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

1. **SITE PLAN ITEMS**

1. CY44-24

Request of McDonald's Corporation for a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new play place. The subject property is described the eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition. (1921 Adams Street).

2. CY45-24

Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to cannabis.

Informational Only

3. CY46-24

Request of Andrew Manske for a conditional use permit to allow for cut, fill and development activities on a slope equal to or in excess of seventeen-point six (17.6) percent for ravine stabilization. The subject property is described as Lot 5, Block 1, Ironwood Oaks subdivision (80 Telemark Drive).

4. CY47-24

Request of Complete Construction, LLC for a preliminary and a final plat of Prairie Acres; for a planned unit development, PUD, to allow modifications to a previously approved grouped housing project, and for an easement vacation to allow the vacation of easements as per the plat of Prairie Winds Development. The subject property is described as Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 18; Lot 1, Block 19; Outlot B; Prairie Winds Development, according to the plat thereof on file and of record with the Blue Earth County Recorder AND that part of Outlot A of Prairie Winds Development; AND that part of Outlot C of Prairie Winds Development; and that part of Outlot D of Prairie Winds Development (Blue Earth County PID R010915378666, R010915376028, R010915376017, ETAL)

5. CY48-24

Request of Mesenbrink Construction & Engineering, Inc. for an amended preliminary plat review and the final plat review of Mesenbrink Subdivision, and for the zoning of the subject property from T-Transition to B-1, Community Business District, O-R, Office Residential District, R-4, Multiple Family Dwelling District, and R-2, One- and Two-Family Dwelling District. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

2. **TRAFFIC ITEMS**

Site Plan and Traffic Advisory Review Committee **1. 1.**

Meeting Date: 11/05/2024

Title

CY44-24

Request of McDonald's Corporation for a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new play place. The subject property is described the eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition. (1921 Adams Street).

Applicant

The applicant is McDonald's Corporation.

Request

The applicant is requesting a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new playplace in the Highway Gateway Overlay District.

Location

The subject property is described as the eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition (1921 Adams Street).

Existing Land Use

The property is currently the location of McDonald's Restaurant.

Zoning

The property is zoned B-3, Highway Commercial District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the property.

Review

The applicant is requesting a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new PlayPlace in the Highway Gateway Overlay District. The subject property is described as the eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition. (1921 Adams Street). The subject property is located in the B-3, Highway Commercial District.

The property is located in the Highway Gateway District and requires a Certificate of Design Compliance. As with other construction in the Highway Gateway Overlay District, the expansion or exterior alteration of existing buildings requires a Certificate of Design Compliance to ensure that all construction activities within the District will enhance the visual and aesthetic character of the Gateways in accordance with the Urban Design Guidelines adopted as part of the City's Land Use Plan. The Highway Gateway Overlay District is intended to promote high quality design in Mankato's major entryways into the City. The design features and standards are intended to create a positive first impression upon entering the City, and to establish an image and character that is uniquely Mankato. The exterior work will be under 500,000 dollars, per Mankato City Code, this project is only required to be reviewed by the Planning Commission and will not need to be brought before the City Council for review.

A previous certificate of design compliance was approved in 2018 for facade and drive-through improvements.

The proposal includes an approximately 26' x 32' addition on the westerly side of the existing McDonald's

restaurant structure and is intended to be used for an indoor PlayPlace. The proposed PlayPlace addition includes two exterior doorways, one to the parking area south of the building and one on the north side of the building facing westward, which creates one additional opening/entrance in the structure. The proposed addition increases the height of the building, but does not create additional floors.

Interior modifications will be made in tandem with the proposed addition, but are not subject to review with this certificate of design compliance.

Exterior finishes of the new addition are proposed to be similar to the existing finishes that were approved through a different certificate of design compliance in 2018. These finishes include: gray and tan colored "Exterior Finish System" (EIFS), which has a stucco-like look, a metal panel similar to what is currently used on the existing structure in a "cityscape" color, an aluminum trellis in both gray and white, gray colored split face block veneer with a matching sill cap, metal underscores in gold, and large areas of tempered glass.

Exterior elevations show recessed down light fixtures with white and yellow coloring as well as a radial sconce light fixture, and a number of accent lighting features. The narrative provided states that the applicant does not believe site lighting will change as a result of the building addition. All new exterior light fixtures will be required to be full cut-off, fully shielded fixtures that shall meet City Code Section 10.89.

The proposed addition is occurring in the B-3, Highway Commercial District. The proposed addition does not extend any further north (front yard setback), south (rear yard setback), or east (side yard setback) than the existing conforming building line. As the proposed addition would occur along the western side of the existing building, the 6' side yard building setback. Submitted plans do not show the exact distance between the westernmost building line and the property line, but based on measurements provided, we can infer a minimum of a 6 to 10' setback from the property line. Proposed plans appear to conform to all building setbacks. Based on provided materials, a number of existing parking stalls for McDonald's have been constructed within the parking setback and/or off-premises. With the proposed addition, two parking stalls will be identified as reserved parking, but others will remain as is. Due to the encroachment, an agreement must be made with the adjacent property owner in order to utilize these stalls, if one does not already exist.

If a preexisting shared parking and signage agreement already exists between McDonald's and the adjacent property to the west, the applicant will be asked to verify that the agreement allows for any proposed site modification that are shown to occur in areas covered by the agreement to occur. If no agreements exist, the applicant will be asked to work with the adjacent property owner on a shared access agreement and signage agreement for any modifications to off-premise signage.

Proposed plans show updated signage. Any approval of the proposed certificate of design compliance does not include approval of the proposed signage. All updated or new signage shall require separate sign permits prior to fabrication or installation. All signage, both permanent and temporary, shall adhere to Mankato City Code Section 10.87.

Bicycle parking that would be removed or relocated as part of the proposed addition shall be replaced or maintained on the subject property in order to retain bicycle parking requirements per Mankato City Code.

Parking for the restaurant will be modified to account for the removal of two accessible parking stalls to the west of the existing building. This modification will occur along the southwest parking area. Submitted plans show replacement of the removed accessible parking stalls by converting four of the existing standard parking stalls into three accessible stalls and modifying those spaces identified as accessible. The applicant shows a reduction in the number of total parking stalls provided on site, reducing the number of total parking stalls from 72 stalls to 69 stalls. Despite a reduction in the number of available parking stalls, and concerns with drive-through queuing lines blocking full access to parking stalls, the property still provides well over the number of required parking stalls (35 stalls) for this particular use.

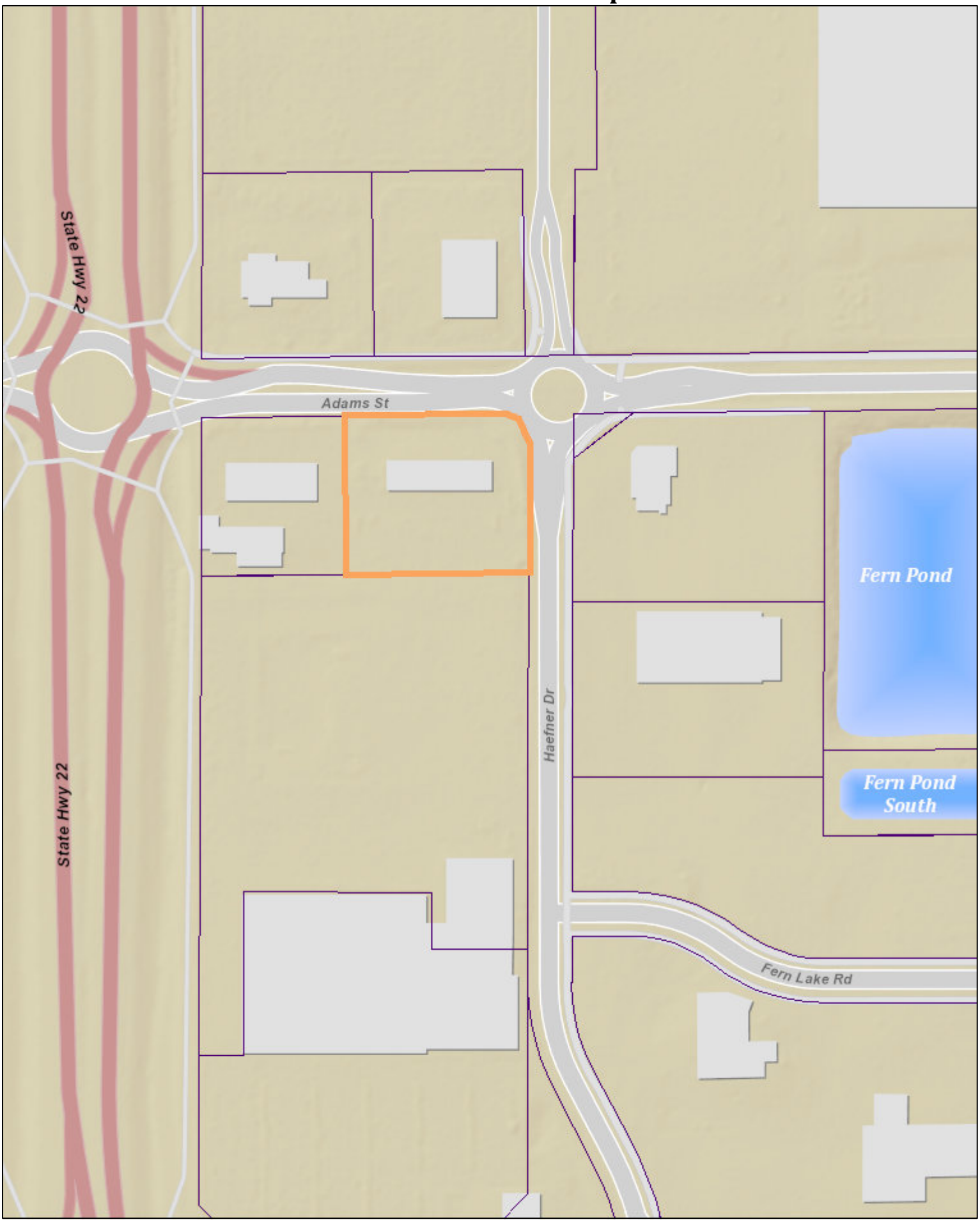
Proposed plans show additional landscaping along the Adams Street and Haefner Drive frontages to provide additional screening along the property lines. Plans show 37 juniper shrubs congregated in groupings between the

drive-through and adjacent roadways. In the 2018 certificate of design compliance, the applicant noted some limitations to the existing development due to the presence of existing utility lines and the width of green spaces, which causes some constraints to landscaping along Adams Street and Haefner Drive.

Attachments

General Location Map
Aerial Plan
Site Plan
Exterior Elevations
Materials
Floor Plans
Landscaping Plan
Civil Plans
Narrative

General Location Map



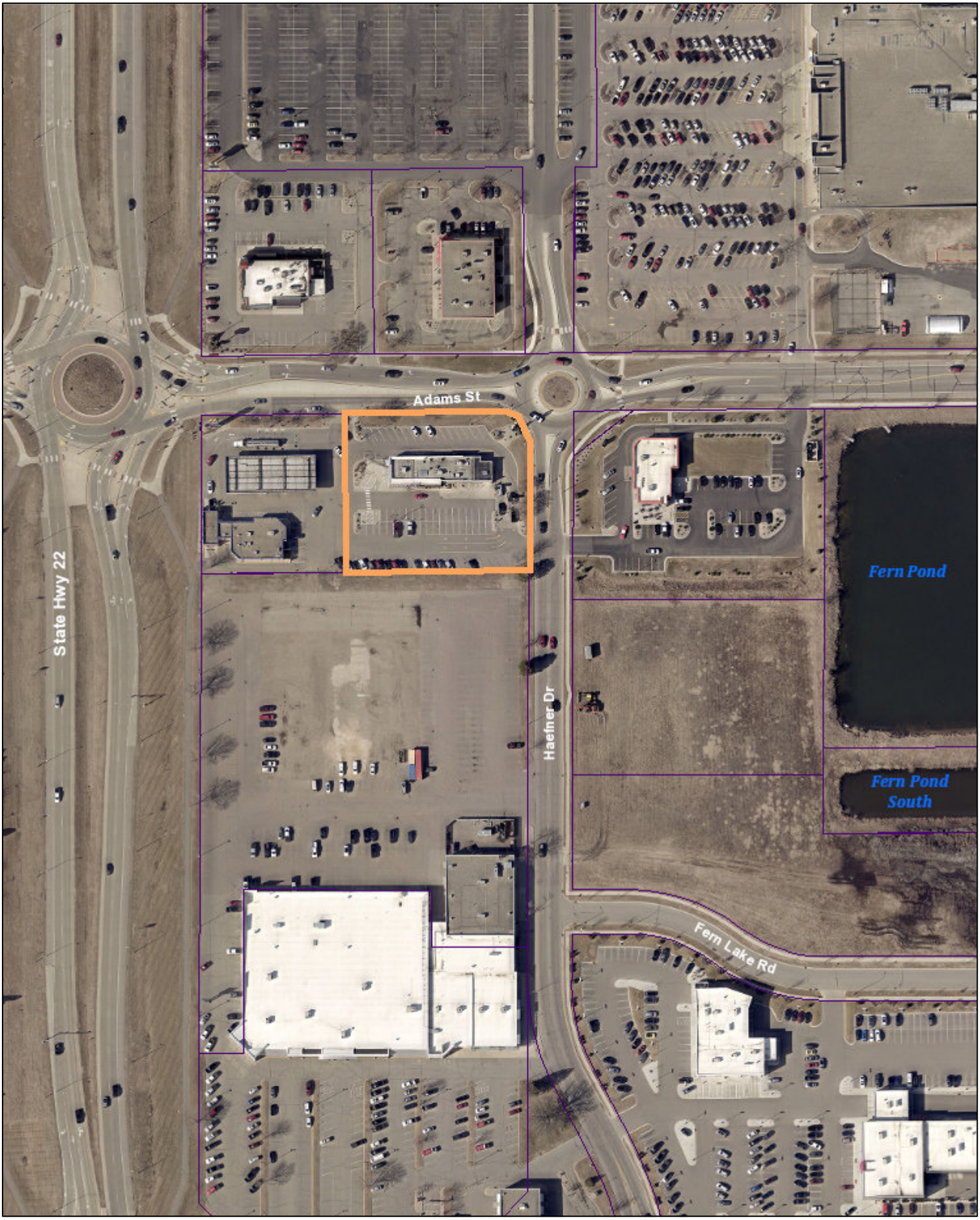
Date: October 2024

Author:

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

N

Aerial

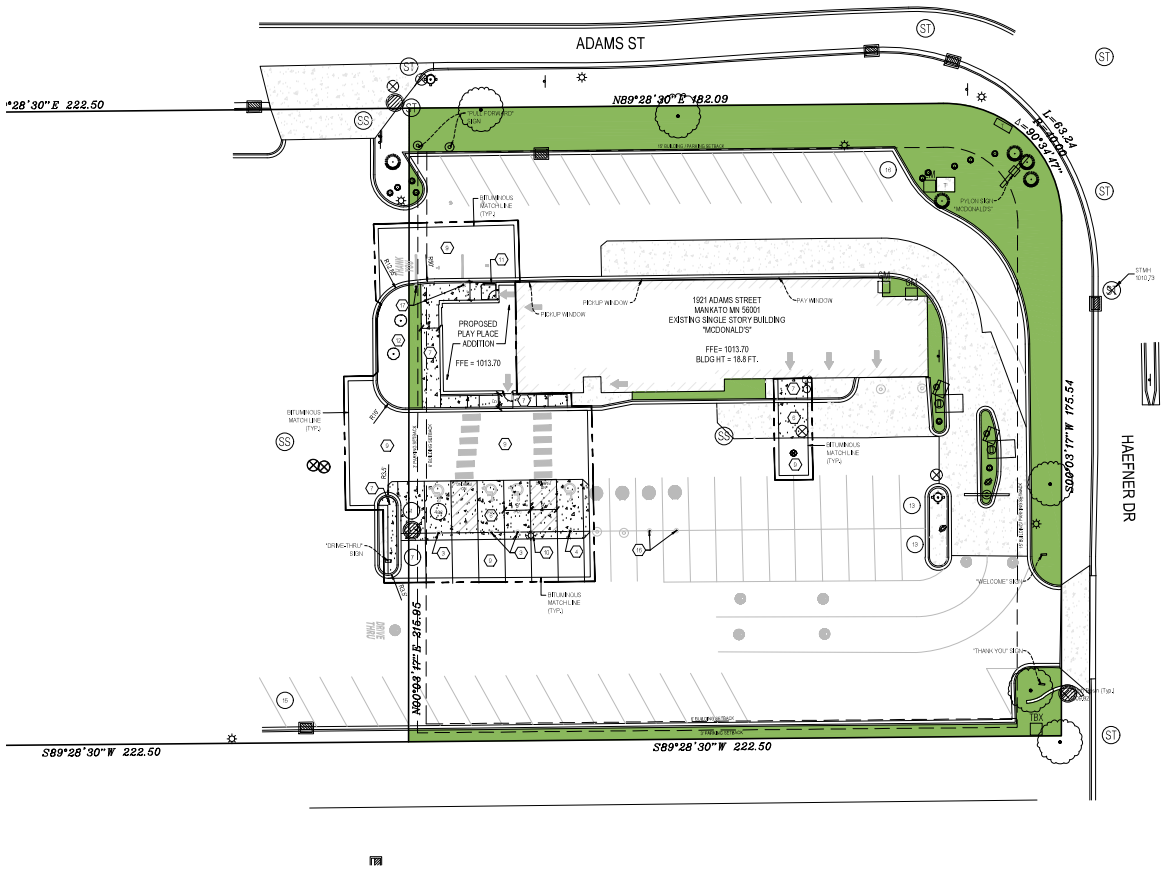


Date: October 2024

Author:

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SITE CONSTRUCTION NOTES

1. Reserved.
2. Reserved.
3. State and ADA approved accessible sign and bollard per detail C7.16.
4. State and ADA approved accessible sign and bollard with "Van Accessible" sign per detail C7.16.
5. Reserved.
6. Concrete drive aprons and slabs, Refer to Sheet C3.1 for specifications.
7. Concrete sidewalk. Meet and match existing sidewalk. Refer to sheet C3.1.
8. Reserved.
9. Bituminous pavement, Refer to Sheet C3.1 for specifications.
10. Parking Ref light - Existing.
11. Reinstall salvaged railing.
12. Planting area refer to landscaping sheet L2.1.
13. Reserved.
14. Reserved.
15. Reserved.
16. Proposed location of salvage "curbside pickup" sign and bollard.
17. Proposed location of salvaged drive thru signage.

DIRECTIONAL SIGNAGE NOTES

18. New or replaced directional signage is not being approved as part of this plan set with the jurisdiction.
19. Reserved.

SITE PLAN NOTES

1. Obtain all necessary permits for construction within, or use of, public right-of-way.
2. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
3. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.

ZONING AND SETBACK SUMMARY

The Property is Zoned B-3 Highway Commercial District

Building Setback information is as follows:
Front Yard = 15 ft.
Rear = 0 ft.
Side = 0 ft.

Parking Setback information is as follows:
Front Yard = 15 ft.
Rear = 3 ft.
Side = 3 ft.

Lot Coverage information is as follows:
Lot Area Minimum = 10,000 sf. = 0.23 ac.
Total Site Area = 47,695 sf. = 1.09 ac.

PARKING SUMMARY

Required Parking:

One space per each 4 seats, 1 space for each 2 employees on major shift, 1 space for each delivery vehicle, and 1 space per customer food pick-up, 8 of 4 most stacking spaces per drive-thru lane.
(76 seats/4 seats) + (15 employees/2 employees) + 1 truck + food pickup stall + (8 stacking + 3 lanes) = 34.5

Total Parking Stalls Required		35 ea.

