAL.		

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, building construction, pavements, utility installation, and temporary and permanent stabilization.

Stormwater currently discharges by overland flow generally to the northeast portion of the site and with eventual discharge to City storm sewer. The storm sewer routes to a large regional pond that accounts for water quality and peak flow mitigation. The proposed development will route stormwater to on-site storm sewer and connect to the referenced City storm sewer system.

While stormwater retention is not required with this site, a small basin and snow storage area provide volume retention to mitigate peak flows to the City storm sewer.

A copy of the SWPPP must remain on site at all times.



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
Kearney Pond	Pond	No	No	N/A
Thompson Ravine	Ravine	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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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 R00001 (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:	14 calendar days
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SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days
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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 discharges to during fish spawning?	NO

SWPPP DESIGNER TRAINING DOCUMENTATION:

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.

CONSTRUCTED

ALEC W. PIETZ, P.E.

LIC. NO. 59617DATE XX/XX/XXXX



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

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
24X.134905			

OPHTHALMOLOGY ASSOCIATES

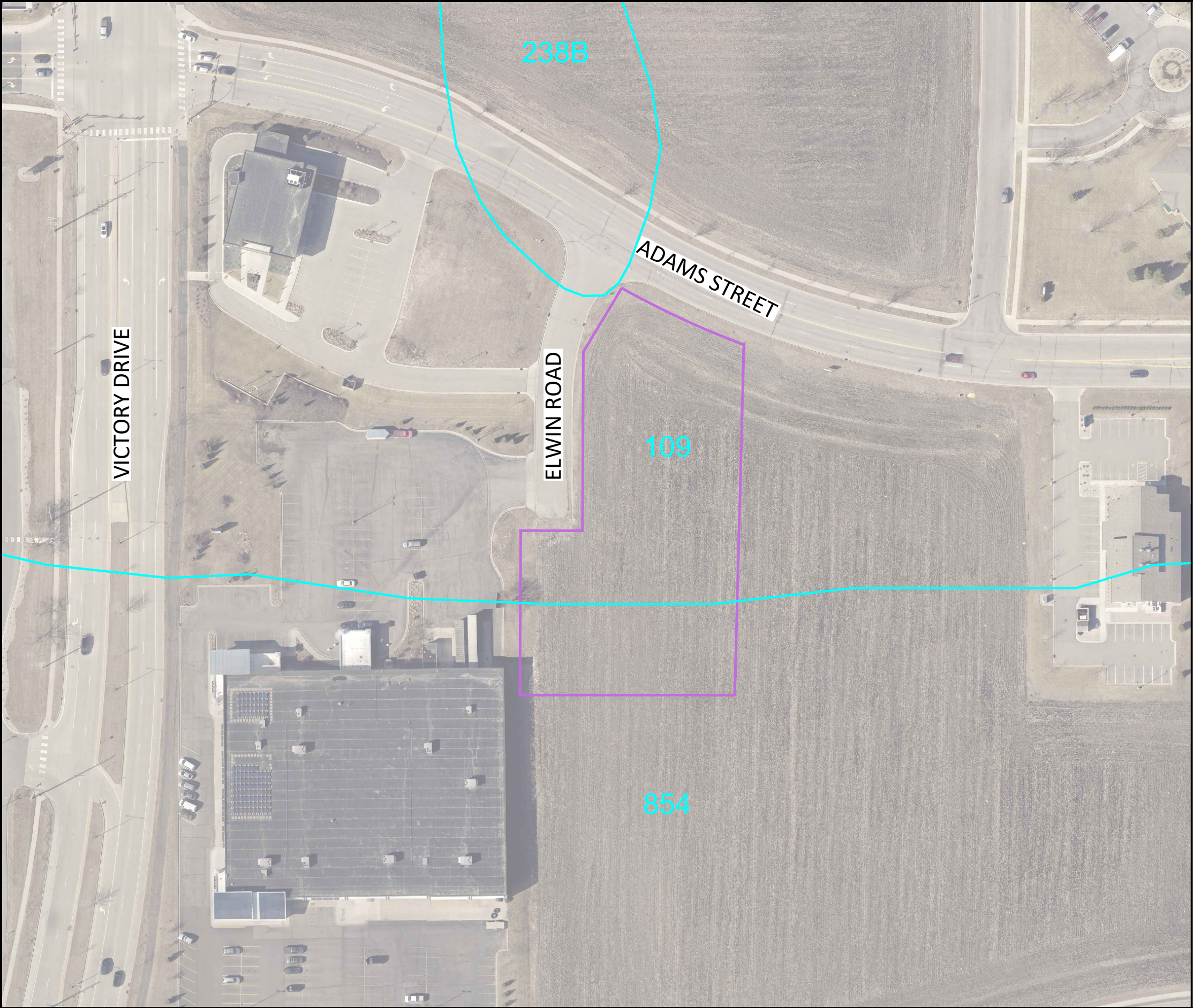
AMBULATORY SURGERY CENTER

STORMWATER POLLUTION PREVENTION PLAN

NARRATIVE

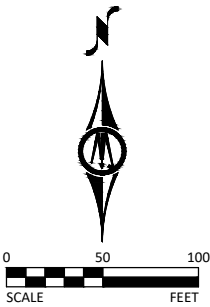
SHEET

C2.02



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE



SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
109	Canisteo clay loam, 0 to 2 percent slopes	C/D	NHEL
238B	Kilkenny clay loam, 2 to 6 percent slops	D	NHEL
854	Cordova-Urban land complex, 0 to 3 percent slopes	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 - C2.05
DIRECTION OF FLOW	C2.06
FINAL STABILIZATION	C2.06

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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.

CONSTRUCT

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



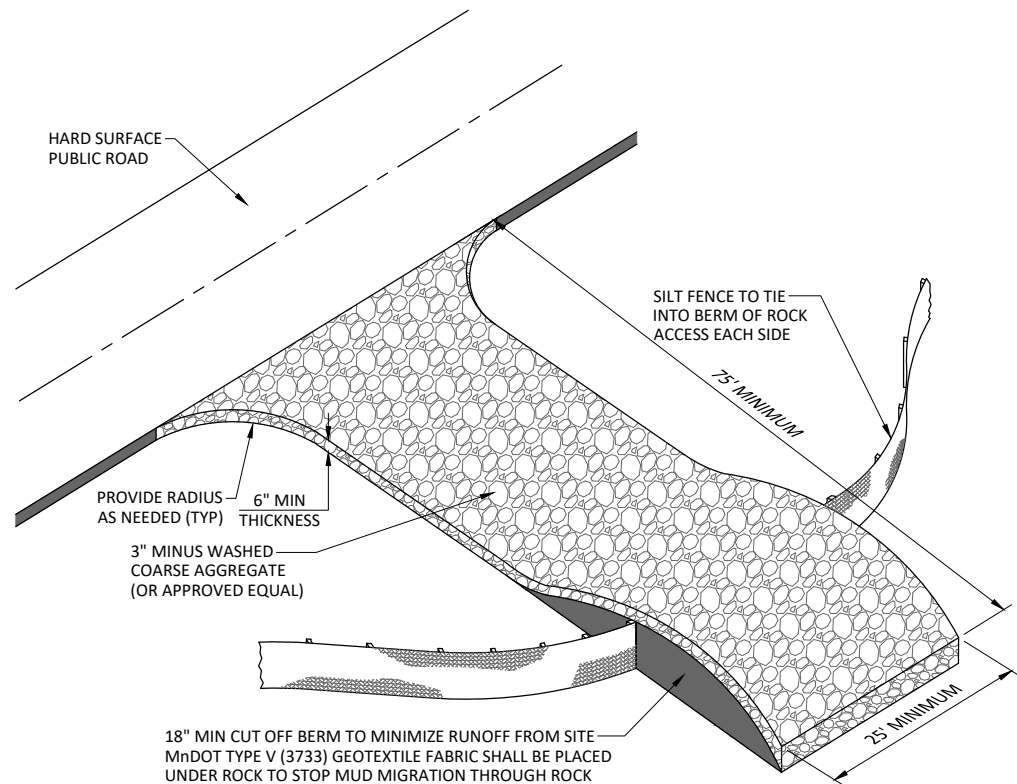
1960 PREMIER DRIVE
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Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN	AWP		
CHECKED	AWP		
CLIENT PROJ. NO.	24X.134905		

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP

SHEET

C2.03

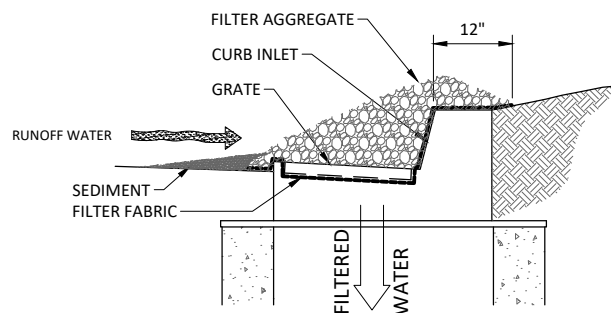


ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTES:

1. FILTER AGGREGATE TO BE 1 TO 2 INCH CLEAN ROCK
2. FILTER FABRIC SHALL MEET MnDOT SPECIFICATION 3733 GEOTEXTILE FABRIC TYPE II



INLET PROTECTION FILTER AGGREGATE

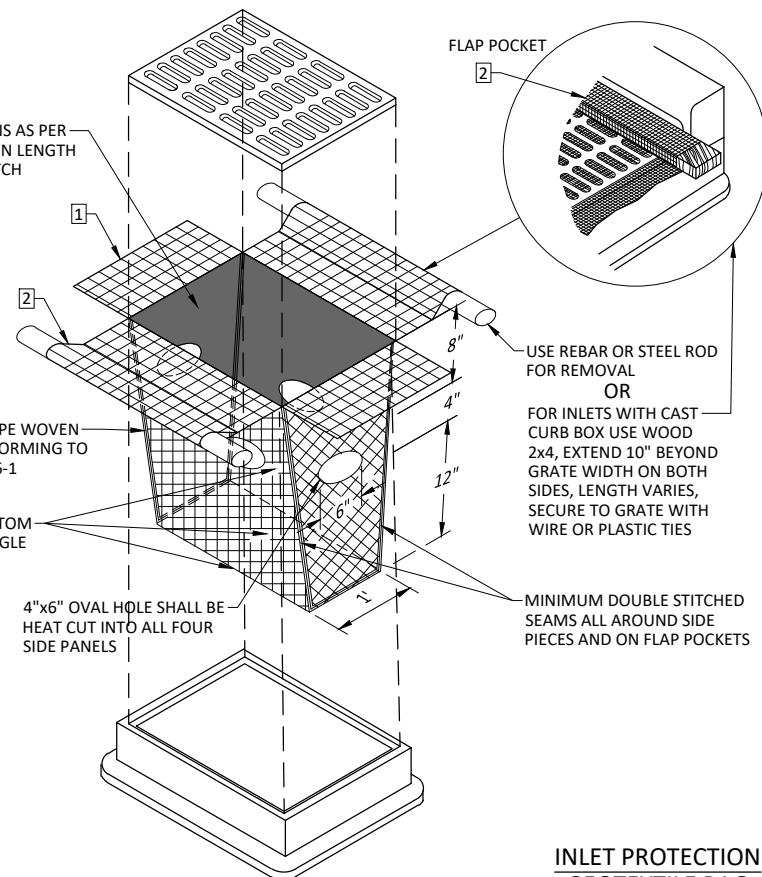
NOT TO SCALE

INLET SPECIFICATIONS AS PER
THE PLAN DIMENSION LENGTH
AND WIDTH TO MATCH

GEOTEXTILE FABRIC, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886, TABLE 3886-1
MACHINE SLICE

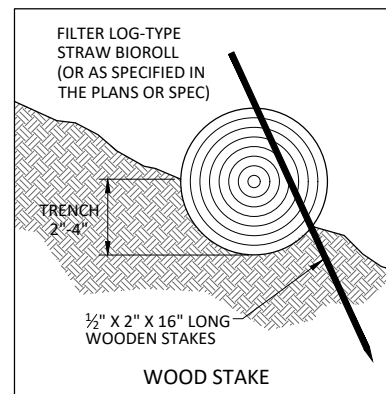
FRONT, BACK AND BOTTOM
TO BE MADE FROM SINGLE
PIECE OF FABRIC

4"x6" OVAL HOLE SHALL BE
HEAT CUT INTO ALL FOUR
SIDE PANELS



INLET PROTECTION GEOTEXTILE BAG

NOT TO SCALE



1/2" X 2" X 16" LONG
WOODEN STAKES

WOOD STAKE

TRENCH
2"-4"

FILTER LOG-TYPE
STRAW BIOROLL
(OR AS SPECIFIED IN
THE PLANS OR SPEC)

4" MAX.

INSTALL FILTER LOG
ALONG THE CONTOUR

NOTE:

1. OVERLAP ENDS OF FILTER LOG BY A MINIMUM OF 6".
2. FILTER LOGS SHALL BE ACCORDING TO MNDOT SPEC 3897 AND INSTALLED ACCORDING TO MNDOT SPEC 2573.

PERIMETER PROTECTION-FILTER LOG

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.

