

LOT 3 VICTORY COMMERCIAL PARK, MANKATO, MN 56601

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VICINITY MAP
(NOT TO SCALE)

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GRAHAM ENGINEERING
GRAHAM ENGINEERING LLC

PRELIMINARY - NOT
FOR
CONSTRUCTION

FOR
CITY OF MANKATO
DESIGN REVIEW
ONLY

COVER SHEET

LOT 3, VICTORY COMMERCIAL PARK
 LES SCHWAB TIRE CENTERS
 MANKATO, MN

ORIGINAL DATE: 2024.07.23
PERMIT DATE:
IFC DATE:
DRAWING NUMBER:

C1.0

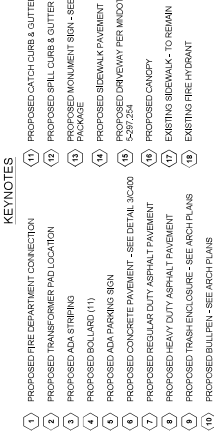


SITE PLAN

LOT 3, VICTORY COMMERCIAL PARK
LES SCHWAB TIRE CENTERS
MANKATO, MN

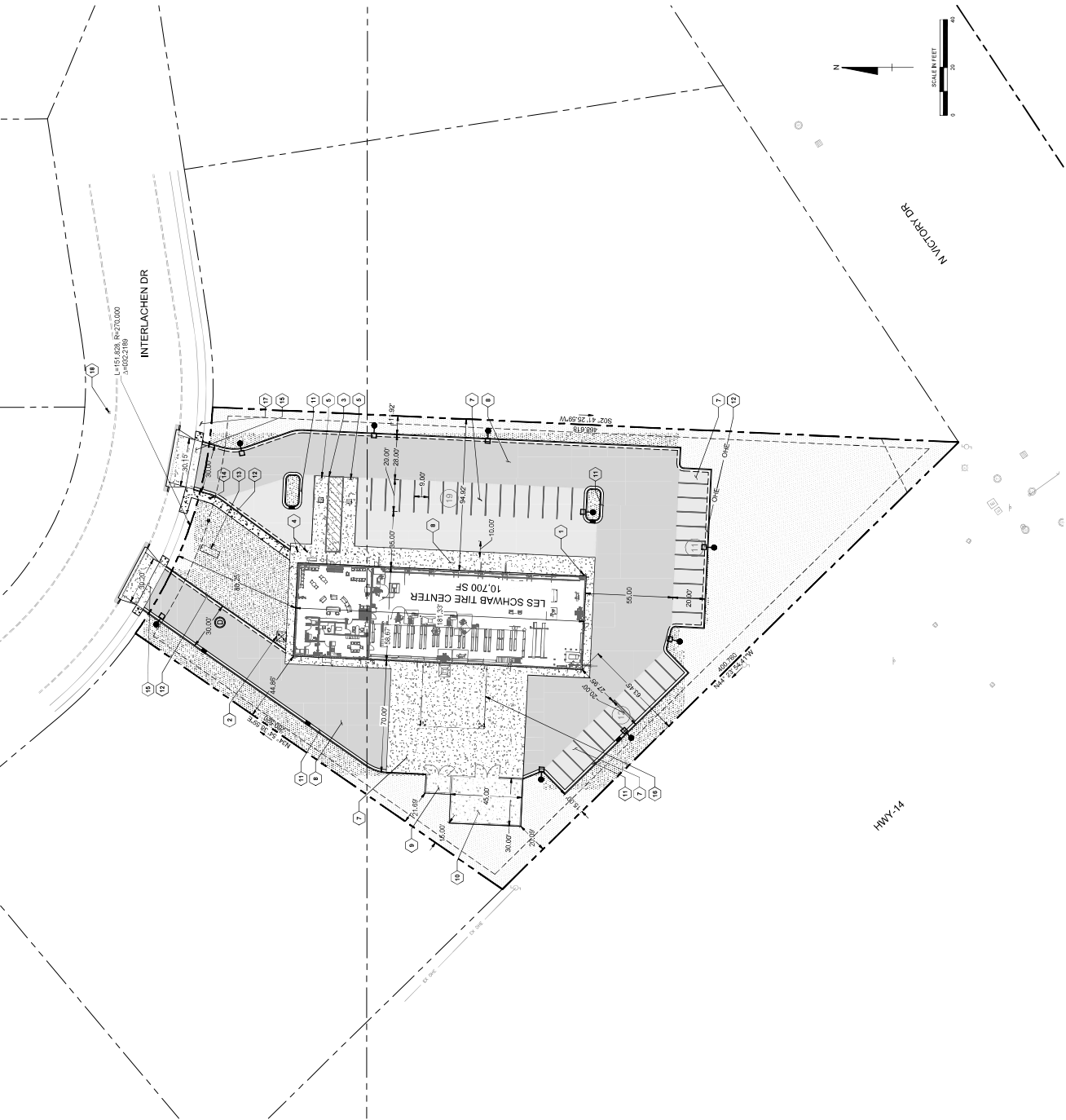
ORIGINAL DATE: 2024.07.23
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C1.1



