



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

CY40-24

Request of Ophthalmology Associates for a certificate of design compliance for the construction of a new, approximately 5,500 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.

CY41-24

***** FOR INFORMATION ONLY. Request of the Planning Agency to review Mankato Development District No. 50 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street).**

3.

CY42-24

Request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc., for easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R010910103012 and R010910103013).

4.

*****SITE PLAN AND TRAFFIC ADVISORY REVIEW ONLY - Germania Park Right of Way Vacation**

2. **TRAFFIC ITEMS**

1.

Petition to Change Parking Status - Install angle parking instead of parallel parking on Spring Street between Second Street and the alley east of Second Street

2. **Parking Change Request on 2nd Street between Washington and E. Spring Street; by request of Immanuel Lutheran Church**

Meeting Date: 09/10/2024

Title

CY40-24

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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 vacant.

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 of a professional service office, an eye doctor's office providing same-day surgical services, is a permitted use in the B-1 zoning district.

Site plans show access to 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, thin clad stone, and thin-cut Kasota stone.

Attachments

General Location Map

Aerial Location Map

Civil Plans

Floor plans and Elevations

Drainage Plan

Snow Management and Vehicle Turning Movement Plan

Photometric

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

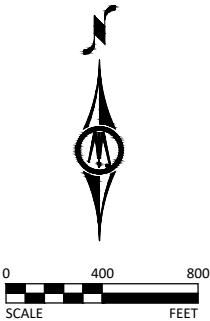
AMBULATORY SURGERY CENTER

BUILDING CONSTRUCTION, SITE GRADING, UTILITIES,
PAVEMENT CONSTRUCTION

AUGUST 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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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.

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

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

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

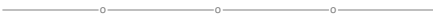
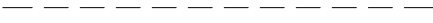
SURVEY SYMBOLS

	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

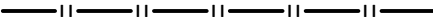
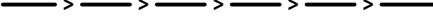
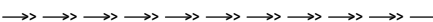
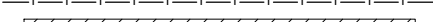
SURVEY LINES

	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

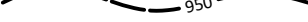
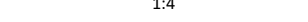
EXISTING UTILITY LINES

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

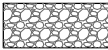
PROPOSED UTILITY LINES

	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		

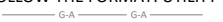
EXISTING PRIVATE UTILITY LINES

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:  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

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.

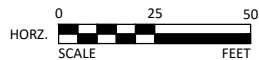
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



**BOLTON
& MENK**

1960 PREMIER DRIVE
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ALEC W. PIETZ, P.E.
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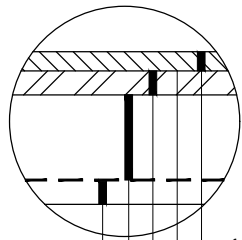
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DRAWN	AWP		
CHECKED	AWP		
CLIENT PROJ. NO.	24X.134905		

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER

PROJECT OVERVIEW

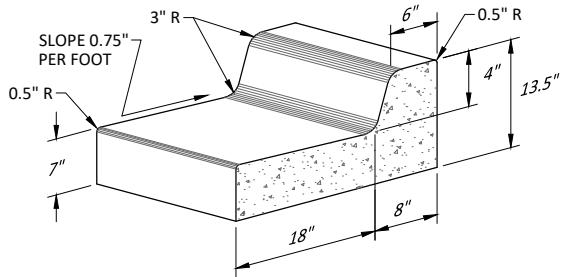
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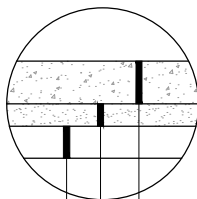


- 1.5" WEARING COURSE MIXTURE (SPWEB330C) (2360)
- BITUMINOUS TACK COAT (2357)
- 2.0" NON WEARING COURSE MIXTURE (SPNWB340B) (2360)
- 10" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

BITUMINOUS PAVEMENT SECTION
NOT TO SCALE

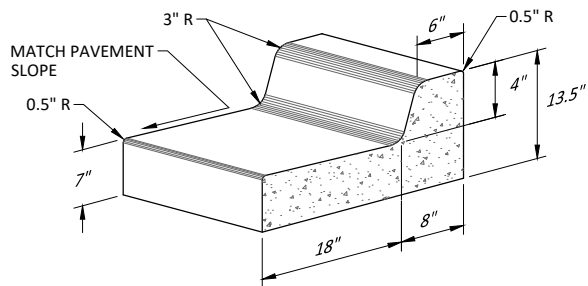


**CONCRETE CURB & GUTTER
DESIGN B418**
NOT TO SCALE

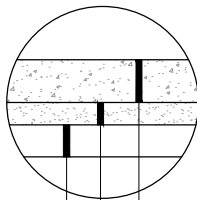


- 6" CONCRETE SIDEWALK PAVEMENT (2531)
- 4" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

6" CONCRETE WALK
NOT TO SCALE

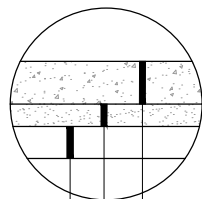


**CONCRETE CURB & GUTTER
DESIGN B418, GUTTER OUT**
NOT TO SCALE



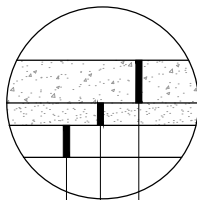
- 4" CONCRETE SIDEWALK PAVEMENT (2531)
- 3" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

4" CONCRETE WALK
NOT TO SCALE



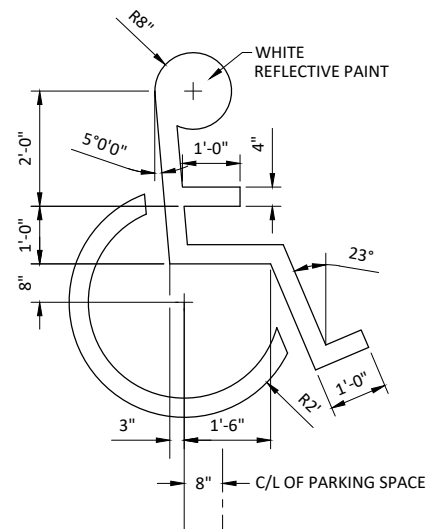
- 6" CONCRETE SIDEWALK PAVEMENT (2531)
- 8" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

6" WASTE ENCLOSURE PAD/APRON
NOT TO SCALE

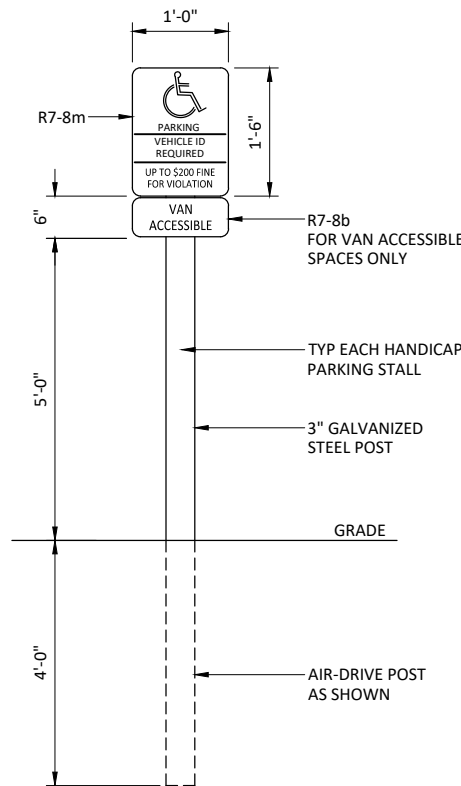


- 8" CONCRETE PAVEMENT (2531)
- MINIMUM 8" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

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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ALEC W. PIETZ, P.E.
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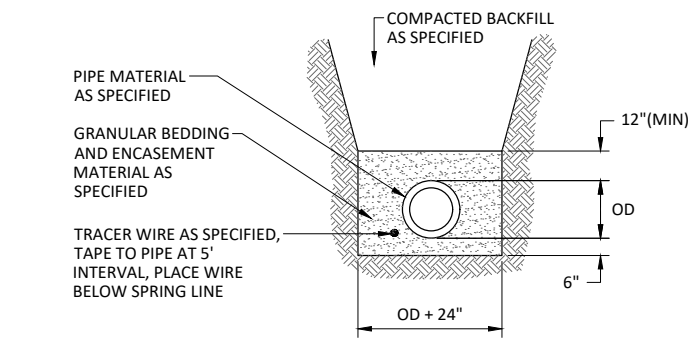
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DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.	24X.134905		

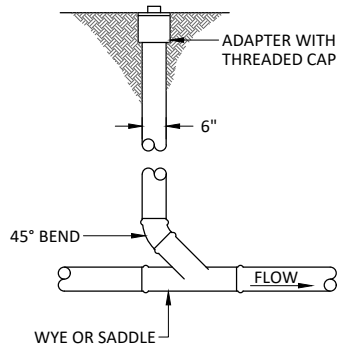
OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
SURFACE CONSTRUCTION DETAILS

SHEET

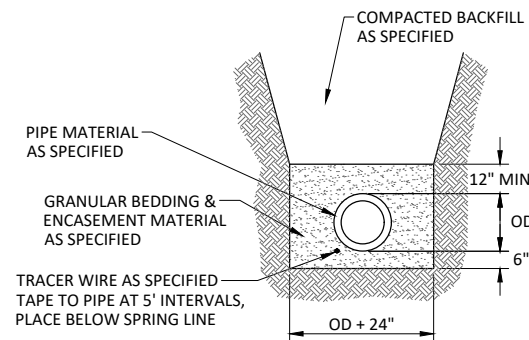
C1.01



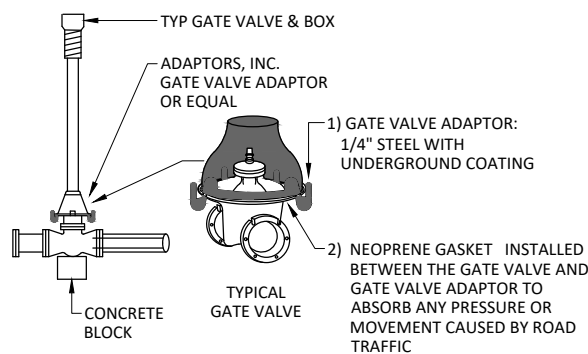
NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE

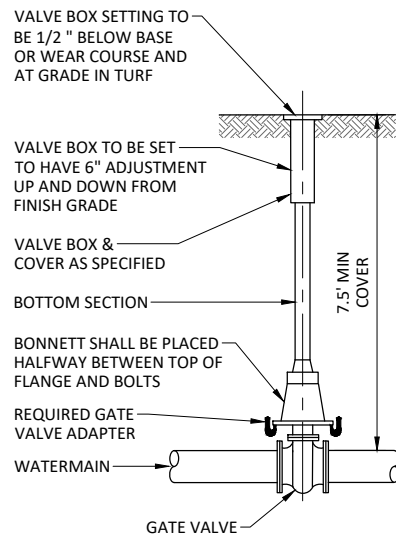


PVC WATERMAIN TRENCH
NOT TO SCALE

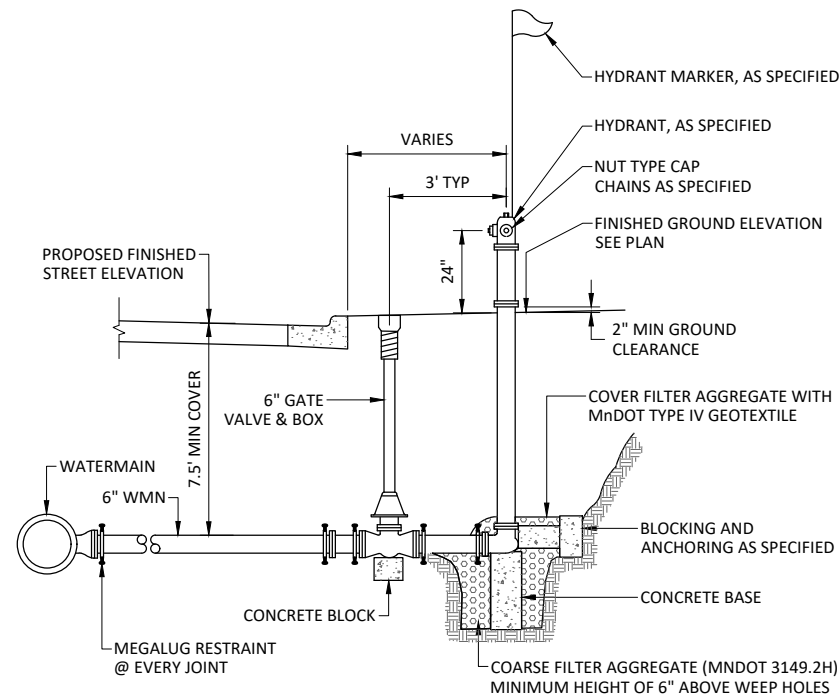


GATE VALVE ADAPTOR
NOT TO SCALE

- 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

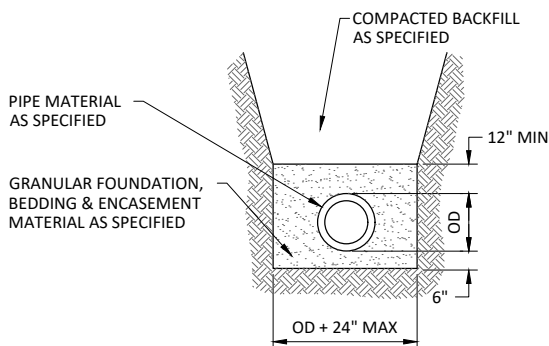


GATE VALVE BOX INSTALLATION
NOT TO SCALE

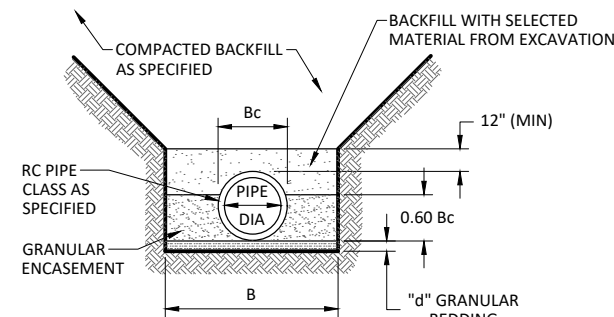


HYDRANT INSTALLATION, MEGALUGS
NOT TO SCALE

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"

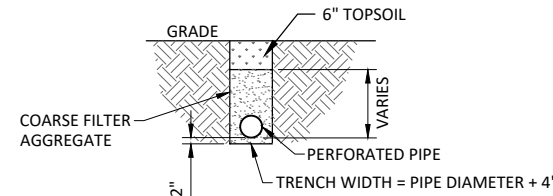


NON-RIGID STORM SEWER TRENCH
NOT TO SCALE



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



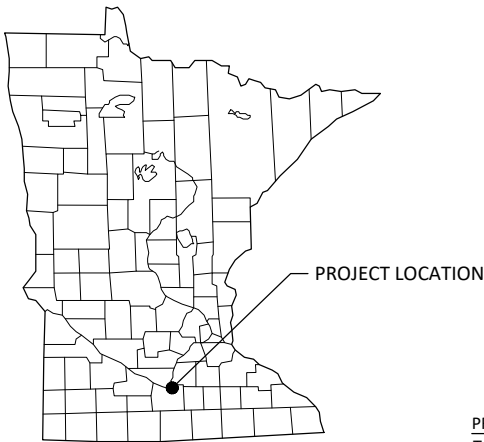
PERFORATED PIPE DRAIN
NOT TO SCALE

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

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	5	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.		

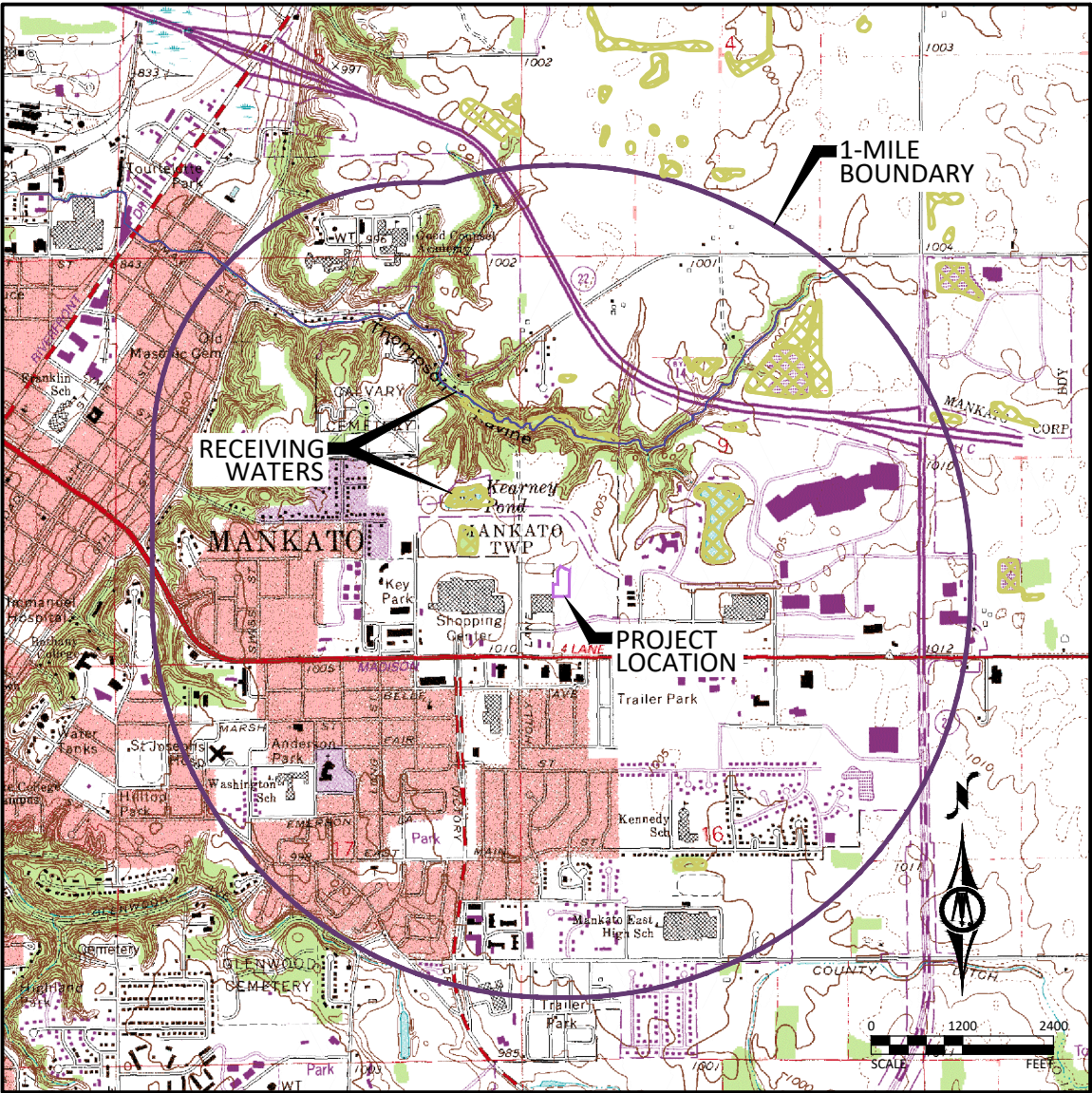
DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