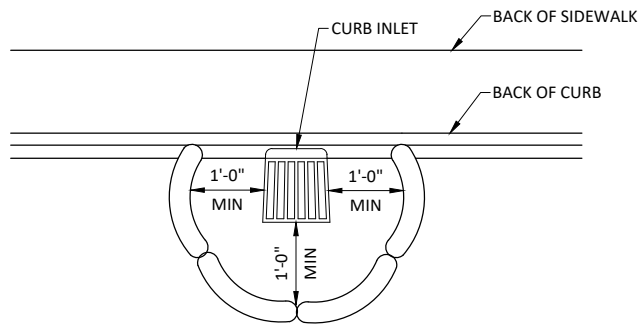
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:

DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

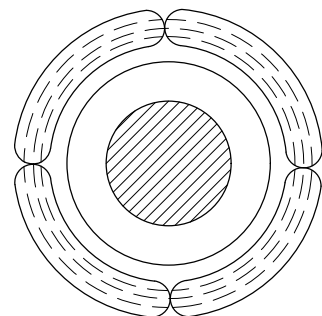
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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.



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



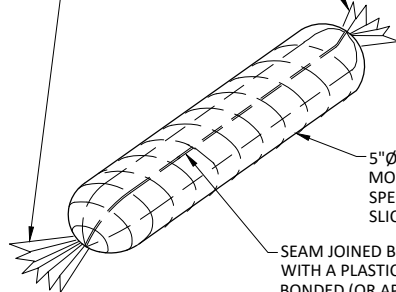
INLET PROTECTION
WITH ROCK LOG

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.

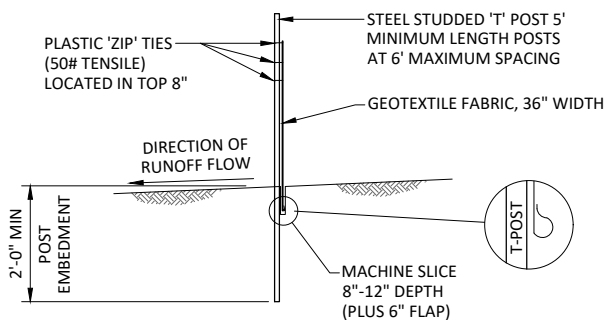
ENDS SECURELY CLOSED TO
PREVENT LOSS OF OPEN
GRADED AGGREGATE FILL,
SECURED WITH 50 PSI ZIP TIE



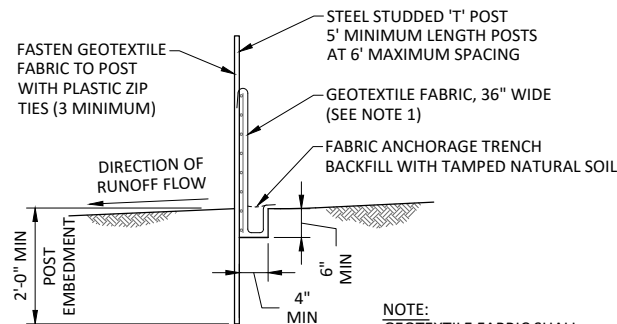
5"Ø GEOTEXTILE SOCK, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886 TABLE 3886-1. MACHINE
SLICE

SEAM JOINED BY TWO ROWS OF STITCHING
WITH A PLASTIC MESH BACKING OR HEAT
BONDED (OR APPROVED EQUAL)

INLET PROTECTION
ROCK BAG
NOT TO SCALE

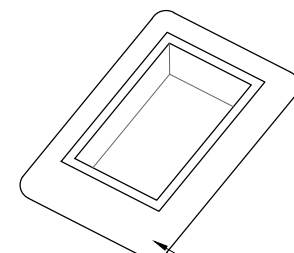


SILT FENCE - MACHINE SLICED
NOT TO SCALE

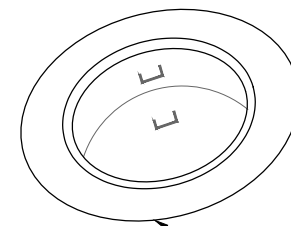


NOTE:
GEOTEXTILE FABRIC SHALL
BE PER MnDOT SPEC 3886

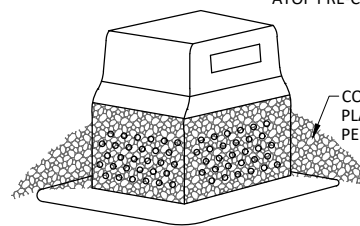
SILT FENCE - HEAVY DUTY
NOT TO SCALE



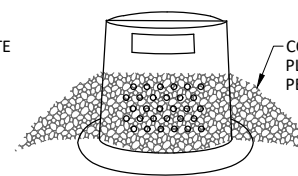
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



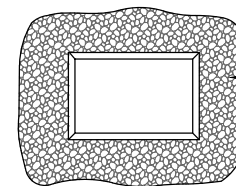
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



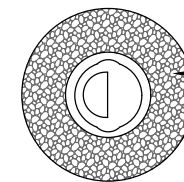
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PERFORATIONS



COARSE FILTER AGGREGATE
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PERFORATIONS



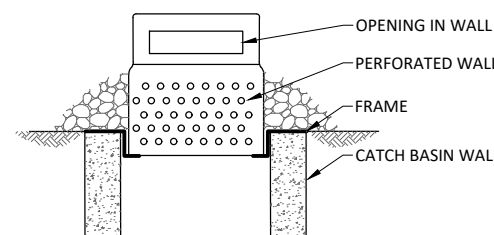
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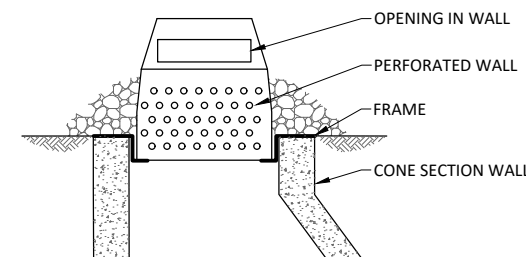
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

TOP VIEW

TOP VIEW



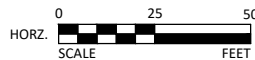
OPENING IN WALL
PERFORATED WALL
FRAME
CATCH BASIN WALL



OPENING IN WALL
PERFORATED WALL
FRAME
CONE SECTION WALL

INLET PROTECTION
PERFORATED WALL
NOT TO SCALE

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LIC. NO. 59617 DATE XX/XX/XXXX

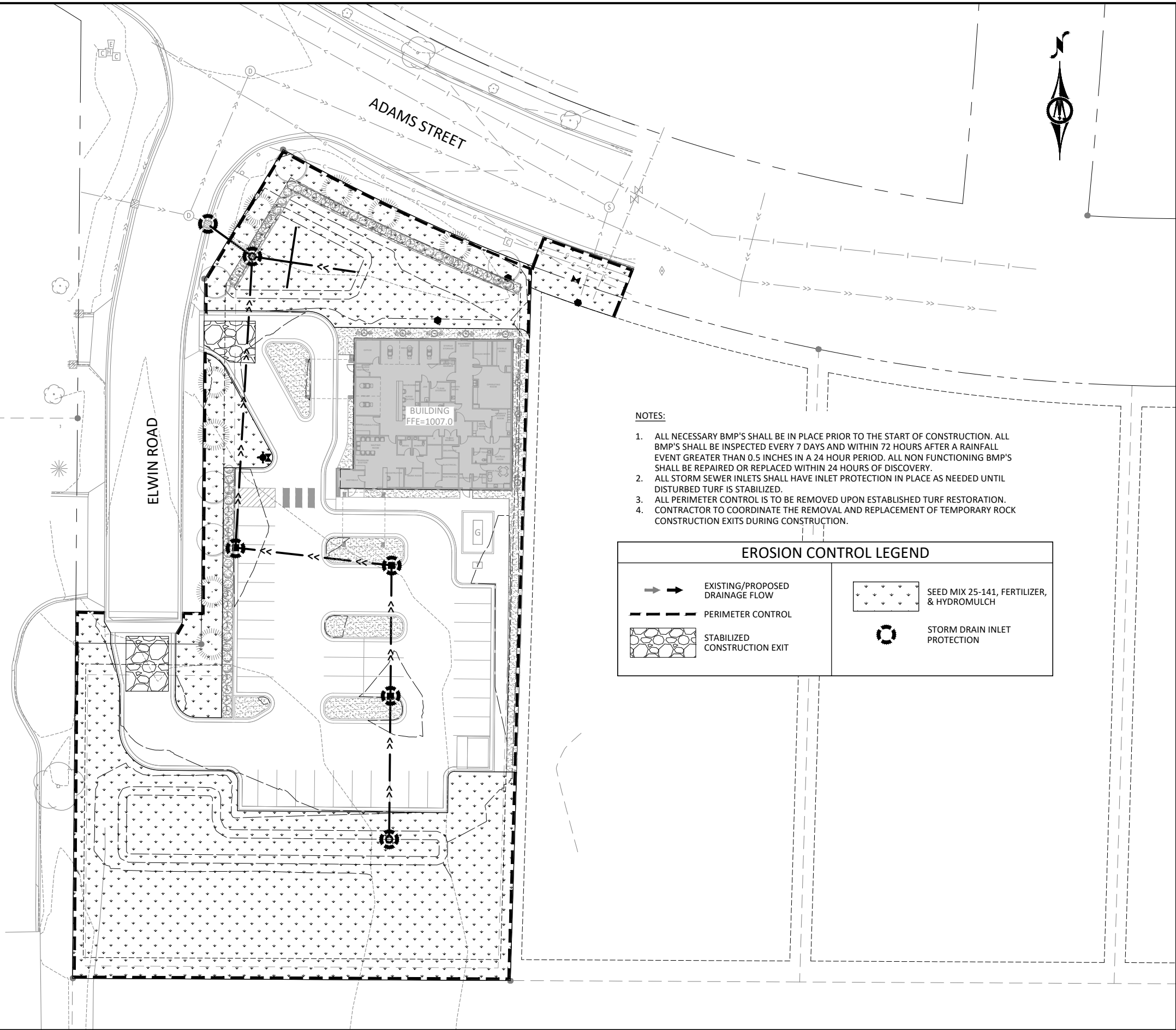


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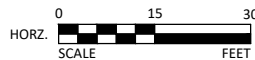
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AMBULATORY SURGERY CENTER
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

SHEET
C2.06



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LEGEND

B= BITUMINOUS
C= CONCRETE
G= GROUND
ME= MATCH EXISTING
GU= GUTTER
0" TC= 0" TOP CURB
2" TC= 2" TOP CURB
6" TC= 6" TOP CURB
-XXXXXXXX- GUTTER OUT

PEDESTRIAN RAMP NOTES:

- LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
- 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.

- ⬆ 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%.
- ⬆ 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%.

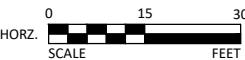
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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
GRADING PLAN

SHEET

C3.01

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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
GRADING PLAN

SHEET

C3.02

LEGEND

B= BITUMINOUS
C= CONCRETE
G= GROUND
ME= MATCH EXISTING
GU= GUTTER
0" TC= 0" TOP CURB
2" TC= 2" TOP CURB
6" TC= 6" TOP CURB
-XXXXXXX GUTTER OUT

PEDESTRIAN RAMP NOTES:

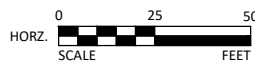
- LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
- TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS 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%.

⬆ P 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%.



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UTILITY & DRAINAGE PLAN

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PLANTING PLAN 24X134905.LOI.dwg 6/25/2024 11:45:31 AM

LEGEND:

-  OVERSTORY TREE
-  EVERGREEN TREE
-  SHRUBS & PERENNIALS
-  LANDSCAPE ROCK OR MULCH

LANDSCAPE CODE REQUIREMENTS:

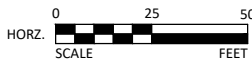
OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED = 220 LINEAR FEET / 50 = 5 OVERSTORY TREES
PROVIDED = 5 OVERSTORY TREES

REQUIRED = 220 LINEAR FEET / 25 = 9 EVERGREEN TREES
PROVIDED = 9 EVERGREEN TREES

SCREENING:
REQUIRED (& PROVIDED) = 4-8-FT MATURE HEIGHT AT 80%
OPACITY ALONG FRONTAGE

FOUNDATION LANDSCAPING:
REQUIRED (& PROVIDED) = PLANT MATERIAL PLACED
INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS



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PLANT SCHEDULE						
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT TYPE	MATURE SIZE
OVERSTORY TREES						
5	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5" CAL	B&B	40-50' H, 15-20' S
5	(TOTAL OVERSTORY)					
EVERGREEN TREES						
9	BH	Picea glauca densata	BLACK HILLS SPRUCE	6' TALL	B&B	30-40' H, 7-10' S
9	(TOTAL EVERGREEN)					
SHRUBS						
30	JM	Juniperus chinensis 'Maney'	MANEY JUNIPER		5 GAL	6' H, 5' S
28	RD	Cornus sericea	ARCTICE FIRE RED DOGWOOD		5 GAL	4-5' H, 3-5' S
58	(TOTAL SHRUB)					
PERENNIALS & GRASSES						
20	CA	Calamagrostis acutiflora	KARL FOERSTER FEATHER REED GRASS		1 GAL	4-6' H, 2-3' S
10	MC	Spirea x japonica 'Walburna'	MAGIC CARPET SPIREA		1 GAL	1.5-2' H, 1.5-2' S
30	(TOTAL PERENNIALS & GRASSES)					

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CLIENT PROJ. NO.	NO.	ISSUED FOR	DATE
24X134905			

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER

PLANTING PLAN

SHEET

L1.01

GENERAL LANDSCAPE IMPROVEMENT NOTES:

- PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. ALL BEDS ABUTTING TURF AREAS SHALL BE EDGED WITH A NATURAL SPADED EDGE.
- WHEREVER A SURFACE PARKING AREA FACES STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED WITH A HEDGE OR PLANTING THAT IS BETWEEN 4 AND 8 FEET. THIS SCREENING MUST BE YEAR ROUND. THE PLANT MATERIAL MUST BE ABLE TO ACHIEVE THIS HEIGHT (BETWEEN 4 AND 8 FEET) WITHIN 1 YEAR OF THE CONSTRUCTION OF THE PARKING LOT.
- ESTABLISH TURF IN ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING.
- REFER TO MNDOT SPECIFICATION 2571 FOR PLANT INSTALLATION AND ESTABLISHMENT.
- ROCK MULCH OR WOOD TO BE PLACED IN ALL PLANTING BEDS.
- CONTRACTOR TO DESIGN AND BUILD PERMANENT IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS, IF NECESSARY OR REQUESTED BY THE OWNER. CONTRACTOR TO SUBMIT IRRIGATION AND SHOP DRAWING TO OWNERSHIP FOR APPROVAL.