Existing Parking:

Standard Stalls	(9x18)	68 ea.
Accessible Stalls	(9x18)	4 ea.
Total Parking Stalls Provided		72 ea.

Proposed Parking:

Standard Stalls	(9x18)	65 ea.
Accessible Stalls	(9x18)	4 ea.
Total Parking Stalls Provided		69 ea.

AREA SUMMARY

Existing

Pervious	7,594 s.f.	0.17 ac.	15.9%
Impervious	40,101 s.f.	0.92 ac.	84.1%
Total	47,695 s.f.	1.09 ac.	100.0%

Proposed

Pervious	7,658 s.f.	0.18 ac.	16.1%
Impervious	40,037 s.f.	0.91 ac.	83.9%
Total	47,695 s.f.	1.09 ac.	100.0%

LEGEND

Green Space

Construction Limits

NORTH

0 20 40

Know what's Below. Call before you dig.

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

REV	DATE	REVISION HISTORY
1	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.

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DRAWN BY	AKH
PROTO ISSUED	
REVIEWED BY	TDM
DATE REVIEWED	10/16/2024
DATE ISSUED	10/15/2024
STATE NUMBER	22-0204

CITY	MANKATO
STATE	MN
STREET ADDRESS	1921 ADAMS ST
COUNTY	BLUE EARTH
SHEET NAME	SITE PLAN
NATIONAL NUMBER	13126

SHEET NO.: C2.1

FILE NAME: C201MCD304.002.DWG
PROJECT NO.: MCD16304.002

LANDFORM 2021

KEY NOTES:

BM — BRAKE METAL - Ø40 ALUM COIL STOCK METAL WRAP, MATCH WINDOW COLOR

BR / B4 — SPLIT FACE BLOCK VENEER (MATCH EXISTING) WITH SPLIT FACE SILL CAP TO MATCH
COLOR:
B4 = BLOCK TO MATCH COLOR, SIZE AND TEXTURE OF EXISTING.
EXIST = EXIST SPLIT FACE BLOCK TO REMAIN, PATCH AND REPAIR AS REQ'D.

CJ — CONTROL JOINT
TYPE I
I = EIFS

CM / C1 — CORRUGATED METAL PANEL (MATCH EXISTING) SEE ASSEMBLY NOTES ON A3.0.
COLOR: (MATCH EXISTING)
C1 = CITYSCAPE

DE — DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED
PRE CUT, PRE SPACED
SUPPLIERS:
YOMELA (865) 330-7337, annbowen@yomela.com
GFX INTERNATIONAL (847) 543-4600 mcdonaldsdecor@gfxi.com

E / C1 — EXTERIOR FINISH SYSTEM (E.I.F.S.) (MATCH EXISTING)
COLOR: (MATCH EXISTING)
C1= BENJAMIN MOORE 'IRON MOUNTAIN "2134-30'
C2=BENJAMIN MOORE 'FAIRVIEW TAUPE BM HC-85'

GR — NEW GUARDRAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: 'IRON ORE' SW 7069 BY SHERWIN WILLIAMS

L1 / C1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR:
C1= WHITE
C2 = GOLD

L2 — RADIAL SCONCE LIGHT FIXTURE (MATCH EXISTING) - SEE ELECTRICAL
COLOR: CITYSCAPE (MATCH EXISTING)

LE / L1 — ACCENT LIGHTING - SEE ELECTRICAL
LED LIGHT:
L1 = 6LM LED (DOWN ONLY)
L2= UP ONLY FLOOD FIXTURE

MF / C1 — METAL FASCIA - BY METAL- ERA - REFER TO SECTIONS FOR ADD'L INFO
TYPE:
C1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR: CITYSCAPE (MATCH EXISTING)
C2 = PRE-FAB ANCHOR TITE FASCIA
COLOR: RAL 7022

P / P1 — MAIN!
COLOR: (MATCH EXISTING)
P1 = NOT USED
P2 = BENJAMIN MOORE 'FAIRVIEW TAUPE BM HC-85'
P3 = BENJAMIN MOORE 'IRON MOUNTAIN "2134-30'

S / C1 — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
COLOR:
C1 = CITYSCAPE

T1 / C1 — ALUMINUM TRELLIS
COLOR:
C1 = WHITE
C2 = CITYSCAPE

T2 — TRELLIS/CANOPY TIE-BACK (COLOR: CITYSCAPE)

T3 — 2x8 ALUMINUM WALL FASCIA (MATCH EXISTING
COLOR: CITYSCAPE (MATCH EXISTING)

UN — METAL UNDERSCORE
COLOR: GOLD

WK — EXTERIOR WINDOW ASSEMBLY W/ TEMPERED GLASS - SEE ASSEMBLY NOTES 9/A2.2
COLOR: MATCH EXISTING



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



2 DRIVE THRU SIDE ELEVATION
1/4" = 1'-0"



3 NON-DRIVE THRU SIDE ELEVATION
1/4" = 1'-0"

reprise DESIGN
Architecture, Inc.
12340 Portland Avenue South
Suite 100, Northwest Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

McDONALD'S RESTAURANT
2024 ETOF BACKCAST – ESE (OOFR)
State Site Code: 022-0254 Nat'l Number: 13126
1921 ADAMS ST. MANKATO, MN. 56001

EXTERIOR ELEVATIONS

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PREPARED FOR: McDonald's USA, LLC
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DATE ISSUED
BRAND REVIEW 9/26/2024

DRAWN BY	JS
CHECKED BY	KD
JOB NO.	24182

A2.1

MCDONALD'S - MANKATO, MN (ADAMS ST)
PLAYPLACE ADDITION
COLOR/MATERIAL BOARD



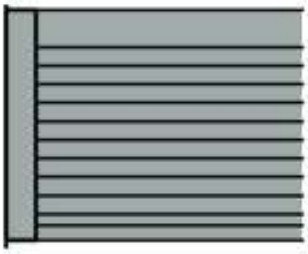
EXTERIOR FINISH SYSTEM (E.I.F.S.) (MATCH EXISTING)
COLOR: (MATCH EXISTING)
C1= BENJAMIN MOORE 'IRON MOUNTAIN #2134-30'

PAINT
COLOR: (MATCH EXISTING)
P3 = BENJAMIN MOORE 'IRON MOUNTAIN #2134-30'



EXTERIOR FINISH SYSTEM (E.I.F.S.) (MATCH EXISTING)
COLOR: (MATCH EXISTING)
C2=BENJAMIN MOORE 'FAIRVIEW TAUPE BM HC-85'

PAINT
COLOR: (MATCH EXISTING)
P2 = BENJAMIN MOORE 'FAIRVIEW TAUPE BM HC-85'



CORRUGATED METAL PANEL (MATCH EXISTING)
COLOR: (MATCH EXISTING)
C1 = CITYSCAPE

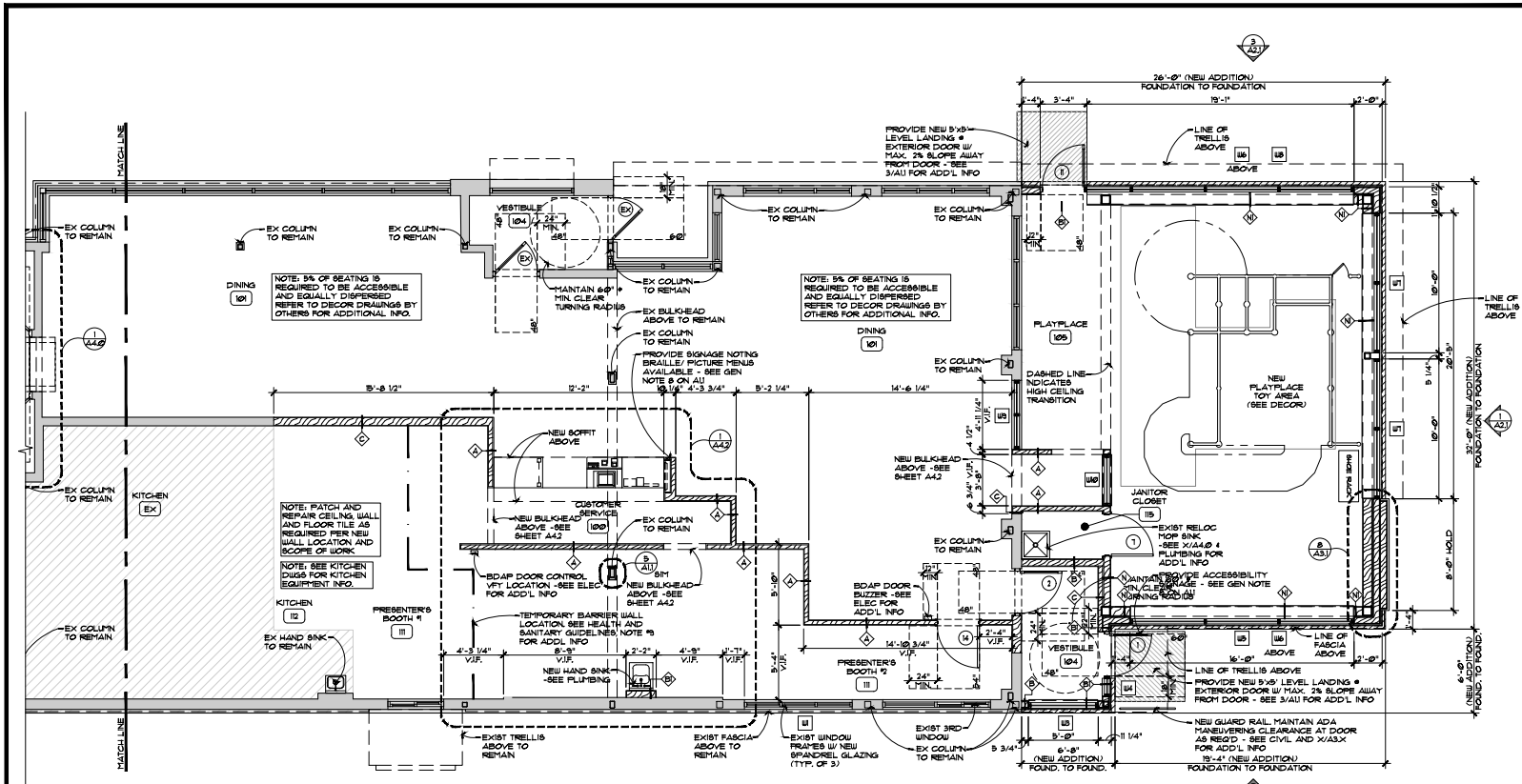
METAL FASCIA - BY METAL- ERA - REFER TO SECTIONS FOR ADD'L INFO

TYPE:
C1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR: CITYSCAPE (MATCH EXISTING)

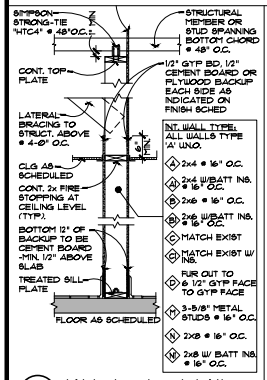


METAL UNDERSCORE
COLOR: GOLD

reprise
DESIGN



1 PARTIAL FLOOR PLAN
1/4"=1'-0"



2 WALL TYPE DETAIL
N.T.S.

HEALTH AND SANITARY GUIDELINES:
1. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN A SAFE, CLEAN, AND SANITARY WORK ENVIRONMENT.
2. CONDUCT A DAILY MEETING WITH RESTAURANT MANAGEMENT TO ADDRESS HEALTH, CLEANLINESS AND OTHER ISSUES.
3. RESTAURANT MANAGEMENT IS TO REMOVE ALL FOOD AND RELATED ITEMS FROM WORK AREAS.
4. PRIOR TO REMOVING THE AIR-TIGHT PERIMETER, A DUSTLESS METHOD IS TO BE USED IN CLEANING FLOORS, WALLS AND EQUIPMENT. THE USE OF VACUUMS, WET MOPPING OR A DUST RESISTING SWEEPING COMPOUND IS ACCEPTABLE.
5. ALL EQUIPMENT WITHIN THE WORK AREA IS TO BE WASHED, RINSED, AND SANITIZED BEFORE USE.
6. KEEP ALL FOOD PREPARATION SURFACES WASHED, RINSED AND SANITIZED.
7. ALL OTHER LOCAL AND HEALTH CODES AND REQUIREMENTS SHALL BE IN FULL FORCE DURING CONSTRUCTION WORK.
8. ALL EXISTING KITCHEN EQUIPMENT IN CONSTRUCTION AREA TO BE TEMPORARILY RELOCATED DURING CONSTRUCTION. G.C. TO RE-INSTALL ALL RELOCATED EQUIPMENT PRIOR TO RESTAURANT RE-OPENING.
9. A TEMPORARY WALL SHALL BE CONSTRUCTED DIVIDING THE BUSINESS IN OPERATION FROM THE CONSTRUCTION SIDE OF THE PROJECT IN ORDER TO MAINTAIN SANITARY CONDITIONS FOR ALL FOOD SERVICE AREAS AND EQUIPMENT.
   A. THIS WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
   B. AIR DUST AND DEBRIS WILL BE PREVENTED FROM PENETRATING THE WALL AND CONTAMINATING FOOD SERVICE EQUIPMENT AS THE RENOVATION IS TAKING PLACE.
   C. ANY SUPPLY OR RETURN DUCT WORK IN THE CONSTRUCTION AREA WILL BE TEMPORARILY TURNED OFF IN ORDER TO PREVENT CONTAMINATION OF THE ACTIVE KITCHEN AREA.
   D. GENERAL CONTRACTOR TO COORDINATE WITH MCDONALD'S ACM/ECM FOR SCHEDULING/ LOCATION.

GENERAL NOTES:
1. FIELD VERIFY ALL DIMENSIONS W/ EXISTING BUILDING CONDITIONS.
2. DRIVE-THRU WINDOW SUPPLIER: READY ACCESS: SERIES 6000 - 47 1/2" x 43 1/2" TELEPHONE 18000-621-3043.
3. ALL DISPENSER AND DASHED LINES REPRESENTING CLEAR FLOOR SPACE REQUIREMENTS MUST BE MAINTAINED WITHOUT EXCEPTION. IF EXISTING CONDITIONS PREVENT ANY CLEAR FLOOR SPACE FROM BEING MAINTAINED, CONTACT THE ARCHITECT FOR RESOLUTION.
4. NOT USED
5. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GC.
6. ALL NEW HAND SINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT AFF.
7. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
8. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE ORDER BY:
   PHONE: 1-800-423-8247
   ONLINE: www.frankesupply.com
   EMAIL: fs-frankesupplyus@franke.com

GENERAL CEILING NOTES
1. SEE SHT A4.1 FOR CEILING FINISHES.
2. GENERAL CONTRACTOR SHALL COORDINATE W/ HVAC REGISTERS LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.
4. ALL FINISH SURFACES OF WALL AND CEILING MATERIALS SHALL BE CLASS II AND SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75 AND A SMOKE DENSITY OF 450 (PER IBC TABLE 8A).
5. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXIT, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
6. MENU BOARD IS BY OTHERS. GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS WITH SIGN COMPANY. TO BE UNDER SEPARATE PERMIT & SUBMITTAL.
7. PAINT EXISTING DIFFUSERS TO MATCH NEW CEILING.

WALL LEGEND:
- EXISTING TO REMAIN
- NEW WOOD STUD WALL
- NEW CONCRETE BLOCK
- NO WORK THIS AREA

reprise DESIGN
Architecture, Inc.
12800 Portland Corporate Center
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Phone: (952) 252-4400
Fax: (952) 252-4043

McDONALD'S RESTAURANT
2024 ETOF BACKCAST – ESE (OOFR)
State Site Code: 022-0254 Nat'l Number: 13126
1921 ADAMS ST. MANKATO, MN. 56001

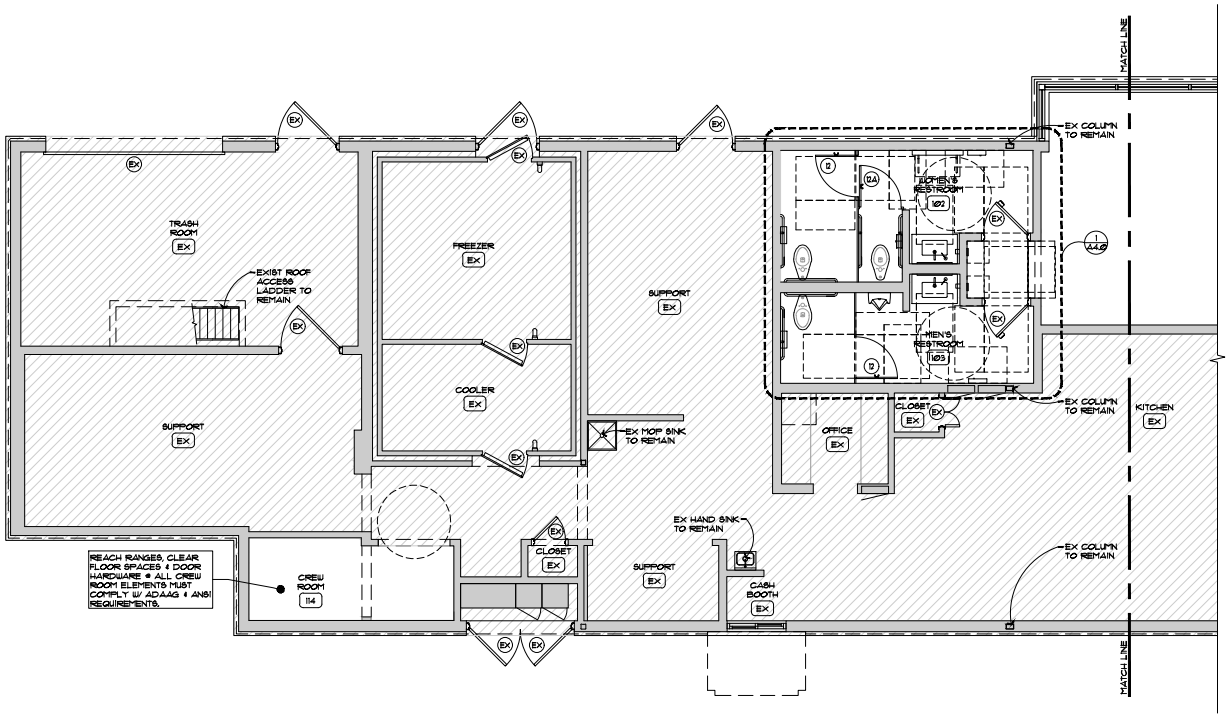
PARTIAL FLOOR PLAN & DETAILS

PREPARED FOR: McDonald's USA, LLC
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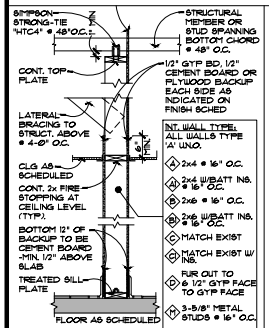
DATE ISSUED
BRAND REVIEW 9/26/2024

DRAWN BY JS
CHECKED BY KD
JOB NO. 24182

A1.1



1 PARTIAL FLOOR PLAN
1/4"=1'-0"



2 WALL TYPE DETAIL
N.T.S.

HEALTH AND SANITARY GUIDELINES:

1. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN A SAFE, CLEAN, AND SANITARY WORK ENVIRONMENT.
2. CONDUCT A DAILY MEETING WITH RESTAURANT MANAGEMENT TO ADDRESS HEALTH, CLEANLINESS AND OTHER ISSUES.
3. RESTAURANT MANAGEMENT IS TO REMOVE ALL FOOD AND RELATED ITEMS FROM WORK AREAS.
4. PRIOR TO REMOVING THE AIR-TIGHT PERIMETER, A DUSTLESS METHOD IS TO BE USED IN CLEANING FLOORS, WALLS AND EQUIPMENT. THE USE OF VACUUMS, WET MOPPING OR A DUST RESISTING SWEEPING COMPOUND IS ACCEPTABLE.
5. ALL EQUIPMENT WITHIN THE WORK AREA IS TO BE WASHED, RINSED, AND SANITIZED BEFORE USE.
6. KEEP ALL FOOD PREPARATION SURFACES WASHED, RINSED AND SANITIZED.
7. ALL OTHER LOCAL AND HEALTH CODES AND REQUIREMENTS SHALL BE IN FULL FORCE DURING CONSTRUCTION WORK.
8. ALL EXISTING KITCHEN EQUIPMENT IN CONSTRUCTION AREA TO BE TEMPORARILY RELOCATED DURING CONSTRUCTION. G.C. TO RE-INSTALL ALL RELOCATED EQUIPMENT PRIOR TO RESTAURANT RE-OPENING.
9. A TEMPORARY WALL SHALL BE CONSTRUCTED DIVIDING THE BUSINESS IN OPERATION FROM THE CONSTRUCTION SIDE OF THE PROJECT IN ORDER TO MAINTAIN SANITARY CONDITIONS FOR ALL FOOD SERVICE AREAS AND EQUIPMENT.
   A. THIS WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
   B. AIR DUST AND DEBRIS WILL BE PREVENTED FROM PENETRATING THE WALL AND CONTAMINATING FOOD SERVICE EQUIPMENT AS THE RENOVATION IS TAKING PLACE.
   C. ANY SUPPLY OR RETURN DUCT WORK IN THE CONSTRUCTION AREA WILL BE TEMPORARILY TURNED OFF IN ORDER TO PREVENT CONTAMINATION OF THE ACTIVE KITCHEN AREA.
   D. GENERAL CONTRACTOR TO COORDINATE WITH MCDONALD'S ACM/ECM FOR SCHEDULING/ LOCATION.