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 R100001 (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
--	------------------

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
--	-----------------

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



BOLTON & MENK

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

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DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
24X.134905			

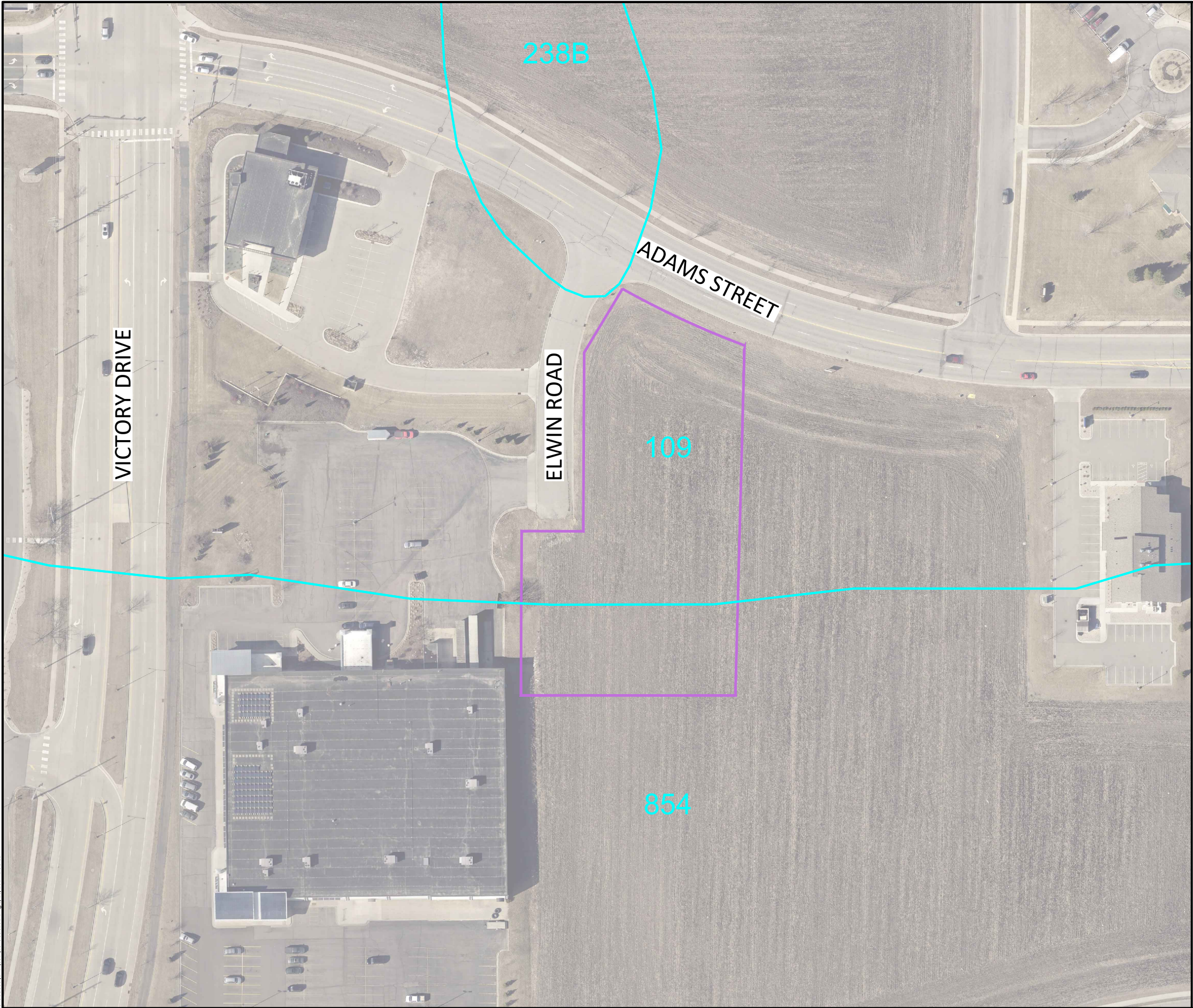
OPHTHALMOLOGY ASSOCIATES

AMBULATORY SURGERY CENTER

STORMWATER POLLUTION PREVENTION PLAN
NARRATIVE

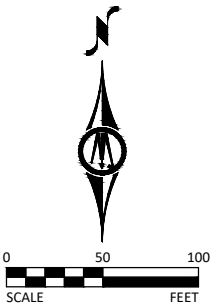
SHEET

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



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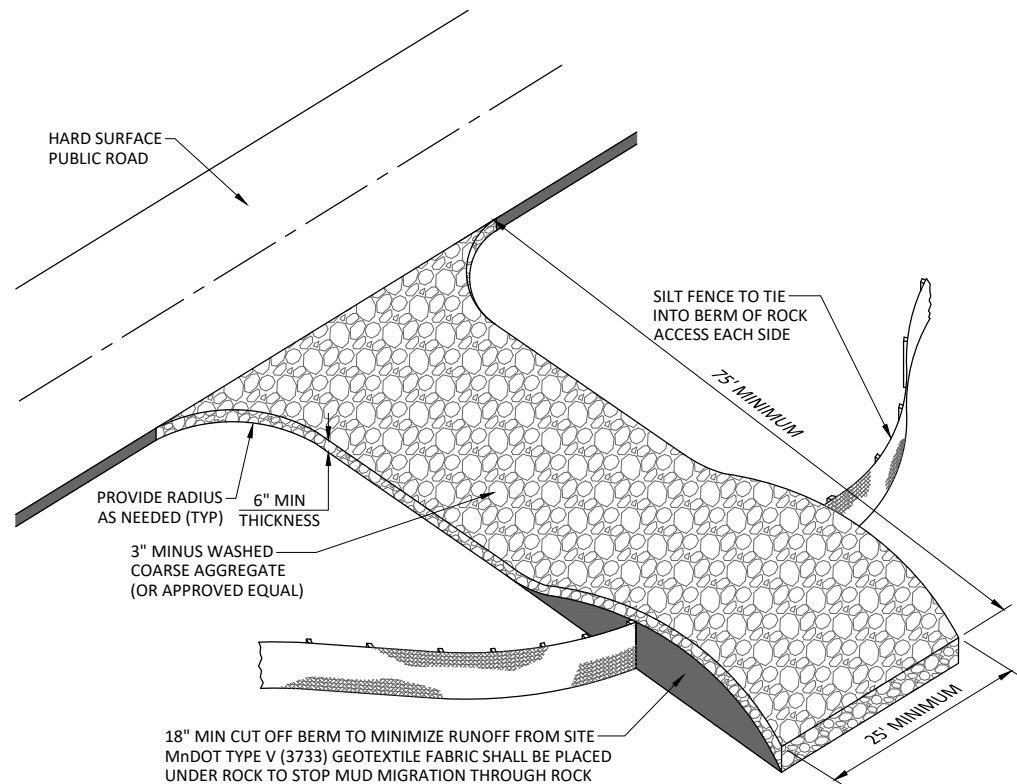
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

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

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

SHEET

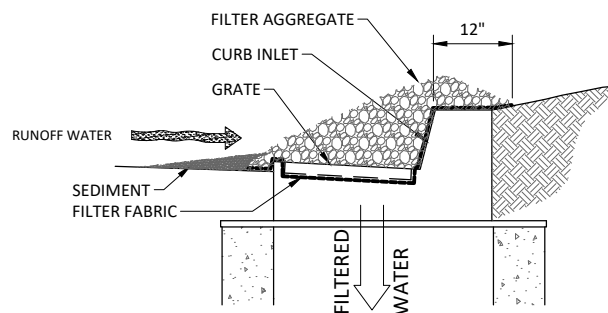
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ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:

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



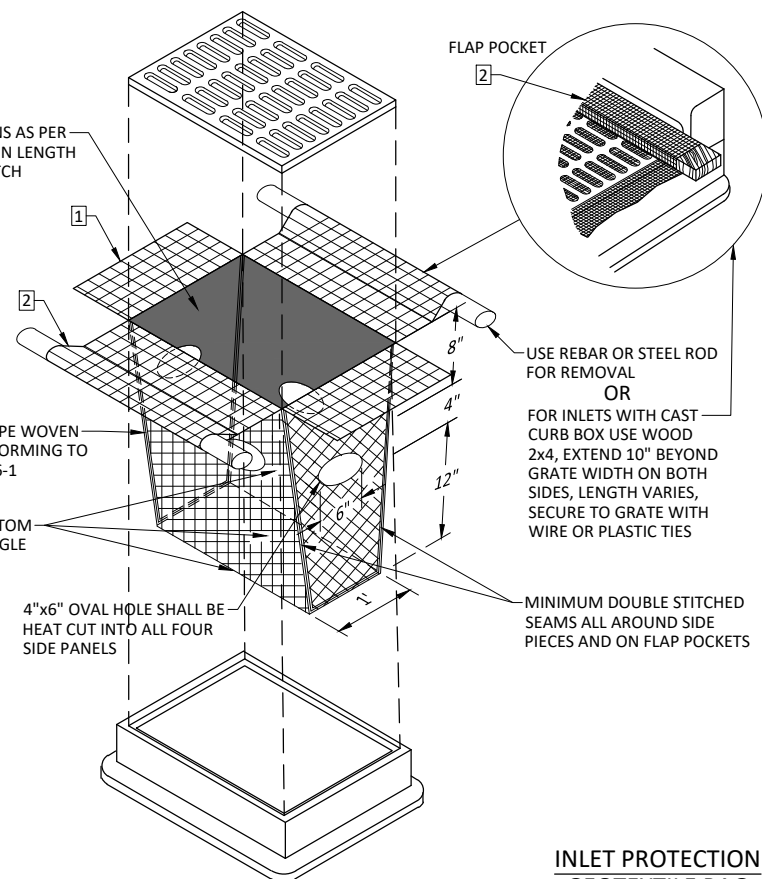
INLET PROTECTION
FILTER AGGREGATE
NOT TO SCALE

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

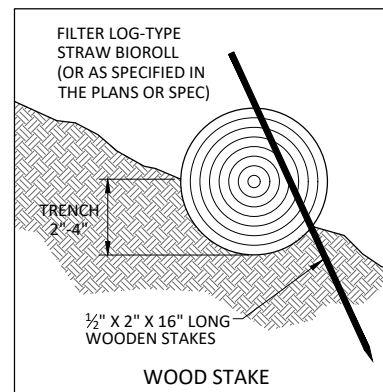
GEOTEXTILE FABRIC, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886, TABLE 3886-1
MACHINE SLICE

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.

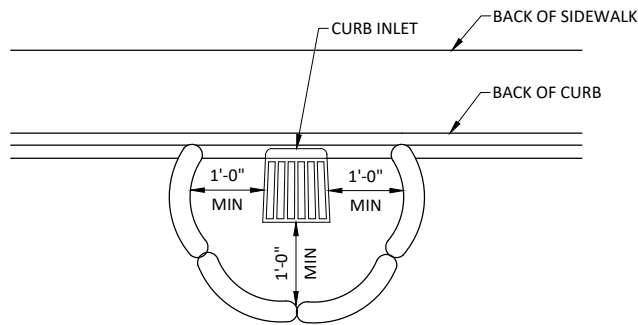
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:

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

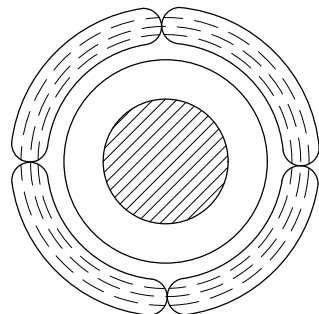
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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



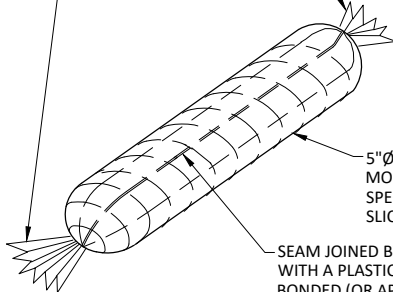
INLET PROTECTION
WITH ROCK LOG

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.

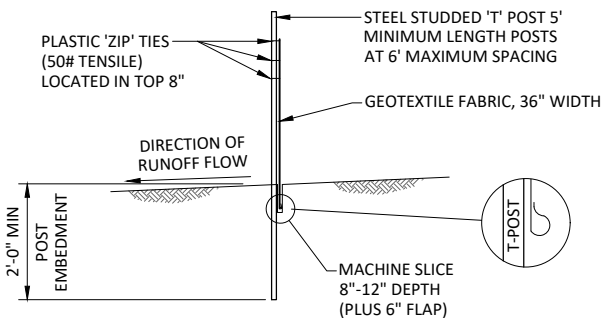
ENDS SECURELY CLOSED TO
PREVENT LOSS OF OPEN
GRADED AGGREGATE FILL,
SECURED WITH 50 PSI ZIP TIE



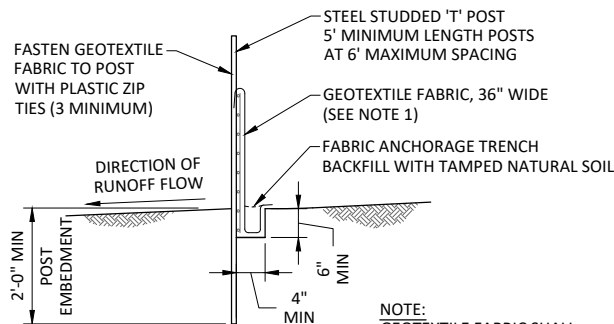
5"Ø GEOTEXTILE SOCK, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886 TABLE 3886-1. MACHINE
SLICE

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

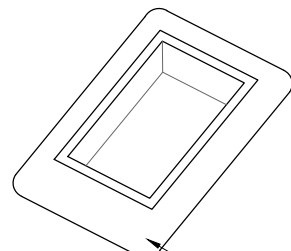


SILT FENCE - MACHINE SLICED
NOT TO SCALE

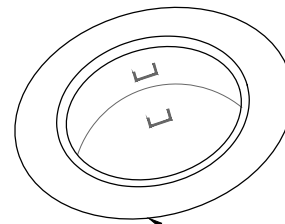


NOTE:
GEOTEXTILE FABRIC SHALL
BE PER MnDOT SPEC 3886

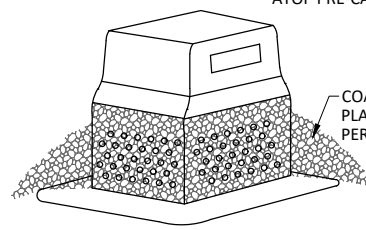
SILT FENCE - HEAVY DUTY
NOT TO SCALE



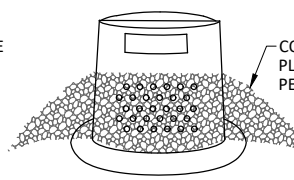
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



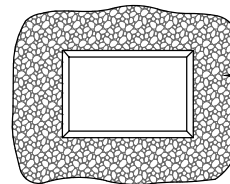
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

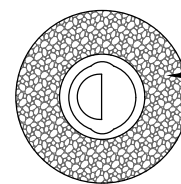


COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS



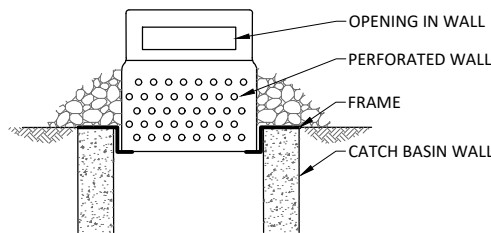
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

TOP VIEW

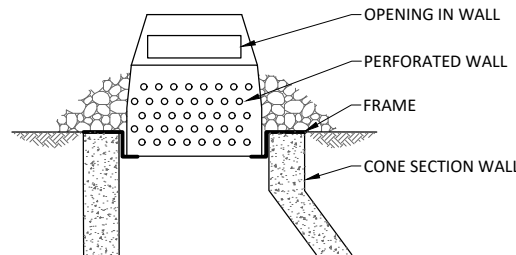


COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

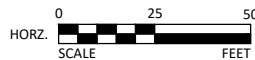
TOP VIEW



INLET PROTECTION
PERFORATED WALL
NOT TO SCALE



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NOT FOR CONSTRUCTION

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

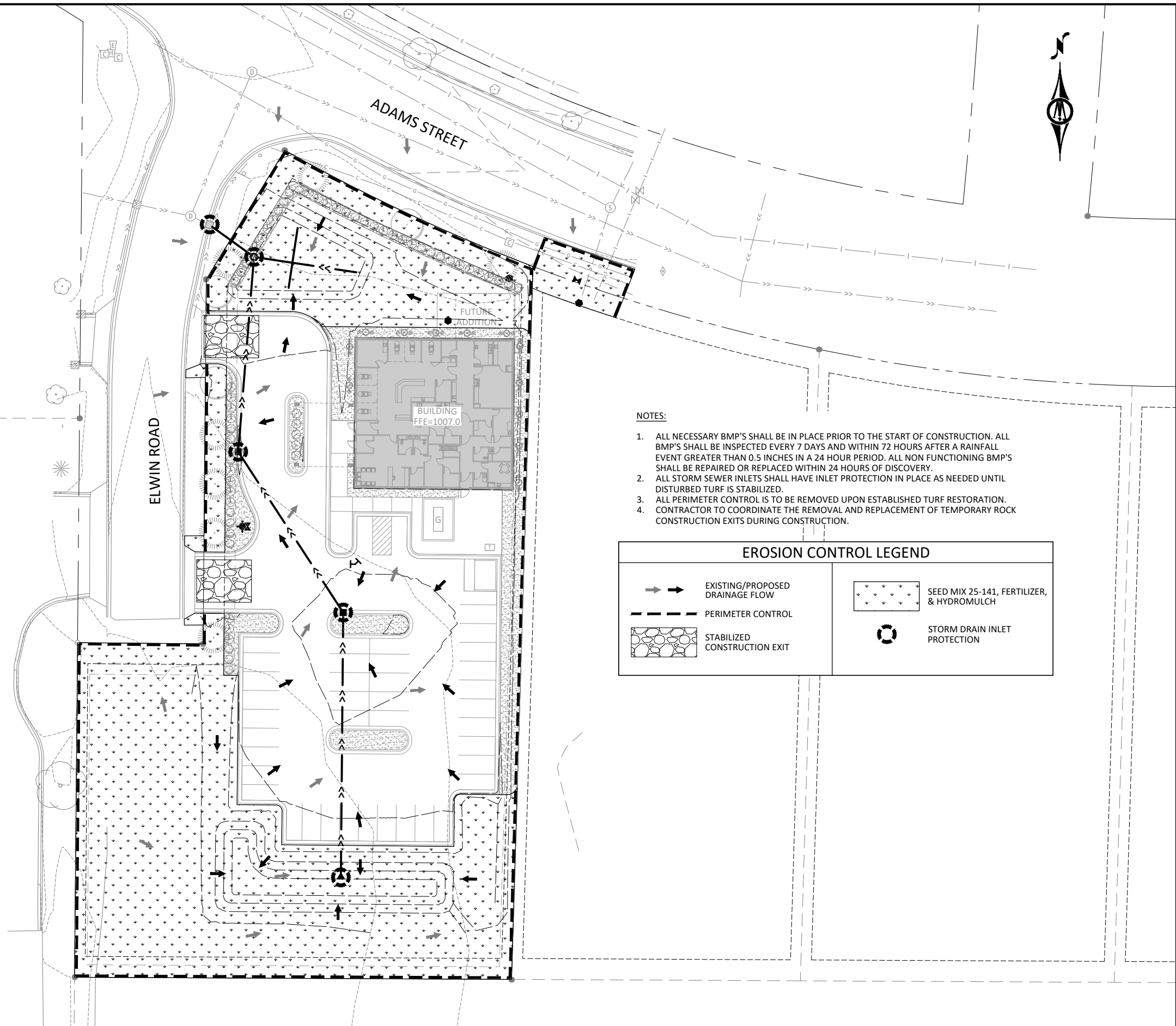


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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

SHEET
C2.06



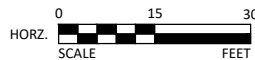
NOTES:

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

EROSION CONTROL LEGEND

	EXISTING/PROPOSED DRAINAGE FLOW		SEED MIX 25-141, FERTILIZER, & HYDROMULCH
	PERIMETER CONTROL		STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT		

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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.