TURF ESTABLISHMENT:
SEE EROSION & SEDIMENT CONTROL
PLAN FOR TURF ESTABLISHMENT

2 CA, 1 MC (5 EA)

LANDSCAPE EDGER
AT PROPERTY LINE

ADAMS STREET

ELWIN ROAD

BUILDING
FFE=1007.0

LANDSCAPE EDGER

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LIC. NO. 59617 DATE XX/XX/XXXX



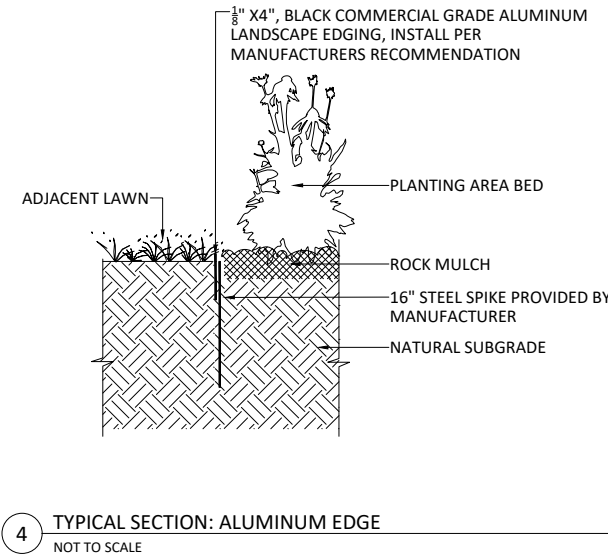
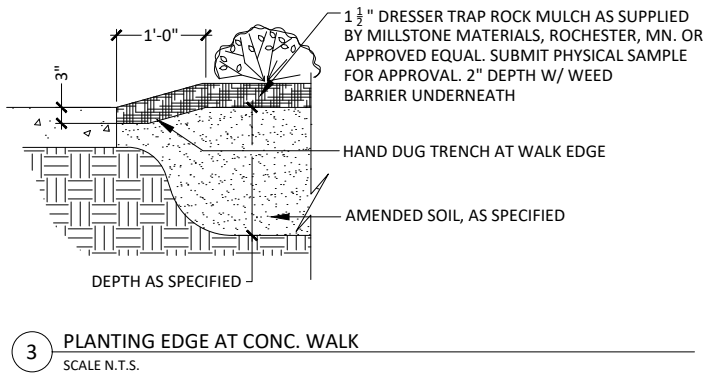
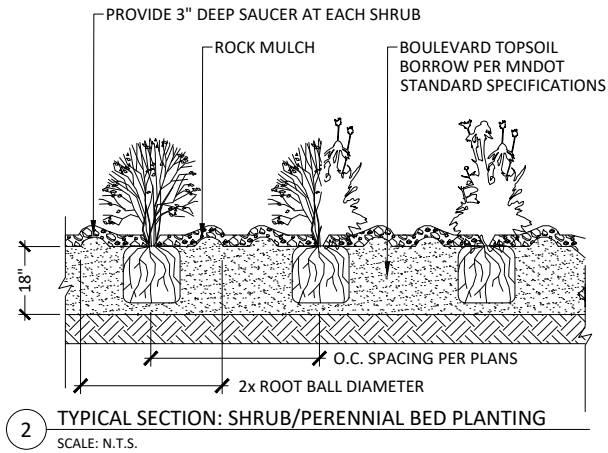
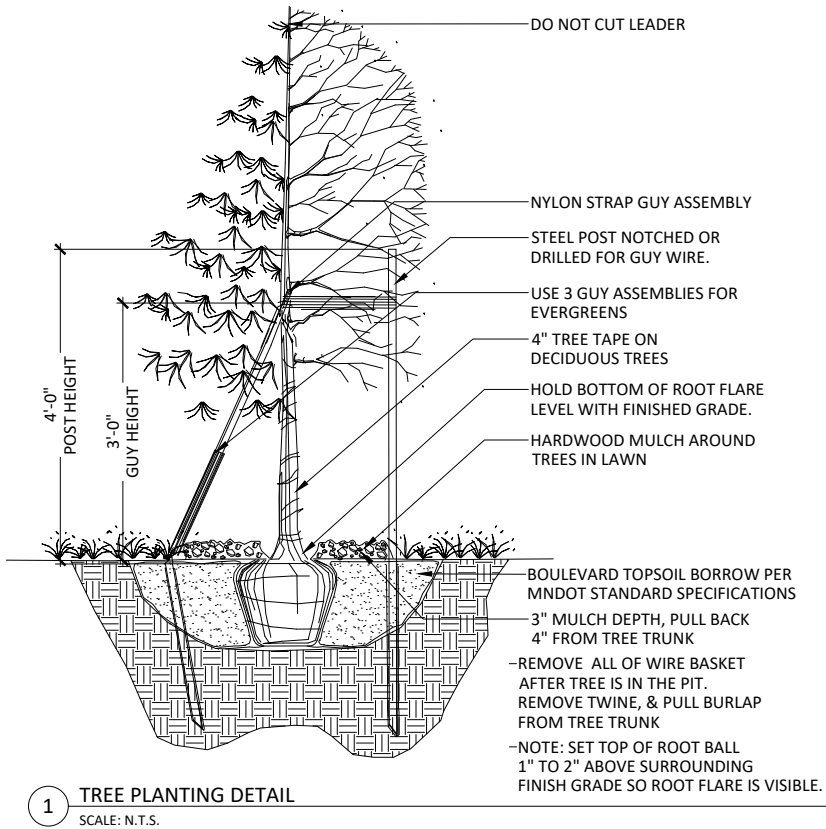
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24X.134905			

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
PLANTING DETAILS

SHEET

L1.02







1
A201
ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD		DESCRIPTION
ISSUE #	DATE	
1	2024-09-25	CITY SUBMITTAL

OPHTHALMOLOGY
ASSOCIATES
15111 ADAMS STREET
MANKATO, MN 56001

FLOOR PLAN

PROJECT NO: 24-051
DRAWN BY: DK, BW
CHECKED BY: DM



ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	2024-06-25	CITY SUBMITTAL

A240

6/25/2024 10:59:10 AM

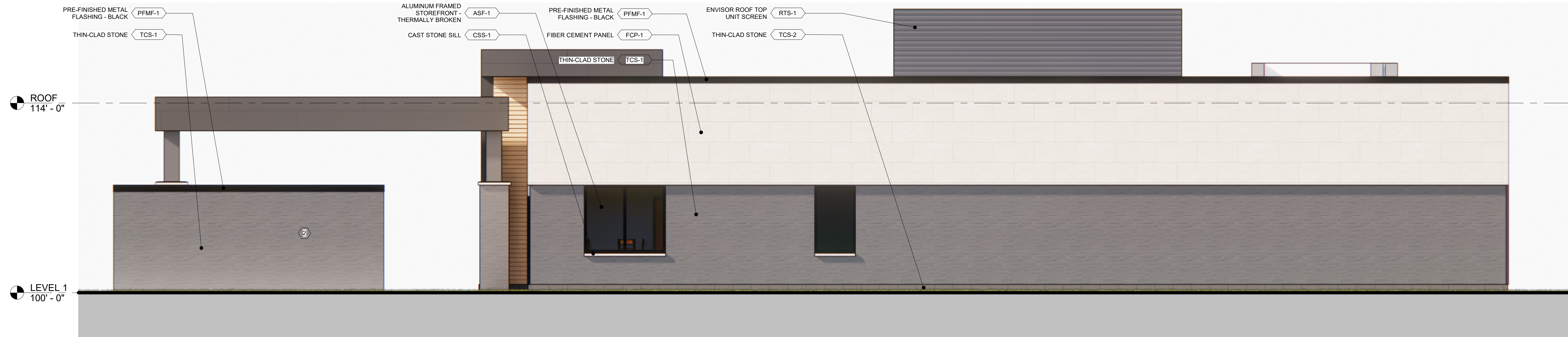
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SPERIDES REINERS ARCHITECTS, LLC

A diamond-shaped stamp with a double border. Inside, the text "PRELIMINARY NOT FOR CONSTRUCTION" is written in a bold, sans-serif font, rotated 45 degrees counter-clockwise.