PROPERTY AREA	2.02 ACRES (87,888 SF)	
BUILDING AREA	10,700 SF	
ADDRESS	LOT 13 VICTORY COMMERCIAL PARK HWY 14 N VICTORY DR	
ZONING	B-3 (HIGHWAY COMMERCIAL DISTRICT)	
PERMITTED USE AS	"AUTOMOBILE REPAIR GARAGE"	
PARKING	REQUIRED*	PROVIDED
(3) SPACES PER SERVICE STALL PLUS 1 PER EMPLOYEE		
YARD SETBACKS	PER GC	FRONT SIDE REAR
BLOG COVERAGE	12%	MAX 3'
CORNER SETBACK ALONG SECONDARY STREET	75%	
FRONTAGE OF A CORNER LOT		
BUILDING REQUIREMENTS		
MAX HEIGHT = 8' NO REQUIREMENT		
SIGN ALLOWANCE: (1) MONUMENT SIGN PER LOT ALLOWED		
(2) WALL SIGN PER LOT ALLOWED - MAX AREAS NOT TO EXCEED THE LINEAL FRONTAGE OF THE LOT		

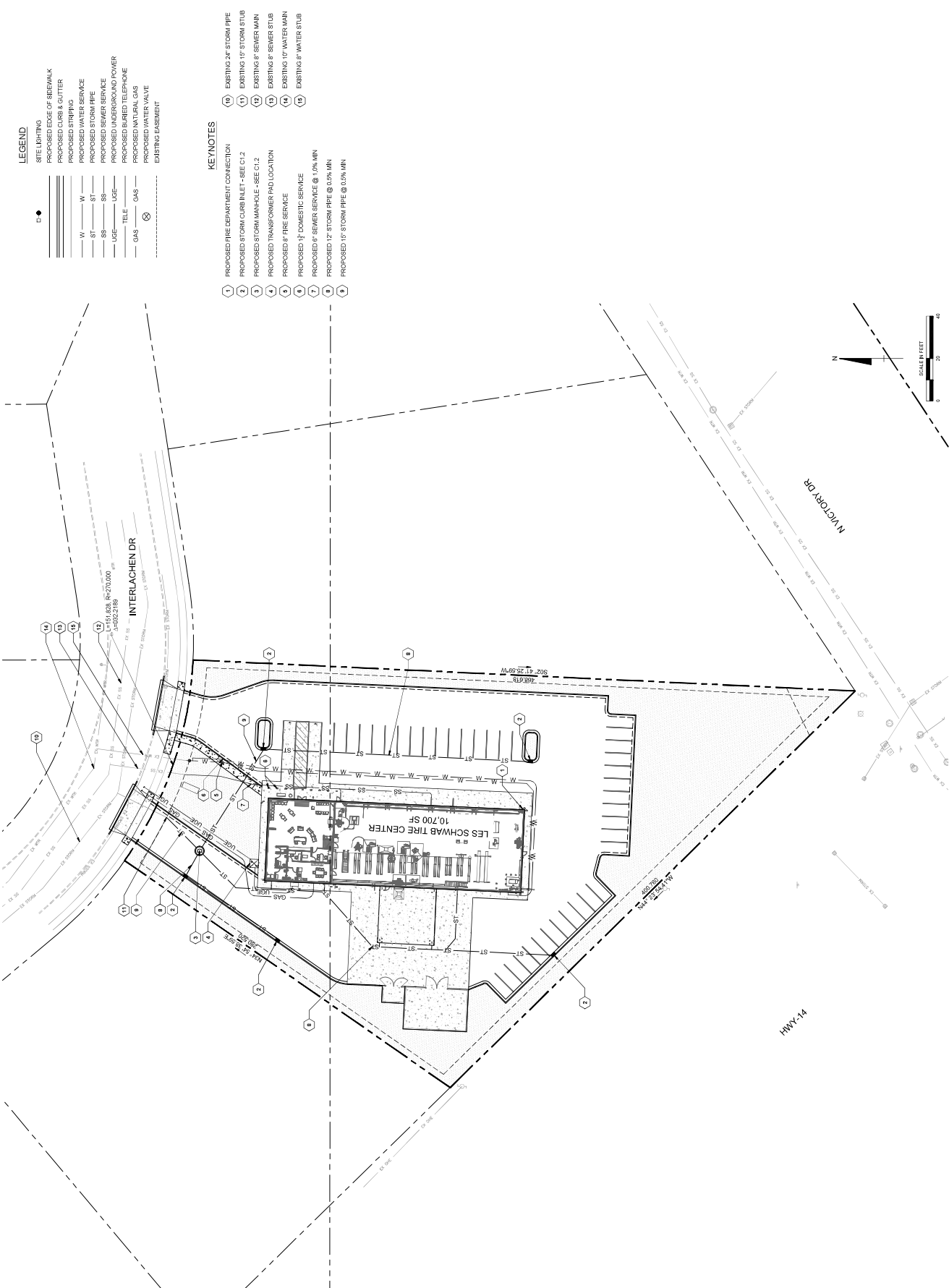
SITE DATA BLOCK





UTILITY PLAN

C1.3



SEE SHEET L-3.0 FOR ENLARGED PLANTING PLAN

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LOT 3

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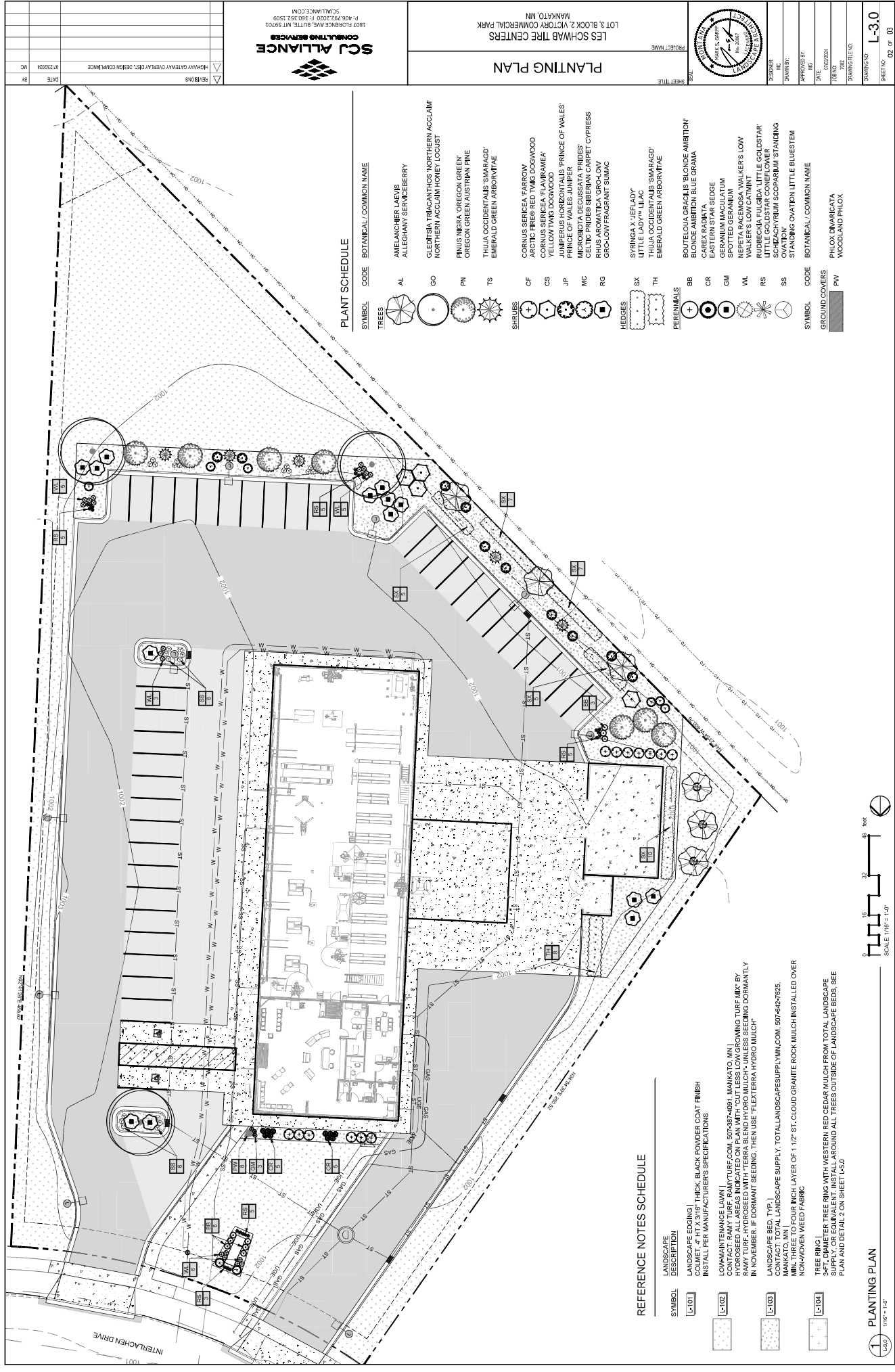
LOT 366