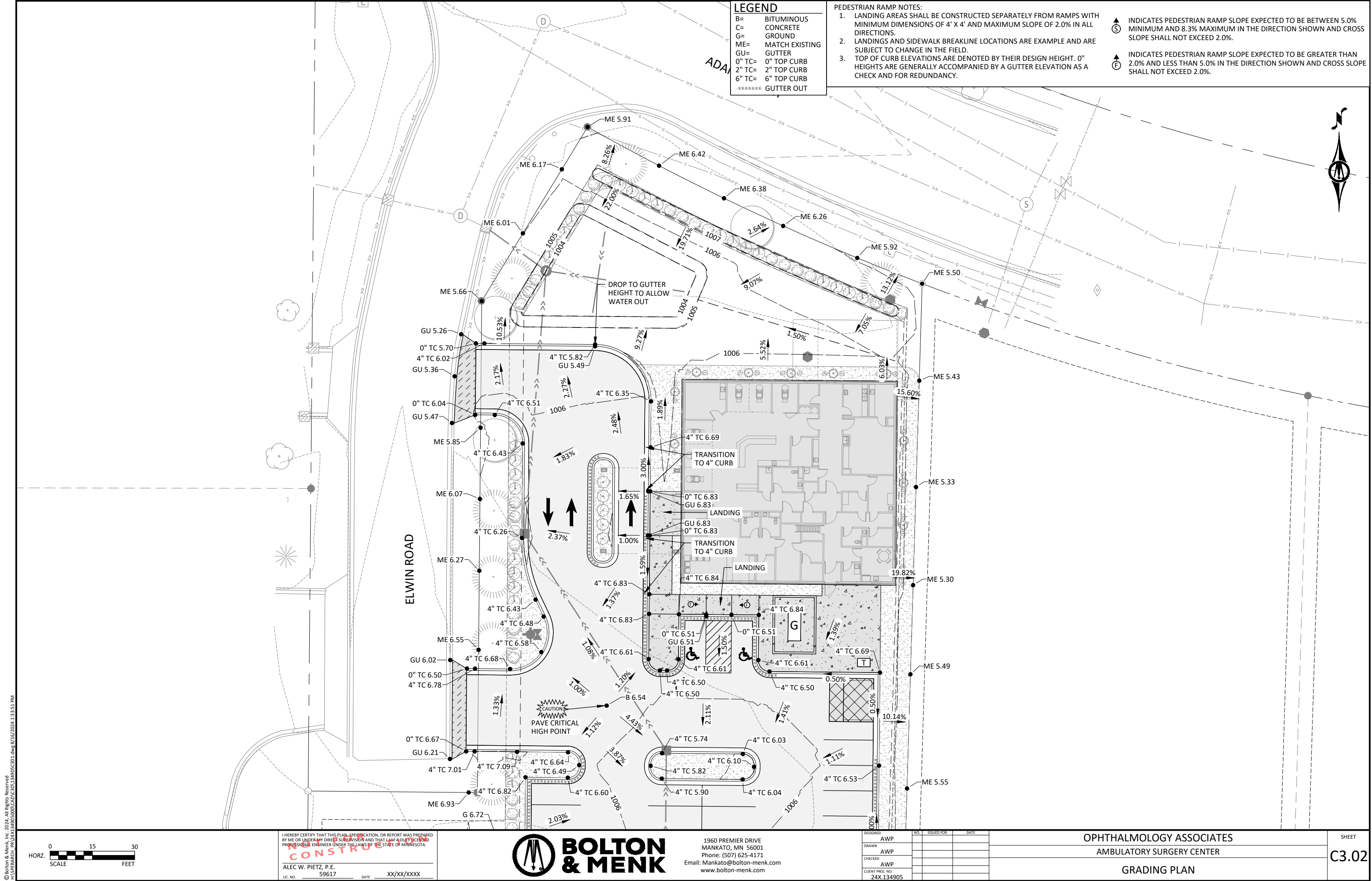
- ⬆ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ⬆ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
GRADING PLAN

SHEET

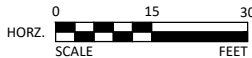
C3.01



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
-XXXXXX	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.
- ⑤ 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%.
- ⑥ 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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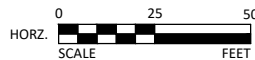
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GRADING PLAN

SHEET
C3.02

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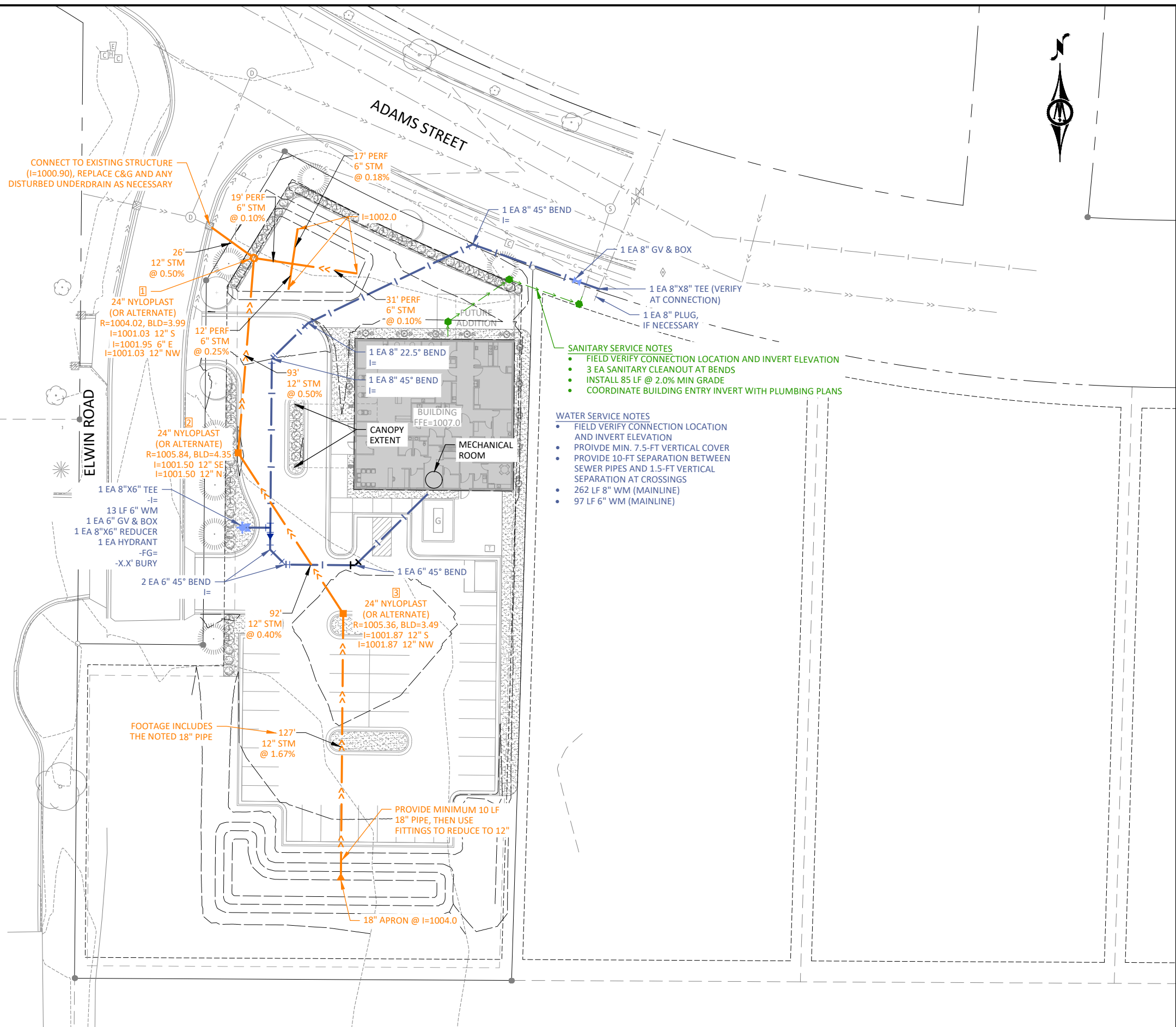
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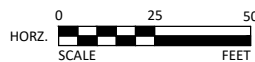
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UTILITY & DRAINAGE PLAN

SHEET

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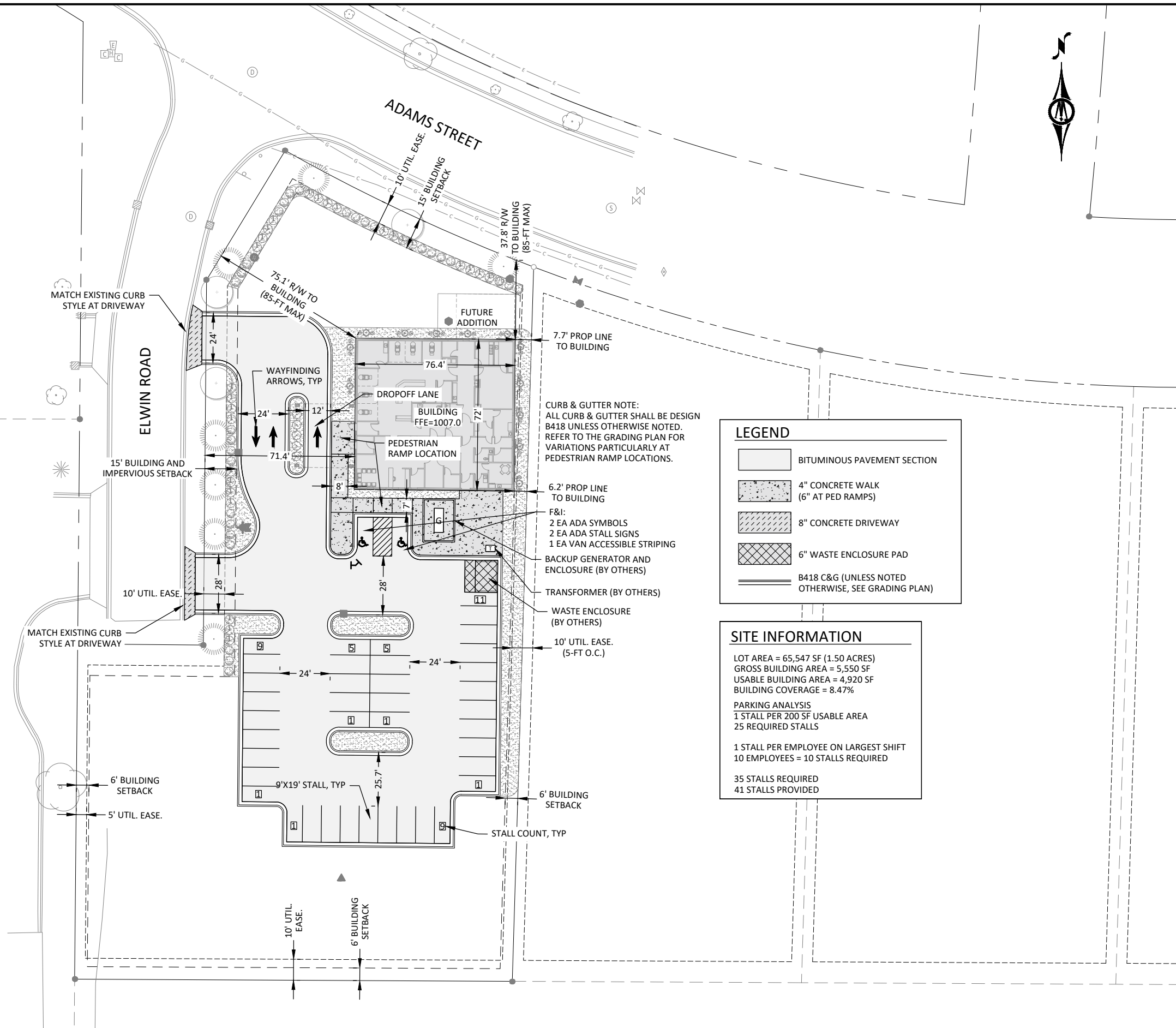
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SITE PLAN

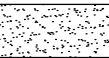
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PLANTING PLAN 24X.134905.LOI.dwg 9/12/2024 1:34:39 PM

LEGEND:

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

LANDSCAPE CODE REQUIREMENTS:

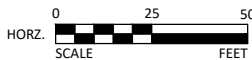
OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED = 175 LINEAR FEET / 50 = 3 OVERSTORY TREES
PROVIDED = 3 OVERSTORY TREES

REQUIRED = 175 LINEAR FEET / 25 = 7 EVERGREEN TREES
PROVIDED = 7 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						
3	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5" CAL	B&B	40-50' H, 15-20' S
3	(TOTAL OVERSTORY)					
EVERGREEN TREES						
7	BH	Picea glauca densata	BLACK HILLS SPRUCE	6' TALL	B&B	30-40' H, 7-10' S
7	(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
5	AS	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'		3 GAL	3-4' H, 3-4' S
63	(TOTAL SHRUB)					
PERENNIALS & GRASSES						
24	CA	Calamagrostis acutiflora	KARL FOERSTER FEATHER REED GRASS		1 GAL	4-6' H, 2-3' S
12	MC	Spirea x japonica 'Walburna'	MAGIC CARPET SPIREA		1 GAL	1.5-2' H, 1.5-2' S
36	(TOTAL PERENNIALS & GRASSES)					

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PLANTING PLAN

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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.

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CONSTRUCTION

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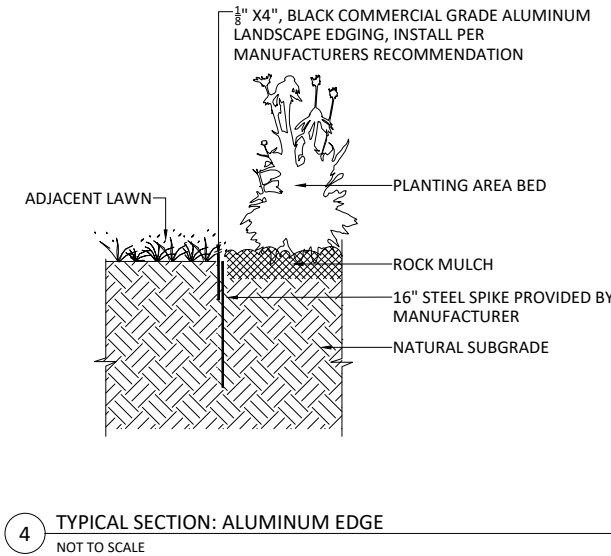
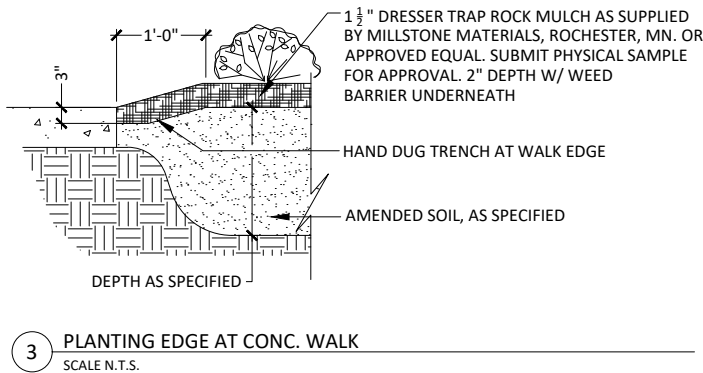
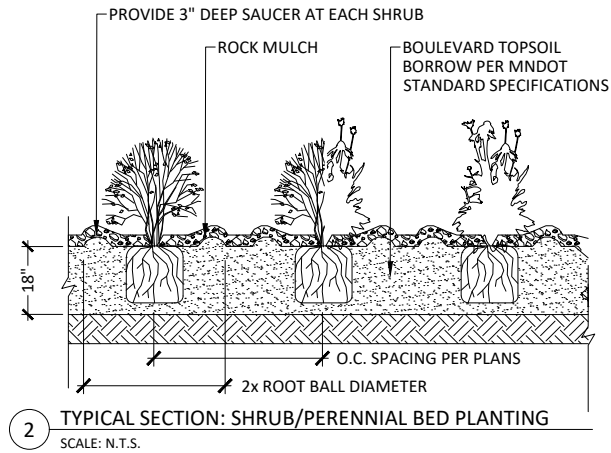
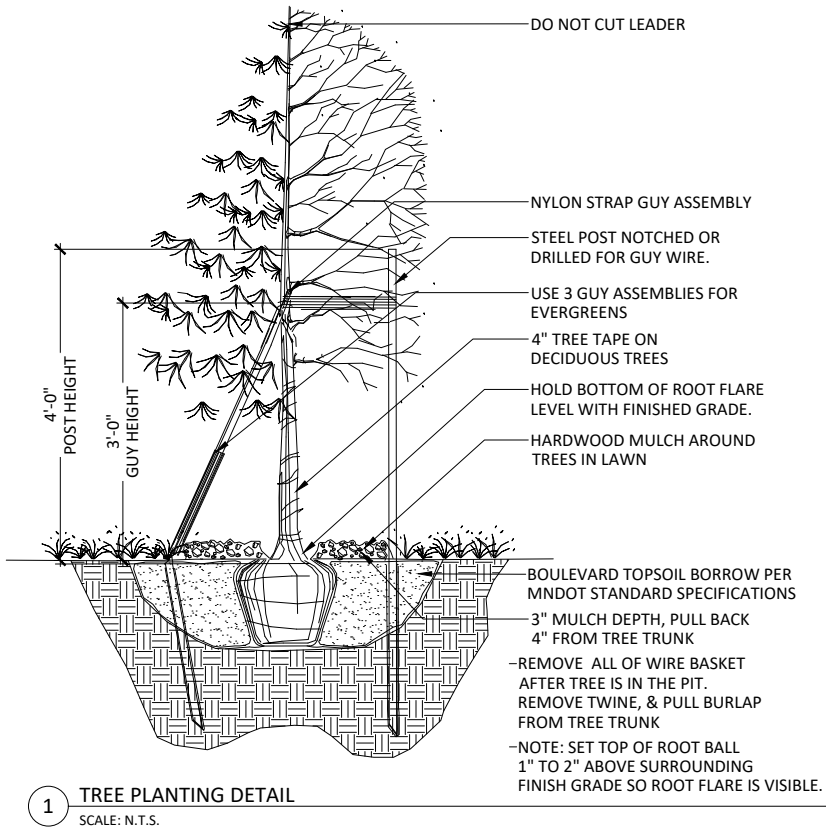