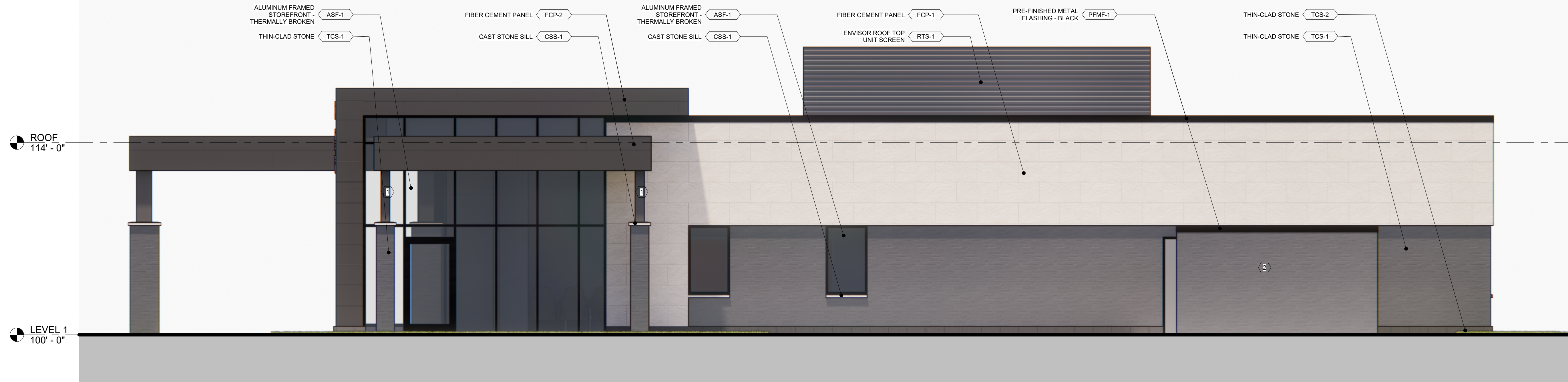
SRA | **Architecture + Interiors**



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

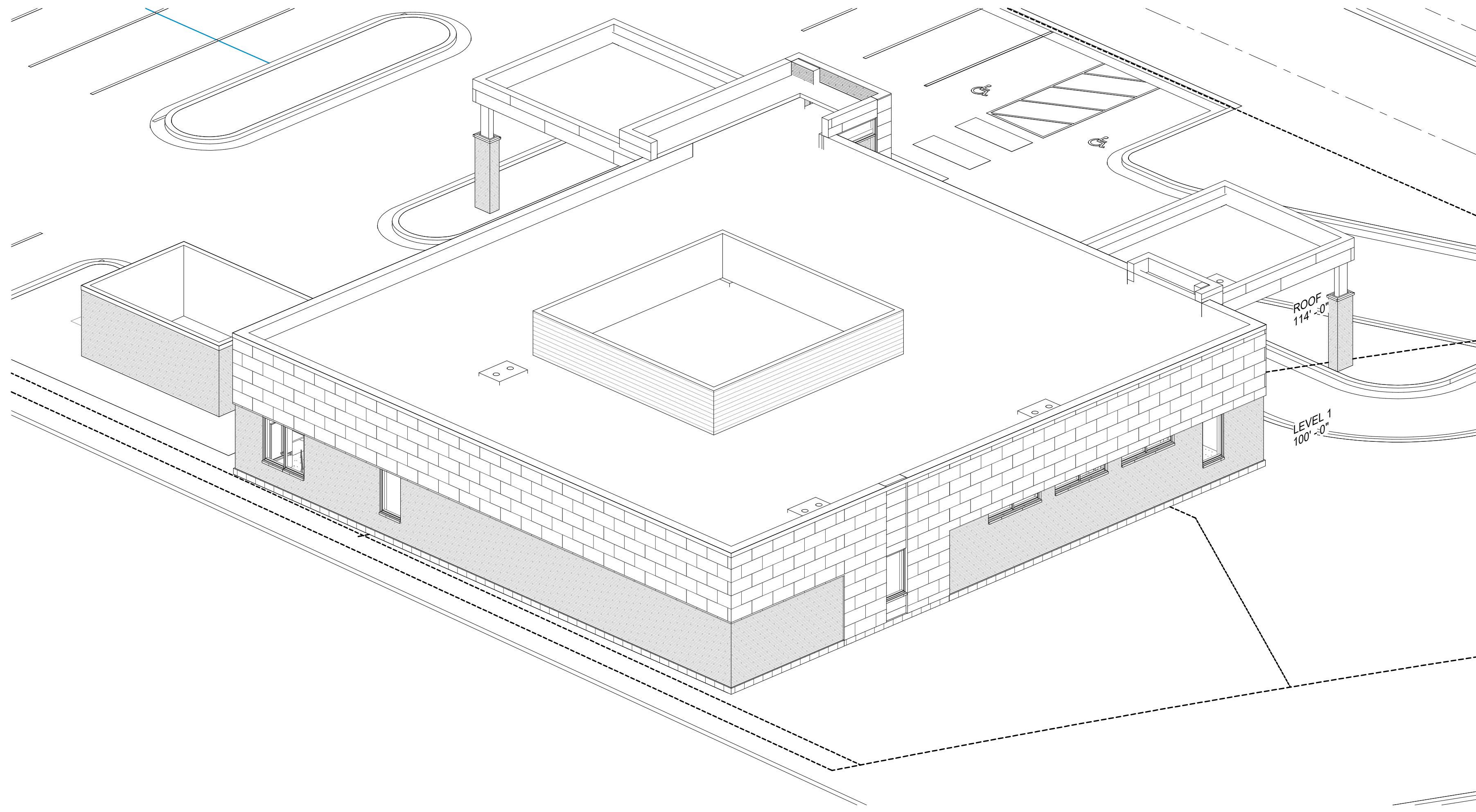
EXTERIOR ELEVATION KEYNOTES

- CANOPY SUPPORT COLUMN - POWDER-COAT BLACK
- GENERATOR ENCLOSURE

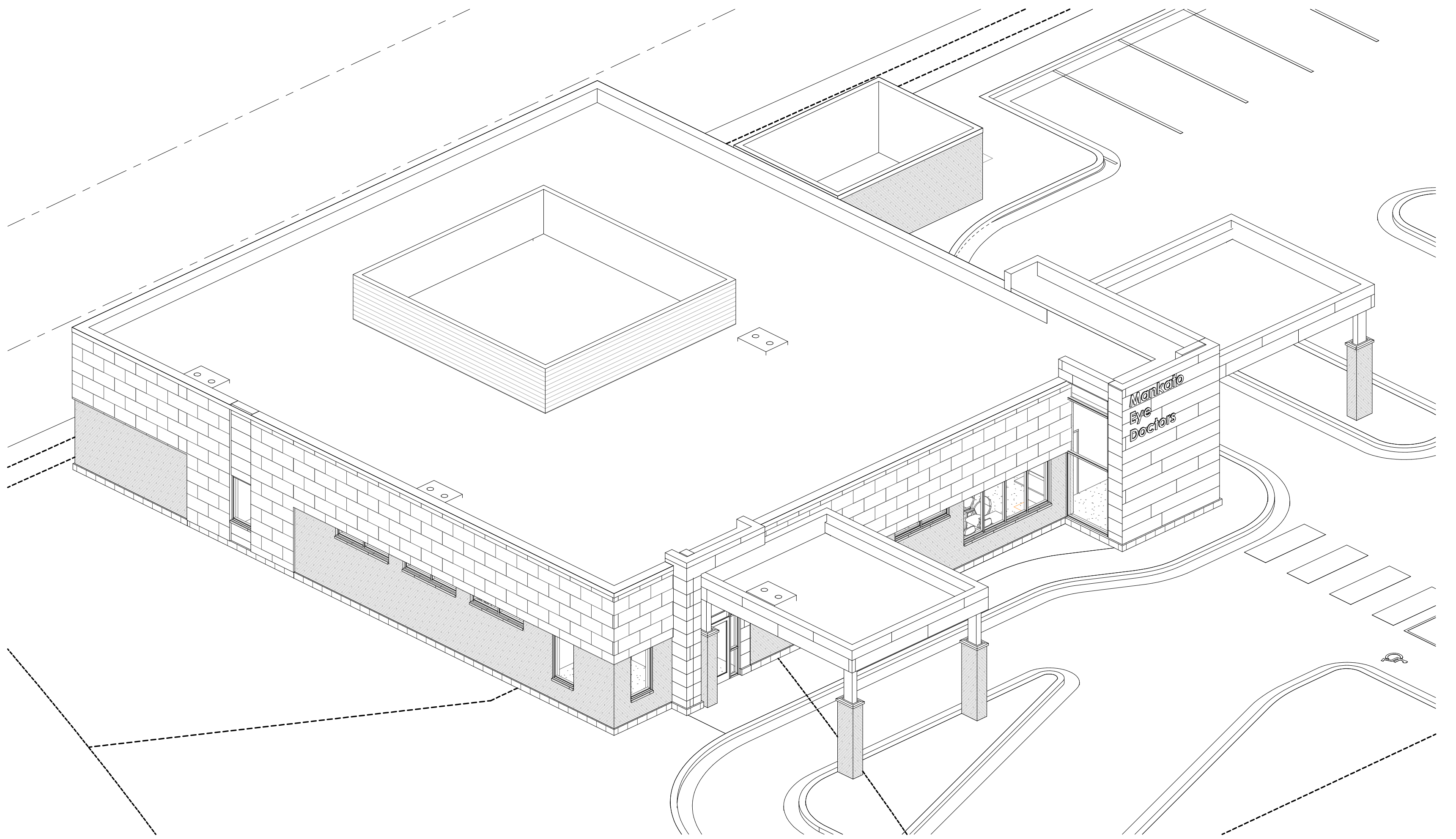
EXTERIOR MATERIAL LEGEND

MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
ASF-1	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN	EFCO			BLACK MULLIONS
CSS-1	CAST STONE SILL				
FCP-1	FIBER CEMENT PANEL	NICHBA	SANDSTONE	DESERT BEIGE	
FCP-2	FIBER CEMENT PANEL	NICHBA	ILLUMINATION	RAVEN	
PFMF-1	PRE-FINISHED METAL FLASHING - BLACK	FIRESTONE		BLACK	
RTS-1	ENVISOR ROOF TOP UNIT SCREEN	CITYSCAPES	CORRUGATED METAL	ELECTRIC BLACK	HORIZONTAL 4.0
TCS-1	THIN-CLAD STONE	ARRISCRAFT	STACK	ANVIL	STACK THIN BUILDING STONE
TCS-2	THIN-CLAD STONE	ARRISCRAFT	MIDTOWN 5-78"	MANHATTAN	

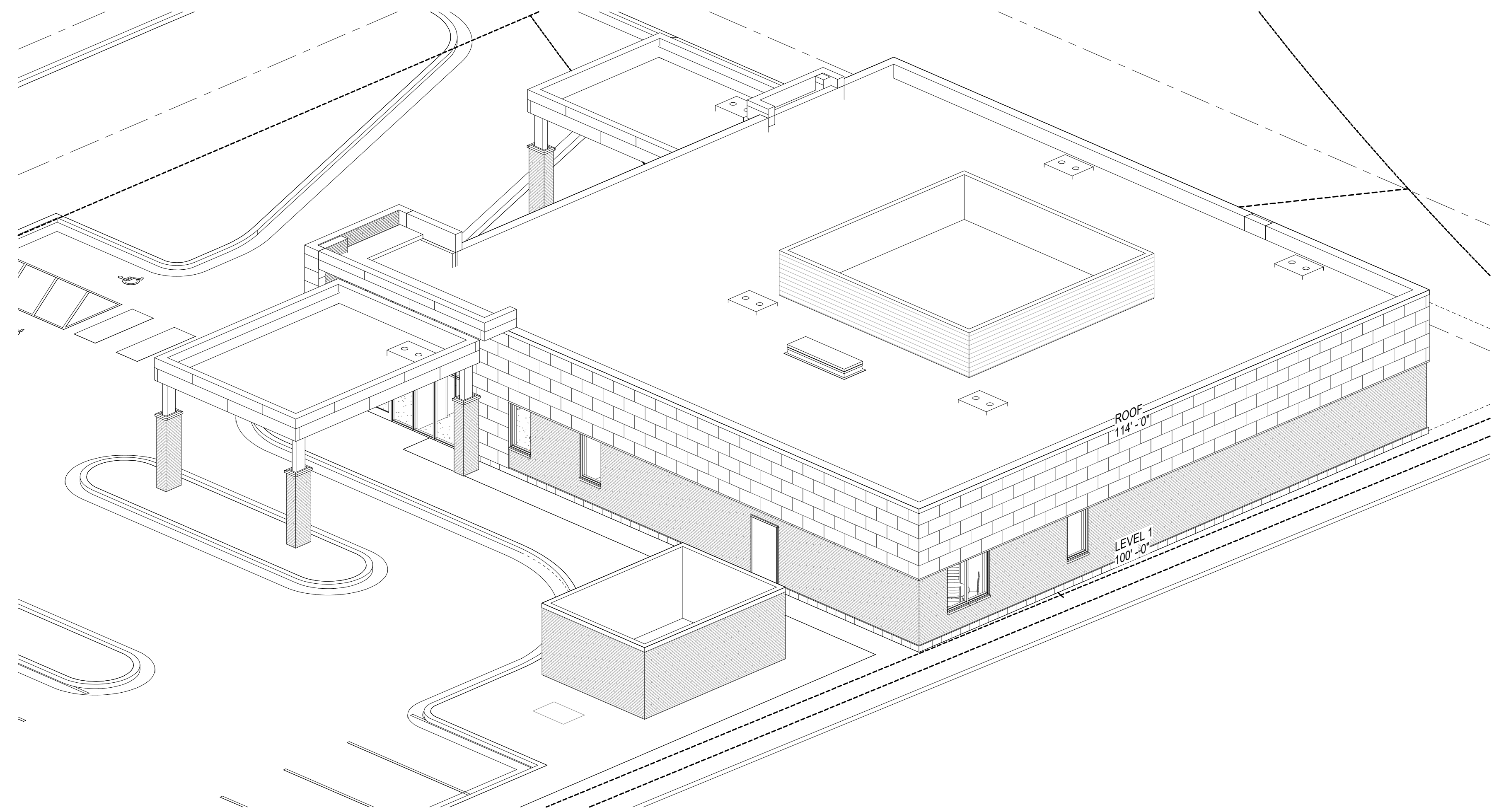
ISSUE #	DATE	DESCRIPTION
1	2024-09-25	CITY SUBMITTAL



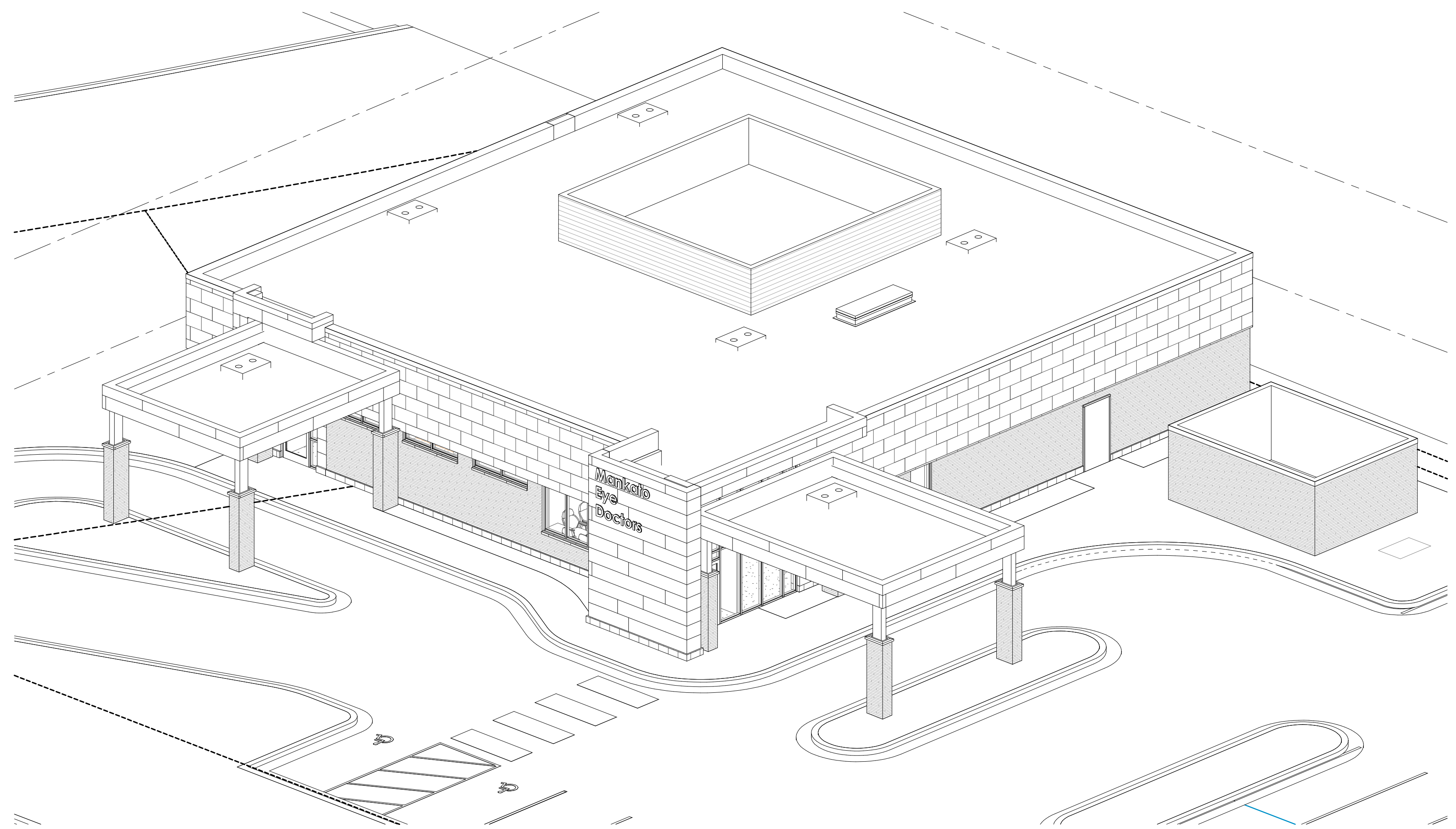
1
A301
NORTHEAST AXON
SCALE:



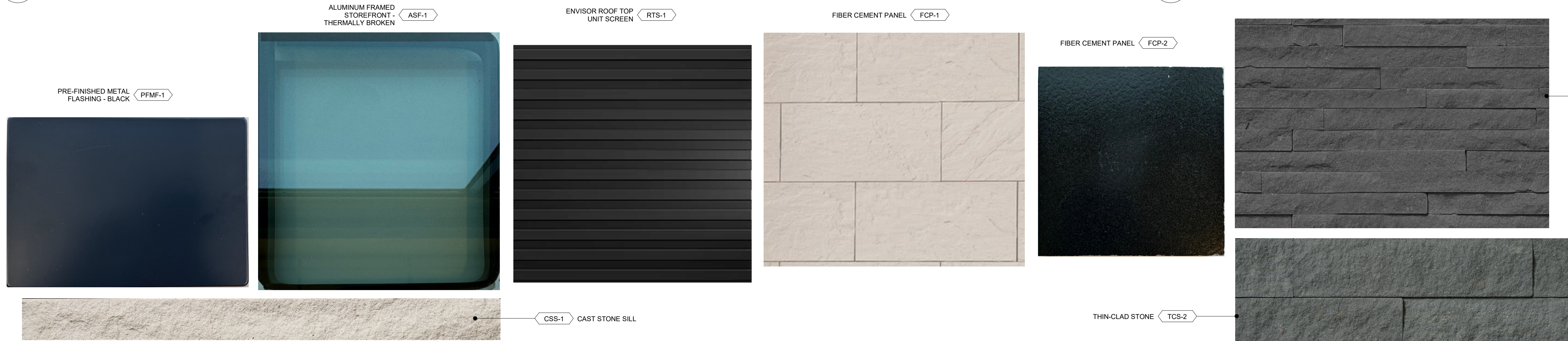
2
A301
NORTHWEST AXON
SCALE:



3
A301
SOUTHEAST AXON
SCALE:



4
A301
SOUTHWEST AXON
SCALE:



MATERIALS
3/4" = 1'-0"

EXTERIOR MATERIAL LEGEND					
MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
ASF-1	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN	EFCO			BLACK MULLIONS
CSS-1	CAST STONE SILL				
FCP-1	FIBER CEMENT PANEL	NICHIA	SANDSTONE	DESERT BEIGE	
FCP-2	FIBER CEMENT PANEL	NICHIA	ILLUMINATION	RAVEN	
PFMF-1	PRE-FINISHED METAL FLASHING - BLACK	FIRESTONE		BLACK	
RTS-1	ENVISOR ROOF TOP UNIT SCREEN	CITYSCAPES	CORRUGATED METAL	ELECTRIC BLACK	HORIZONTAL 4.0
TCS-1	THIN-CLAD STONE	ARRISCRAFT	STACK	ANVIL	STACK THIN BUILDING STONE
TCS-2	THIN-CLAD STONE	ARRISCRAFT	MIDTOWN 5-7/8"	MANHATTAN	



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Mankato, MN 56001-5900

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

Stormwater Management Memorandum

Date: June 25, 2024
To: Michael McCarty, P.E. – Assistant City Engineer, City of Mankato
From: Alec Pietz, P.E. – Project Manager
Subject: Ophthalmology Associates – Ambulatory Surgery Center
BMI Project No.: 24X.134905

I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for Lot 1 Block 1 of Elwin Addition No. 4 in Mankato, Minnesota. The proposed project consists of an ambulatory surgery center (~5,500 SF), parking lot construction, and site grading. Stormwater management has been accounted for in previous development projects with the construction of Kearney Pond. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Le Sueur County, 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 (7.20") events are reported for relevant data in this report.

II. Existing Site Hydrology

The site currently consists of farmland that ultimately drains to City of Mankato right-of-way. This drainage area was assumed to be accounted for in previous stormwater designs, but an existing 12-inch storm sewer is adjacent to the property. Modeling the property area of 1.5 acres at a curve number of 88 for typical local farmland yielded existing peak flows of:

Existing Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Existing Parcel (Farmfield) to City R/W and Storm Sewer	4.22	7.26	13.49
Total	4.22	7.26	13.49

While peak flow is not a design constraint for this project. Effort is proposed to be made to mitigate direct peak flows to City storm sewer, given the smaller size of downstream pipe.

III. Proposed Site Hydrology

The *Proposed Hydrology* figure illustrates the proposed improvements, drainage areas, storm sewer routing, and two small basins. The basins are not required for stormwater management but provide some peak mitigation and storage volume for certain storm events and snow storage. The volumes provided are:

- Snow Storage Basin – Elevations 1005 to 1007 = ~7,200 CF
- Basin – Elevations 1004 to 1006 = ~5,000 CF

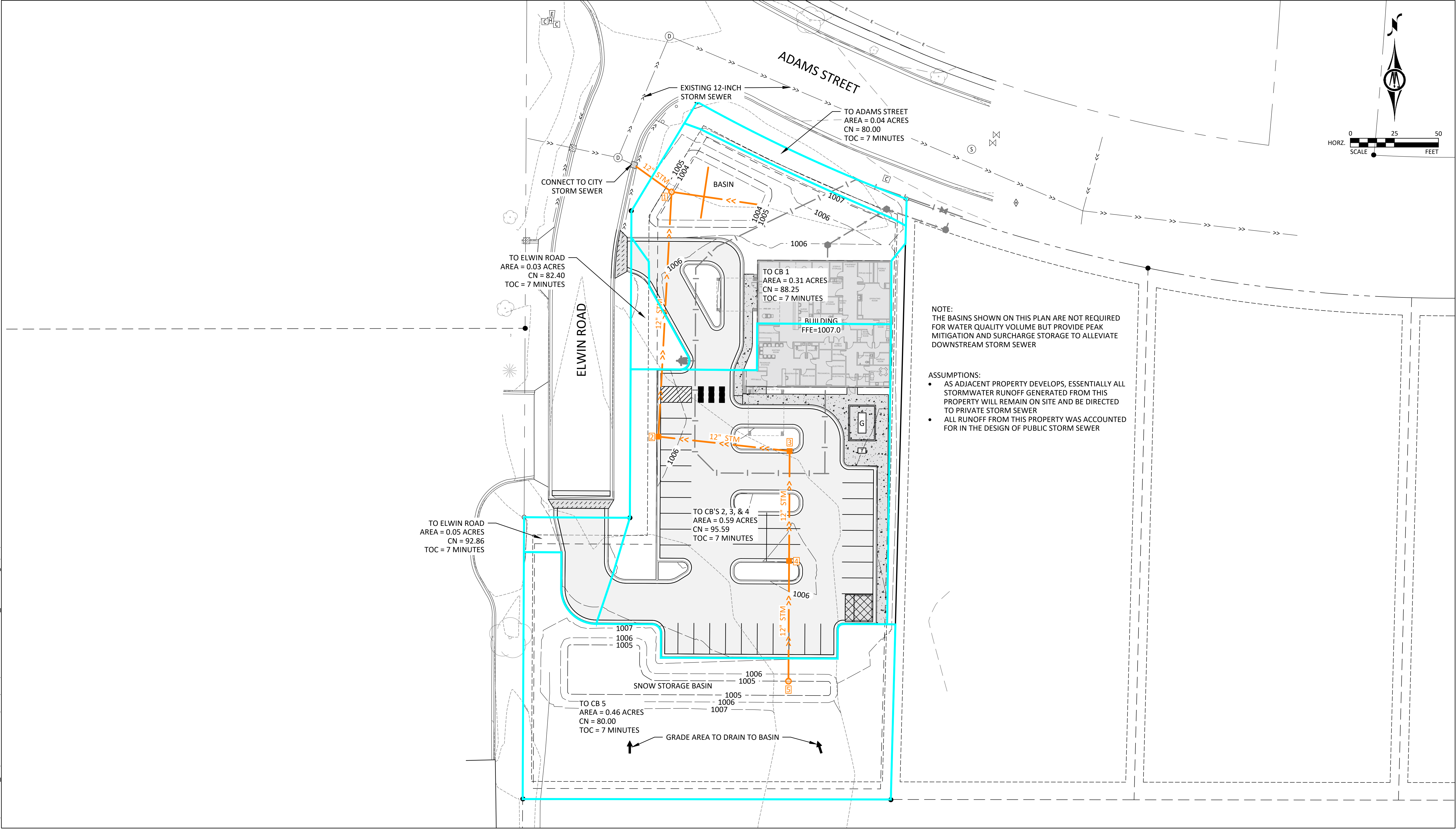
As a metric for comparison, the total storage volume could retain approximately 2-inches of runoff from the entire site if directly routed to the basins and with no outfall.

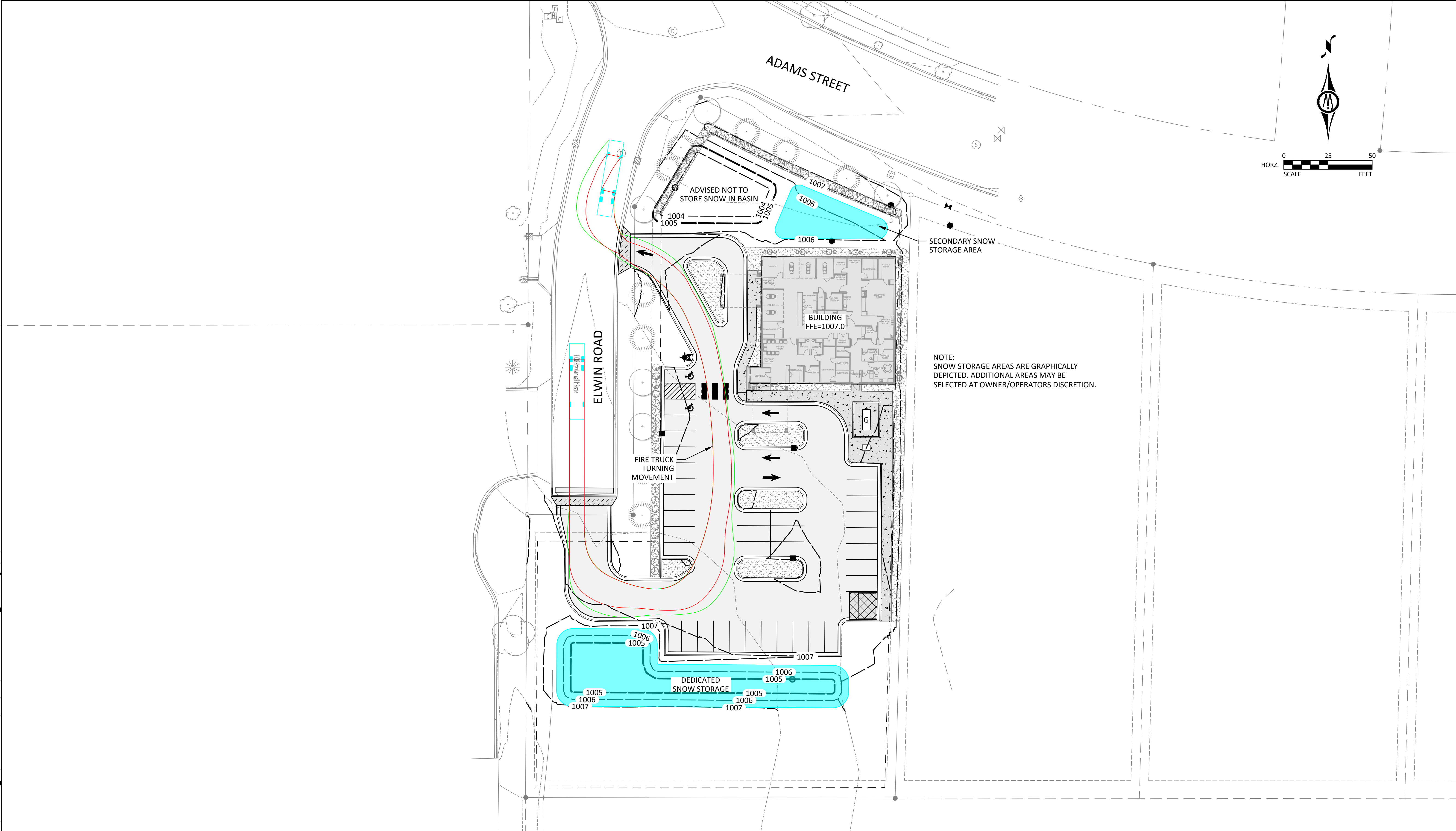
Proposed peak flow rates for the design storms were determined in SSA to be:

Proposed Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Direct To Elwin Storm Sewer	3.16	5.19	6.77
Overland to City R/W	0.35	0.60	1.14
Total	3.51	5.79	7.91
Existing Peak Rate	4.22	7.26	13.49

Again, while peak flow is not necessarily a design constraint for the project, the existing peak flows are referenced showing that they are not exceeded by this development.