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PLANT SCHEDULE

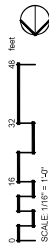
SYMBOL	CODE	BOTANICAL / COMMON NAME
	AL	AMELANCHIER LAEVIS
	GO	GLEDTISIA TRACANTHOS 'NORTHERN ACCLAIM'
	PN	PRINUS NIGRA 'OREGON GREEN'
	TS	THUJA OCCIDENTALIS 'SMARAGD'
	CF	CORNUS SERICEA 'FARROW'
	CS	CORNUS SERICEA 'FLAVIRAMEA'
	JP	PRINCE OF WALES JUNE
	MC	MICROBOTA DECUSSATA 'PRICES'
	RG	RHUS AROMATICA 'GRO-LOW'
	SK	SYRINGA X 'JEELEADY'
	TH	THUJA OCCIDENTALIS 'SMARAGD'
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	CR	CAREX ROSTKOSKYI
	GM	GERANIUM MACULATUM
	WL	WALKER'S LOW CATNIP
	RS	RUDIBECCA FULGIDA 'LITTLE GOLDSTAR'
	SS	SCHIZACHYRIUM SCOPARIUM 'STANDING Ovation'
	PW	PHLOX DIVARICATA

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
	LANDSCAPE EDGING: COLMET, 4" HT X 3 1/8" THICK, BLACK POWDER COAT FINISH INSTALL PER MANUFACTURER'S SPECIFICATIONS
	LOW MAINTENANCE LAWN: CONTACT: RAINY TURF, RAINYTURF.COM, 507-387-4891, MANKATO, MN HYDROSEED ALL AREAS INDICATED ON PLAN WITH "CUT LESS LOW GROWING TURF MIX" BY NOVEMBER 15, 2024. SEEDS MUST BE PLANTED AND COVERED WITH MULCH BY NOVEMBER 15, 2024. IN NOVEMBER, IF DORMANT SEEDING, THEN USE "FLEX TERRA HYDRO MULCH"
	LANDSCAPE BED, TYP. 1: MIN. THREE TO FOUR INCH LAYER OF 1 1/2" ST. CLOUD GRANITE ROCK MULCH INSTALLED OVER NON-MOVING WEED FABRIC
	TREE RING: 3-FT. DIAMETER TREE RING WITH WESTERN RED CEDAR MULCH FROM TOTAL LANDSCAPE SUPPLY OR EQUIVALENT MULCH INSTALLED AROUND ALL TREES OUTSIDE OF LANDSCAPE BEDS. SEE PLAN AND DETAIL 2 ON SHEET 1-03

PLANTING PLAN

1/8" = 1'-0"



DATE: 07/23/2024
BY: [Signature]
NO: 07/23/2024

REVISIONS

△ HIGHWAY GATEWAY OVERLAY (DET. DESIGN COMPLIANCE)

SCU ALLIANCE
CONSULTING SERVICES
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SCUALLIANCE.COM

PROJECT NAME: LES SCHWAB TREE CENTERS
LOT 3, BLOCK 2, VICTORY COMMERCIAL PARK
MANKATO, MN

SHEET TITLE: PLANTING PLAN

SHEET NO: 1-03

DESIGNED BY: [Signature]
DATE: 07/23/2024

DRAWN BY: [Signature]
DATE: 07/23/2024

APPROVED BY: [Signature]
DATE: 07/23/2024

JOB NO: 2024-001
DRAWING FILE NO: 2024-001-03

DRAWING NO: L-3.0
SHEET NO: 02 OF 03