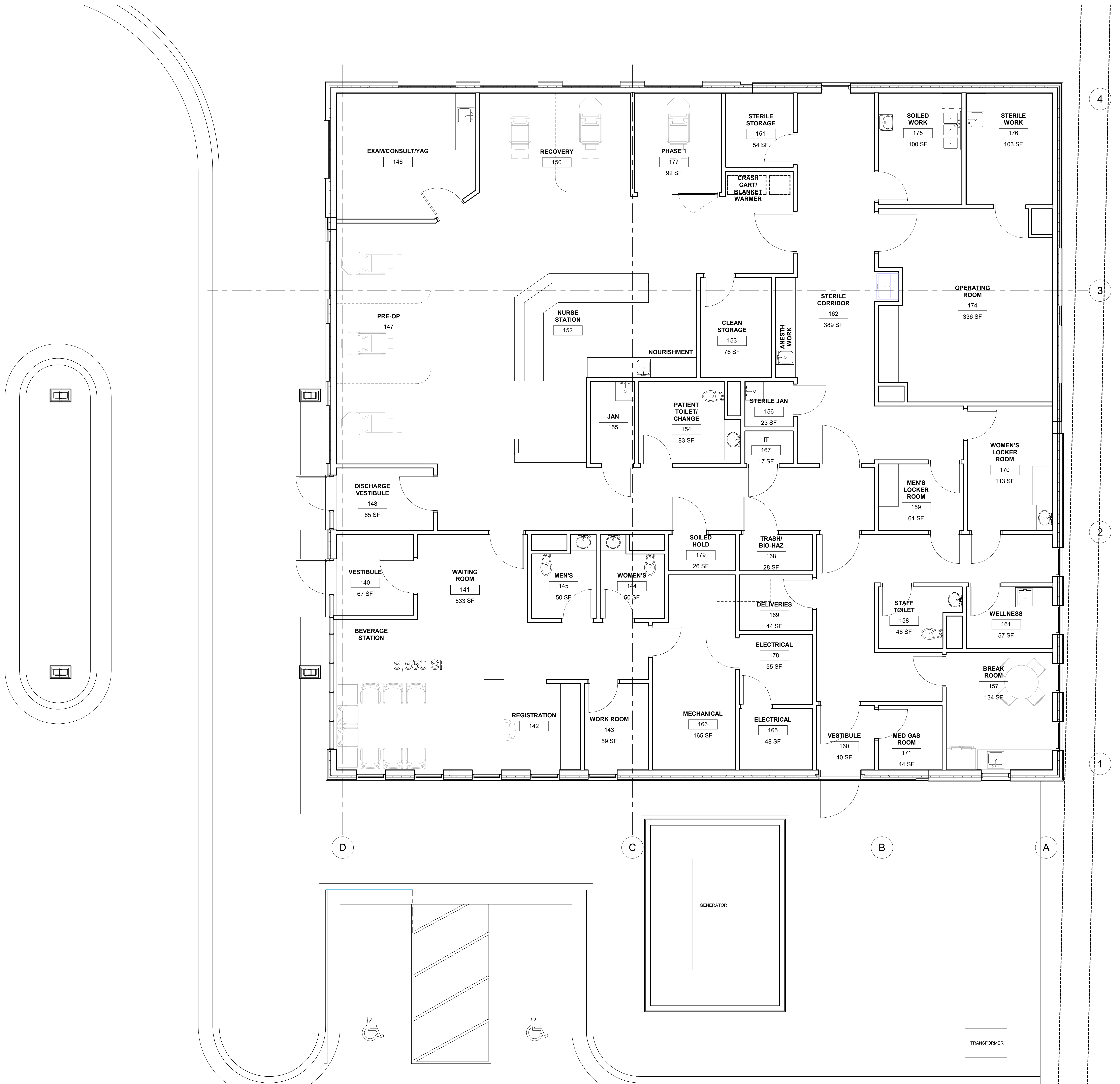
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AMBULATORY SURGERY CENTER
PLANTING DETAILS

SHEET
L1.02





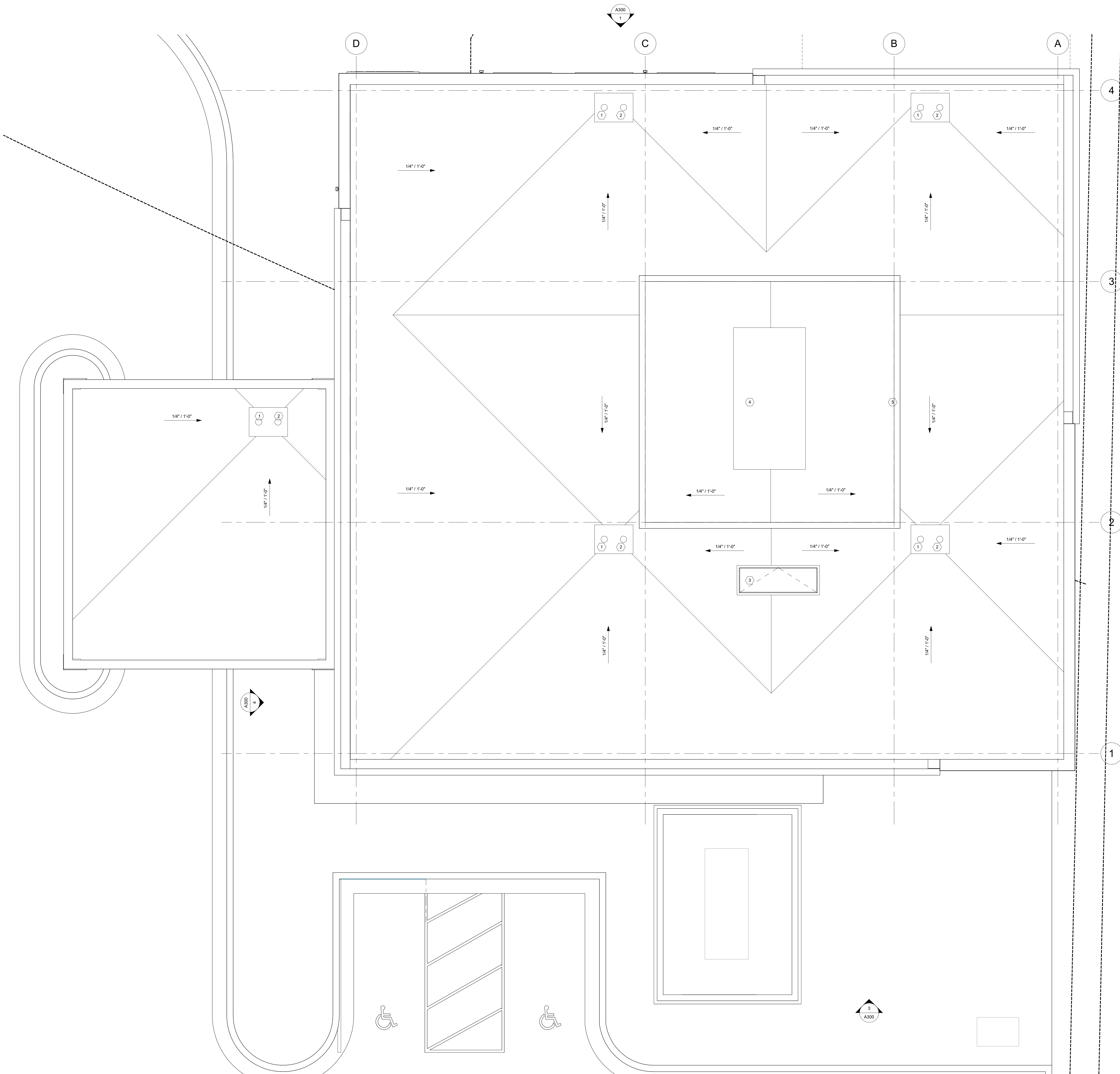
1
A201
ENLARGED FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

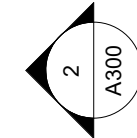
ISSUE #	DATE	DESCRIPTION
1	2024-09-20	CITY SUBMITTAL

FLOOR PLAN

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



FLOOR PLAN KEYNOTES	
1	ROOF DRAIN
2	SECONDARY ROOF DRAIN
3	ROOF ACCESS HATCH
4	ROOF TOP HVAC UNIT
5	RTU SCREEN



1
A240
ROOF PLAN
SCALE: 1/4" = 1'-0"

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	2024.09.30 CITY SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

OPHTHALMOLOGY
ASSOCIATES
15111 ADAMS STREET
MANKATO, MN 56001

ROOF PLAN

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

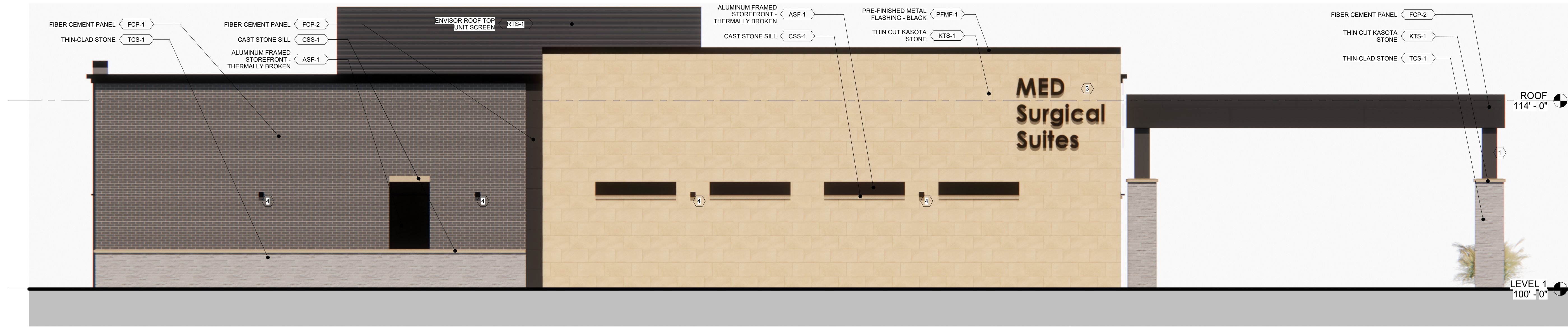
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EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
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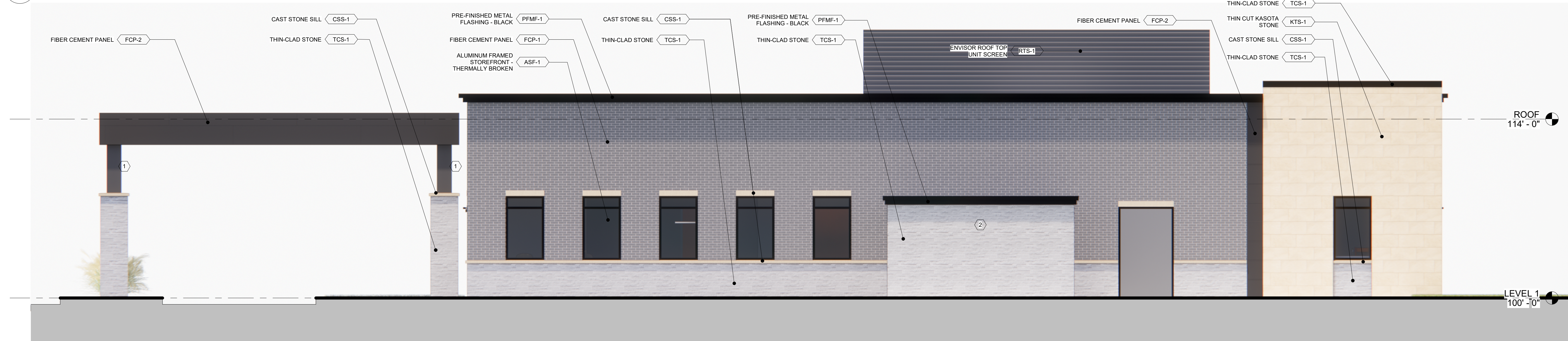
SRA
ARCHITECTURE + INTERIORS



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

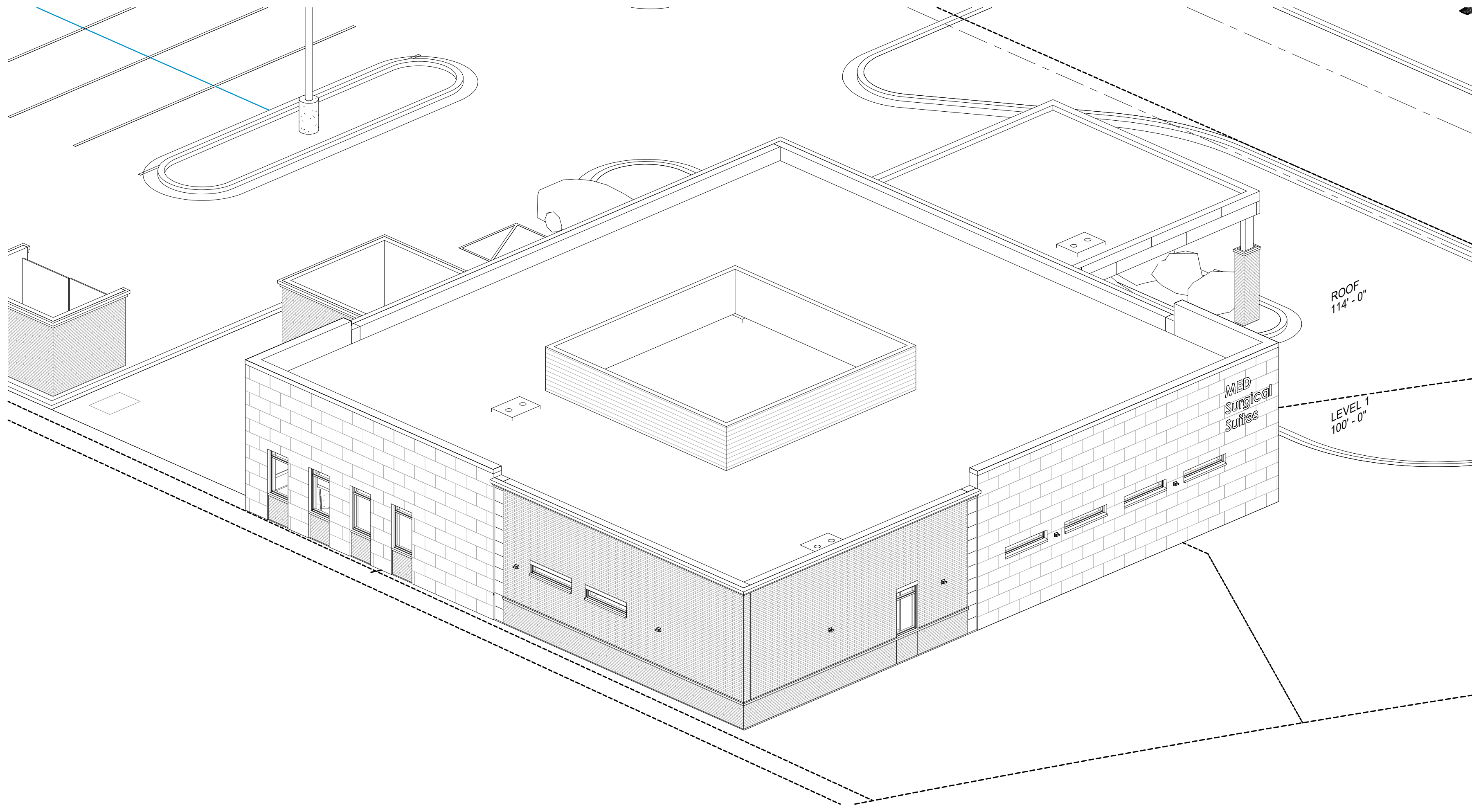
- 1 CANOPY SUPPORT COLUMN - POWDER-COAT BLACK
- 2 GENERATOR ENCLOSURE
- 3 BUILDING SIGNAGE BY OWNER
- 4 WALL ACCENT LIGHTING SCONCE