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS W/ EXISTING BUILDING CONDITIONS.
2. DRIVE-THRU WINDOW SUPPLIER, READY ACCESS: SERIES 600 - 47 1/2" x 43 1/2" TELEPHONE 1800-621-3045.
3. ALL DIMENSIONS AND DASHED LINES REPRESENTING CLEAR FLOOR SPACE REQUIREMENTS MUST BE MAINTAINED WITHOUT EXCEPTION. IF EXISTING CONDITIONS PREVENT ANY CLEAR FLOOR SPACE FROM BEING MAINTAINED, CONTACT THE ARCHITECT FOR RESOLUTION.
4. NOT USED
5. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GC.
6. ALL NEW HAND SINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT AFF.
7. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
8. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE
   ORDER BY:
   PHONE: 1-800-423-8247
   ONLINE: www.frankesupply.com
   EMAIL: fs-frankesupplyus@franke.com

GENERAL CEILING NOTES

1. SEE SHT A4.1 FOR CEILING FINISHES.
2. GENERAL CONTRACTOR SHALL COORDINATE HVAC REGISTERS LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
3. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.
4. ALL FINISH SURFACES OF WALL AND CEILING MATERIALS SHALL BE CLASS II AND SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75 AND A SMOKE DENSITY OF 450 (PER IBC TABLE 8A).
5. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXIT, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
6. MENU BOARD IS BY OTHERS. GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS WITH SIGN COMPANY. TO BE UNDER SEPARATE PERMIT & SUBMITTAL.
7. PAINT EXISTING DIFFUSERS TO MATCH NEW CEILING.

WALL LEGEND:

- EXISTING TO REMAIN
- NEW WOOD STUD WALL
- NEW CONCRETE BLOCK
- NO WORK THIS AREA

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4400
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McDONALD'S RESTAURANT
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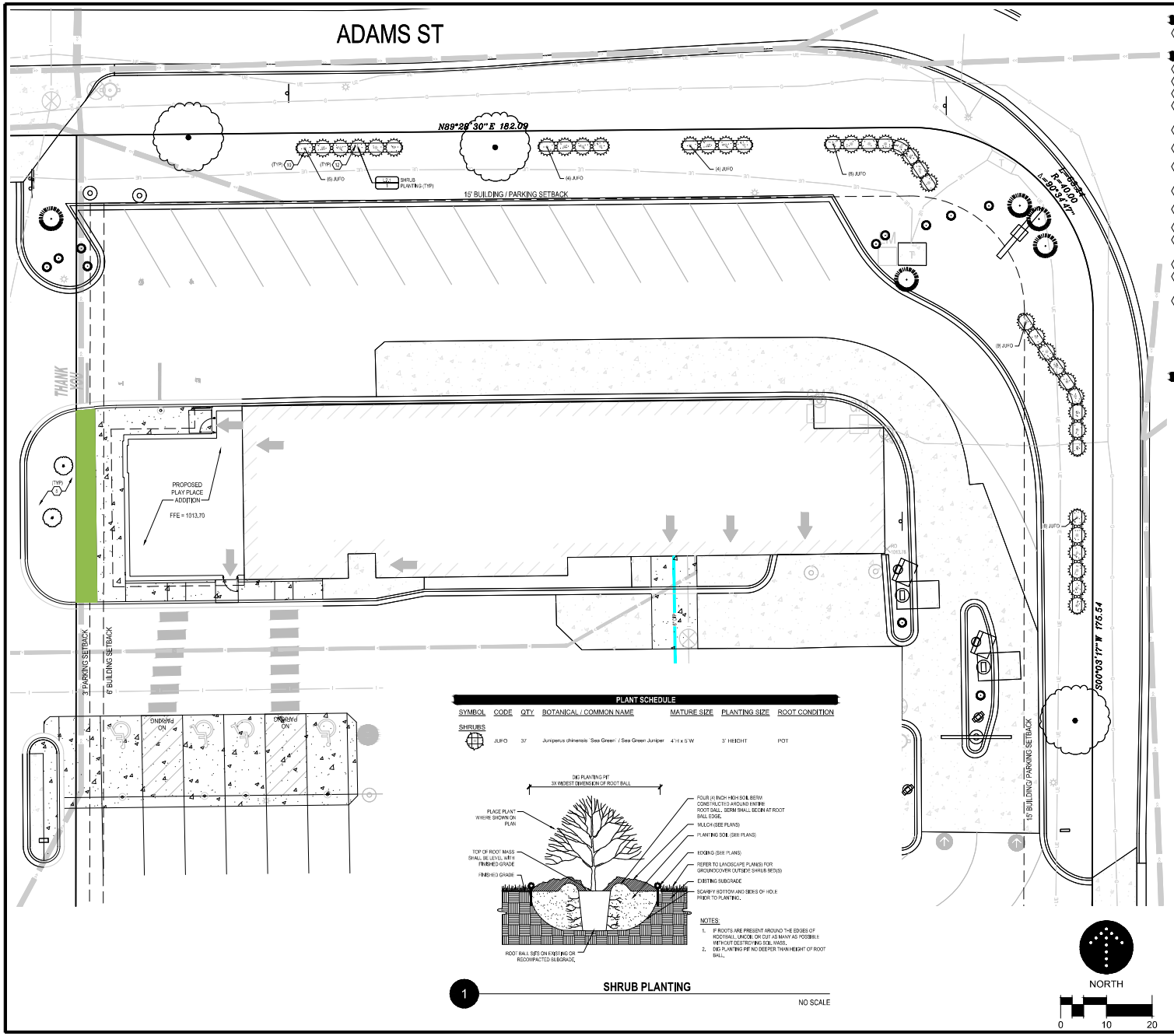
PARTIALFLOOR PLAN & DETAILS

PREPARED FOR: McDonald's USA, LLC

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DATE ISSUED	
BRAND REVIEW	9/26/2024
DRAWN BY	JS
CHECKED BY	KD
JOB NO.	24182

A1.1A



GENERAL NOTES

1. For construction Staking and Surveying services contact Landform at 612.252.6070.

LANDSCAPE NOTES

1. Contact Utility Service providers for field location of services 72 hours prior to beginning.
2. Coordinate installation with Contractors performing related work.
3. Reserved.
4. Repair any and all areas disturbed beyond the project area. Repair with sod if existing area is manicured turf. Repair with seed if existing area is unmowed or unmanicured grass. If disturbed area is devoid of tree roots, rake area to be repaired and add topsoil prior to fine/seed or seed repair.
5. Planting soil shall consist of 4 parts loosed to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
6. Place plants according to layout with proper nominal spacing. Plants shown on Plant Schedule are total quantities for design. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
7. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. The Landscape Architect or designated representative reserves the right to reject any/all plant material/not meeting these standards at the Contractor's cost.
8. Any substitutions of plant genus, species and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
9. Edge planting beds with 6-inch Black Vinyl Edging (Black Diamond or approved equal) except where adjacent to curbing, walks or buildings.
10. Reserved.
11. Install 2 to 3 inch (nominal size) river rock to match rock on site to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6 inch landscape staples.
12. All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
13. Irrigation is not required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdictions.
14. All plant material shall have a 1-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs for any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.

LEGEND

Sod area

Rock mulch

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
SHRUBS						
	JUFO	37	Juniperus chinensis 'Sea Green' / Sea Green Juniper	4'-H x 5'-W	3' HEIGHT	POT

NOTES:

1. IF ROOTS ARE PRESENT AROUND THE EDGES OF ROOTBALL, UNCOIL OR CUT AS MANY AS POSSIBLE WITHOUT DESTROYING SOIL MASS.
2. DIG PLANTING PIT NO DEEPER THAN HEIGHT OF ROOT BALL.

1 **SHRUB PLANTING**

NO SCALE

NORTH

0 10 20

811 Know what's Below. Call before you dig.

LANDFORM
Think Place Possible.
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

Landform Land Site is PrimeFlow registered service mark of Landform Professional Services, LLC.

REV	DATE	REVISION HISTORY
	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.

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DRAWN BY	CHECKED BY
AKH	TDU
PROTO. ISSUED	REISSUED BY
DATE REVIEWED	DATE ISSUED
10/1/2024	10/15/2024

CITY: MANKATO
STATE: MN
STREET ADDRESS: 1921 ADAMS ST
COUNTY: BLUE EARTH
SHEET NAME: LANDSCAPE PLAN
NATIONAL NUMBER: 13125
STATE NUMBER: 252-256

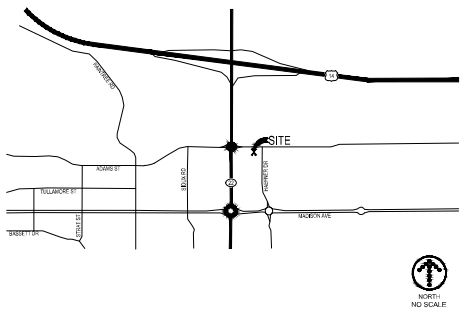
SHEET NO.: L2.1
FILE NAME: L201MCD304.002.DWG
PROJECT NO.: MCD16304.002

LANDFORM 2021

McDONALD'S USA, LLC.

MANKATO, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH.	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
BW	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT.	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.Y.	Cubic Feet	O.C.	On Center
C.F.S.	Cubic Feet Per Second	O.D.	Outside Dimension
C.G.	Corner Guard	OVH.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OWWL	Ordinary High Water Level
CMU.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolish / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	RD.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.R.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
EA.	Each Way	R.S.	Rough Slab
EA.	Each	RSD	Roof Storm Drain
EL.	Elevation	RE.	Regarding
ELEC.	Electrical	REINF.	Reinforced
ELEV.	Elevation	REQ'D	Required
EMER.	Emergency	REV.	Revision / Revised
ENGR.	Engineer	RGU	Regulatory Government Unit
ENTR.	Entrance	ROW OR R/W	Right of Way
EQ.	Equal	S.	South
EQUIP.	Equipment	S.F.	Square Feet
EQUIV.	Equivalent	SAN.	Sanitary Sewer
EXIST.	Existing	SECT.	Section
EXP.	Expansion	SIM.	Similar
F & I	Furnish and Install	SLNT.	Sealant
F.B.O.	Furnished by Others	SPEC.	Specification
F.C.	Face of Curb	SQ.	Square
F.D.	Floor Drain	SSD	Subsurface drain
F.D.C.	Fire Department Connection	STMH	Storm Sewer Manhole
F.V.	Field Verify	STD.	Standard
FB	Full Basement	STRUCT.	Structual
FBWO	Full Basement Walk Out	SYM.	Symmetrical
FBLO	Full Basement Look Out	T	Thickness
FDN.	Foundation	TIR	Top of Rim
FES	Flared End Section	TOW	Top of Wall
FFE	Finished Floor Elevation	TEMP.	Temporary
FLR.	Floor	THK.	Thick / Thickness
FT. OR (')	Foot	T.J.	Tooled Joint
FUT.	Future	TNH	Top Nut Hydrant
GR.	Grade Break	TYP.	Typical
G.C.	General Contractor	U.N.O.	Unless Noted Otherwise
GAL.	Gallon	V.B.	Vapor Barrier
GALV.	Galvanized	V.C.	Vertical Curve
GFE	Garage Floor Elevation	V.I.F.	Verify In Field
GL.	Glass	VER.	Verify
GR.	Grade	VERT.	Vertical
H.	Height	VEST.	Vestibule
HP.	High Point	W.	Width
HDPEP	High Density Polyethylene Pipe	WPT.	Working Point
HGT.	Height	W.W.F.	Welded Wire Fabric
HORIZ.	Horizontal	WI	Wide
HVAC	Heating, Ventilation, Air Conditioning	W/O	Without
HYD	Hydrant	WO	Walk Out
I.D.	Inside Dimension OR Identification	VER.	Wetland
I.E. or IE	Invert Elevation	WP	Waterproof
IN. OR (")	Inches	WGHT.	Weight
INFO.	Information	YD.	Yard
INL.	Inlet Elevation	YR.	Year
INSUL.	Insulation		
INV.	Invert Elevation		
JT.	Joint		
L.F.	Linear Feet		
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
720	Major Contour	720	Major Contour
720	Minor Contour	720	Minor Contour
234.5	Spot Elevation	123.45	Spot Elevation
	Building		Building
	Canopy / Overhang		Canopy/overhang
	Concrete		Underground Structure
	Bituminous		Concrete
	Landscaping		Concrete Curb
	Gravel		Edge Of Pavement
	Paving Block		Fencing
	Paving Block		Guard Rail
12"STS	Storm Sewer Line		Concrete Retaining Wall
8"SAN	Sanitary Sewer Line		Modular Retaining Wall
6"WTR	Water Main		Flagstone Retaining Wall
OE	Overhead Electric	X	Exit Location A = Accessible E = Egress S = Service
UT	Underground Telephone		Light Standard
FO	Underground Fiber Optic		Power Pole
UE	Underground Electric	1.00%	Slope Direction
G	Gas Line		Catch Basin
	Concrete Curb		Manhole
HEIGHT TYPE	Fencing		Bollard
	Retaining Wall	STS FES RIPRAP	Storm Sewer
	Set 1/2" X 14" Iron Pipe	SAN	Sanitary Sewer-waste
	Iron Monument Found	FM	Force Main
	Survey Disk (benchmark)	RD	Roof Drain System
	Powerpole	GATE VALVE WTR HYD	Watermain
	Guy Wire	HRA	Fire Line (if Separate)
	Guard Post	BLDG	Fire Dept. Connection
	Gas Meter	C.O. 8"SSD	Soil Subdrain
T	Transformer	GAS	Gas Line-underground
	Water Shut-off Valve	ELEC	Electric-underground
	Traffic Sign	TELE	Telephone-underground
	Flag Pole	CATV	Underground Catv/tv
LT	Light Pole	LSS	Lawn Sprinkler Sleeve
	Trees		Directional Signage
	Tree Line		
	Manhole		
	Catch Basin		
	Fire Hydrant		
	Water Valve		
	Flared End Section		
MB	Mailbox		
1	Note Number		
(M)	Measured Distance		
(P)	Distance Per Recorded Plat		
B-X	Soil Boring		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	Sediment Control Fence
	Compost Filter Log
	Inlet Protection

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	Note Reference
12	Parking Stall Count
SCP-1 1	Large Sheet Detail
C21	Coordinate Point
1	Revision - Addendum, Bulletin, etc.
	Revised Area (this issue)

LEGAL DESCRIPTION

Lot 1 and the East 27.5 feet of Lot 2, Block 1, Menard Addition, Blue Earth County, MN

BENCHMARK

PROJECT BENCH MARK:
MNDOT GSID Station #101459
Station Name: Descriptor
In Mankato, 0.5 miles west along Trunk Highway 14/ Trunk Highway 60 from the junction of Trunk Highway 14/ Trunk Highway 60 and Trunk Highway 22 in Mankato, at Trunk Highway 14 milepost 133.35, 26.3 feet south of eastbound Trunk Highways 14/60 Big Line, 1.5 feet north of witness post.

Elevation = 998.36 (NAVD88)

SITE BENCHMARK:
Top nut of fire hydrant
Location: On site, 41.2 ft south of south east corner of McDonald's building in island for drive thru.

Elevation = 1015.19 (NGVD88)

CIVIL SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY ISSUE / REVISION DATE

SHEET NO.	DESCRIPTION	10.15.24
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C1.1	EXISTING CONDITIONS	X
C1.2	DEMOLITION	X
C2.1	SITE PLAN	X
C2.5	STRIPING	X
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL	X
C4.1	UTILITIES	X
C7.1	CIVIL CONSTRUCTION DETAILS	X
L2.1	LANDSCAPE PLAN	X

OWNER

McDONALD'S USA, LLC.

110 N. CARPENTER ST.
CHICAGO, IL 60607
TEL (952) 300-8504
CONTACT: CARTER MANN

PROJECT CONTACTS

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105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: TOM MEYER

SURVEYOR
LANDFORM
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MINNEAPOLIS, MN 55401
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LANDFORM
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MINNEAPOLIS, MN 55401
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FAX 612-252-9077
CONTACT: JOSH POPEHN

ARCHITECT
REPRISE
12400 PORTLAND AVE. S, SUITE 100
BURNSVILLE, MN 55337
TEL 952-252-4142
FAX 952-252-4043
CONTACT: KRISTI DONAHUE

CERTIFICATIONS

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.

TOM MEYER, P.E.
LICENSE NUMBER 42016 DATE: 15 OCTOBER 2024

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

JOSH POPEHN, R.L.A.
LICENSE NUMBER 44803 DATE: 15 OCTOBER 2024

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Think Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

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REVISION HISTORY

REV	DATE	
	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.