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



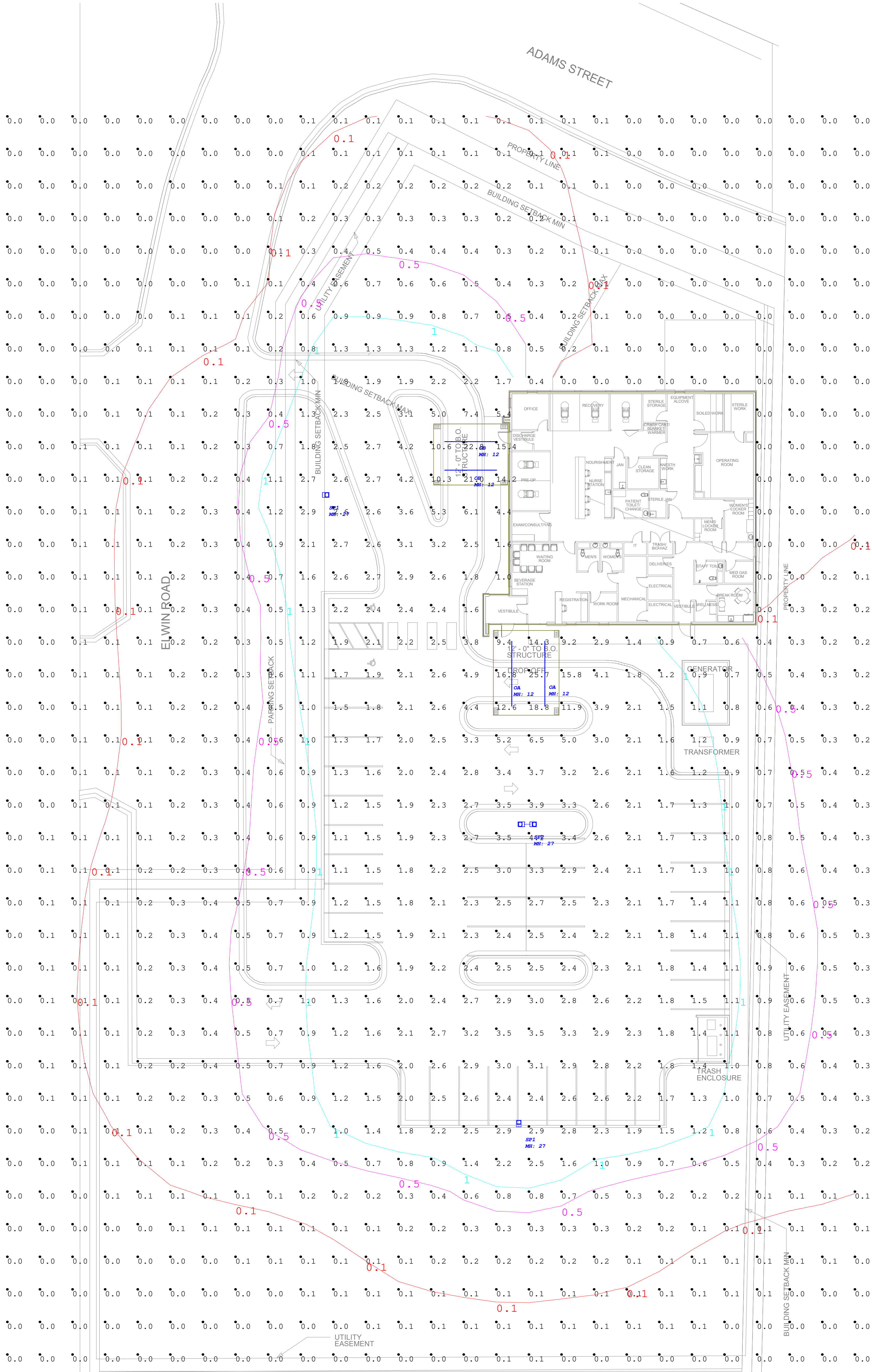


1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.78	25.7	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
—	2	OA		EX2R-500-80-35-SO-20-XX-XX-XX	GROUP	N.A.	N.A.	0.900
□ □	2	OB		EX2R-500-80-35-SO-16-XX-XX-XX	GROUP	N.A.	N.A.	0.900
□ □ □	2	SP1		PRV-PA2B-740-U-T3	Single	19667	151	0.900
□ □ □ □	1	SP2		PRV-PA2B-740-U-5WQ	Back-Back	20332	151	0.900



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

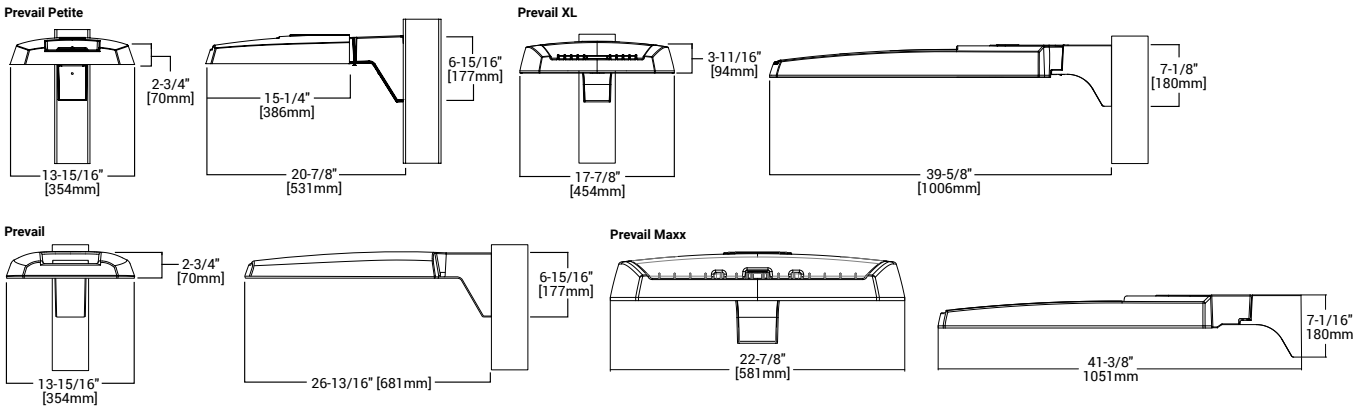
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

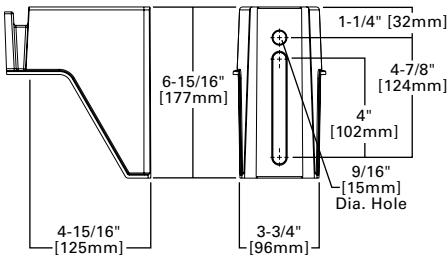
Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current ⁴					
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle	A =400mA Nominal B =700mA Nominal C =950mA Nominal D =1200mA Nominal	740 =70CRI, 4000K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	U =Universal, 120-277V H =High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V DV =DuraVolt, 277-480V ^{5, 6}	T2R =Type II Roadway T2U =Type II Urban T3 =Type III T4W =Type IV Wide 5WQ =Type V Square Wide	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA =Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM = Adjustable Arm – Wall Mount ²⁹ ADJA =Adjustable Arm – Pole Mount ²⁹ ADJS =Adjustable Arm – Slipfitter, 3” vertical tenon ²⁹ SP2 =Adjustable Arm – Slipfitter, 2 3/8” vertical tenon ^{27, 29}	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Buy American Act Compliant ³ TAA-PRV =Prevail TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle PA2 =2 Panels, 48 LED Rectangles	A =700mA Nominal B =950mA Nominal					
PRV-XL =PRV XL BAA-PRV-XL =Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL =Prevail XL TAA Trade Agreements Act Compliant ³	PA3 =3 Panels, 72 LED Rectangles PA4 =4 Panels, 96 LED Rectangles	A =750mA Nominal B =950mA Nominal					
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Buy American Act Compliant ³ TAA-PRV-M =Prevail Maxx TAA Trade Agreements Act Compliant ³	PA6 = 6 Panels, 144 LED Rectangles	A =600mA Nominal B =800mA Nominal C =1000mA Nominal D =1200mA Nominal					
Options (Add as Suffix)				Accessories (Order Separately) ^{20, 21}			
10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device F =Single Fuse (Used with Voltages 120, 277 or 347V) FF =Double Fuse (Used with Voltages 208, 240 or 480V) FADC =Field Adjustable Dimming Controller ³⁰ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CC =Coastal Construction finish ⁹ HSS =House Side Shield (Factory Installed) ⁷ HA =50°C High Ambient Temperature ⁸ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08 =Motion Sensor for Dimming Operation, Up to 8’ Mounting Height ^{11, 12, 13} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9’ - 20’ Mounting Height ^{11, 12, 13} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21’ - 40’ Mounting Height ^{11, 12, 13} SPB1 =Motion Sensor for Dimming Operation, BLE Interface, Up to 8’ Mounting Height ^{11, 14} SPB2 =Motion Sensor for Dimming Operation, BLE Interface, 8’ - 20’ Mounting Height ^{11, 14, 27, 28} SPB4 =Motion Sensor for Dimming Operation, BLE Interface, 21’ - 40’ Mounting Height ^{11, 14, 28}		WPS2XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7’ - 15’ Mounting Height ^{11, 12, 15, 16, 17} WPS4XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15’ - 40’ Mounting Height ^{11, 12, 15, 16, 17} WLS2XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7’ - 15’ Mounting Height ^{11, 12, 15, 16, 17} WLS4XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15’ - 40’ Mounting Height ^{11, 12, 15, 16, 17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18, 19}		PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-XL-ADJA-WM-XX = Adjustable Arm - Wall Mount Kit ²⁸ PRV-XL-ADJS-XX = Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2” O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2” O.D. Tenon		MA1017-XX =Single Tenon Adapter for 2-3/8” O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8” O.D. Tenon SRA238 =Tenon Adapter from 3” to 2-3/8” PRV/DIS-FDV =Full Drop Visor ²³ PRVXL/DIS-FDV =Full Drop Visor ¹⁸ HSS-VP =House Side Shield Kit, Vertical Panel ^{7, 24} HSS-HP =House Side Shield Kit, Horizontal Panel ^{7, 24} VGS-ARCH = Panel Drop Shield, Short VGL-ARCH = Panel Drop Shield, Long OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁶	
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PATD light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).							
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V. 27. Only available for PRV-M configurations. 28. Only for use with PRV-XL. 29. Fixed for PRV-M 30. Cannot be used with PR7 or other motion response control options.							