EXTERIOR MATERIAL LEGEND

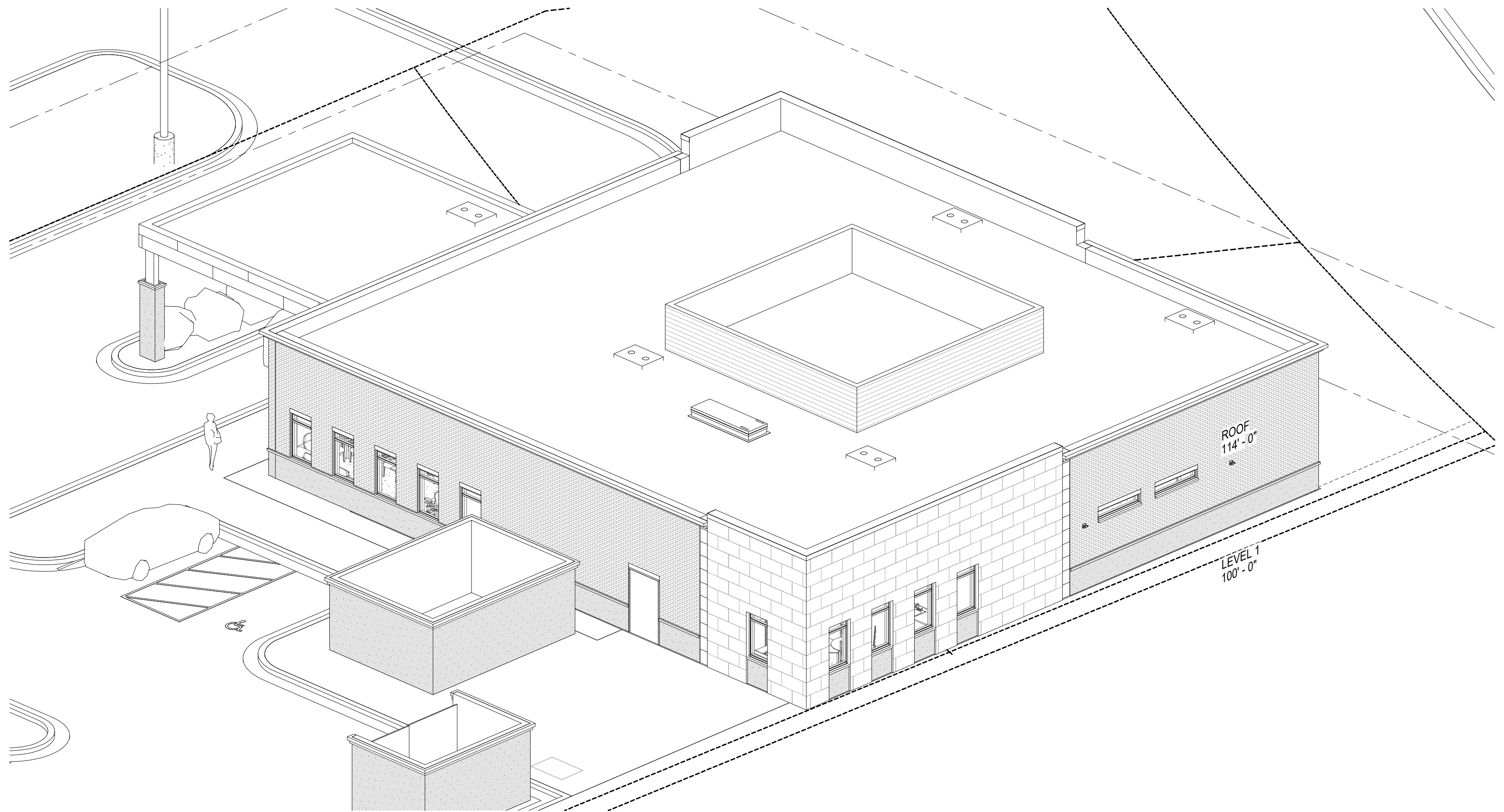
MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
ASF-1	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN	EFCO			BLACK MULLIONS
CSS-1	CAST STONE SILL				
FCP-1	FIBER CEMENT PANEL	NICHHA	MODERNBRICK	MIDNIGHT	
FCP-2	FIBER CEMENT PANEL	NICHHA	ILLUMINATION	RAVEN	
KTS-1	THIN CUT KASOTA STONE	KASOTA STONE	HONED	KASOTA STONE	
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	MIDTOWN 5-7B	MANHATTAN	

PRELIMINARY
NOT FOR
CONSTRUCTION

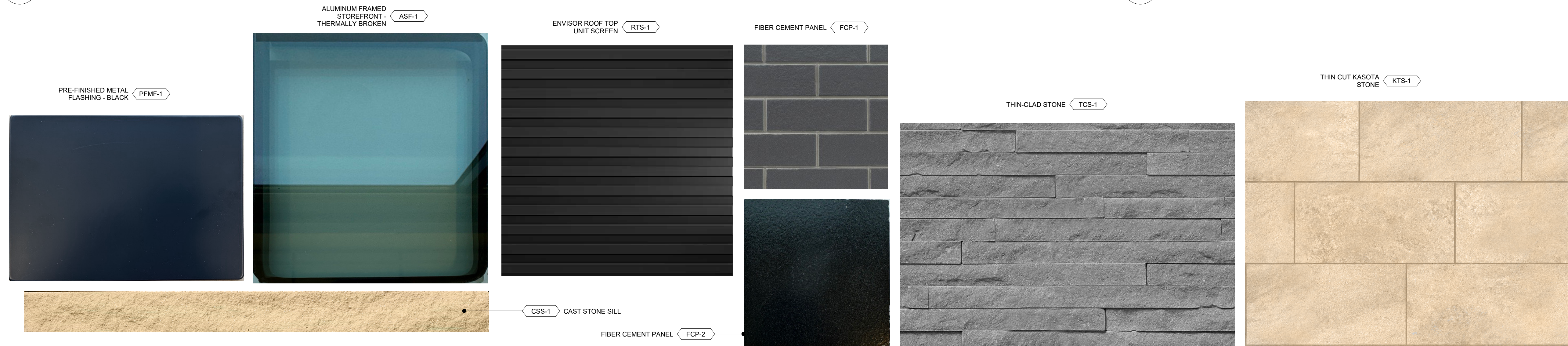
ISSUE #	DATE	DESCRIPTION
1	2024-09-20	CITY SUBMITTAL



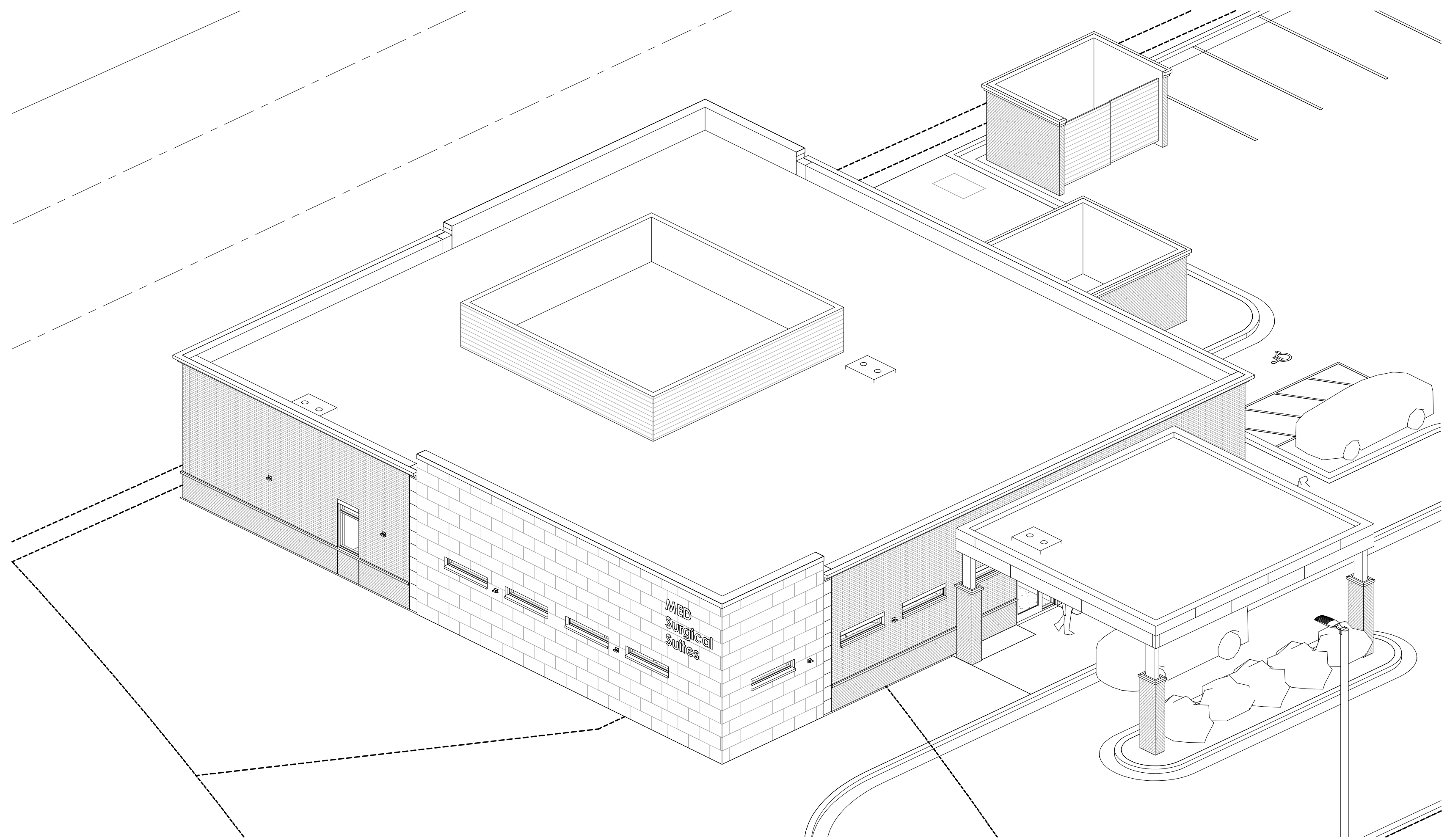
1
A301
NORTHEAST AXON
SCALE:



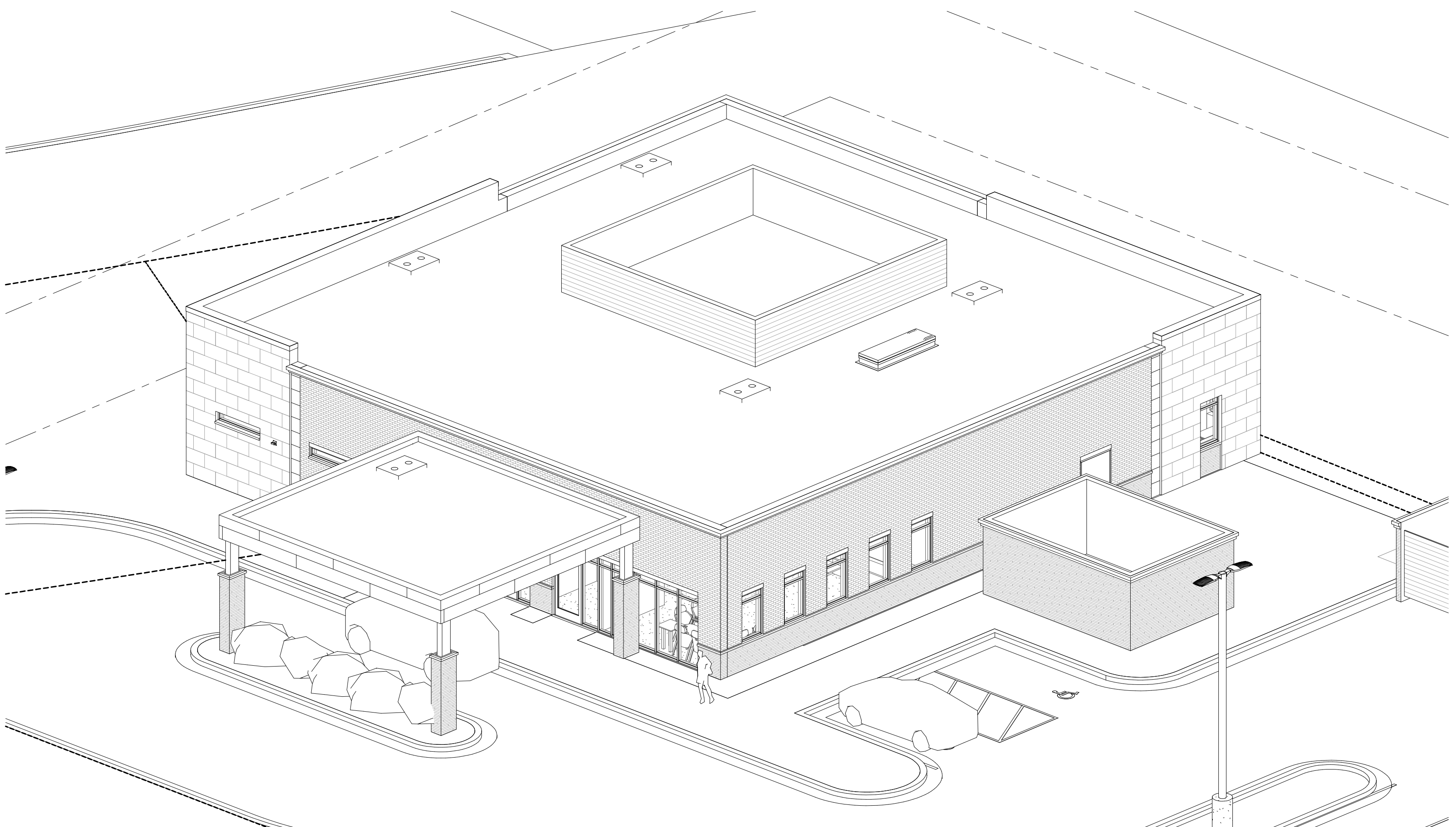
3
A301
SOUTHEAST AXON
SCALE:



MATERIALS
3/4" = 1'-0"



2
A301
NORTHWEST AXON
SCALE:



4
A301
SOUTHWEST AXON
SCALE:

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	MODERNBRICK	MIDNIGHT	
FCP-2	FIBER CEMENT PANEL	NICHIA	ILLUMINATION	RAVEN	
KTS-1	THIN CUT KASOTA STONE	KASOTA STONE	HONED	KASOTA STONE	
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	MIDTOWN 5-7/8"	MANHATTAN	

ISSUE #	DATE	DESCRIPTION
1	2024-09-20	CITY SUBMITTAL



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

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

Stormwater Management Memorandum

Date: August 19, 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 1004 to 1007 = ~8,900 CF
- Basin – Elevations 1004 to 1006 = ~5,000 CF

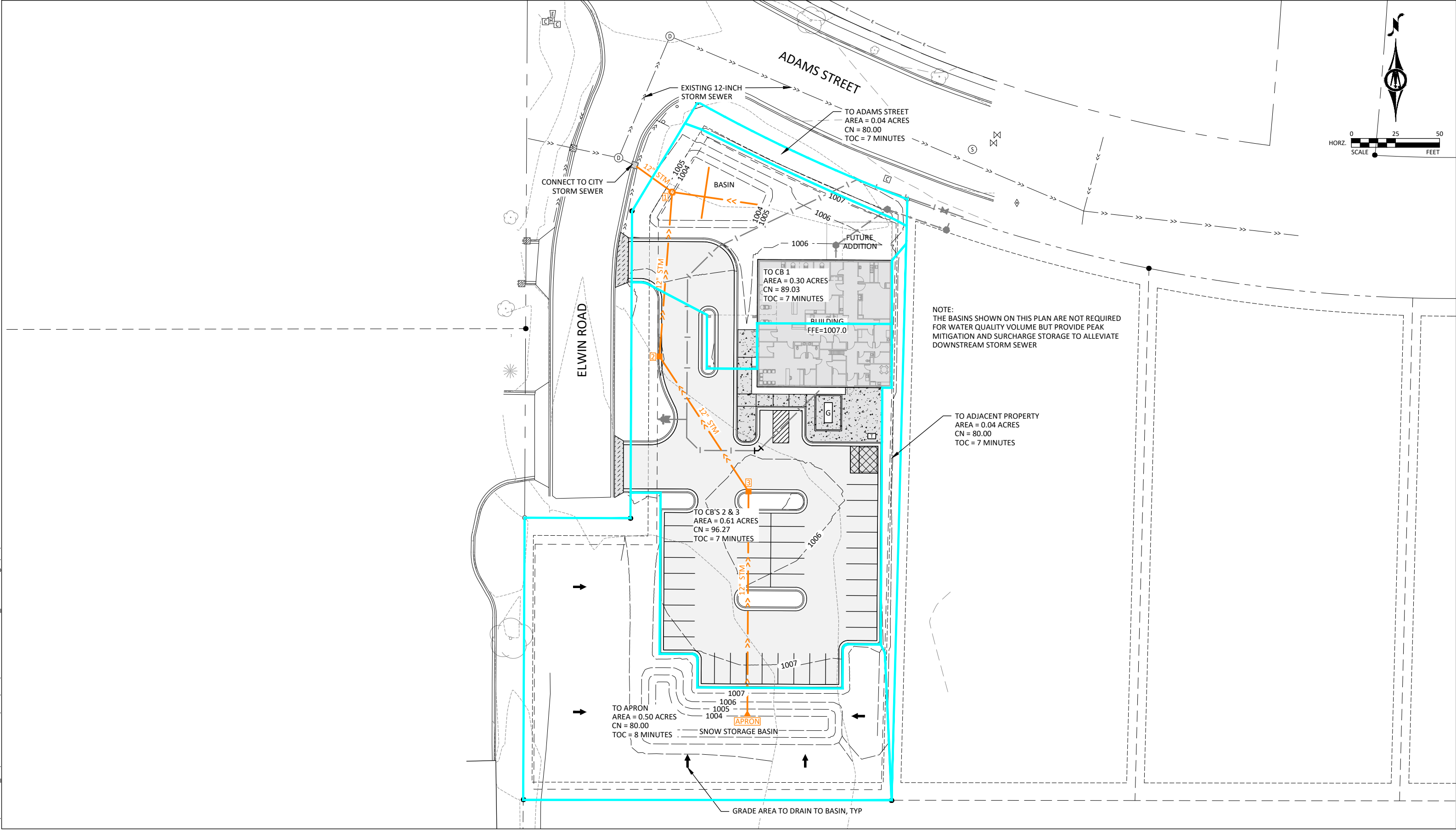
As a metric for comparison, the total storage volume could retain approximately 2- to 2.5-inches of runoff from the entire site if directly routed to the basins and with no outfall.