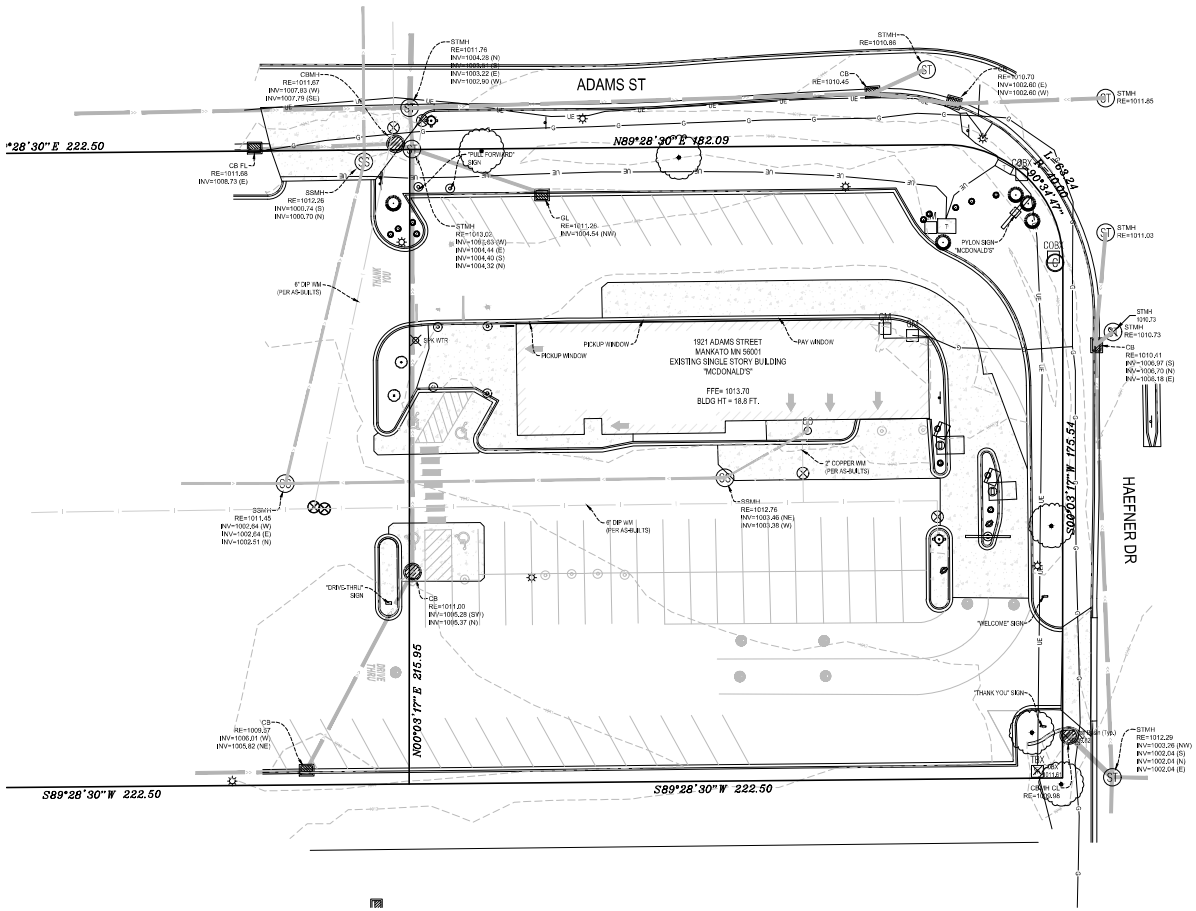
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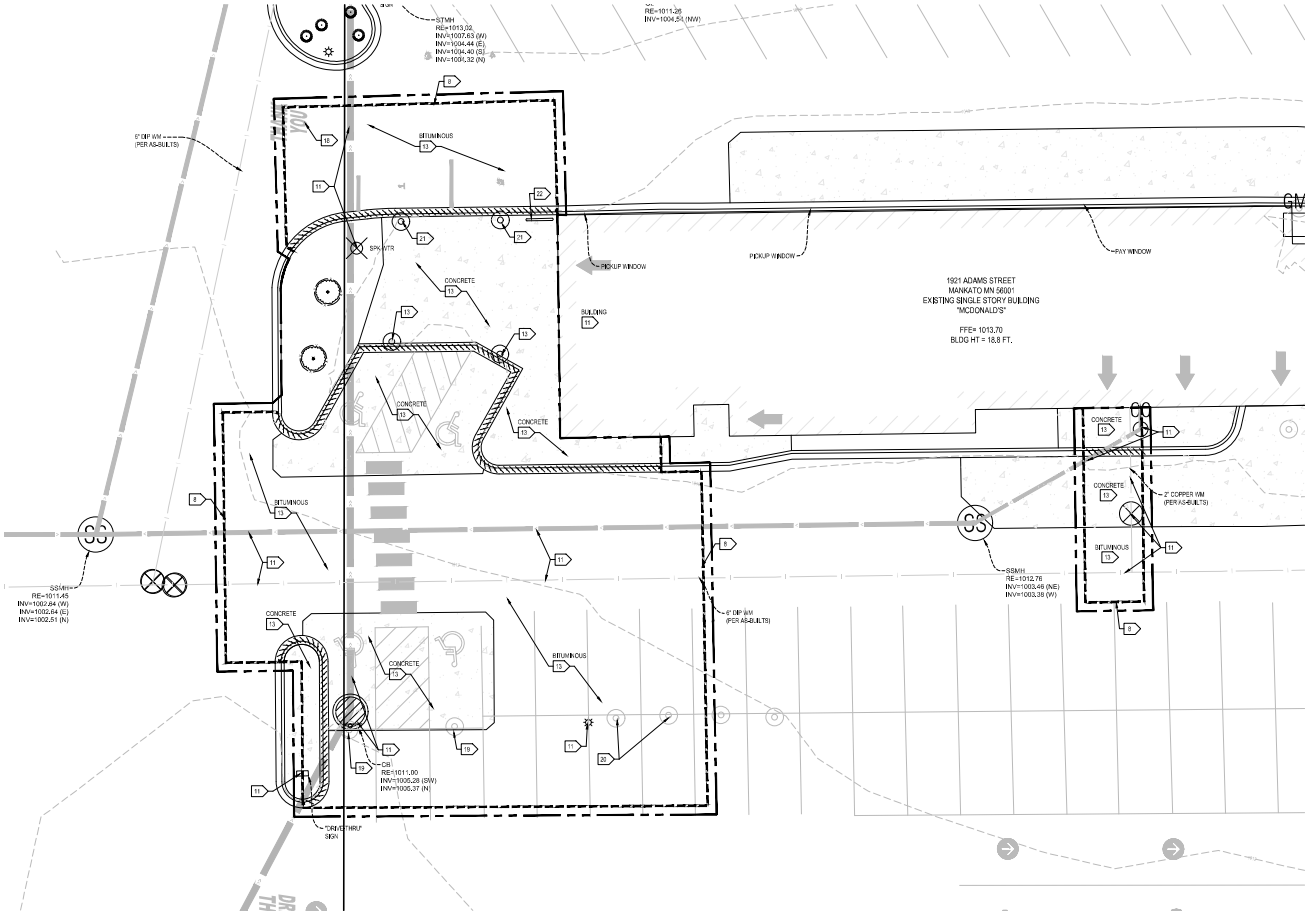
CITY	MANKATO
STATE	MN
COUNTY	BLUE EARTH
STREET ADDRESS	1921 ADAMS ST
SHEET NAME	CIVIL & LANDSCAPE TITLE SHEET
NATIONAL NUMBER	13125
STATE NUMBER	22-2254
DRAWN BY	AKH
PROJ. ISSUED	
REVIEWED BY	TDM
DATE REVIEWED	10/10/2024
DATE ISSUED	10/15/2024

SHEET NO.: **C0.1**

FILE NAME: C001MCD3004.002.DWG
PROJECT NO.: MCD4003004.002

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ADAMS ST
HAEFNER DR
N89°28'30" E 182.09
S89°28'30" W 222.50
N00°03'17" E 215.95
S00°03'17" W 175.54
L=69.24
R=80.00
Δ=49°34'17"
1921 ADAMS STREET
MANKATO MN 56001
EXISTING SINGLE STORY BUILDING
"MCDONALD'S"
FFE= 1013.70
BLDG HT = 18.8 FT.
PICKUP WINDOW
PAY WINDOW
PYLON SIGN "MCDONALD'S"
"DRIVE-THRU" SIGN
"WELCOME" SIGN
"THANK YOU" SIGN
8" DIP WM (PER AS-BUILTS)
2" COPPER WM (PER AS-BUILTS)
STMH RE=1011.76 INV=1004.28 (N) INV=1003.22 (E) INV=1002.90 (W)
STMH RE=1010.88
STMH RE=1011.85
STMH RE=1011.03
CB RE=1010.45
CB RE=1010.70 INV=1002.60 (E) INV=1002.60 (W)
CBMH RE=1011.67 INV=1007.83 (W) INV=1007.79 (SE)
CB FL RE=1011.68 INV=1008.73 (E)
SSMH RE=1012.26 INV=1000.74 (S) INV=1000.70 (N)
STMH RE=1013.03 INV=1005.63 (W) INV=1004.44 (E) INV=1004.40 (S) INV=1004.32 (N)
GL RE=1011.26 INV=1004.54 (NW)
SSMH RE=1011.45 INV=1002.64 (W) INV=1002.64 (E) INV=1002.51 (N)
CB RE=1011.00 INV=1005.28 (SW) INV=1005.37 (N)
SSMH RE=1012.76 INV=1003.46 (NE) INV=1003.38 (W)
CB RE=1010.41 INV=1006.97 (S) INV=1006.70 (N) INV=1006.18 (E)
STMH RE=1012.29 INV=1002.26 (NW) INV=1002.04 (S) INV=1002.04 (N) INV=1002.04 (E)
CB RE=1009.37 INV=1006.81 (W) INV=1005.82 (NE)
CB RE=1009.98
STMH (TYP.)
SIGN
SIGN
SIGN



DEMOLITION AND CLEARING NOTES

3. Obtain permits for demolition, clearing, and disposal prior to beginning.
4. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
5. See Sheet C3.1 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
6. Building demolition: verify with owner that building has been cleared of regulated materials requiring special handling or disposal and examined by competent person. Remove structure, columns, canopies, and any associated construction in its entirety. Refer to Architecture (and this for MNPA).
7. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
8. Sawcut existing pavement. Remove concrete walks, slabs, and curbing to the nearest existing joint beyond construction limits. Field adjust limits as necessary.
9. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
10. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction. The City requires traffic control measures to be in place during utility installation, existing building demolition, driveway installation, sidewalk installation and final restoration within the right-of-way.
11. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
12. Remove trees noted, including root structures, from the site. Coordinate with owner to mark trees to be saved or transplanted prior to clearing. Protect trees indicated with tree protection fencing per detail GT.1/11.
13. Remove existing site features including, but not limited to, paving, curbing, walkways, aprons, related foundations, signage, bollards, landscaping, and slabways within the construction limits unless noted otherwise.
14. Reserved.
15. Reserved.
16. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris.
17. Reserved.
18. Remove pavement markings.
19. Remove and salvage ADA signage. Refer to sheet C2.1 for proposed location.
20. Remove and salvage "curbside pickup" sign and bollard. Refer to sheet C2.1 for proposed location.
21. Remove and salvage drive thru signage. Refer to sheet C2.1 for proposed location.
22. Remove and salvage existing handrail. Refer to sheet C2.1 for proposed location.

DEMOLITION LEGEND

- Curb Removal
- Pavement Sawcut
- Construction Limits
- Tree Protection

NORTH

0 10 20

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Fax: 612-252-9077
Web: landform.net

REVISION HISTORY

REV	DATE	
	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.

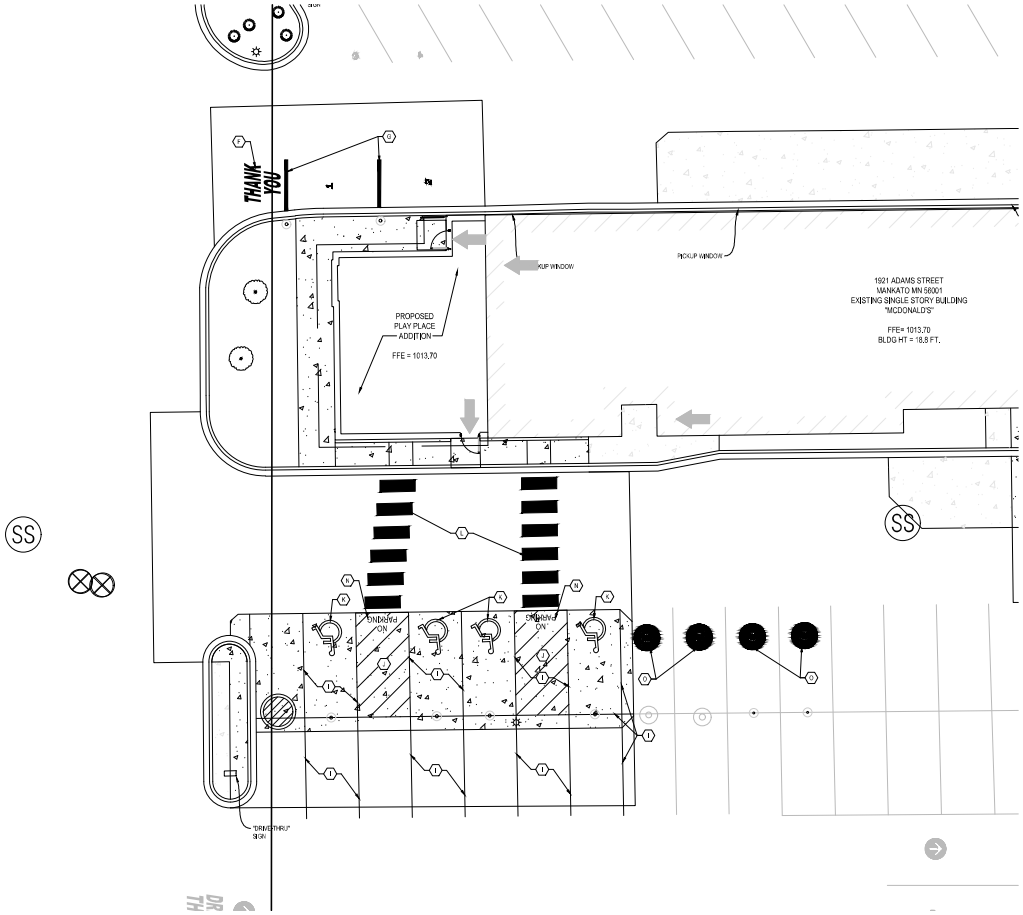
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DRAWN BY: AKH			
PROTO. ISSUED			
CITY: MANKATO	STATE: MN		
STREET ADDRESS: 1921 ADAMS ST	COUNTY: BLUE EARTH	REVIEWED BY: TDV	
SHEET NAME: DEMOLITION		DATE REVIEWED: 10/1/2024	
NATIONAL NUMBER: 13125	STATE NUMBER: 22-2254	DATE ISSUED: 10/15/2024	

SHEET NO.: C1.2

FILE NAME: C102MCD304.002.DWG
PROJECT NO.: MCD#16304.002

LANDFORM 2021



1 **RESERVED**

NO SCALE

2 **RESERVED**

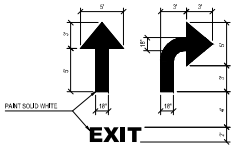
NO SCALE



Note: All text shall be painted Yellow (PMS 123).

3 **PAINTED 'THANK YOU'**

NO SCALE



Note: Arrows and words can be arranged in other combinations than those illustrated here to achieve desired result.

4 **TYPICAL PAVEMENT MARKING**

NO SCALE



Note: Text shall be painted White

5 **PAINTED 'NO PARKING'**

NO SCALE

STRIPING NOTES

- (A) Reserved.
- (B) Reserved.
- (C) Reserved.
- (D) Reserved.
- (E) Reserved.
- (F) Painted drive thru graphic. See Detail 5, See General Note 4.
- (G) 8" wide, 10' long painted Pull Forward Stripe, PMS 123, yellow.
- (H) Reserved.
- (I) 4" wide customer parking striping. White.
- (J) Striped area to be painted with 4" lines at 18" o.c., at 45 degrees to path of travel. White.
- (K) Painted Handicap Symbol, typ, White, See Detail C7.10.
- (L) 2' x 6' painted crosswalk striping at 4' o.c. White.
- (M) Reserved.
- (N) Painted graphic. See Detail 6, See General Note 4.
- (O) Painted graphic. See Detail 6, See General Note 4.

GENERAL NOTES

1. Field verify and confirm existing conditions and dimensions prior to commencing construction. Notify McDonald's Area Construction Manager of any discrepancies prior to commencing construction.
2. See Sheet C2.1 for all radius dimensions.
3. Reserved.
4. All pavement stencils must be purchased from the following authorized provider.

   Pavement Stencil Company
   P.O. Box 18034
   Roanoke, VA 24014
   ph 800-262-5547 fax 540-427-1336
   PavementStencil.net



6 **PAINTED MOBILE ORDER SYMBOL**

NO SCALE



811 Know what's Below. Call before you dig.

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REV	DATE	REVISION HISTORY
	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

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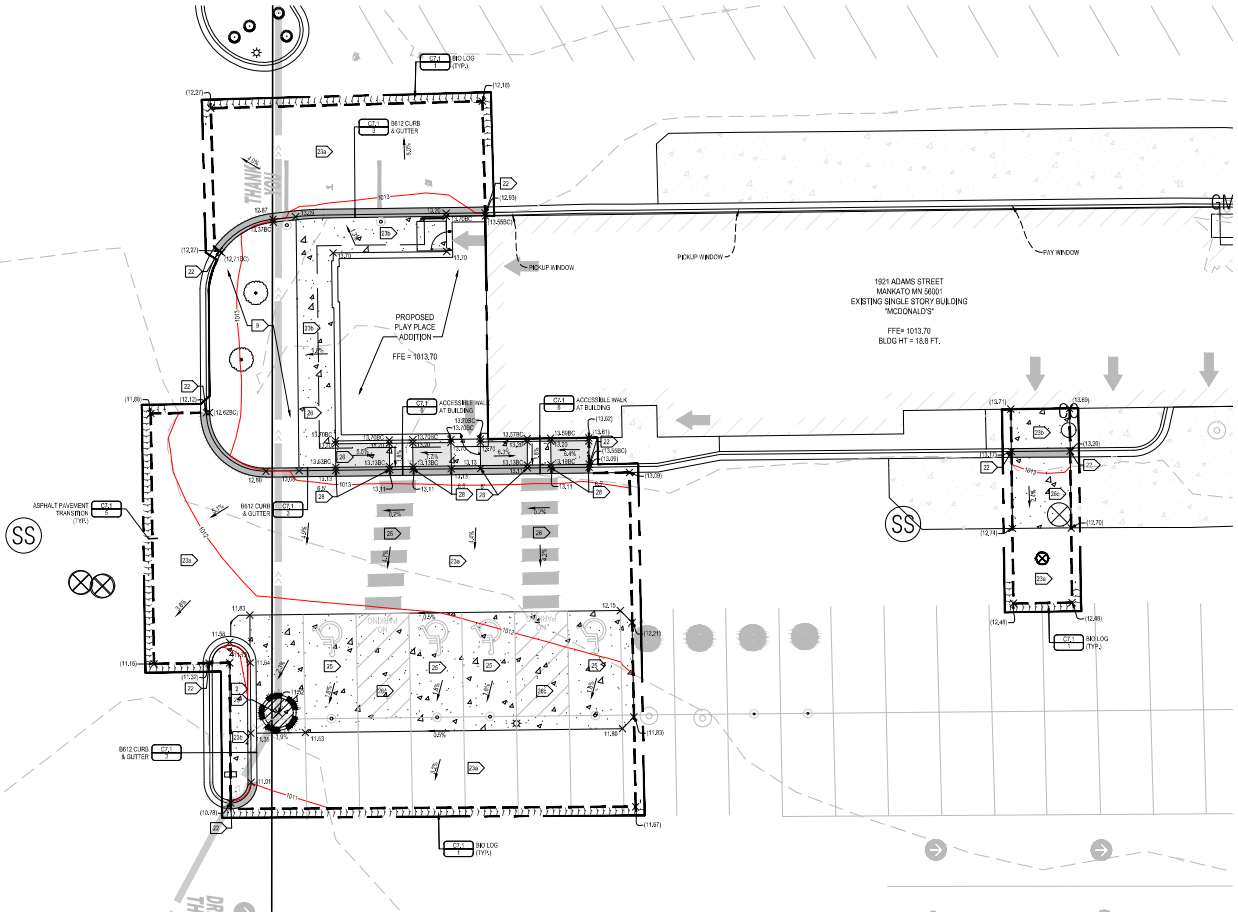
DRAWN BY	CHK'D BY
AKH	TDV
PROTO. ISSUED	REVIEWED BY
	DATE REVIEWED
	10/7/2024
	DATE ISSUED
	10/15/2024

CITY	STATE
MANKATO	MN
STREET ADDRESS	COUNTY
1921 ADAMS ST	BLUE EARTH
SHEET NAME	
STRIPING	
NATIONAL NUMBER	STATE NUMBER
13125	25-2256

SHEET NO.: **C2.6**

FILE NAME: C208MCD304.002.DWG
PROJECT NO.: MCD#16304.002

LANDFORM 2021



GENERAL NOTES

1. For Construction Staking or Surveying services contact Landform at 612-252-9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. Perimeter sediment controls shall be installed and inspected prior to beginning work. Maintain for duration of construction. Remove controls after areas contributing run off are permanently stabilized and disposed of off site.
2. Install inlet protection: Wimco RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.
3. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
4. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
5. Reserved.
6. Reserved.
7. All exposed soil areas must be stabilized within 72 hours of completion of work in each area. For (within 1 mile of impaired water use the following note instead:) All exposed soils areas shall be stabilized immediately to limit soil erosion in that portion of the site where construction has temporarily or permanently ceased.
8. Seed, Sod, Mulch and Fertilizer shall meet the following specifications, as modified:

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
	MN Type 25-111 @ 100 lbs/ac - Temporary Erosion Control, May 1 - Jul 31
	MN Type 21-112 @ 100 lbs/ac - Temporary Erosion Control, Aug 1 - Oct 31
	MN Type 25-151 @ 100 lbs/ac - Permanent Turf
Mulch	MNDOT 3882
	(MNDOT Type 1 @ 2 tons/ac, Disc anchored)
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

9. See sheet L2.1 for landscaping.
10. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

11. Contact utility service providers for field location of services 72 hours prior to beginning grading.
12. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior owner approval.
13. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
14. Refer to Structural Specifications for earthwork requirements for building pads.
15. An independent testing firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
16. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
17. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of modified proctor density (ASTM D1557).
18. Coordinate with architectural for building stoop locations. Slopes shown on adjacent walks and pavement should continue over stoops.
19. Reserved.