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

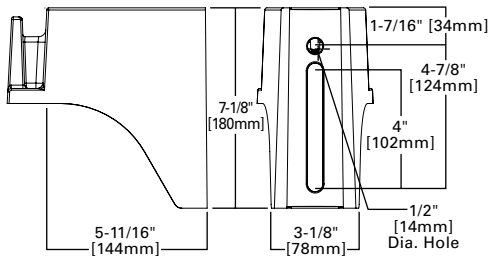
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card	S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Mounting Details

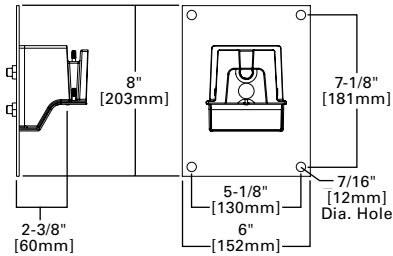
SA=QM Pole Mount Arm (PRV & PRV-P)



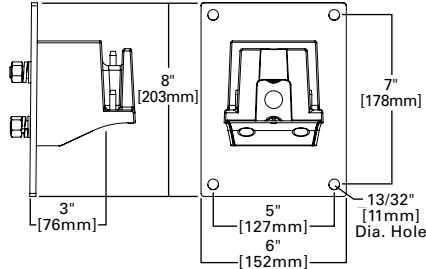
SA=QM Pole Mount Arm (PRV-XL)



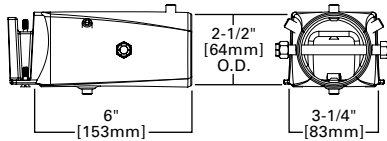
WM=QM Wall Mount Arm (PRV & PRV-P)



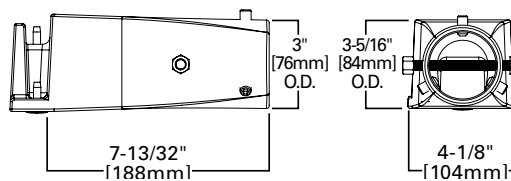
WM=QM Wall Mount Arm (PRV-XL)



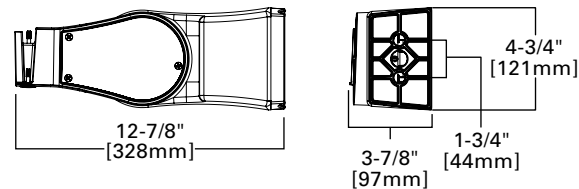
MA=QM Mast Arm (PRV & PRV-P)



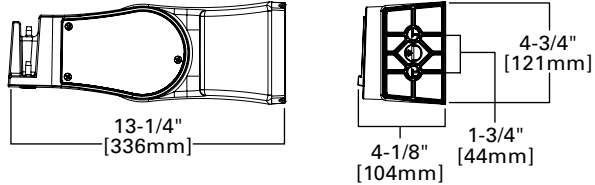
MA=QM Mast Arm (PRV-XL)



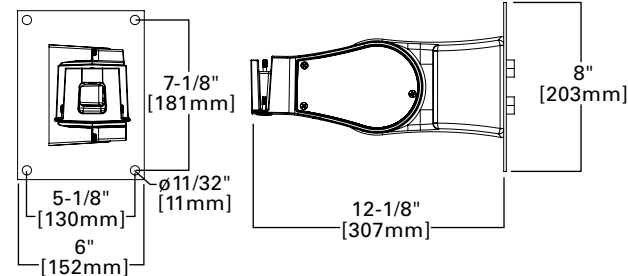
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



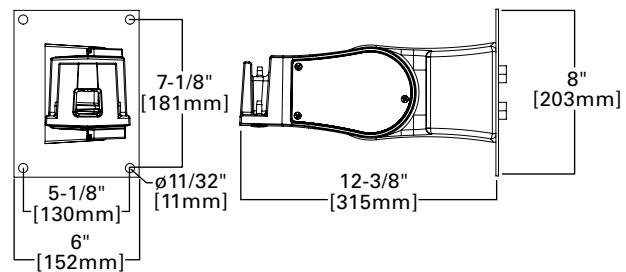
ADJA=Adjustable Arm Pole Mount (PRV-XL)



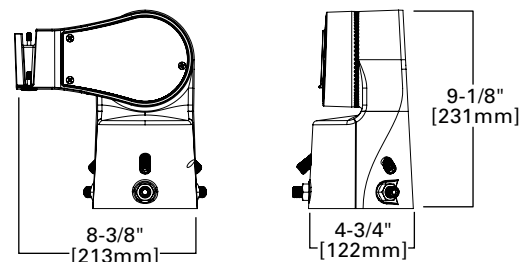
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



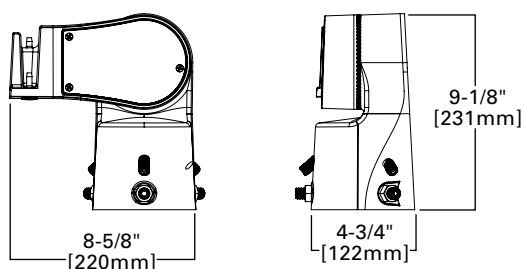
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

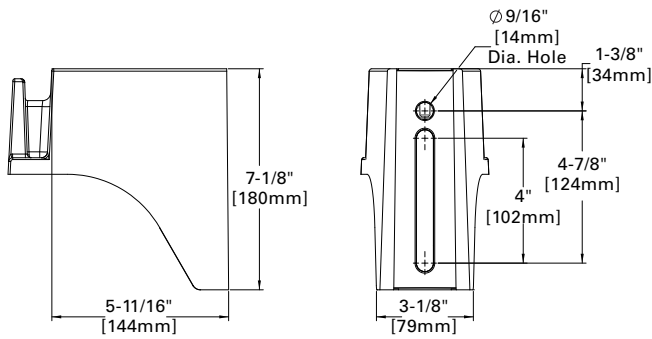


ADJS=Adjustable Slipfitter 3 (PRV-XL)

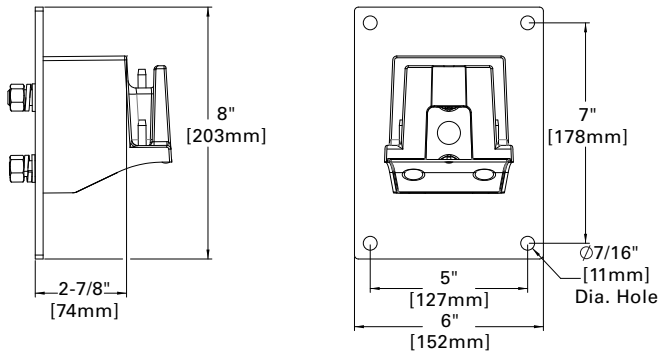


Mounting Details

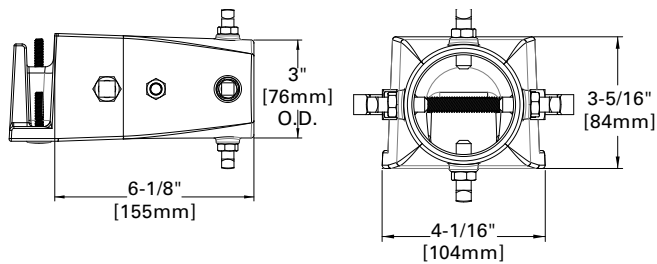
SA=QM Pole Mount Arm (PRV-M)



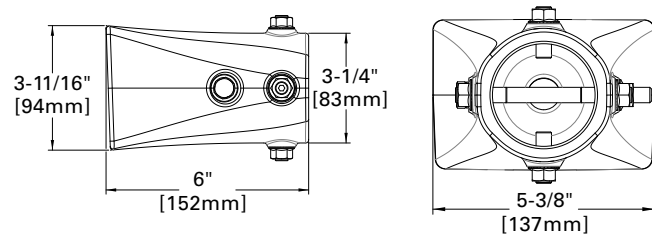
WM=QM Wall Mount Arm (PRV-M)



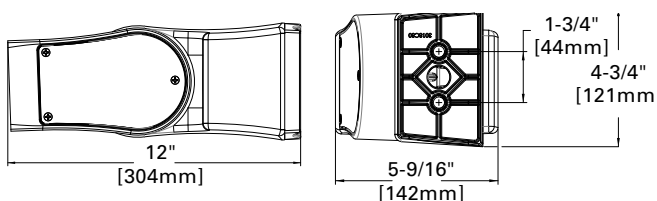
MA=QM Mast Arm (PRV-M)



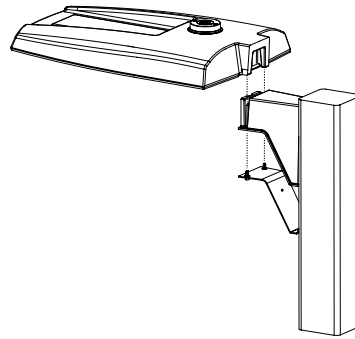
FMA=Fixed Mast Arm (PRV-M)



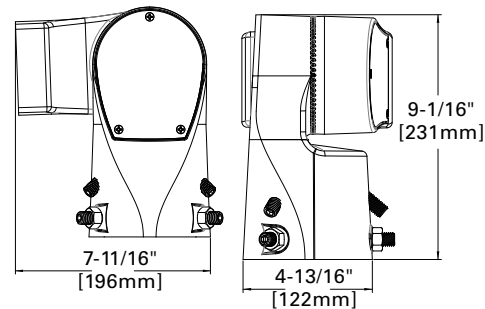
ADJA=Adjustable Pole Mount Arm (PRV-M)



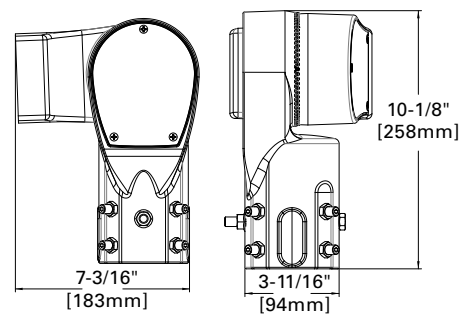
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



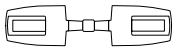
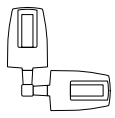
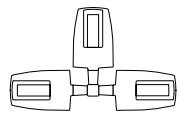
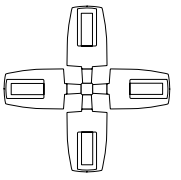
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

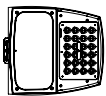
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

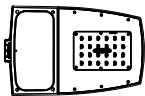
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

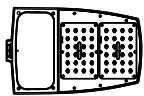
PRV-P-PA1X



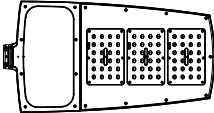
PRV-PA1X



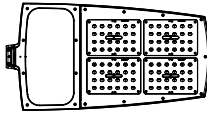
PRV-PA2X



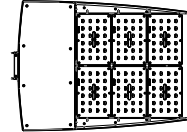
PRV-XL-PA3X



PRV-XL-PA4X



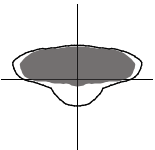
PRV-M-PA6X



Optical Distributions

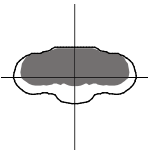
T2R

(Type II Roadway)



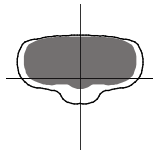
T2U

(Type II Urban)



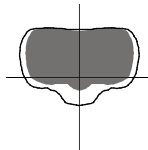
T3

(Type III)



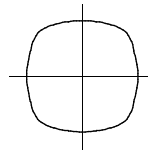
T4W

(Type IV Wide)



5WQ

(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated

- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens ¹	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

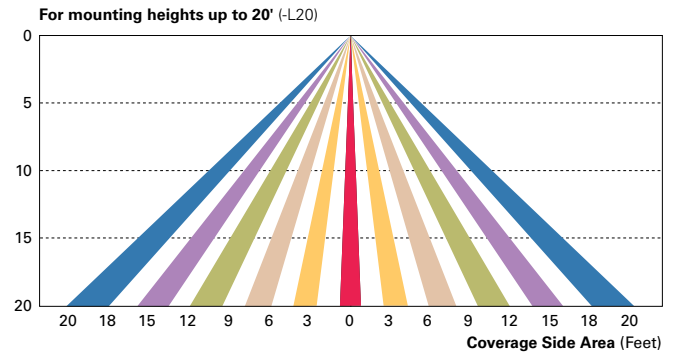
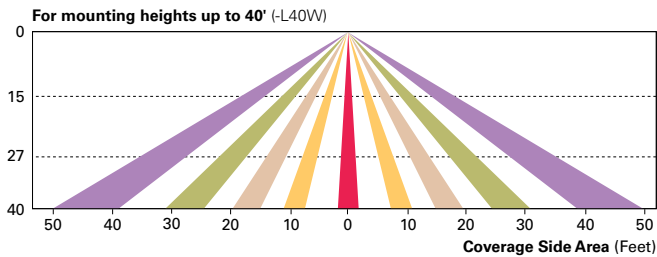
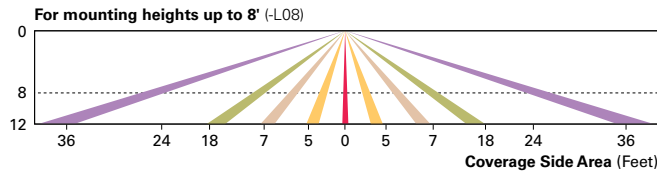
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

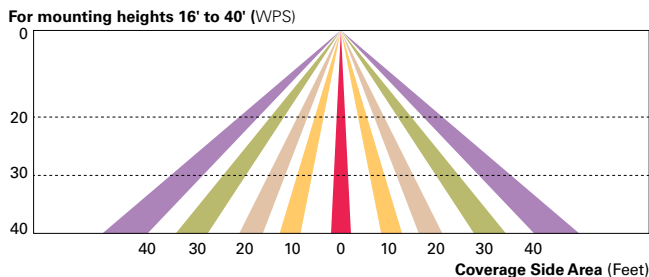
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



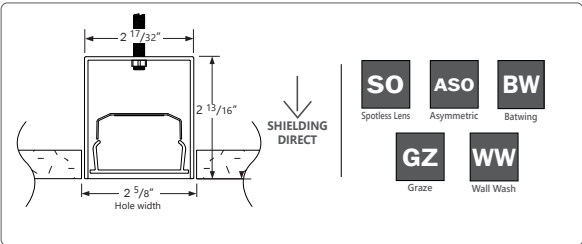
LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



Project

Type

Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

Ordering Guide



EX2R									
PRODUCT ID		NOM. LUM/FT		CRI		COLOR TEMP. (choose one)		SHIELDING DIRECT	
EX2R	Extend 2 Recessed	300	300 lm/ft - min	80	80 CRI	27	2700 K	SO	spotless lens
		750	750 lm/ft - max for GZ, WW, ASO*	90	90 CRI	30	3000 K	GZ	graze
						35	3500 K	WW	wallwash
		1000	1000 lm/ft - max			40	4000 K	ASO	asymmetric
						50	5000 K	BW	batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.		Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.						Choose only one of the options above;	

● CONSTRUCTION

Housing	Extruded aluminum (0.08" nominal) Up to 70% recycled content
End Cap	Cast aluminum
Interior Brackets	Die formed sheet steel (18 gauge)
Gaskets	Silicone rubber
Lens Gaskets	Extruded elastomer
Lens	Extruded acrylic
Fasteners	All external fasteners are tamper proof TORX T20

● OPTICS

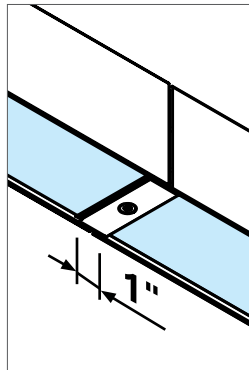


SO	Spotless lens;
ASO	Asymmetric Spotless lens;
WW	Wallwash;
BW	Batwing;
GZ	Graze.