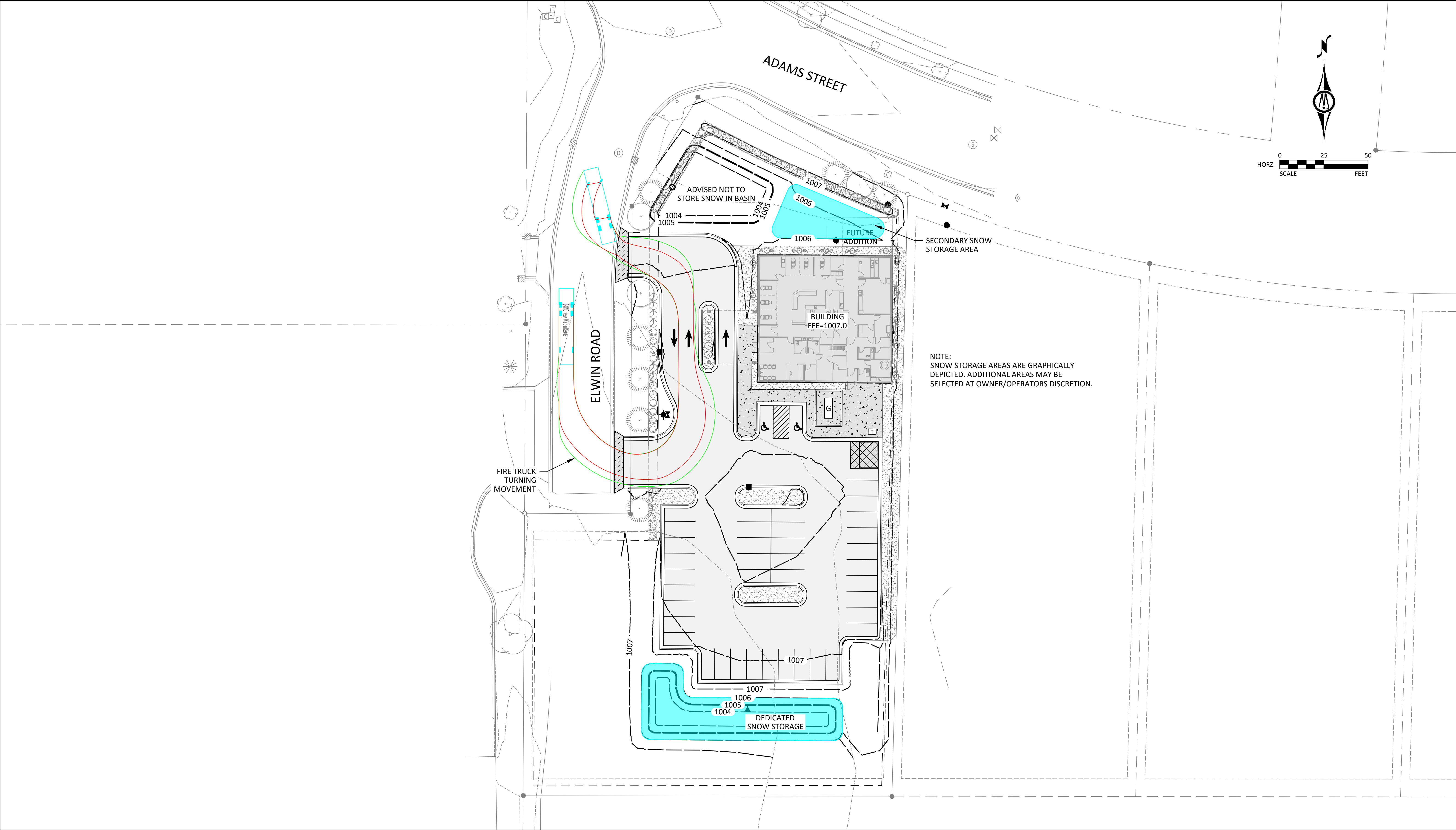
Proposed peak flow rates for the design storms were determined in SSA to be:

Proposed Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Direct To Elwin Storm Sewer	3.33	5.19	6.83
Overland to City R/W or Adjacent Property	0.19	0.37	0.77
Total	3.52	5.56	7.60
Existing Peak Rate	4.22	7.26	13.49

As stated, 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.

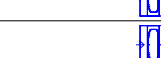
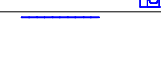
Please review the provided information and accompanying civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.

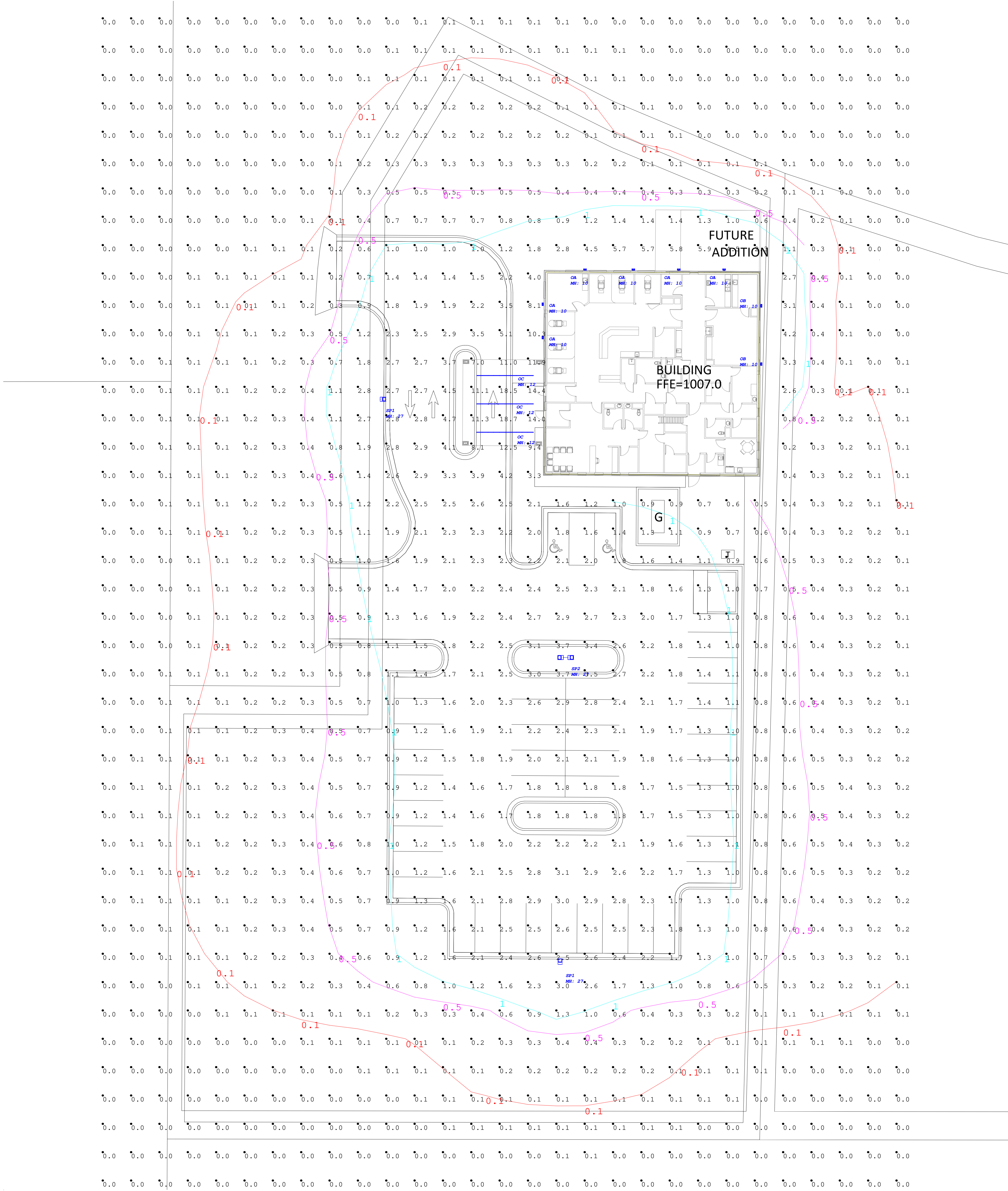




1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates 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_2	Illuminance	Fc	0.63	18.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	6	OA		131-9640_us	Single	3325	55	0.900
	2	OB		131-9635_us	Single	1936	27	0.900
	3	OC		EX2R-300-80-35-SO-20'	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



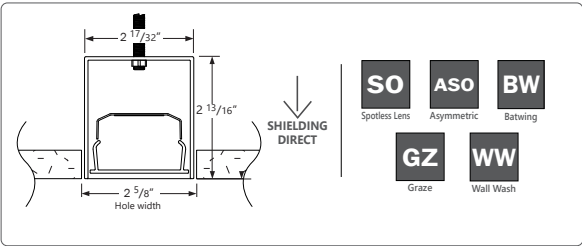
#	Date	Comments
Revisions		



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
						40	4000 K	ASO	asymmetric
		1000	1000 lm/ft - max			50	5000 K	BW	batwing

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

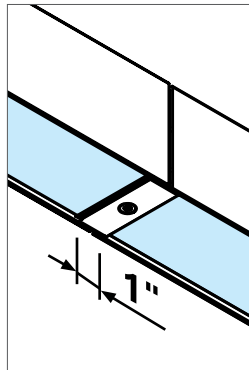


SO	Spotless lens;
ASO	Asymmetric Spotless lens;
WW	Wallwash;
BW	Batwing;
GZ	Graze.

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.

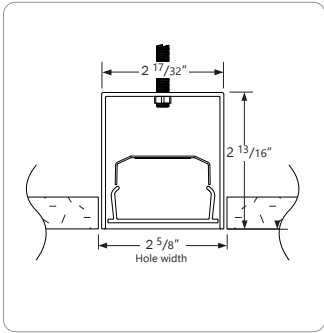
APPROVALS

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

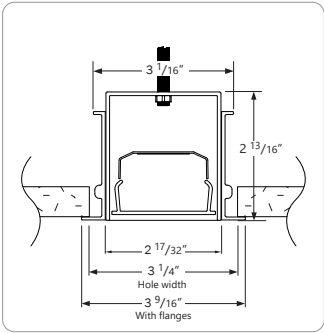
WARRANTY

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.

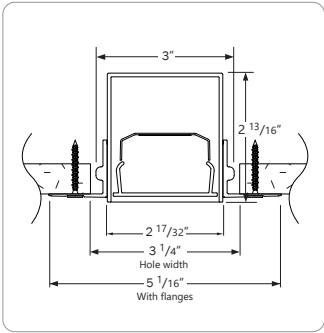
● CEILING MOUNTING OPTIONS



D FLANGELESS WITH 1/4-20 STUD MOUNTING

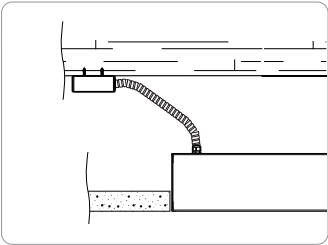


DF VISIBLE FLANGES WITH 1/4-20 STUD MOUNTING



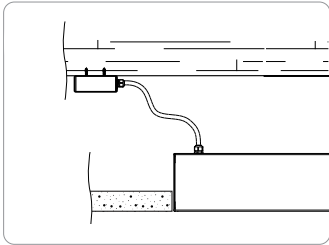
DS SPACKLE FLANGES

● POWER FEED



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

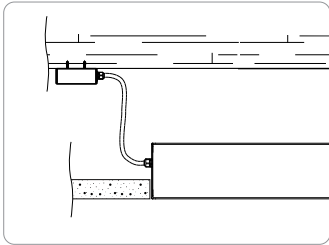
STANDARD



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.

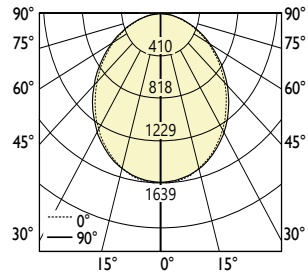
● PHOTOMETRIC DATA

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)

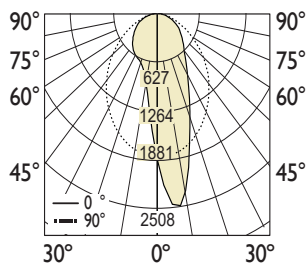
Vertical Angle	Horizontal Angles		
	0	45	90
45	37100	36644	35884
55	33888	33389	32377
65	30182	29417	28191
75	24519	23546	22127
85	14416	12814	10812

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

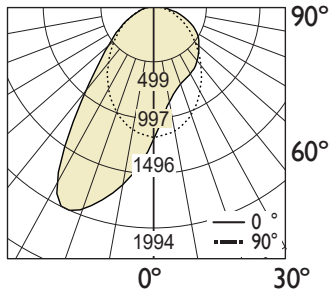
● PHOTOMETRIC DATA

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)

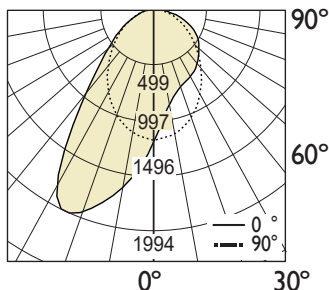
	Horizontal Angles		
Vertical Angle	0	45	90
45	10630	9359	11321
55	8858	8728	11689
65	7462	7806	11399
75	6114	6524	8813
85	3919	4146	3429

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

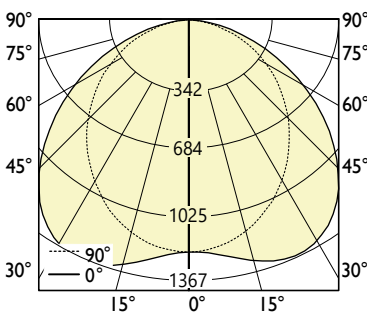
● PHOTOMETRIC DATA

BW Batwing



1000 lm/ft

PHOTOMETRIC CURVE



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

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](#)

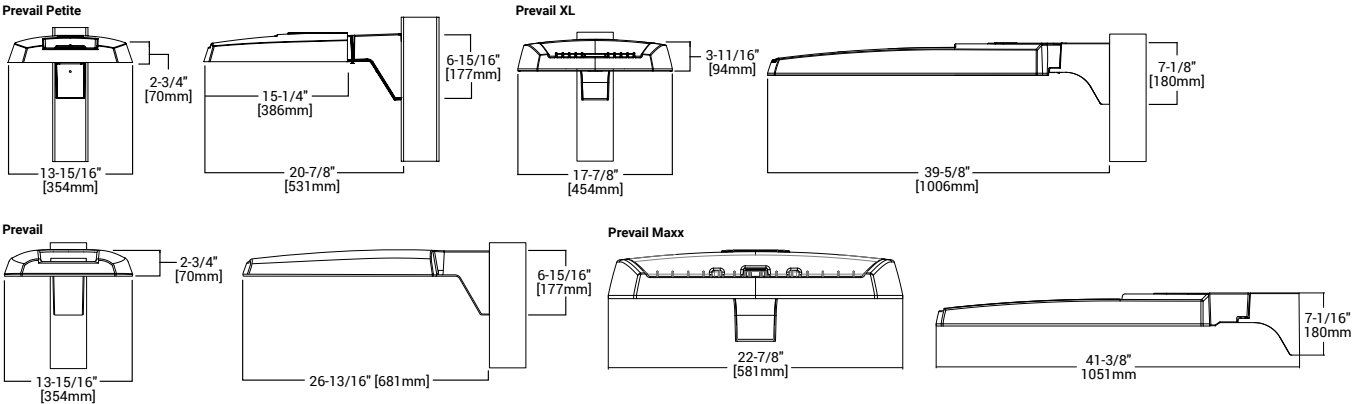
Quick Facts

- 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**

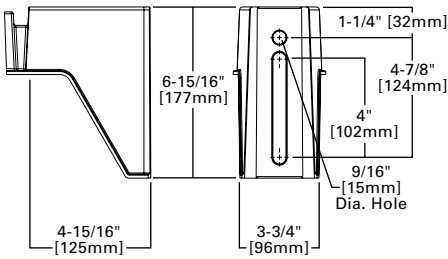
Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current ⁴					
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED 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)

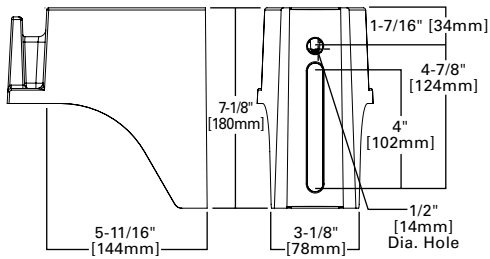
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card	S =Cellular, Factory Installed Sprint SIM Card E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

Mounting Details

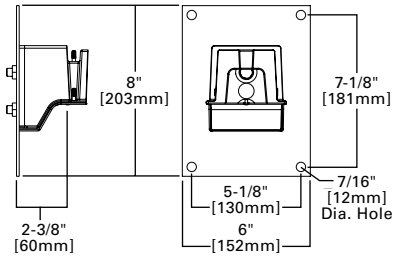
SA=QM Pole Mount Arm (PRV & PRV-P)



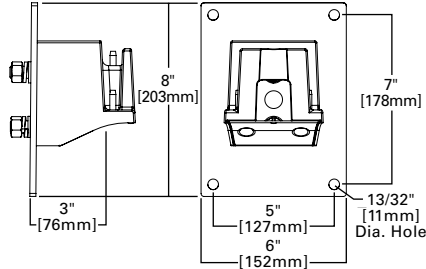
SA=QM Pole Mount Arm (PRV-XL)



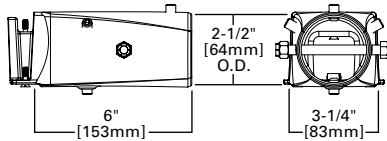
WM=QM Wall Mount Arm (PRV & PRV-P)



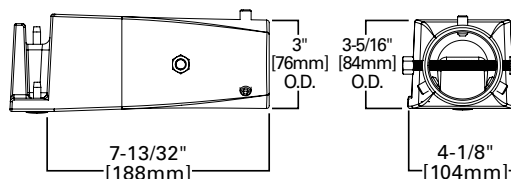
WM=QM Wall Mount Arm (PRV-XL)



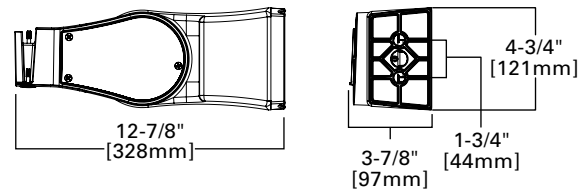
MA=QM Mast Arm (PRV & PRV-P)



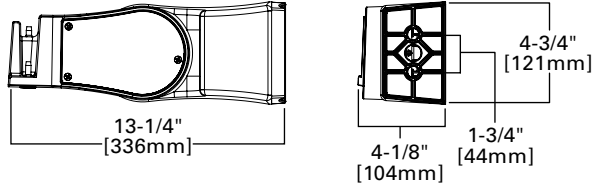
MA=QM Mast Arm (PRV-XL)



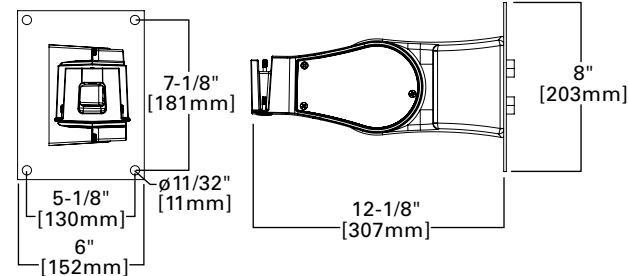
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