PAVING NOTES

20. Spot elevations at curblines indicate flowlines unless noted otherwise.
21. Grades between proposed spot elevations shall be continuous and non-variable. Spot elevations shall govern over contour lines.
22. Meet and match existing curb. Transition as needed.
23. Paving sections
    a. Bituminous paving
       1.5-inch Bituminous Wear (MNDOT 2360, SPWEA240b)
       Tack Coat (MNDOT 2357)
       2.5-inch Bituminous Base (MNDOT 2360 SPWEB230b)
       6-inch Aggregate Base (MNDOT 3138, Class 5)

    b. Concrete Walkways
       4-inch Concrete, 4,000 psi, 5%+/-1% air entrained, max. 4" slump (MNDOT 2301)
       4-inch Aggregate Base (MNDOT 3138, Class 5)
       Compacted Subsoil
       Jointing to be designed and installed by Contractor

    c. Concrete Drives, Aprons, and Exterior Slabs
       7-inch Concrete, 4,000 psi, 5%+/-1% air entrained, max. 4" slump (MNDOT 2301)
       7-inch Aggregate Base (MNDOT 3138, Class 5)
       Compacted Subsoil
24. Concrete Joints
    Jointing to be designed and installed by contractor. Install joints across sidewalks, curbs and pavements, paying attention to spacing of expansion joints, joint spacing shall be as follows:
    a. Tooled Joints: divide panels into nominally equal areas.
    b. Expansion Joints: sidewalks - 40 feet max, curbs - 60 feet max, pavement: 50 feet max, and adjacent to building foundations and stoops.
    c. Contraction Joints: sidewalks - 8 to 10 feet; curbs and aprons - 12 to 15 feet.
25. Accessible parking stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction. These areas of the site have been designed to meet the requirements of the Americans with Disabilities Act (ADA). Contractor will be held to these requirements. If a discrepancy is discovered between the plans and the field, the Contractor shall notify the Engineer immediately.
26. Accessible routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%. These areas of the site have been designed to meet the requirements of the Americans with Disabilities Act (ADA). Contractor will be held to these requirements. If a discrepancy is discovered between the plans and the field, the Contractor shall notify the Engineer immediately.
27. Reserved.
28. Transition from 6" concrete curb to 6inch curb.
29. Adjust structure rims to match new pavement elevations.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	1 ea.
	Compost Or Bio Log	200 ft.
X.X%	: Pedestrian Curb Ramp	
	: Tip Out Curb	
	: Pavement Sawcut	
	: Construction Limits	

NORTH
0 10 20

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Minneapolis, MN 55401
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Fax: 612-252-9077
Web: landform.net

REV	DATE	REVISION HISTORY
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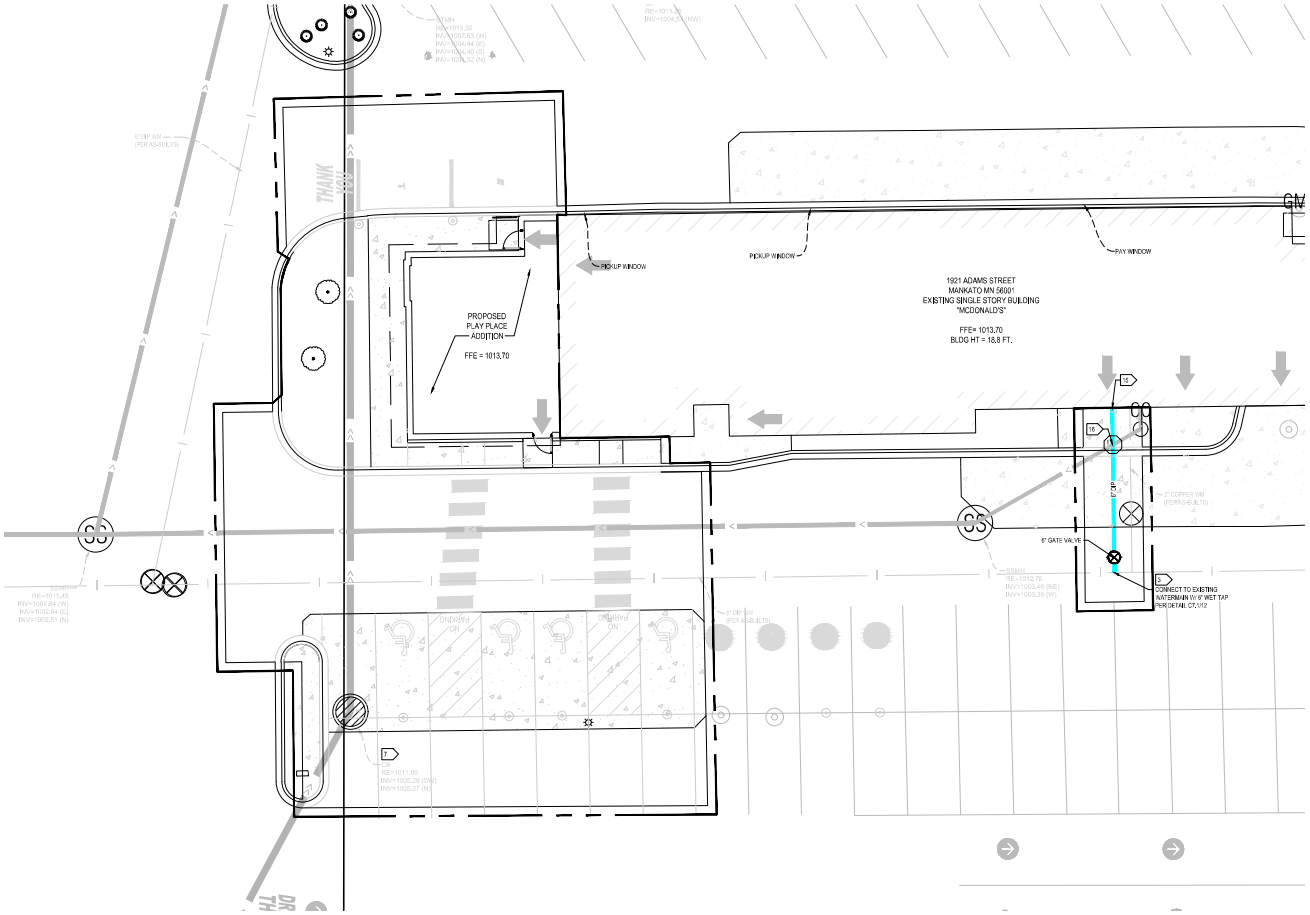
DRAWN BY:	AKH
PROTO. ISSUED	
REVIEWED BY:	TDV
DATE REVIEWED	10/1/2024
DATE ISSUED	10/15/2024

CITY	MANKATO
STATE	MN
COUNTY	BLUE EARTH
STREET ADDRESS	1921 ADAMS ST
SHEET TITLE	GRADING, DRAINAGE PAVING, & EROSION CONTROL
NATIONAL NUMBER	13125
STATE NUMBER	25-2254

SHEET NO.: **C3.1**

FILE NAME: C3.01MCD3304.002.DWG
PROJECT NO.: MCD3304.002

LANDFORM 2021



GENERAL NOTES

1. For Construction Staking or Surveying services contact Landform at 612-252-9070.

UTILITY NOTES

1. Pipe Materials
   Watermain — DIP Class 52 (ANSI A21.51/AWWA C151)
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
3. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
4. Reserved.
5. Provide means and measures to protect adjacent property from damage during utility installation.
6. Pipe lengths shown are from center of structure to center of structure.
7. Adjust structures to final grade where disturbed. Comply with requirements of utility. Meet requirements for traffic loading in paved areas.
8. Install tracer wire with all non-conductive utilities.
9. Contact City of Mankato for inspection of all utility work and standards.
10. Maintain 7.5 feet of cover on water.
11. Deflect water to maintain 10-inch minimum outside separation at sewer crossings as necessary. Center pipe lengths to provide greatest separation between joints.
12. Contact City of Mankato for flushing and pressure test inspections.
13. Reserved.
14. Reserved.
15. Coordinate with Mechanical, Plumbing, and Electrical drawings for locations of service connection and continuation of services with building.
16. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered. All utility connections shall be sequenced from the down-stream side of the system.
17. Reserved.
18. The water distribution system shall be disinfected per Minnesota Rules, Part 4714.

UTILITY CROSSINGS

1. Water Service - bottom of pipe = 1005.42
   Ex. Sanitary Sewer - top of pipe = Field verify elevation
   clearance = Contractor shall verify 1.5' minimum separation

LEGEND

CONSTRUCTION LIMITS

NORTH

0 10 20

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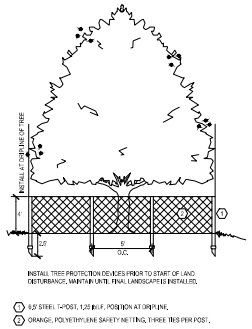
DRAWN BY	CHECKED BY
AKH	TDV
PROTO. ISSUED	REVISED BY
	DATE REVISED
	10/7/2024
	DATE ISSUED
	10/15/2024

CITY	STATE
MANKATO	MN
STREET ADDRESS	COUNTY
1921 ADAMS ST	BLUE EARTH
SHEET NAME	
UTILITIES	
NATIONAL NUMBER	STATE NUMBER
13125	25-2254

SHEET NO.: C4.1

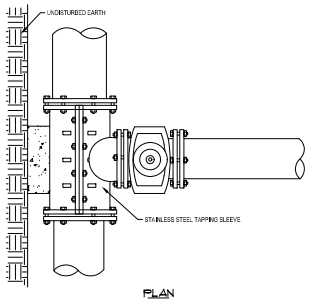
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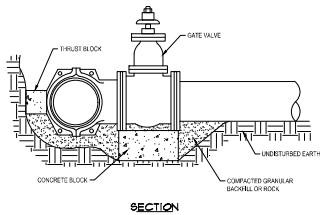
LANDFORM 2021



11 TREE PROTECTION

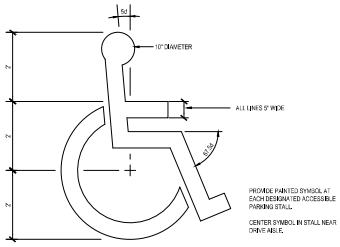
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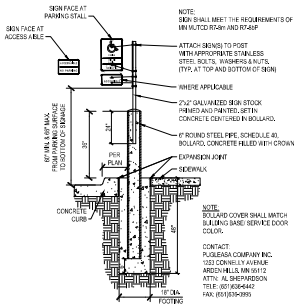
12 WATERMAIN WET TAP

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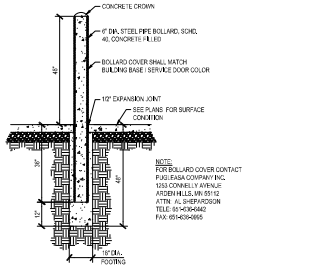
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NO SCALE



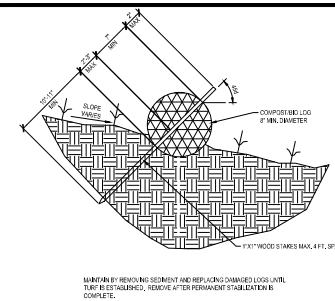
9 ROUND BOLLARD W/ ACCESSIBLE SIGNAGE
MCDONALD'S (MINNESOTA)

NO SCALE



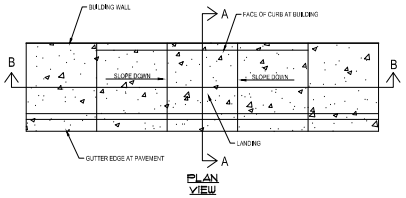
10 ROUND PIPE BOLLARD AND COVER
McDONALD'S

NO SCALE



5 ASPHALT PAVEMENT TRANSITION

NO SCALE



6 ACCESSIBLE WALK WITH CURB AT BUILDING

NO SCALE

7 PAINTED 'NO PARKING'

NO SCALE

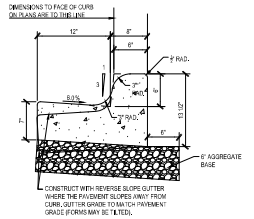
MAINTAIN BY REMOVING SEDIMENT AND REPLACING DAMAGED LOGS UNTIL TURF IS ESTABLISHED. REMOVE AFTER PERMANENT STABILIZATION IS COMPLETE.

1 TEMPORARY COMPOST/BIO LOG

NO SCALE

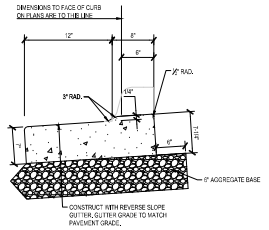
2 RESERVED

NO SCALE



3 B612 CONCRETE CURB AND GUTTER

NO SCALE



4 12" CONCRETE RIBBON CURB

NO SCALE

811 Know what's Below. Call before you dig.

LANDFORM
Think Outside the Public
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

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REVISION HISTORY

REV	DATE	
	10/15/2024	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED OR JOB SITE THEREFORE, SET IN CONJUNCTION WITH ITS REGULATIONS AND REFERENCES OR EXAMPLES ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPER LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT ALTHORIZED.

DRAWN BY	AKH
PROTO. ISSUED	
REVIEWED BY	TDV
DATE REVIEWED	10/1/2024
DATE ISSUED	10/15/2024
CITY	MANKATO
STATE	MN
COUNTY	BLUE EARTH
STREET ADDRESS	1921 ADAMS ST
SHEET NAME	CIVIL CONSTRUCTION DETAILS
NATIONAL NUMBER	13125
STATE NUMBER	25-2254

SHEET NO.: C7.1

FILE NAME: C701MCD304.002.DWG
PROJECT NO.: MCD16304.002

LANDFORM 2021

Introduction

On behalf of McDonald's USA, Landform is pleased to submit this application for a Certificate of Design Compliance and Site Plan Review to allow a building addition for a Play Place and other internal design upgrades for the McDonald's located at 1921 Adams Street in Mankato, Minnesota. We are excited about the improvements proposed for this site.

Site Plan

Submission Overview

All the requested materials are included except an Operational Narrative/Business Operational Details and a Site Lighting Plan. These were discussed in the pre-application meeting held on Thursday, October 11, 2024, with city staff and determined not to be required as neither of these items will change or be affected by the building addition.

The building addition will be for an indoor play place, as well as other internal design upgrades and modifications. A previous Certificate of Design Compliance was completed for this site in 2018 for exterior improvements and design upgrades.

The building addition does remove current ADA parking stalls, however they have been moved to another complaint place on site, and do not reduce the required number of parking stalls below what is required. The building addition will also not add new impervious surfaces as it will replace existing parking lot space. Additional shrubs and landscaping will also be provided to increase the amount of screening along the property lines.

Summary

We respectfully request approval for a Certificate of Design Compliance and Site Plan Review to allow a building addition for a Play Place and other internal design upgrades for the McDonald's located at 1921 Adams Street in Mankato, Minnesota. We also request to be placed on the November 20th Planning Commission and December 9th City Council meetings.

Contact Information

This document was prepared by:

Tom Meyer, PE
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Tom Meyer at tmeyer@landform.net or 612.638.0241

Site Plan and Traffic Advisory Review Committee **1. 2.**

Meeting Date: 11/05/2024

Title

CY45-24

Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to cannabis.

Informational Only

Site Plan and Traffic Advisory Review Committee **1. 3.**

Meeting Date: 11/05/2024

Title

CY46-24

Request of Andrew Manske for a conditional use permit to allow for cut, fill and development activities on a slope equal to or in excess of seventeen-point six (17.6) percent for ravine stabilization. The subject property is described as Lot 5, Block 1, Ironwood Oaks subdivision (80 Telemark Drive).

Applicant

The applicant and property owner is Andrew Manske.

Request

The applicant is seeking a conditional use permit to allow cut, fill and development activities on a slope equal to or in excess of 17.6%.

Location

The subject property is located at 80 Telemark Drive and is legally described as Lot 5, Block 1, Ironwood Oaks subdivision.

Existing Land Use

The subject property is the location of an existing single-family residential home.

Zoning

The subject property is zoned T, Transition.

Environmentally Sensitive Areas

The property contains bluffs/ravines as defined by Mankato City Code.

Public Utilities

The property is served by public utilities.

Review

Andrew Manske is requesting a conditional use permit to allow for cut, fill and development activities on a slope equal to or in excess of seventeen-point six (17.6) percent for ravine stabilization. The subject property is located at 80 Telemark Drive and is legally described as Lot 5, Block 1, Ironwood Oaks subdivision.

The existing residential house located at 80 Telemark Drive has a bluff/ravine area in the rear yard. During the excessive rain events in July 2024, slope failures occurred in the bluff/ravine area of the subject property. The applicant has obtained preliminary engineering outlining options for ravine stabilization in the area. Mankato City Code section 10.82 requires that prior to cut, fill and development activities in the bluff/ravine

The applicant will continue to work towards the preparation of final plans prepared by an engineer licensed to do work in the State of Minnesota.

Attachments

General Location Map
Aerial Plan
Preliminary Engineering Report

General Location Map



Date: October 2024

Author:

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N

Aerial



Date: October 2024

Author:

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Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

September 3, 2024 Project B2407711

Mr. Andrew Manske
80 Telemark Drive
Mankato, MN 56001

Re: Preliminary Geotechnical Evaluation
Slope Evaluation
80 Telemark Drive
Mankato, Minnesota

Dear Mr. Manske:

Braun Intertec Corporation is pleased to provide this letter report summarizing our preliminary slope evaluation for the failed slope adjacent to your residence at 80 Telemark Drive in Mankato, Minnesota.

Project Description

Based on information provided by you, it is our understanding that a slope failure occurred in July 2024 to the south of the house and property at 80 Telemark Drive in Mankato, Minnesota. The area had seen excessive rain (10+ inches of rain) prior to the slope failure.

The house and property, including a pool area, driveway, and sport court are located at the top of a ravine that extends down approximately 40 feet in elevation to the southwest to a flat area. The slope failure extends adjacent to the property down into the ravine to the southwest. Figure 1 shows an aerial photograph of the property with the area of the slope failure outlined with a red circle.