Impact modified PMMA lens used for all shielding options.

● SYSTEM (S(L))

Lengths of 2'-12' standalone are available. Runs of EXTEND2 that are greater than 12' in length are designated as systems (S(L)). System runs are comprised of a combination of 4' to 8' sections to be assembled on site using our joining system which includes a 1" sealed joiner plate. For more information on systems and joining, please refer to the EXTEND2 installation sheets available for download at www.axislighting.com.



● WEIGHT

Recessed 4ft	9 lbs / 4.1 kg
Recessed 8ft	18 lbs / 8.2 kg
Recessed 12ft	27 lbs / 12.3 kg

● FINISHES

Powder coated and custom finishes are also available.

● OTHER MOUNTING OPTIONS

EXTEND 2 is also available with pendant, surface and wall mounted options.

- ❗ Specification sheets and installation sheets for all mountings for EXTEND 2 luminaires are available for download at www.axislighting.com

● ELECTRICAL

DP	0-10V dimming driver. Ambient operating temperature -30°C - +40°C
DPX	0-10V dimming driver with extended temperature range (-40°C - +50°C)
Lutron driver	LDE1 - Hi-lume 1% EcoSystem with Soft-on, Fade-to-Black (min ambient operating temperature - 0°C (32°F).
Other drivers	DALI* - Digital Addressable Lighting Interface DMX* - Digital Multiplex Xitanium SR* - For wireless sensor
Choose driver from available options. * Ambient operating range: -20°C - +40°C	

Emergency	B(#) Integral Emergency Battery pack, 3ft minimum. Operating temperature (-20° to 50°C) for 120V to 277V; (0°C to 50°C) for 347V BR(#) Remote emergency battery pack operating temperature range (-20°C- +50°C) for 120V to 277V; (0°C - +50°C) for 347V.
------------------	--

Input Voltage 120V, 277V, 347V, UNV.

Surge Protection Extend comes standard with surge protection device.

- ❗ Incorporating these components may have limitations or affect the length of the luminaire. Please contact factory for more details.

● LED SYSTEM

CRI	Minimum 80 or 90 color rendering index.
CCT Single Color	Choice of 2700K, 3000K, 3500K, 4000K and 5000K color temperature with a great color consistency (within 3-step MacAdam ellipse). Both within fixture and fixture to fixture.
LED life	Minimum 50,000h with 85% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.
Thermal Management	Aluminum housing acting as the heat sink to maximize life.
Environment	Dry and wet location rated IP66 for outdoor or indoor use. Impact resistant rated IK10.

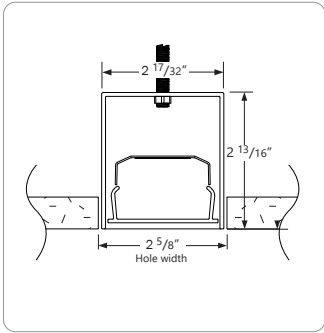
● APPROVALS

Certified wet locations to UL and CUL standards. IP66 and IK10 rated.

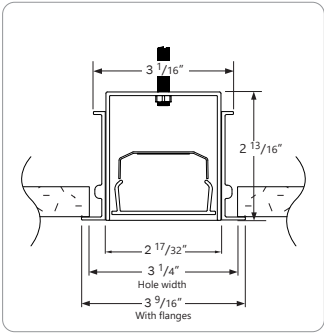
● WARRANTY

Limited 5-year warranty is available. Warranty is valid provided luminaires are installed and used according to specifications. For full terms and conditions, please consult warranty section at axislighting.com.

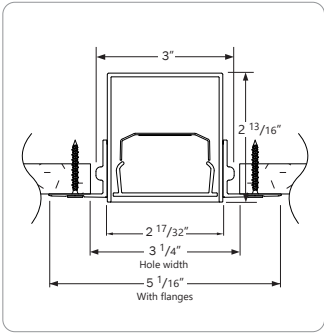
● CEILING MOUNTING OPTIONS



D FLANGELESS WITH 1/4-20 STUD MOUNTING

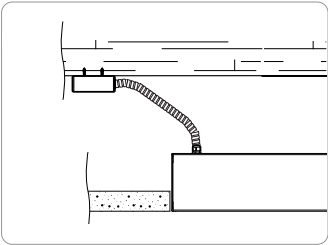


DF VISIBLE FLANGES WITH 1/4-20 STUD MOUNTING



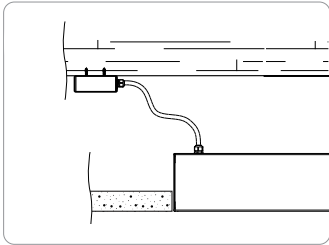
DS SPACKLE FLANGES

● POWER FEED



7/8" Diameter opening provided. Conduit and electrical connection by others.

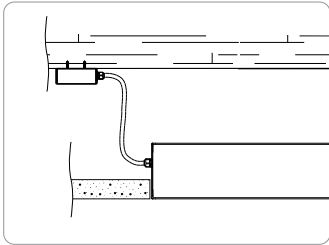
STANDARD



TF TOP FEED

OPTIONAL

Liquid tight connector and 10ft of plenum rated power cable provided.



EF END FEED

OPTIONAL

Liquid tight connector and 10ft of plenum rated power cable provided.

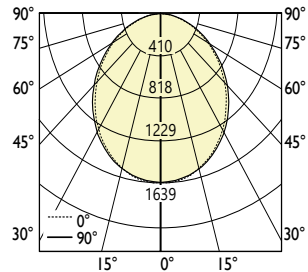
● PHOTOMETRIC DATA

SO - Spotless lens

1000 lm/ft



PHOTOMETRIC CURVE



Lumen/ft: 1000 lm/ft
Total Lumens: 3982 lm (for 4ft)
Input Watts: 39.5 W
Efficacy: 101 lm/W
 IES FILE: EX2R-1000-80-35-SO-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	1639	1639	1639	1639	1639
5	1626	1621	1622	1620	1626
15	1539	1533	1532	1527	1526
25	1377	1370	1366	1355	1354
35	1165	1159	1150	1134	1134
45	928	923	916	898	897
55	687	682	677	658	657
65	451	445	440	425	421
75	224	221	216	203	203
85	44	43	39	33	33
90	3	3	3	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	154
10-20	432
20-30	630
30-40	722
40-50	709
50-60	608
60-70	439
70-80	233
80-90	54
90	

LUMINANCE DATA (cd/m²)

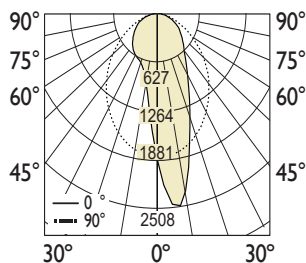
Vertical Angle	Horizontal Angles		
	0	45	90
45	37100	36644	35884
55	33888	33389	32377
65	30182	29417	28191
75	24519	23546	22127
85	14416	12814	10812

GZ Graze

750 lm/ft



PHOTOMETRIC CURVE



Lumen/ft 750 lm/ft
Total Lumens: 2971 lm (for 4ft)
Input Watts: 28.8 W
Efficacy: 103 lm/W
 IES FILE: EX2R-750-80-35-GZ-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	2105	2105	2105	2105	2105
5	2092	2304	2435	2492	2508
15	1961	2361	2115	1824	1745
25	1688	1903	1381	1116	1062
35	1294	1295	869	749	738
45	849	786	585	571	583
55	510	462	401	424	438
65	280	263	250	272	276
75	126	122	121	123	117
85	26	27	27	25	25
90	3	3	2	2	2

ZONAL LUMENS

Zone	Lumens
0	
0-10	190
10-20	453
20-30	544
30-40	534
40-50	468
50-60	371
60-70	254
70-80	128
80-90	30
90	

LUMINANCE DATA (cd/m²)

Vertical Angle	Horizontal Angles		
	0	45	90
45	16868	11615	11585
55	12499	9831	10726
65	9313	8296	9160
75	6836	6554	6362
85	4196	4398	4033

i All IES files are available for download at: www.axislighting.com

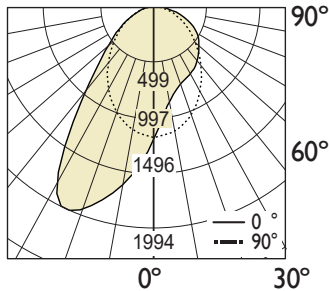
● PHOTOMETRIC DATA

WW Walwash

750 lm/ft



PHOTOMETRIC CURVE



Lumen/ft: 750 lm/ft
Total Lumens: 2987 lm (for 4ft)
Input Watts: 29.6 W
Efficacy: 101 lm/W

IES FILE: EX2R-750-80-35-WW-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

	Horizontal Angles				
Vertical Angle	0	22.5	45	67.5	90
0	1232	1232	1232	1232	1232
5	1222	1149	1097	1057	1052
15	1134	948	852	807	797
25	965	752	693	686	690
35	751	584	578	611	634
45	535	440	471	535	570
55	362	313	356	437	477
65	224	203	235	312	343
75	113	103	120	156	162
85	24	23	26	22	21
90	3	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	342
20-30	541
30-40	610
40-50	527
50-60	404
60-70	274
70-80	139
80-90	33
90	

LUMINANCE DATA (cd/m²)

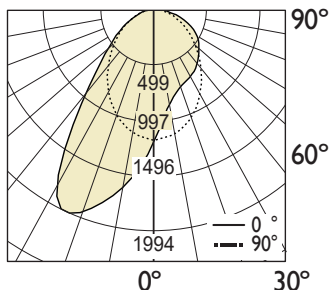
	Horizontal Angles		
Vertical Angle	0	45	90
45	10630	9359	11321
55	8858	8728	11689
65	7462	7806	11399
75	6114	6524	8813
85	3919	4146	3429

ASO Asymmetric

750 lm/ft



PHOTOMETRIC CURVE



Lumen/ft: 750 lm/ft
Total Lumens: 2987 lm (for 4ft)
Input Watts: 29.6 W
Efficacy: 101 lm/W

IES FILE: EX2R-750-80-35-ASO-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

	Horizontal Angles				
Vertical Angle	0	22.5	45	67.5	90
0	1232	1232	1232	1232	1232
5	1222	1149	1097	1057	1052
15	1134	948	852	807	797
25	965	752	693	686	690
35	751	584	578	611	634
45	535	440	471	535	570
55	362	313	356	437	477
65	224	203	235	312	343
75	113	103	120	156	162
85	24	23	26	22	21
90	3	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	342
20-30	541
30-40	610
40-50	527
50-60	404
60-70	274
70-80	139
80-90	33
90	

LUMINANCE DATA (cd/m²)

	Horizontal Angles		
Vertical Angle	0	45	90
45	10630	9359	11321
55	8858	8728	11689
65	7462	7806	11399
75	6114	6524	8813
85	3919	4146	3429

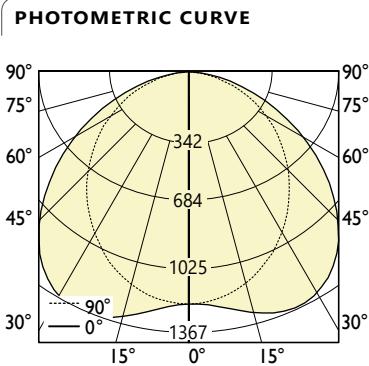
i All IES files for other lamping are available for download at: www.axislighting.com

● PHOTOMETRIC DATA

BW Batwing



1000 lm/ft



Lumen/ft 1000 lm/ft
Luminaire Lumens: 3990 lm
Input Watts: 39.1 W
Efficacy: 102 lm/W
IES FILE: EX2R-1000-80-35-BW-4.IES
TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION					
Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	1191	1191	1191	1191	1191
5	1184	1187	1194	1201	1204
15	1128	1150	1207	1263	1285
25	1024	1076	1200	1314	1357
35	885	961	1139	1279	1329
45	727	809	1003	1128	1163
55	555	626	796	877	895
65	376	422	539	576	575
75	191	212	265	262	258
85	39	43	46	37	38
90	4	4	4	5	5

ZONAL LUMENS	
Zone	Lumens
0	
0-10	114
10-20	342
20-30	553
30-40	705
40-50	755
50-60	684
60-70	508
70-80	268
80-90	60
90	

LUMINANCE DATA (cd/m²)			
Vertical Angle	Horizontal Angles		
	0	45	90
45	14449	19916	23111
55	13600	19496	21913
65	12488	17902	19111
75	10375	14386	14000
85	6255	7386	6081

i All IES files for other lamping are available for download at: www.axislighting.com