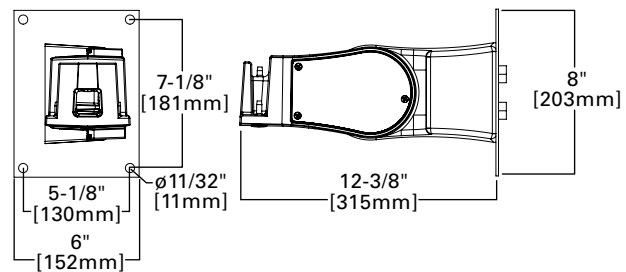
ADJA=Adjustable Arm Pole Mount (PRV-XL)



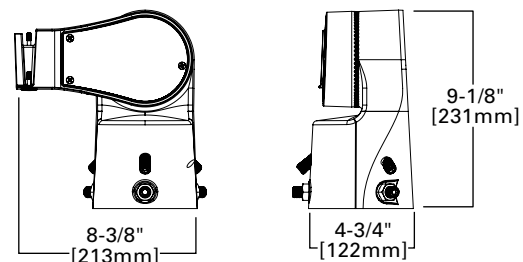
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



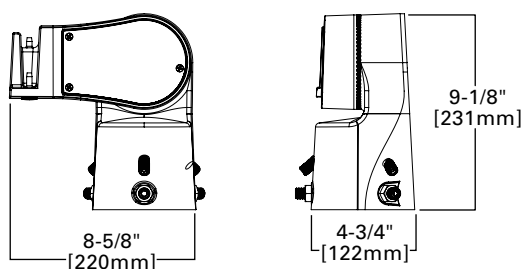
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



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

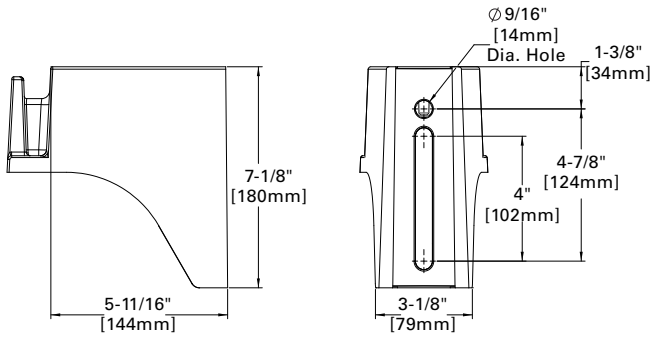


ADJS=Adjustable Slipfitter 3 (PRV-XL)

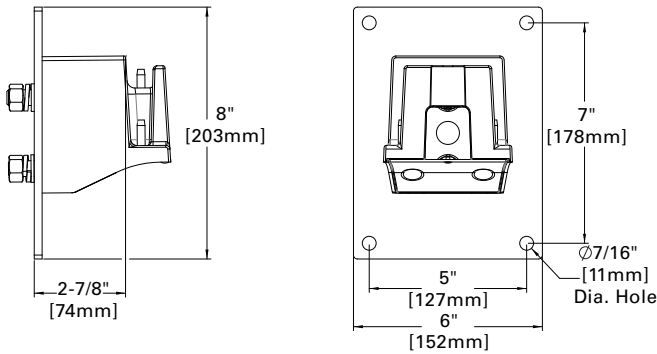


Mounting Details

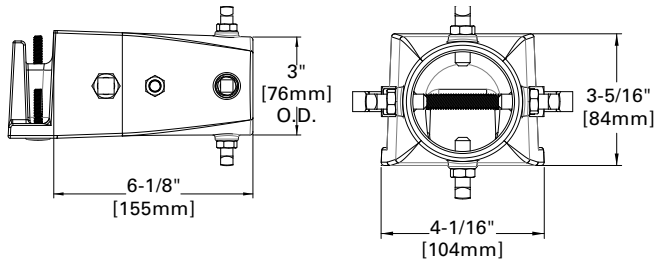
SA=QM Pole Mount Arm (PRV-M)



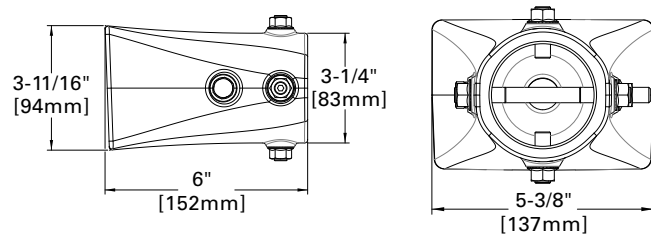
WM=QM Wall Mount Arm (PRV-M)



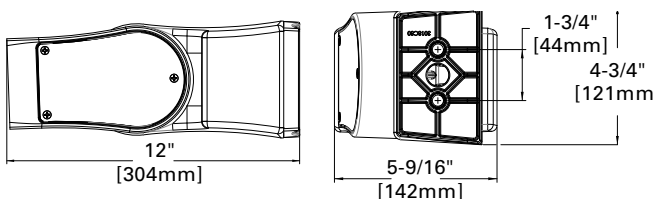
MA=QM Mast Arm (PRV-M)



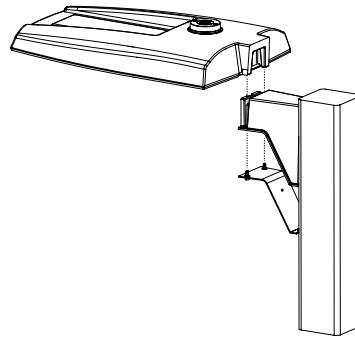
FMA=Fixed Mast Arm (PRV-M)



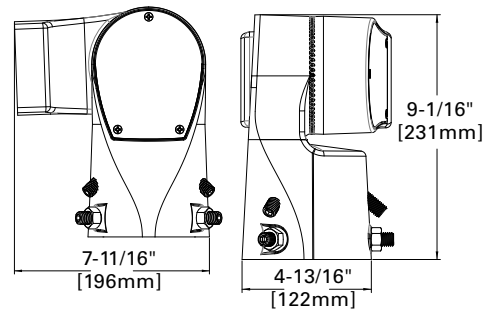
ADJA=Adjustable Pole Mount Arm (PRV-M)



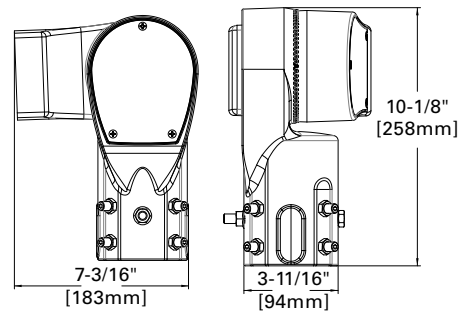
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



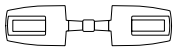
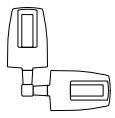
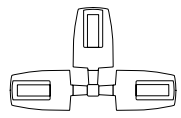
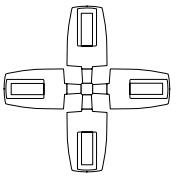
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

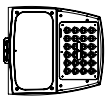
Mounting Configurations and EPAs

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

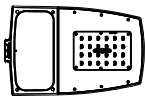
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	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

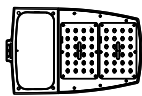
PRV-P-PA1X



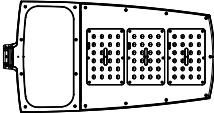
PRV-PA1X



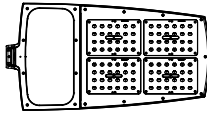
PRV-PA2X



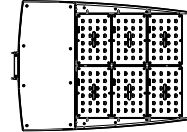
PRV-XL-PA3X



PRV-XL-PA4X



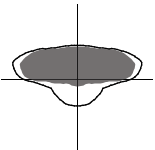
PRV-M-PA6X



Optical Distributions

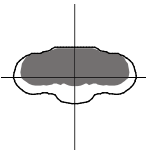
T2R

(Type II Roadway)



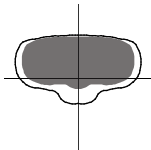
T2U

(Type II Urban)



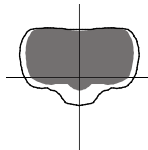
T3

(Type III)



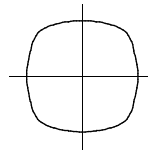
T4W

(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

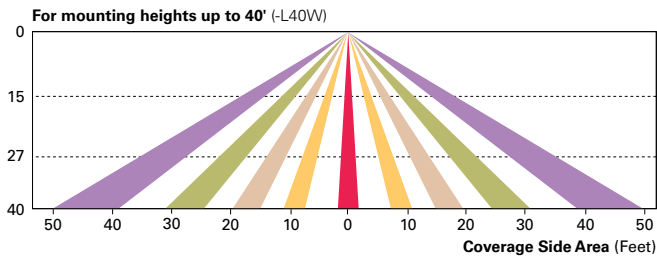
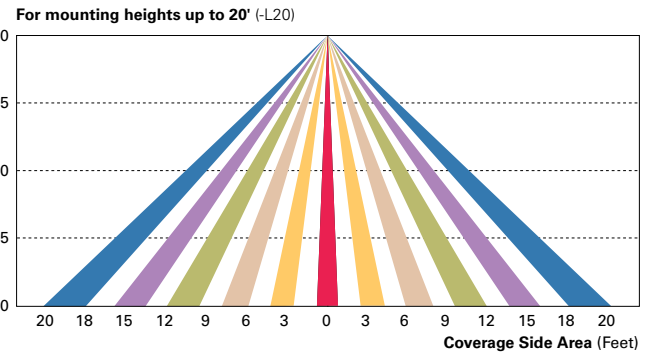
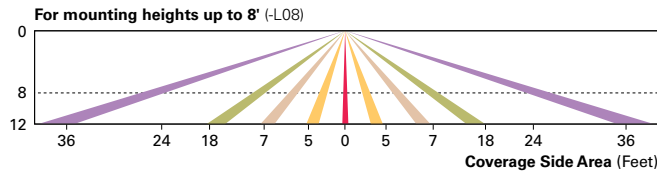
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

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.

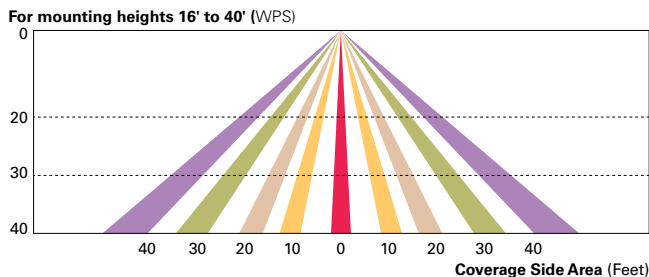
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These 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.



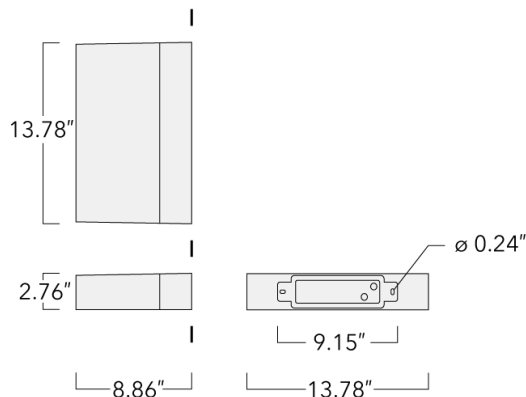
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required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



Description

IP66. Class I. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. CAD-optimized optics for superior illumination and glare control. Integral driver. Advanced thermal management protects LEDs while optimizing lumens output. 0-10V Dimming comes standard with luminaire. Luminaire is factory-sealed and does not need to be opened during installation.

Luminaire can be mounted for up or down lighting.

Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.

Example: XXX-XXXX-9004 (Black)
+ XXX-XXXX (Accessory 1)

Surface Mounted Wall Luminaires

Specifications

Material description

Body	Marine-grade, die-cast aluminium alloy
Lens	Safety glass lens
Colors	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Gasket	Silicone CCG® Controlled Compression Gasket
Fasteners	PCS Polymer Coated Stainless Steel Hardware
Ingress protection	IP66
Impact resistance	IK08
Corrosion resistance	5CE

Electrical description

Power supply	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Driver / Ballast	Standard. Optional DALI version available. To be specified at time of ordering.

Additional information

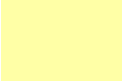
Lifetime	Ta=25°/40° L90B10 > 90000h
BUG Rating	Please see individual Spec Sheets for classification of Backlight, Uplight and Glare.
Listings	ETL listed. Suitable for wet locations.

PLS430 LED



Surface Mounted Wall Luminaires

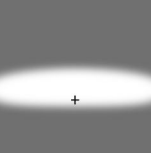
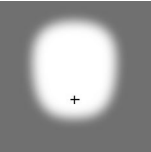
Options

Light distribution	Color temperature	Nominal Watt
 symmetric, medium beam [M]	 3000 K	0 W
 symmetric, narrow beam [N]	 4000 K	
 [S70] Type II Short	 2700 K	
 [A60] Type IV Very Short		
 [R65] Type IV Medium		

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Configurations

Light distribution	Part ID	Light source	Rated lumens	Rated input power	CRI	Weight (lb)
symmetric, medium beam [M] 	131-9644	LED-12/24W / 700 mA - 2700 K	2601.4	27 W	80	11.46
	131-9645	LED-12/36W / 1050 mA - 2700 K	3889.7	41 W	80	11.46
	131-9646	LED-12/52W / 1400 mA - 2700 K	4933.2	55 W	80	11.46
	131-9671	LED-12/24W / 700 mA - 3000 K	2794.1	27 W	80	11.46
	131-9672	LED-12/24W / 700 mA - 4000 K	2986.8	27 W	80	11.46
	131-9673	LED-12/36W / 1050 mA - 3000 K	4079.4	41 W	80	11.46
	131-9674	LED-12/36W / 1050 mA - 4000 K	4269.2	41 W	80	11.46
	131-9675	LED-12/52W / 1400 mA - 3000 K	5217.9	55 W	80	11.46
	131-9676	LED-12/52W / 1400 mA - 4000 K	5455	55 W	80	11.46
symmetric, narrow beam [N] 	131-9647	LED-12/24W / 700 mA - 2700 K	2446.4	27 W	80	11.46
	131-9648	LED-12/36W / 1050 mA - 2700 K	3944.6	41 W	80	11.46
	131-9649	LED-12/52W / 1400 mA - 2700 K	5003	55 W	80	11.46
	131-9677	LED-12/24W / 700 mA - 3000 K	2627.6	27 W	80	11.46
	131-9678	LED-12/24W / 700 mA - 4000 K	2808.8	27 W	80	11.46
	131-9679	LED-12/36W / 1050 mA - 3000 K	4137.1	41 W	80	11.46
	131-9680	LED-12/36W / 1050 mA - 4000 K	4329.5	41 W	80	11.46
	131-9681	LED-12/52W / 1400 mA - 3000 K	5291.6	55 W	80	11.46
	131-9682	LED-12/52W / 1400 mA - 4000 K	5532.1	55 W	80	11.46
[S70] Type II Short 	131-9635	LED-12/24W / 700 mA - 2700 K	1936.3	27 W	80	11.46
	131-9636	LED-12/36W / 1050 mA - 2700 K	2860.3	41 W	80	11.46
	131-9637	LED-12/52W / 1400 mA - 2700 K	3627.7	55 W	80	11.46
	131-9652	LED-12/24W / 700 mA - 3000 K	2079.8	27 W	80	11.46
	131-9654	LED-12/24W / 700 mA - 4000 K	2223.2	27 W	80	11.46
	131-9655	LED-12/36W / 1050 mA - 3000 K	2999.9	41 W	80	11.46
	131-9656	LED-12/36W / 1050 mA - 4000 K	3139.4	41 W	80	11.46
	131-9657	LED-12/52W / 1400 mA - 3000 K	3837	55 W	80	11.46
	131-9658	LED-12/52W / 1400 mA - 4000 K	4011.5	55 W	80	11.46
[A60] Type IV Very Short 	131-9641	LED-12/24W / 700 mA - 2700 K	1880.5	27 W	80	11.46
	131-9642	LED-12/36W / 1050 mA - 2700 K	2696.1	41 W	80	11.46
	131-9643	LED-12/52W / 1400 mA - 2700 K	3419.5	55 W	80	11.46
	131-9665	LED-12/24W / 700 mA - 3000 K	2019.8	27 W	80	11.46
	131-9666	LED-12/24W / 700 mA - 4000 K	2159.1	27 W	80	11.46

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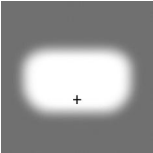
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PLS430 LED

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Surface Mounted Wall Luminaires

Light distribution	Part ID	Light source	Rated lumens	Rated input power	CRI	Weight (lb)
	131-9667	LED-12/36W / 1050 mA - 3000 K	2827.6	41 W	80	11.46
	131-9668	LED-12/36W / 1050 mA - 4000 K	2959.2	41 W	80	11.46
	131-9669	LED-12/52W / 1400 mA - 3000 K	3616.7	55 W	80	11.46
	131-9670	LED-12/52W / 1400 mA - 4000 K	3781.1	55 W	80	11.46
	131-9638	LED-12/24W / 700 mA - 2700 K	1760.2	27 W	80	11.46
	131-9639	LED-12/36W / 1050 mA - 2700 K	2622	41 W	80	11.46
	131-9640	LED-12/52W / 1400 mA - 2700 K	3325.4	55 W	80	11.46
	131-9659	LED-12/24W / 700 mA - 3000 K	1890.6	27 W	80	11.46
	131-9660	LED-12/24W / 700 mA - 4000 K	2021	27 W	80	11.46
	131-9661	LED-12/36W / 1050 mA - 3000 K	2749.9	41 W	80	11.46
[R65] Type IV Medium	131-9662	LED-12/36W / 1050 mA - 4000 K	2877.8	41 W	80	11.46
	131-9663	LED-12/52W / 1400 mA - 3000 K	3517.3	55 W	80	11.46
	131-9664	LED-12/52W / 1400 mA - 4000 K	3677.2	55 W	80	11.46

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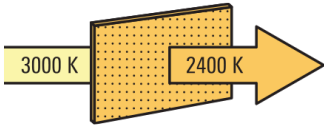
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Surface Mounted Wall Luminaires

Optical Accessories

Colour correction filter

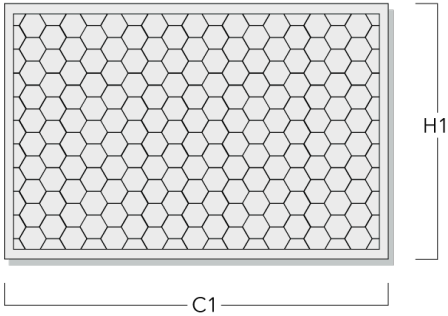
Description	Part ID
IF-3000K > 2400K	131-9685



Honeycomb louvre

Surface Mounted Wall Luminaires

Description	Part ID	C1	H1
Honeycomb louvre IW	131-9684	12.13	2.80



Light shield

Description	Part ID	Additional information
LS180-[A60]	430-0038	Light shield LS180 to greatly reduce or eliminate light pollution. PA injection moulded component, black matt. Suitable for asymmetric light distribution [A60].
LS180	430-0029	Glare Shield for backlight spill. Glare Shield factory-installed or available as retrofit kit. Suitable for [S60], [S65], [S70], [R65], [P65] lenses. Must be specified at time of ordering.