Figure 1. Approximate Area of Slope Failure

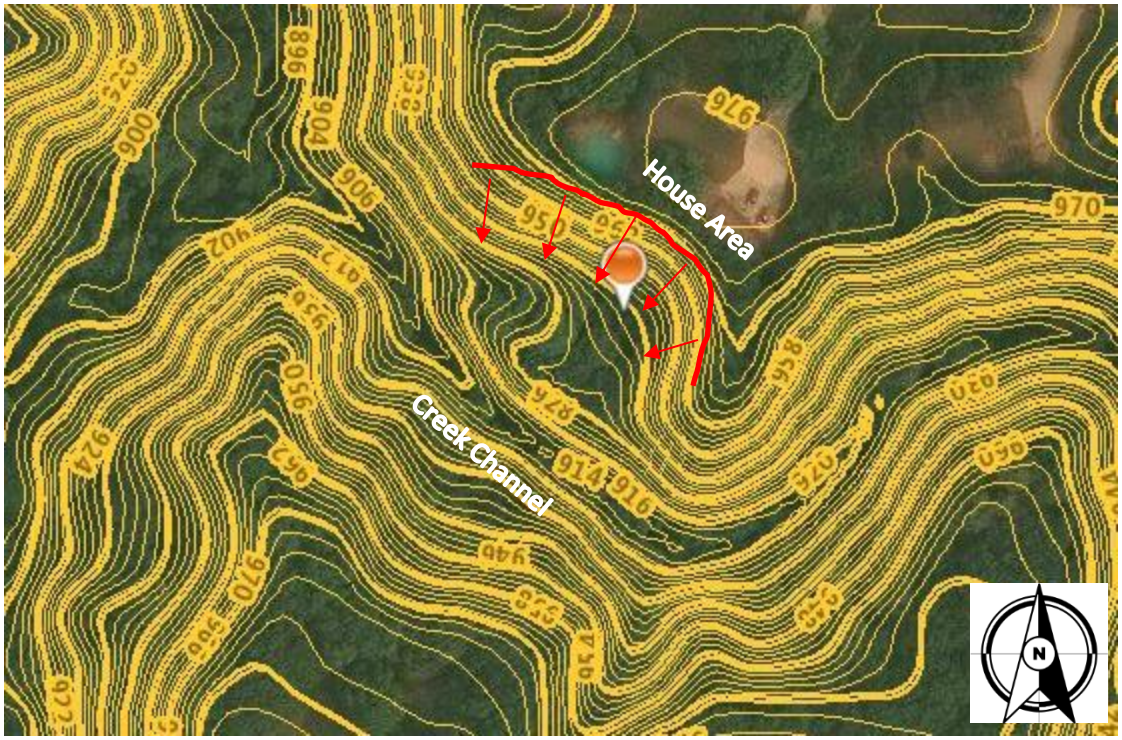


Figure provided by Google Earth dated July 1, 2023.

Figure 2 shows a topographic map, from the MN Department of Natural Resources online topographic map (MnTOPO http://arcgis.dnr.state.mn.us/maps/mntopo/), of the property with the approximate area of the slope failure head scarp shown with a red line. Based on the topographic map, prior to slope failure, the ravine slope had an inclination of approximately 30 to 40 degrees. A creek exists to the southwest of the property at the bottom of ravine area. Per the topographic map, the creek channel is approximately 100 feet southwest from the toe of the ravine slope adjacent to the house. The creek channel is incised approximately 8 to 10 feet. As shown in the topographic map, a peninsula/ bluff extends to the south of the house before dropping off into the ravine area.

Based on a review of the Blue Earth County Geological Atlas dated 2012, the geology at the site is generally composed of a mixed area of potential colluvium fine-grained sediments with gravel and potential rock fragments, silt and clay glacial lake sediments, sand and gravel glacial terrace deposits, and fine-grained glacial till soils.

Figure 2. Topographic Map of Project Area



Map provided by MNTopo.

Scope of Services

Based on our Authorization for Services to Mr. Andrew Manske (QTB199046) dated August 2, 2024, our scope of services included the following:

- Perform a preliminary site reconnaissance to review the existing slope condition. We documented the current observable extents and condition of the slope failure, took photographs, and looked for other signs of slope instability.

- Develop this letter report summarizing preliminary findings and recommendations for slope stabilization including additional site exploration, analyses, and design recommendations.

- Develop a scope of work for additional phase of exploration and evaluation based on our preliminary findings.

Preliminary Site Reconnaissance

We completed our preliminary field evaluation on August 23, 2024. We met you, Mr. Andy Manske, on site to discuss the area. The approximate width of the failure area based on the head scarp (exposed top of slope failure) ranges from 350 to 400 feet across. The head scarp extends from west/northwest of the pool in an arc shape continuing along the house and continues to arc out on the peninsula area south of the sport court. Figure 3 shows the top of the slope failure and head scarp directly south of the house. The pool area can be seen in the center of the photograph near the black umbrella and the sport court on the right side of the photograph at the black fence and basketballs.

Figure 3. Slope Failure Head Scarp Looking West



The slope is partially tree and brush covered and we observed a number of trees that had fallen or were leaning that appeared to be affected by the slope failure. Figure 4 shows the main head scarp on the south end along the peninsula that extends south of the sport court.

Figure 4. Observed Slope Failure Looking to South End of Failure



Figure 5 shows the main head scarp on the west/northwest end of the failure area. In general, the soils exposed in the slope were clayey and fine-grained soils with some sand, gravel, and cobbles. At the time of our site reconnaissance, we did not observe water seeping out of the slope.

Figure 5. Observed Slope Failure Looking to West/Northwest End of Failure



We also observed a second tension crack or head scarp lower down the slope along most of the slope failure area. Some of the larger trees that collapsed as part of the slope failure were located near this lower head scarp. Figure 6 shows a photograph of the lower head scarp around a tree that collapsed as part of the slope failure.

Figure 6. Lower Head Scarp Around Tree that Collapsed as Part of the Slope Failure



Based on the slope conditions and soil present on the slope, it is apparent that the soil became saturated and “flowed” down the slope during the slope failure. Figure 7 shows the soil that “flowed” down the slope to the flat area at the toe of the slope. The soil shows smaller channels from more recent water runoff down the slope.

Figure 7. Looking Downslope Showing Soil Movement on Slope Indicating Saturated Soils



We observed two drainpipes extending from the property partially down the slope. One drainpipe extends down from near the sport court and one drainpipe extends down from near the pool. The drainpipes are generally underground (however they are partially exposed due to the slope failure at the top of the slope) and then extend out of the ground partially down the slope. Water was not present coming out of the drainpipes during our site reconnaissance. Figures 8 and 9 show photographs of the two observed drainpipes, outlined with red boxes. We observed that the end of the drainpipes was near the elevation of the lower head scarp area observed and previously discussed. This lower head scarp can also be seen in Figures 8 and 9. There were two other perforated piped exposed in the slope failure area. These could be conduits for water into the slope. Figure 10 shows a photograph of one of the perforated drainpipes near the sport court.

Figure 8. Drain Extending from House Partially Down the Slope Near Edge of Sport Court



Figure 9. Drain Extending from House Partially Down the Slope Near Pool Area



Figure 10. Buried Perforated Drain Extending into the Slope Near Edge of Sport Court



We observed a potential past slope stabilization measure employed on the slope along the peninsula to the south of the sport court (eastern end of the slope failure area). Metal pipes were observed in a section of the slope. Based on our experience, this appears to be a potential stabilization measure to control soil movement. The tops of the metal pipes appear the be slightly mushroomed in shape indicated they were top driven into the ground. However, the history of these pipes is unknown. Figure 11 shows a photograph of the metal pipes in the slope.

Figure 11. Potential Past Slope Stabilization Measure on Eastern End along the Peninsula



Preliminary Stabilization Options

Based on our preliminary site reconnaissance and experience with the area, it is our opinion that the following measures are options to repair and stabilize the slope and reestablish the slope and property edge:

1. Regrade the slope to an inclination suitable for the soils present at the site. Preliminarily, based on the soils observed, a stable inclination could be approximately 20 to 30 degrees (approximately 3H:1V to 2H:1V). This option would likely require clearing of most of the trees. Regraded slope extents may be controlled by property boundaries and permits required for construction and may require removal of the sport court and pool areas. Regraded soils should be keyed into the toe of the slope to reduce the potential for sliding.

2. A pattern of grouted soil nail anchors and a high-strength wire mesh (Teccomesh or similar product) facing installed in the slope. For this option, some slope clearing will be required, but large trees could potentially stay in place. This option allows for the site to freely drain and will allow for plant growth through the wire mesh on the slope. A fabric can also be installed below the wire mesh to control the fine-grained soils and allow for seeding and plant growth as well. A shotcrete facing could also be used instead of the wire mesh system. If shotcrete is used, additional clearing and drainage will be required.

3. A soldier pile and lagging wall with tieback anchors installed along the top of the slope adjacent to the yard, pool and sport court. Soldier piles would generally be installed to a depth below the creek bottom elevation to reduce the potential for undercutting and to provide lateral support. Tieback anchors would be installed in rows near the top of the wall to stabilize the soils in the upper slope and provide support for the yard, pool and sport court. The soil below the wall could be left in place but would be subject to future erosion.

For any of the slope repair options, we recommend that the homeowner review water runoff from the property down the ravine slope to reduce the potential for excessive runoff over and down these over-steepened slopes. If drainpipes are used, the pipes should extend to at least the toe of the ravine slope to reduce water runoff onto the slope. Additionally, Blue Earth County and the City of Mankato should be included based on property boundaries, permitting requirements, the ravine, steep slopes, and the seasonal creek.

For each of the slope repair options, access may be difficult to construction equipment. Additionally, the yard, pool and sport court will likely be affected by slope repair construction activities.

Evaluation and Design Scope of Services

To complete our geotechnical evaluation for slope stabilization of the 80 Telemark Drive slope, we recommend the following scope of services:

- Drill 50 to 75 feet deep soil borings adjacent to slope failure at 80 Telemark Drive.

- Complete one day of hand augers on the slope and at the toe of the slope to depths up to 6 to 8 feet below the existing ground surface.

- Perform slope stability analyses on existing slope to estimate soil parameters and on recommended stabilization option(s).

- Complete a geotechnical evaluation report summarizing findings and recommendations.
- Meet with you and potential slope stabilization contractors regarding slope stabilization measures.

We will provide a proposal for additional scope of services to you following this letter report.

General Remarks

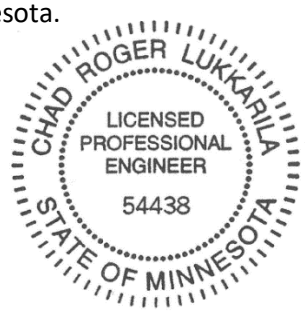
In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Thank you for making Braun Intertec your geotechnical consultant for this project. If you have questions about this letter report, or if there are other services that we can provide in support of our work to date, please contact Chad Lukkarila at 952.995.2322 (clukkarila@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION

Professional Certification:
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.



Chad R. Lukkarila, PE
Associate Director, Senior Engineer
License Number: 54438
September 3, 2024

Roch S. V. Player, PE
Vice President, Principal Engineer

Site Plan and Traffic Advisory Review Committee **1. 4.**

Meeting Date: 11/05/2024

Title

CY47-24

Request of Complete Construction, LLC for a preliminary and a final plat of Prairie Acres; for a planned unit development, PUD, to allow modifications to a previously approved grouped housing project, and for an easement vacation to allow the vacation of easements as per the plat of Prairie Winds Development. The subject property is described as Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 18; Lot 1, Block 19; Outlot B; Prairie Winds Development, according to the plat thereof on file and of record with the Blue Earth County Recorder AND that part of Outlot A of Prairie Winds Development; AND that part of Outlot C of Prairie Winds Development; and that part of Outlot D of Prairie Winds Development (Blue Earth County PID R010915378666, R010915376028, R010915376017, ETAL)

Applicant

The applicant is Complete Construction, LLC.

Request

The applicant is requesting a final plat, planned unit development to allow modifications to a previously approved grouped housing project, and for an easement vacation to allow the vacation of easement as per the plat of Prairie Winds Development.

Location

The subject property is described as Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 18; Lot 1, Block 19; Outlot B; Prairie Winds Development, according to the plat thereof on file and of record with the Blue Earth County Recorder AND that part of Outlot A of Prairie Winds Development; AND that part of Outlot C of Prairie Winds Development; and that part of Outlot D of Prairie Winds Development (Blue Earth County PID R010915378666, R010915376028, R010915376017, ETAL)

Existing Land Use

The existing land use is a vacant field, to the south is multifamily homes.

Review

Complete Construction is requesting a preliminary and final plat, an amendment to the existing Planned Unit Development, and vacation of an easement.

Preliminary and Final Plat

The Prairie Acres subdivision shows one lot, one block. The subject property is zoned R-3 Limited Multiple-Family Dwelling District. The minimum standards for lots within this zoning district are to have a minimum of 10,000 square feet for the first 4 units, plus an additional 600 square feet of lot area for each dwelling unit in excess of six units, and to have a minimum lot frontage of not less than 80 feet. The new subdivision will be 8.22 acres, and will meet the minimum requirements for platted lots within the zoning district.

Amendment to the Plan Unit Development

The applicant is also requesting an amendment to the original planned unit development. The original Planned Unit Development was approved by the Planning Commission in September 2016 and approved by City Council in October 2016. The original Planned Unit Development was approved for a grouped housing project for construction in multiple phases, which consisted of 3 eight-plex buildings, 13 six-plex buildings, and 3 four-plex buildings for a total development of 114 total residential slab-on-grade homes. Of those listed, only 2 eight-plex buildings and 3 six-plex buildings were constructed for a total of 34 units in phase 1 of the development. The rest of the development remains undeveloped.

The amended planned unit development is proposed to change the number of units, appearance of the units, and parking. The proposed planned unit development consists of 11 four-plex buildings and 3 six-plex buildings for a total of 62 units of residential slab-on-grade homes. The 62 new, townhome style and the existing 34 units will have a total unit count of 96, which is 18 units less than the original proposed unit count.

Access to the site is available from Prairie Winds Drive or from Prairie Rose Drive. Public utilities are available to the site from both locations as well. The buildings will be accessed by an internal private road that will be maintained by the owner's and/or owner's association. Near the middle of the site plan, 3.16 acres of green/open space for common use for the development is depicted. The applicant intends to use this open area and install a playground for the development to use.

The four-plex unit exterior elevations show white lap siding and cream lap siding. The siding colors on six-plex are white and light gray. Each of the units has a 2-stall garage and a patio on the back side of the home. The floor plans for each unit show a two stall garage on the main floor with a kitchen, living room, and bathroom. The 2nd floor of the units shows a den, 4 bedrooms, and 2 bathrooms.

The applicant has asked for flexibility from the 25% rental density ordinance. The developer will provide five surface parking stalls per unit and each unit will have two garage stalls for a total of 7 stalls per unit. Being that the property is within the R-3 zoning district, rentals are required to have no more than 5 parking stalls per unit. The site plan shows that there will be 310 surface parking stalls plus two additional parking stalls within the garage.

The applicant has also submitted a landscaping plan, snow management plan and emergency truck turning movements, stormwater plan, and traffic study.

Easement Vacation

The applicant has requested to vacate utility easements that are located in the center of the same property.

The applicant is seeking vacation from the subject easement area because of the new site plan and reconfiguration of the parking lots and buildings on the site.

Attachments

General Location Map
Aerial Location Map
Preliminary Plat
PUD Plan
Final Plat
Project Overview

4-Plex Floor Plan and Exterior Elevation
6-Plex Floor Plan and Exterior Elevation
Landscaping Plan
Snow Management and Vehicle Turning Movement Plan
Traffic Memo
Storm Water Memo
PUD Narrative
Easement Vacation
Sign Offs

General Location Map



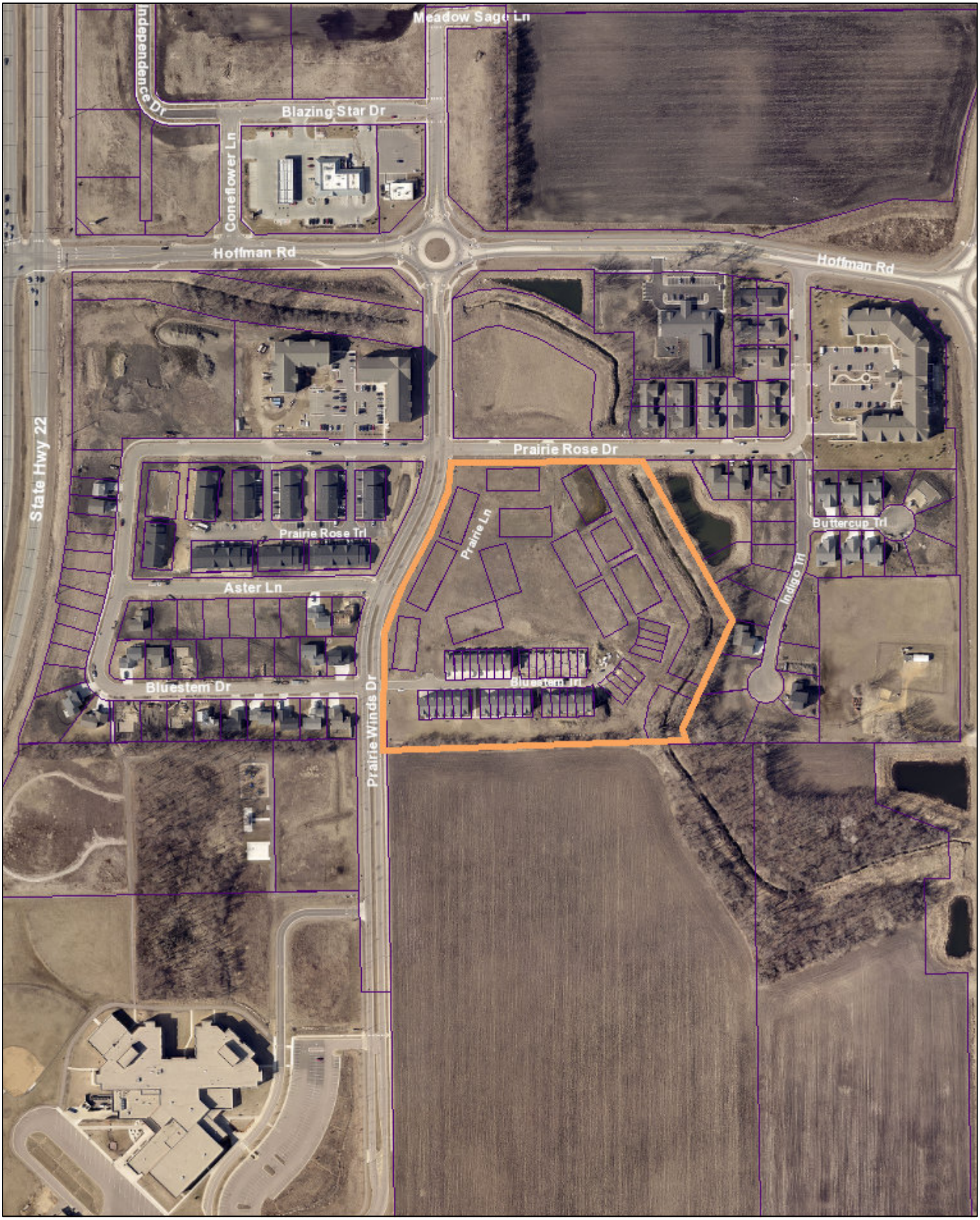
Date: October 2024

Author:

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N

Aerial



Date: October 2024

Author:

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PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

ASTER LANE

BLUESTEM DRIVE

S 89°50'47" W 395.76

LOT 1
8.22 ACRES
BLOCK 1

PRAIRIE WINDS DEVELOPMENT

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT G

OUTLOT H

COMMON ELEMENT A

COMMON ELEMENT C

COMMON INTEREST COMMUNITY NUMBER 466 - 1ST SUPPLEMENTAL CIC PLAT

L=178.50
R=440.00'
Δ=23°14'38"

S 27°00'00" W 298.68'

L=185.69
R=380.00'
Δ=27°59'53"

S 00°59'53" E 17.65

S 89°00'07" W 398.91

10' UTILITY EASEMENT

S 00°59'53" E 60.00

9.97
N 89°00'07" E

N 78°47'07" E 84.55

N 89°00'07" E 76.79

S 00°59'53" E 57.35

N 00°59'53" W 78.65

N 36°50'14" W 46.00

S 50°55'15" E 164.56

N 29°00'00" W 506.82

S 18°45'50" E 71.69

N 27°00'00" E 123.30

23.83
N 09°00'00" E

N 67°55'17" W 102.38

27.51
N 27°00'00" E

S 67°55'17" E 103.55

12.79
N 32°00'00" E

51.49
N 32°00'00" E

57.55
N 13°00'00" E

DITCH 1

DITCH J

DRAINAGE & UTILITY EASEMENT AS PER THE PLAT OF COUSAIR EAST

10' UTILITY EASEMENT

GREATER MN GAS

CONSOLIDATED COMMUNICATIONS

BENCO

MH SSWR R=1007.71 IE

MH STRM R=1007.37 IE

MH SSWR R=1005.95 IE

MH SSWR R=1005.90 IE

MH SSWR R=1007.80 IE E 991.20 IN N 997.20 IN W 992.68 OUT W 992.68 OUT E 994.68 OUT

MH SSWR R=1005.15 IE

MH SSWR R=1005.49 IE

CB R=1007.48

CB R=1005.59 In S 998.69 In NE 996.14 In W 1001.49

MH UNDER WATER

STRUCTURE BURIED

FIRE HYDRANT TO BE REMOVED

FIRE HYDRANT TO SOUTH

80.00

60.00

10

10' UTILITY EASEMENT

LOT LINES 10' — 5' DRAINAGE & UTILITY EASEMENT LINES — RIGHT-OF-WAY LINE

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

0 50 100
SCALE IN FEET

LEGEND

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

UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-3, Limited Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 35 feet

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

10/15/2024
Date

PRAIRIE ACRES

PRELIMINARY PLAT
MANKATO, MINNESOTA

REPLAT OF PRAIRIE WINDS DEVELOPMENT

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

FOR: KJ2 DEVELOPMENT, LLC

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PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

ASTER LANE

BLUESTEM DRIVE

S 89°50'47" W 395.76

N 29°00'00" W 506.82

S 27°00'00" W 298.66

L=178.50
R=440.00'
Δ=23°14'58"

L=185.69
R=380.00'
Δ=27°59'53"

S 89°00'07" W 398.91

N 89°00'07" E 76.79

N 78°47'07" E 84.55

S 30°33'15" E 144.66

N 67°55'17" W 102.38

S 67°55'17" E 103.55

N 27°00'00" E 123.20

N 09°00'00" E 23.83

N 13°00'00" E 57.55

N 32°00'00" E 21.49

N 32°00'00" E 12.79

S 27°59'53" E 57.35

S 00°59'53" E 60.38

N 39°00'14" W 70.00

N 89°53'46" W 78.63

N 00°59'53" W 17.65

3.97

LOT 1
8.22 ACRES
BLOCK 1

BUILDING 5
GFE=1009.0

BUILDING 13
GFE=1009.0

BUILDING 12
GFE=1008.75

BUILDING 11
GFE=1008.5

BUILDING 10
GFE=1008.0

BUILDING 9
GFE=1009.5

BUILDING 8
GFE=1010.0

BUILDING 7
GFE=1010.5

BUILDING 6
GFE=1009.5

BUILDING 4
GFE=1008.5

BUILDING 3
GFE=1011.0

BUILDING 2
GFE=1010.5

BUILDING 1
GFE=1010.25

BUILDING
GFE=1011.5

PRAIRIE WINDS DEVELOPMENT

OUTLOT A

OUTLOT B

OUTLOT G

OUTLOT H

COMMON ELEMENT A

COMMON ELEMENT C

COMMON INTEREST COMMUNITY NUMBER ### - 1ST SUPPLEMENTAL CIC PLAT

10' UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT AS PER THE PLAT OF COUGAR EAST

DITCH 1

DITCH 2

DITCH 3

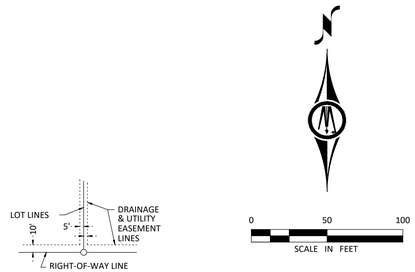
DITCH 4

80.00

60.00

NW 1/4 - NW 1/4
SEC. 22 - T108N - R26W

NE 1/4 - NW 1/4
SEC. 22 - T108N - R26W



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

0 50 100
SCALE IN FEET

LEGEND

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

UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-3, Limited Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 35 feet

DEVELOPMENT INFORMATION

62 UNITS (4 BEDROOM UNITS)
7.5 UNITS PER ACRE

PARKING COUNT

310 SURFACE PARKING STALLS
124 GARAGE STALLS
310 TOTAL PARKING STALLS
5.0 SURFACE STALLS PER UNIT
(PLUS 2 ADDITIONAL GARAGE STALLS PER UNIT)

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

10/15/2024
Date

PRAIRIE ACRES

PRELIMINARY PLAT/PUD PLAN
MANKATO, MINNESOTA

REPLAT OF PRAIRIE WINDS DEVELOPMENT

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

FOR: KJ2 DEVELOPMENT, LLC

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PRAIRIE ACRES

INSTRUMENT OF DEDICATION

Know all men by these presents that we, KJ2 Development, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 18; Lot 1, Block 19; Outlot B; Prairie Winds Development, according to the plat thereof on file and of record with the Blue Earth County Recorder.

AND

That part of Outlot A of Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northeasterly corner of said Outlot A; thence South 89 degrees 50 minutes 47 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996), along the boundary line of said Outlot A, a distance of 30.00 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 3.06 feet; thence southerly a distance of 39.27 feet, along a tangential curve to the left, having a radius of 78.00 feet and a central angle of 28 degrees 50 minutes 47 seconds; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 31.05 feet; thence southwesterly, along said line, a distance of 28.27 feet, along a tangential curve to the right, having a radius of 18.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 7.89 feet; thence southwesterly, along said line, a distance of 11.58 feet, along a tangential curve to the right, having a radius of 23.00 feet and a central angle of 28 degrees 50 minutes 47 seconds; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 10.98 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 17.00 feet; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 141.94 feet; thence South 61 degrees 54 minutes 59 seconds West, along said line, a distance of 23.74 feet; thence South 20 degrees 05 minutes 17 seconds West, along said line, a distance of 142.90 feet; thence South 30 degrees 19 minutes 49 seconds West, along said line, a distance of 18.62 feet; thence South 27 degrees 00 minutes 00 seconds West, along said line, a distance of 185.94 feet; thence South 37 degrees 04 minutes 54 seconds West, along said line, a distance of 25.77 feet; thence South 06 degrees 20 minutes 12 seconds West, along said line, a distance of 163.54 feet; thence North 78 degrees 47 minutes 07 seconds East, a distance of 84.55 feet to the southwest corner of Unit 3020 of said Common Interest Community Number 100; thence North 00 degrees 59 minutes 53 seconds West, along the boundary line of said Outlot A, a distance of 60.98 feet; thence South 89 degrees 00 minutes 07 seconds West, a distance of 9.97 feet; thence North 00 degrees 59 minutes 53 seconds West, a distance of 17.65 feet; thence North 89 degrees 00 minutes 07 seconds East, a distance of 38.00 feet to a point on the boundary line of said Outlot A; thence North 18 degrees 00 minutes 00 seconds West, along said line, a distance of 75.71 feet; thence North 72 degrees 00 minutes 00 seconds East, a distance of 141.94 feet; thence North 18 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 72 degrees 00 minutes 00 seconds East, along said line, a distance of 21.32 feet; thence North 20 degrees 05 minutes 17 seconds East, along said line, a distance of 98.53 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 17.78 feet; thence North 89 degrees 50 minutes 47 seconds East, along said line, a distance of 119.07 feet; thence northeasterly, along said line, a distance of 23.65 feet along a tangential curve to the left, having a radius of 53.00 feet and a central angle of 25 degrees 33 minutes 43 seconds; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 278.23 feet; thence southeasterly, along said line, a distance of 18.07 feet along a tangential curve to the right, having a radius of 52.00 feet and a central angle of 19 degrees 54 minutes 50 seconds; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 16.89 feet; thence South 39 degrees 26 minutes 45 seconds West, along said line, a distance of 149.29 feet; thence South 36 degrees 50 minutes 14 seconds East, a distance of 46.00 feet to the most westerly corner of Unit 4001 of said Common Interest Community Number 100; thence northeasterly, along said line, a distance of 43.37 feet, along a non-tangential curve to the left, having a radius of 102.00 feet and a central angle of 24 degrees 21 minutes 33 seconds and the chord of said curve is 43.04 feet in length and bears North 51 degrees 37 minutes 31 seconds East; thence North 39 degrees 26 minutes 45 seconds East, along said line, a distance of 94.87 feet; thence northeasterly, northerly and northwesterly, a distance of 97.96 feet, along a tangential curve to the left, having a radius of 82.00 feet and a central angle of 68 degrees 26 minutes 45 seconds; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 443.94 feet; thence northwesterly, along said line, a distance of 24.17 feet, along a tangential curve to the right, having a radius of 48.00 feet and a central angle of 28 degrees 50 minutes 47 seconds; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 3.06 feet to the point of beginning.

AND

That part of Outlot C of Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northeasterly corner of said Outlot C; thence South 89 degrees 50 minutes 47 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996), along the boundary line of said Outlot C, a distance of 120.52 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 3.06 feet; thence southeasterly, along said line, a distance of 24.17 feet, along a tangential curve to the left, having a radius of 48.00 feet and a central angle of 28 degrees 50 minutes 47 seconds; thence South 29 degrees 00 minutes 00 seconds East along said line, a distance of 27.76 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 20.06 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 97.94 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 19.24 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence South 29 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 78.13 feet; thence southeasterly, along said line, a distance of 7.32 feet along a non-tangential curve to the left, having a radius of 82.00 feet, a central angle of 5 degrees 06 minutes 53 seconds, and the chord of said curve is 7.32 feet in length and bears South 22 degrees 59 minutes 26 seconds East; thence South 73 degrees 44 minutes 16 seconds East, along said line, a distance of 93.23 feet; thence South 16 degrees 15 minutes 44 seconds West, along said line, a distance of 97.94 feet; thence North 73 degrees 44 minutes 16 seconds West, along said line, a distance of 90.73 feet; thence South 39 degrees 26 minutes 45 seconds West, along said line, a distance of 20.88 feet; thence South 50 degrees 33 minutes 15 seconds East, along said line, a distance of 77.98 feet; thence South 39 degrees 26 minutes 45 seconds West, along said line, a distance of 97.94 feet; thence South 50 degrees 33 minutes 15 seconds East, a distance of 77.60 feet to a point on the easterly line of said Outlot C; thence North 13 degrees 00 minutes 00 seconds East, a distance of 57.55 feet; thence North 32 degrees 00 minutes 00 seconds East, along the boundary line of said Outlot C, a distance of 51.50 feet; thence South 67 degrees 55 minutes 17 seconds East, along said line, a distance of 103.55 feet; thence North 32 degrees 00 minutes 00 seconds East, along said line, a distance of 12.78 feet; thence North 27 degrees 00 minutes 00 seconds East, along said line, a distance of 27.50 feet; thence North 67 degrees 55 minutes 17 seconds West, along said line, a distance of 102.38 feet; thence North 27 degrees 00 minutes 00 seconds East, along said line, a distance of 123.20 feet; thence North 09 degrees 00 minutes 00 seconds East, along said line, a distance of 23.83 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 506.82 feet to the point of beginning.

AND

That part of Outlot D of Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the most southerly corner of said Outlot D; thence North 39 degrees 26 minutes 45 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996), along the boundary line of said Outlot D, a distance of 149.29 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 57.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 12.06 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 49.05 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 86.75 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 83.12 feet; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 141.94 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 60.15 feet; thence South 20 degrees 05 minutes 17 seconds West, along said line, a distance of 98.53 feet; thence North 72 degrees 00 minutes 00 seconds East, along said line, a distance of 54.33 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 75.65 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 75.71 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 89 degrees 00 minutes 07 seconds East, a distance of 360.91 feet to the point of intersection with a line which bears North 00 degrees 59 minutes 53 seconds West from the point of beginning; thence South 00 degrees 59 minutes 53 seconds East, a distance of 78.63 feet to the point of beginning.

Containing 8.22 acres.

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

Dated this _____ day of _____ , 2024 by Kevin Johnson, manager of KJ2 Development, LLC.

_____
By: Kevin Johnson, manager

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2023, before me a Notary Public within and for said County, personally appeared Kevin Johnson, who being duly sworn did say that he is the manager of KJ2 Development, LLC, the Minnesota limited liability company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said Kevin Johnson acknowledged said instrument to be the free act and deed of said company.

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

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ , 2024.

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

State of Minnesota
County of Blue Earth

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

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

APPROVALS

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

_____ _____
Chair person: Secretary:

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

_____ _____
Mayor: Clerk:

TITLE OPINION

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

_____
Justin Weinberg, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

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

_____
Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

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

_____
County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(10/15/2024)

SHEET 1 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRAIRIE ACRES

LOT LINES — 10' — 5' — 5' — DRAINAGE & UTILITY EASEMENT LINES

RIGHT-OF-WAY LINE

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

LEGEND

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

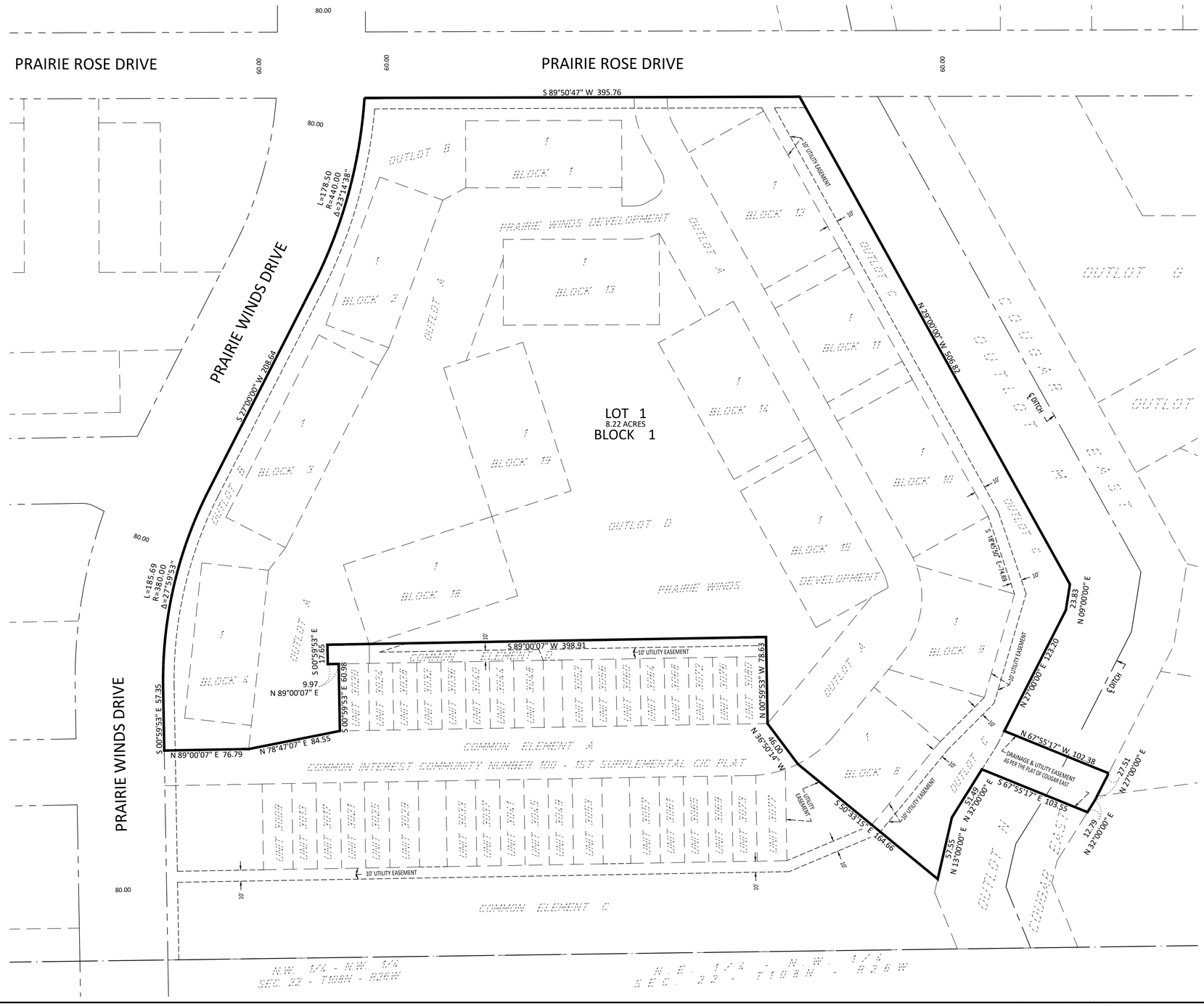
LEGEND

L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE

0 50 100

SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System



FINAL PLAT
PENDING FINAL REVIEW
(10/15/2024)

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

EXISTING HYDRANT

EXISTING HYDRANT

PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

EXISTING HYDRANT

EXISTING HYDRANT

310 PARKING STALLS
62 PROPOSED UNITS

BUILDING 5
GFE=1009.0

BUILDING 4
GFE=1010.5

BUILDING 3
GFE=1011.0

BUILDING 2
GFE=1011.5

BUILDING 1
GFE=1010.25

BUILDING 13
GFE=1009.0

BUILDING 12
GFE=1008.75

BUILDING 11
GFE=1008.5

BUILDING 10
GFE=1008.0

BUILDING 9
GFE=1009.5

BUILDING 8
GFE=1010.0

BUILDING 7
GFE=1010.5

BUILDING 6
GFE=1009.5

BUILDING 5
GFE=1008.5

AMENITY,
FINAL TBD

HYDRANT COVERAGE (TYP),
300-FT MAXIMUM LENGTH

8" WATERMAIN, TYP

8" SANITARY SEWER, TYP

STORM SEWER,
TYP (SIZE VARIES)

EMERGENCY
OVERFLOW

1007 1008 1009 1010 1006 1005 1004 1003 8001

HYDRANT COVERAGE NOTES:
- MAXIMUM LENGTH OF 300-FT PULL FROM HYDRANTS ARE SHOWN
- WORST CASE LENGTHS ARE SHOWN TO AVOID AN ABUNDANCE OF COVERAGE LINES

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H:\COMPILED_PROJ\0M3\132642\CAD\C3D\132642G01.dwg 10/13/2024 8:51:55 AM