PLS430 LED

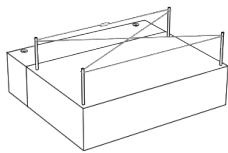


Surface Mounted Wall Luminaires

Mounting Accessories

Bird deterrent

Description	Part ID
Bird deterrent BD	131-9688



Surface Collar

Description	Part ID	D1
PLS430 Surface Conduit Kit	131-6904	1/2

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Electrical Accessories

Emergency Lighting Package

Description	Part ID	Additional information
_LS420/430 LED Emergency Lighting Package	131-6900	Emergency battery backup operating for a minimum 90 minutes when power is lost.

PLS430 LED



Surface Mounted Wall Luminaires

Control

Photocell

Description	Part ID
PLS430 Button Photocell Kit	131-6902

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410-D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030
customersupport.usa@we-ef.com - <https://we-ef.com/us>
Subject to technical changes and errors. - Generated on 08/08/2024

PLS430 LED
Surface Mounted Wall Luminaires

WE-EF LIGHTING USA, LLC

410-D Keystone Drive, 15086 Warrendale, PA 15086
Phone: +1 724 742 0030

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Subject to technical changes and errors.
Generated on 08/08/2024

Meeting Date: 09/10/2024

Title

CY41-24

***** FOR INFORMATION ONLY. Request of the Planning Agency to review Mankato Development District No. 50 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street).**

Meeting Date: 09/10/2024

Title

CY42-24

Request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc., for easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R010910103012 and R010910103013).

Applicant

The applicant is ISG, on behalf of the property owner.

Request

The applicant is seeking vacation of utility easements between platted lots.

Location

The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. The lots are located to the south of the property at 100 Power Drive and the Blue Earth County parcel identification numbers are R010910103012 and R010910103013.

Existing Land Use

The subject parcels are currently vacant, platted lots.

Zoning

The subject parcels are zoned M-1, Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

Rolls-Royce Solutions America, Inc., is seeking easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1 and Lot 2, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R01.09.10.103.010, R010910103012 and R010910103013).

The applicant is seeking to vacate two existing utility easements between lots that they currently own. The first of the two areas proposed for vacation is referred to in the surveyed documents as utility easement vacation A, and it encompasses the southern 10 feet of Lot 1, Block 1, Eastwood Industrial Park and the northern 20 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2. The total vacation dimension for utility easement vacation A is 30 feet.

The second area proposed for vacation is referred to as utility easement vacation B and is the south 10 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2 and the north 10 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2. The total area of easement vacation is 20 feet.

With both the proposed vacation areas, the 10-foot strip on the street sides, the western and eastern sides, of the lots will remain an easement area, and are not proposed for vacation.

The applicant is seeking vacation of the subject easement areas because a new approximately 280,000 square foot logistics center is planned for the lots.

Attachments

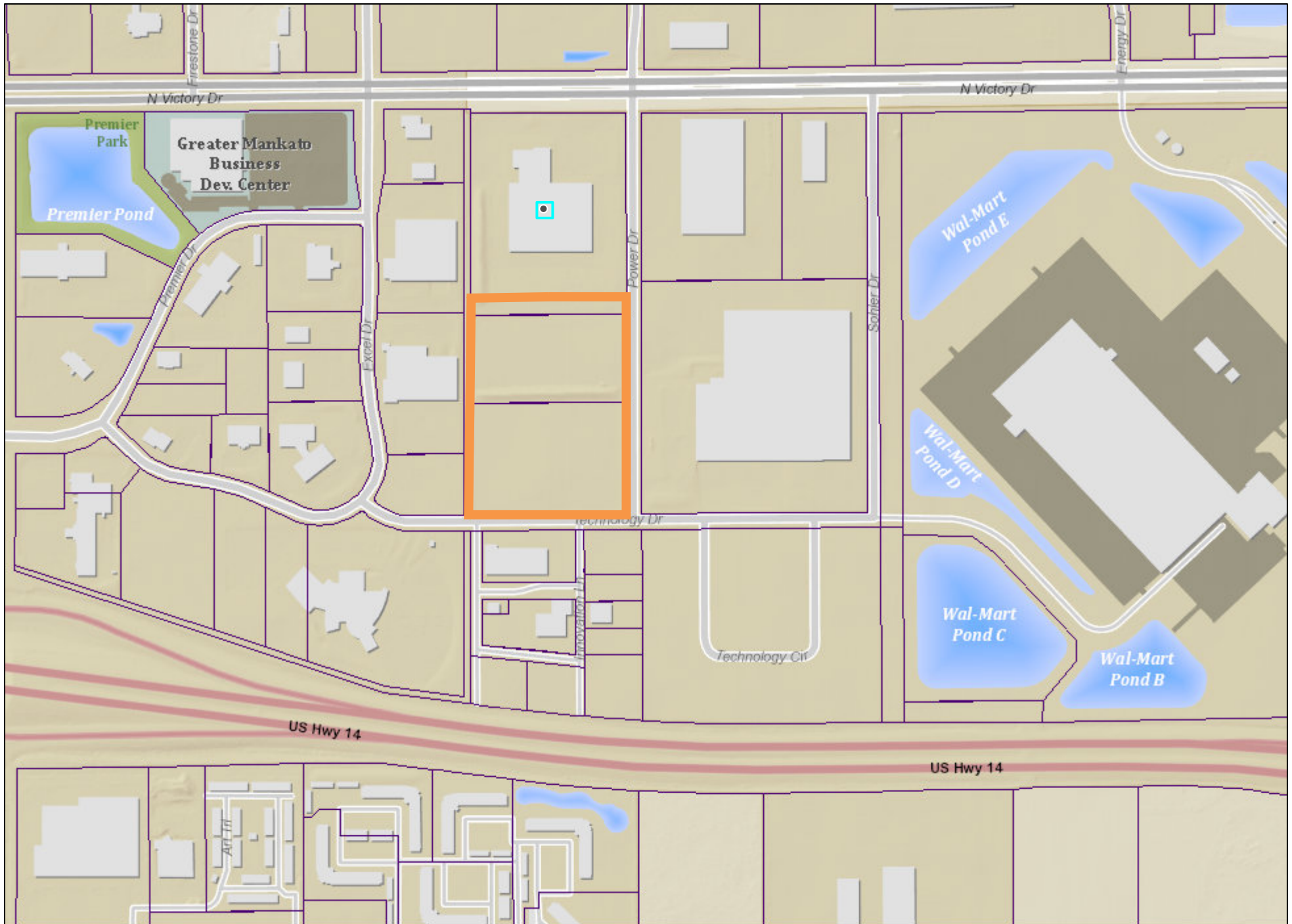
General Location Map

Aerial Plan

Site Plan

Renderings

General Location Map

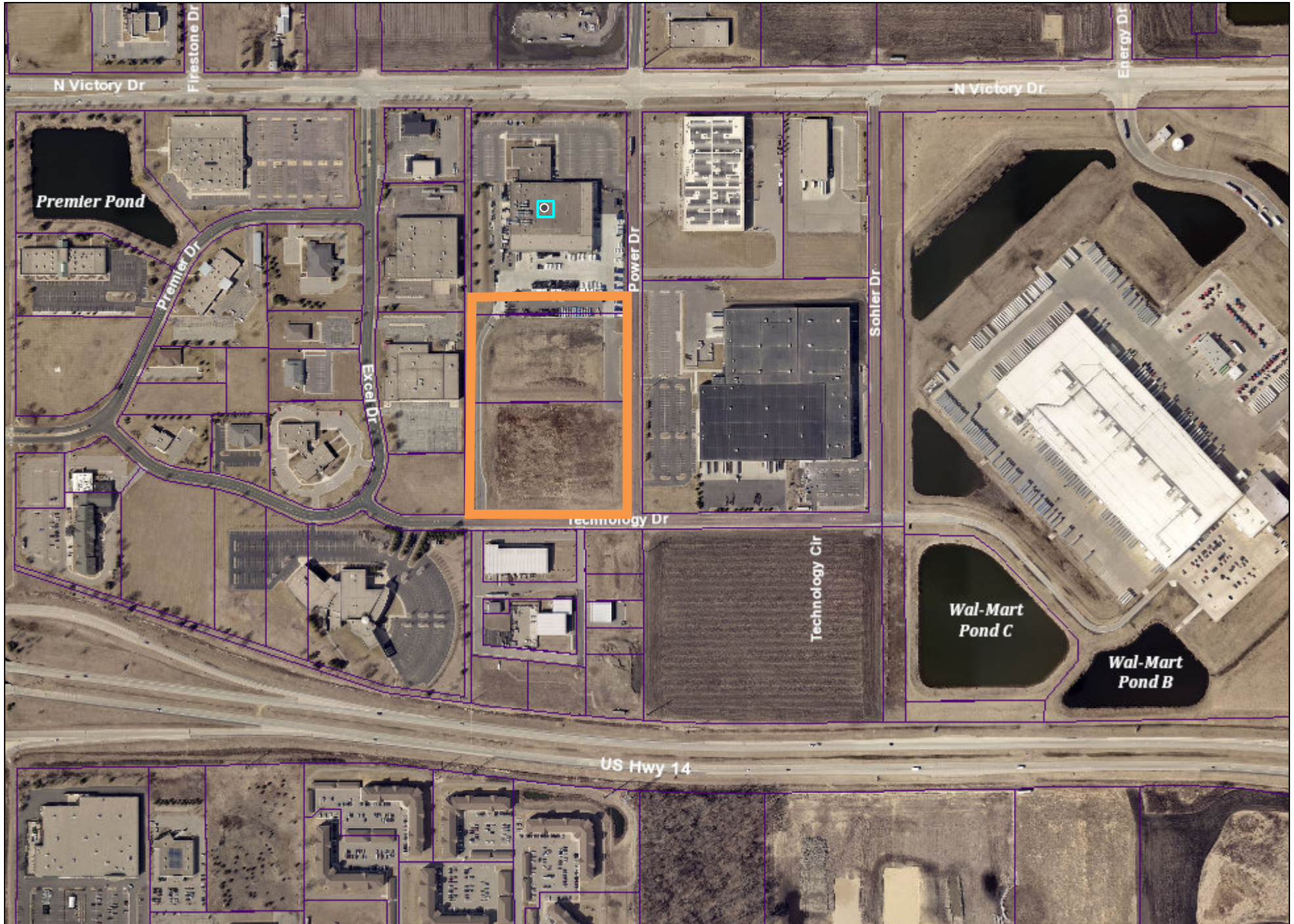


Date: August 2024

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: August 2024

Author:

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ROLLS-ROYCE POWER SYSTEMS LOGISTICS CENTER

Mankato, MN | #29938

4/11/2024

ISG

Architecture
Engineering
Environmental
Planning
ISGInc.com

Meeting Date: 09/10/2024

Title

*****SITE PLAN AND TRAFFIC ADVISORY REVIEW ONLY - Germania Park Right of Way Vacation**

Review

During the development of the Germania Park Masterplan, it was noted that the neighborhood has 80-foot wide rights-of-way. The typical residential street has a 60-foot wide right-of-way. This wider than typical right-of-way creates several encroachment and setback violations. It was recommended that upon completion of the improvement projects that 10 feet of right-of-way be vacated on either side of the streets within the residential neighborhoods. The vacation would be centered on the existing street, and those areas that have previously vacated a portion of the right of way would not vacate additional area. This would allow for many of the violations to come into conformance.

During this initial information gathering step, staff is seeking input regarding the vacation from partners and utility providers about the proposed vacation and whether additional easement may be necessary in the proposed vacation areas. The next step will include the preparation of the official vacation surveys, public notifications, and hearings.

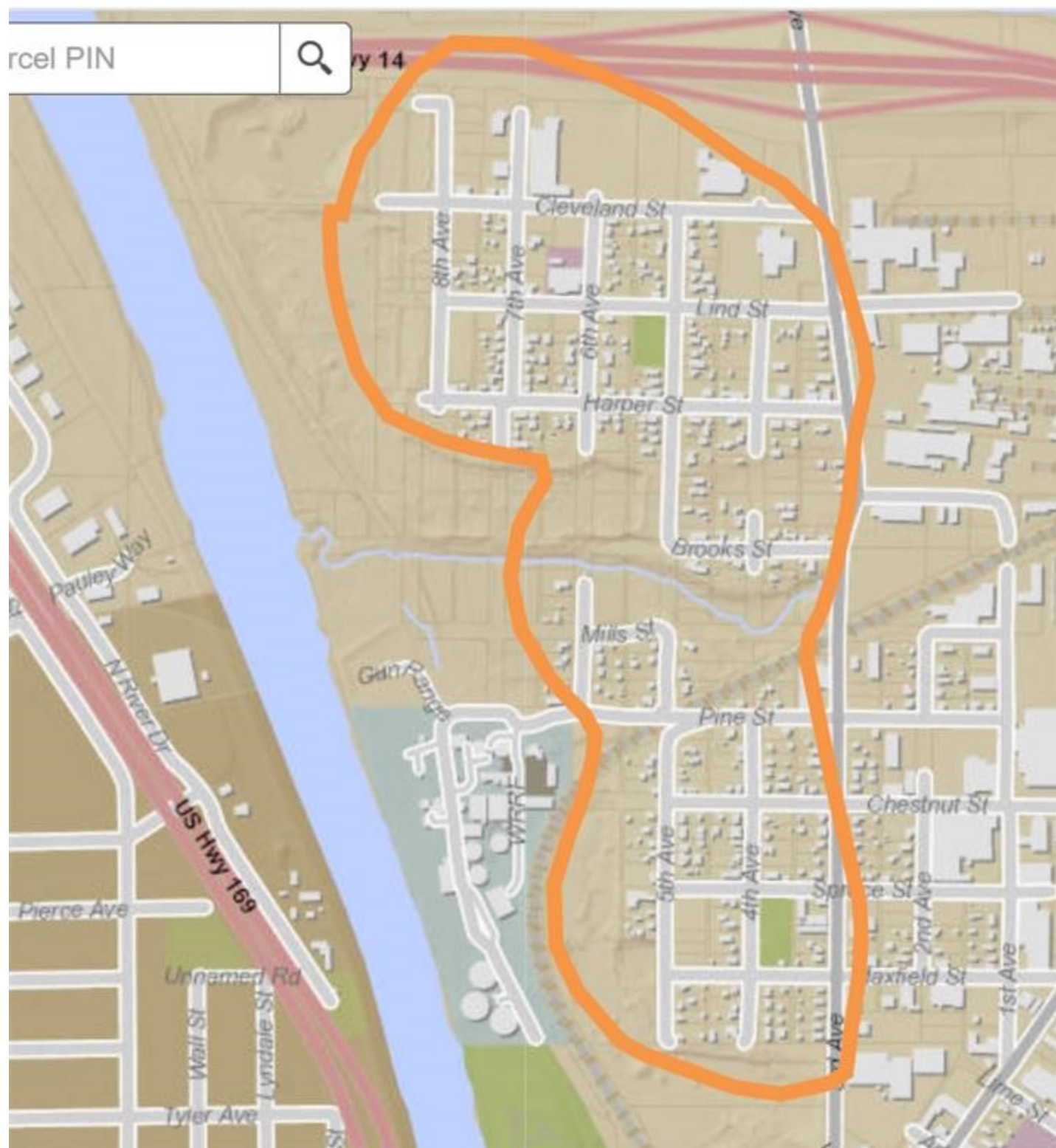
Attachments

Germania Park Proposed Right of Way Vacation Areas

Parcel PIN



July 14



Meeting Date: 09/10/2024

Title

Petition to Change Parking Status - Install angle parking instead of parallel parking on Spring Street between Second Street and the alley east of Second Street

Review

Petition to change parking status – A petition was submitted by Immanuel Lutheran Church to modify the parking on the south side of Spring Street between Second Street and the alley east of Second Street. Immanuel Lutheran Church is the property owner for this section of the block. The request to install angle parking instead of parallel parking. Reviewing the area, it appears that the roadway was constructed to accommodate angle parking in this area. The road width has been expanded along the church building to a nominal width of 42 feet. The required width for 45 degree parking, 2 lanes of travel and parallel parking is 42 feet. The change in parking would increase the number of parking stalls available. The parking request is for open parking. This would help address the need for parking in the neighborhood, which experiences high parking demand.

Attachments

General Location Map

Aerial Plan

Petition to Change Parking to angle instead of parallel



Date: September 2024

Author:

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Petition to Change Parking to angle instead of parallel



Date: September 2024

Author:

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Site Plan and Traffic Advisory Review Committee

2. 2.

Meeting Date: 09/10/2024

Title

Parking Change Request on 2nd Street between Washington and E. Spring Street; by request of Immanuel Lutheran Church

Attachments

General Location Map

Request information





**Petition for change to parking status
on city streets**

Applicant/contact: Kyle Hulke c/o Immanuel Lutheran Church & School Date: _____
Address: 421 N 2nd Street Mankato, MN 56001
Phone: 507-382-7335 Email: kyle.hulke@hotmail.com

Location of parking change request:

Street: 2nd from Washington to Concrete Boulevard (side streets) in front of Row building

Side of street: ☒ East ☒ West ☐ North ☐ South (check all that apply)

Current parking status: No parking 8am-5pm school days
(24-hr parking, two-hr parking, no parking, seasonal no parking)

Side of street: ☒ East ☐ West ☐ North ☐ South (check all that apply)

Requested change: Take down all signs for no parking 8am-5pm school days
except on concrete boulevard in front of Row building

Purpose for change: Clean up block, allows for more parking

All properties (including each apartment unit/duplex) on both sides of the affected street must be represented on this petition. List all properties under house number. Residents agreeing to the requested change are to sign and date the form. Only one signature is permitted per household. If more signatures are needed than spaces available, copy this form and sign all documents.

House number	Street Name	Own (O) Rent (R)	Printed name	Signature	Date
421	N 2nd	Own	Kyle Hulke		9-4-24

I have made a good faith effort to contact 100 percent of the residents on the street identified above:

Applicant signature

9-4-24
Date

Submit registration form and attachments to 311 customer service staff at the Intergovernmental Center, 10 Civic Center Plaza, Mankato, MN, 56001, or email to 311@mankatomn.gov.