HORZ. SCALE 0 50 100 FEET

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

NOT FOR CONSTRUCTION

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

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

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
0M3.132642			

KJ2 DEVELOPMENT
PRAIRIE ACRES
PROJECT OVERVIEW

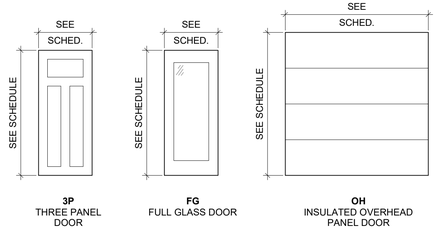
SHEET G2.01

OPENING SCHEDULE

MARK	RATING	TYPE	MATERIAL	FINISH	WIDTH	HEIGHT	GLAZING TYPE	FRAME MATERIAL	FRAME FINISH	FRAME DEPTH	HDW	COMMENTS
LEVEL 01												
A-1		FG	STL		3' - 0"	6' - 8"	GL-2	WD		6 3/4"		
A-2	20 MIN	3P	STL		3' - 0"	6' - 8"	-	WD		6 3/4"		INSULATED ENTRY DOOR
A-3		3P	WD		2' - 0"	6' - 8"	-	WD		4 1/2"		
A-4	20 MIN	3P	STL		3' - 0"	6' - 8"	-	WD		6 3/4"		INSULATED ENTRY DOOR
A-5		OH	STL		16' - 0"	7' - 0"	-	-				
A-6		3P	WD		2' - 8"	6' - 8"	-	-				POCKET DOOR
A-7		FG	STL		3' - 0"	6' - 8"	GL-2	WD		6 3/4"		
LEVEL 02												
A-8		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-9		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-10		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-11		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-12		3P	WD		2' - 8"	6' - 8"	-	-				POCKET DOOR
A-13		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-14		2P	WD		5' - 0"	6' - 8"	-	WD		4 1/2"		
A-15		2P	WD		5' - 0"	6' - 8"	-	WD		4 1/2"		
A-16		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-17		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-18		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-19		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-20		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		

GLAZING SCHEDULE

TYPE	COLOR	THK	COMMENTS
-	-	-	NO GLAZING
GL-1	CLEAR	1/4"	TEMPERED
GL-2	CLEAR	1/2"	DOUBLE PANE INSULATED, TEMPERED
GL-3	CLEAR	1"	INSULATED



DOOR TYPES

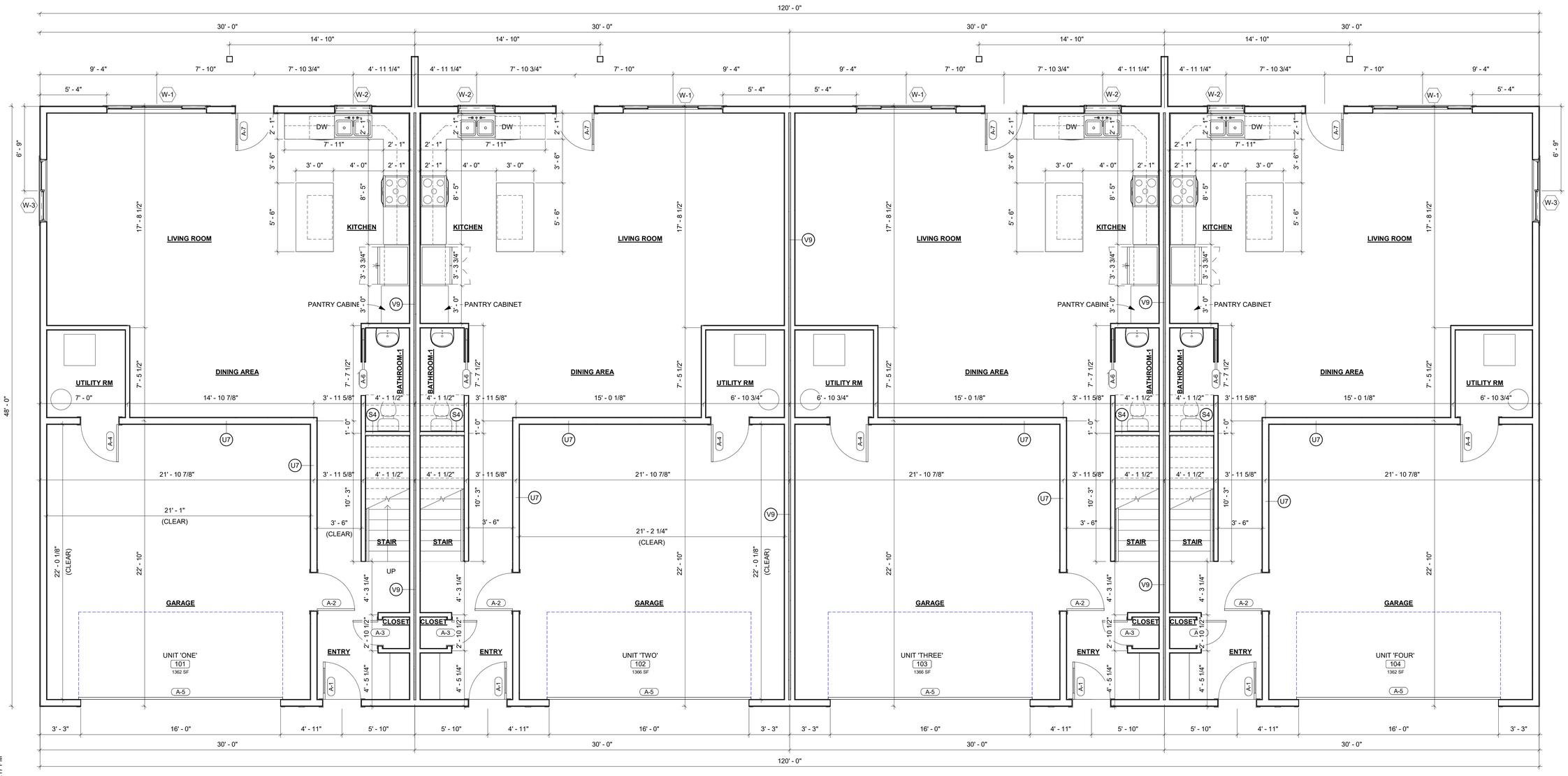
SCALE: 1/4" = 1'-0"

KEYNOTES

NO.	

GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.



1 / A1.1 FLOOR PLAN - FIRST FLOOR

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

6/19/2023 3:30:17 PM

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T: 507.385.1158

CONSULTANT

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

Dennis G. Hobbie, AIA

Dated: _____ Reg. No. 47091

JOHNSON TOWNHOMES FOUR-PLEX

MINNESOTA

REVISIONS XX

PROJECT #	23-025MK
DATE	06.19.2023
DRAWN BY	Author
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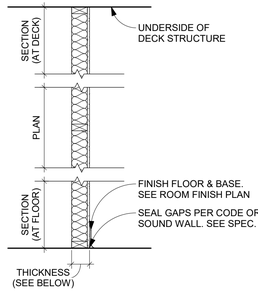
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SHEET TITLE

FLOOR PLAN - FIRST FLOOR

SHEET

A1.1



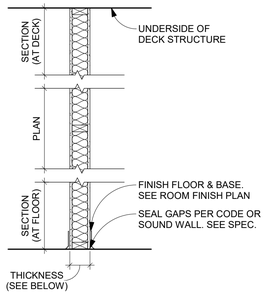
TYPE 'S' PARTITION SERIES:

WOOD STUD W/ GYP SHEATHING 1 SIDE

- S4 2X4 STUDS (4" THICK)
- S6 2X6 STUDS (6" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)



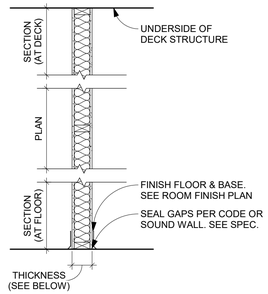
TYPE 'T' PARTITION SERIES:

WOOD STUD W/ GYP SHEATHING BOTH SIDES

- T5 2X4 STUDS (4 1/2" THICK)
- T7 2X6 STUDS (6 1/2" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 1/2" GYPSUM BOARD



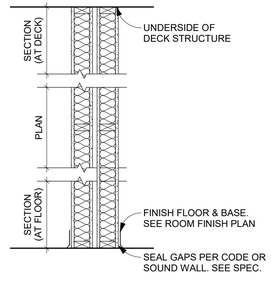
TYPE 'U' PARTITION SERIES: (1HR RATED)

WOOD STUD W/ GYP SHEATHING BOTH SIDES

- U7 2X6 STUDS (6 1/2" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 1/2" GYPSUM BOARD



TYPE 'V' PARTITION SERIES: (1HR RATED)

WOOD STUD W/ GYP SHEATHING BOTH SIDES

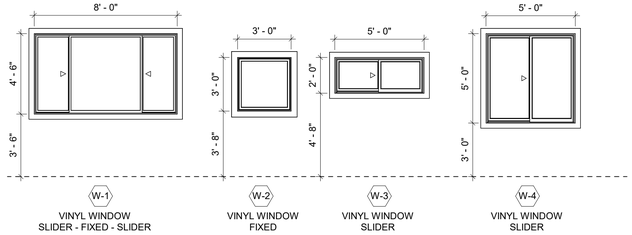
- V9 2X6 STUDS (10 1/2" THICK)

WALL ASSEMBLY

- 5/8" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 5/8" GYPSUM BOARD
- 1" AIR SPACE
- 5/8" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 5/8" GYPSUM BOARD

WALL TYPES

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

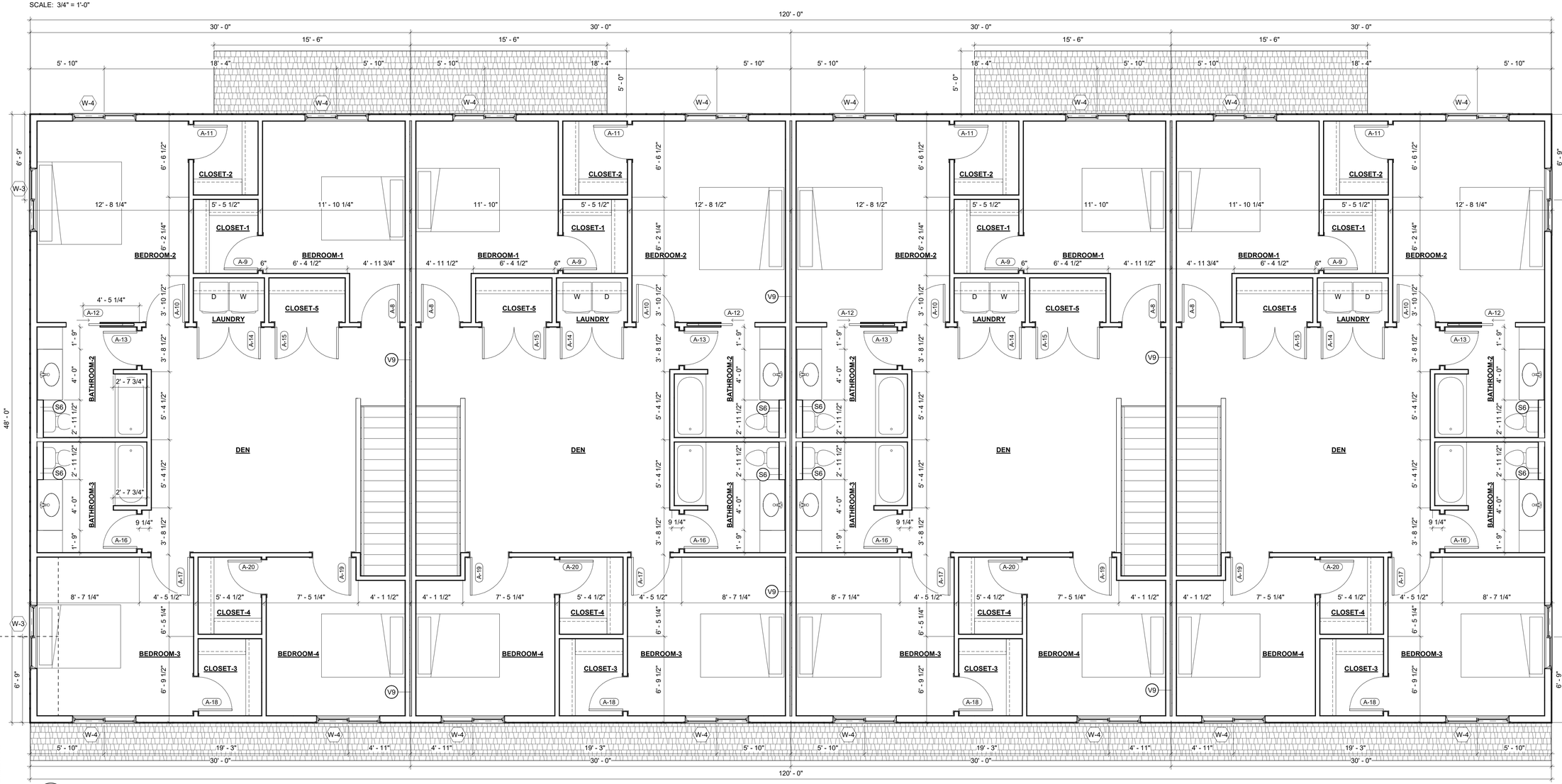


WINDOW TYPES

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

GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.



1 / A1.2 FLOOR PLAN - SECOND FLOOR

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

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JOHNSON TOWNHOMES FOUR-PLEX

MINNESOTA

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SHEET TITLE

FLOOR PLAN - SECOND FLOOR

SHEET

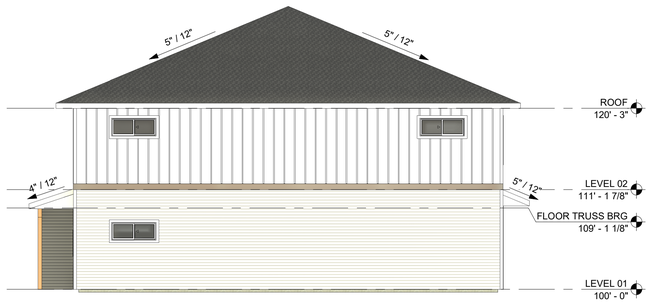
A1.2



1 / A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 / A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 / A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. XXX
2. XXX
3. XXX
4. XXX

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET

A3.1

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SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET

A3.2

JOHNSON TOWNHOMES SIX-PLEX

MANKATO, MINNESOTA

ABBREVIATIONS

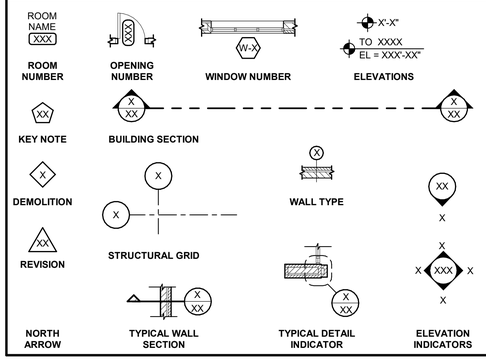
AB	ANCHOR BOLT
AC	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT
AWC	ACOUSTICAL WALL COVERING
BC	BOTTOM OF CURB
BCS	BABY CHANGING STATION
BD	BOARD
BF	BOTH FACES
BIT	BITUMINOUS
BK	BRICK
BL	BORROWED LITE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM, BENCH MARK
BO	BY OTHERS, BY OWNER
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BRKT	BRACKET
BS	BACKSET
BSMT	BASEMENT
BUR	BUILT-UP ROOF(ING)
CAB	CABINET
CB	CATCH BASIN, CHART BOX
CER	CERAMIC
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDUCTOR, CONDUIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVECTOR
CORR	CORRIDOR
CRS	COURSE
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
CUH	CABINET UNIT HEATER
CWT	CERAMIC WALL TILE
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATE
EXIST	EXISTING
EXP	EXPANSION, EXPOSED STRUCTURE
EXT	EXTERIOR
FA	FRESH AIR
FC	FIRE CODE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIN	FINISH
FLEX	FLEXIBLE
FLR	FLOOR
FLSHG	FLASHING
FOS	FACE OF STUD(S)
FP	FIREPROOF(ING)
FR	FRAME
FRP	FIBERGLASS REINFORCED PANEL
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GI	GALVANIZED IRON
GL	GLASS, GLAZED
GMU	GLAZED MASONRY UNIT
GR	GRILLE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HW	HOT WATER
ID	INSIDE DIAMETER, INSIDE DIMENSION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KD	KNOCKED DOWN
LAM	LAMINATED
LAV	LAVATORY
LB	POUND (WEIGHT)
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LSJ	LONG SPAN JOIST
LT	LIGHT
LWC	LIGHT WEIGHT CONCRETE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFG	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
ND	NAPKIN DISPOSAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
OAL	OVERALL LENGTH
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	PAINT
PAR	PARALLEL
PART	PARTITION
PB	PARTICLE BOARD
PC	PRECAST CONCRETE
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
POL	POLISHED
PP	POLISHED PLATE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
QT	QUARRY TILE
R	RISER, RADIUS
R/W	REINFORCED WITH
RAD	RADIATION
RCP	REFLECTED CEILING PLAN, REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RDWD	REDWOOD
REC	RECESSED
REF	REFRIGERATOR
REINF	REINFORCE(ED), REINFORCING
REQD	REQUIRED
REV	REVERSE
RFG	ROOFING
RFM	RECESSED FLOOR MAT
RH	ROBE HOOK
RI	RIGID INSULATION
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TREADS
S	SINK
SB	SOIL BORING
SC	SOLID CORE, SEALED CONCRETE
SCHED	SCHEDULE
SD	SEE DETAIL, SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGT	STRUCTURAL GLAZED TILE
SHT	SHEET
SIM	SIMILAR
SM	SMOOTH
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
SPK	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL, SOLID SURFACE
ST	STREET, STORM WATER
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
SV	SHEET VINYL
SW	SLAT WALL
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE & GROOVE
TB	TACKBOARD
TC	TOP OF CURB
TD	TRENCH DRAIN
TEMP	TEMPORARY, TEMPERED
TERR	TERRAZZO
THK	THICK(NESS)
THRESH	THRESHOLD
TO	TOP OF
TOB	TOP OF BEAM
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TPH	TOILET PAPER HOLDER
TR	TRASH RECEPTACLE
TRANS	TRANSVERSE
TYP	TYPICAL
UH	UNIT HEATER
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UV	UNIT VENTILATOR
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VFY	VERIFY
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WIDTH
W/	WITH
W/O	WITHOUT
WC	WATERCLOSET
WD	WOOD
WDB	WOOD BASE
WDF	WOOD FLOORING
WDSC	WOOD SOLID CORE
WDW	WINDOW
WH	WALL HYDRANT
WI	WROUGHT IRON
WP	WATERPROOF(ING)
WR	WATER RESISTANT
WS	WEATHERSTRIPPING
WSCT	WAINSCOT
WWM	WELDED WIRE MESH

VICINITY MAP

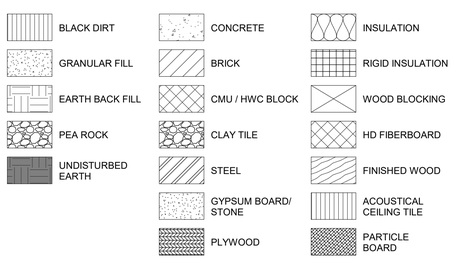
(NOT TO SCALE)



SYMBOL ANNOTATION



MATERIAL GRAPHICS



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www.riseincorp.com

SHEET INDEX

TITLE SHEETS
T1.1 TITLE SHEET
T1.2 STANDARD MOUNTING HEIGHTS
T1.3 CODE PLAN

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A1.2 FLOOR PLAN - SECOND FLOOR
A1.3 FLOOR PLAN - FIRST FLOOR ENLARGED
A1.4 FLOOR PLAN - SECOND FLOOR ENLARGED
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR PERSPECTIVES
A4.1 BUILDING SECTIONS
A5.1 WALL SECTIONS
A6.1 ROOF PLAN AND DETAILS

SET NO.

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CONSULTANT

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MANKATO, MINNESOTA

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PROJECT #	23-025MK
DATE	04.04.24
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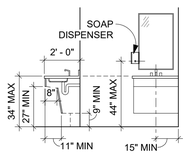
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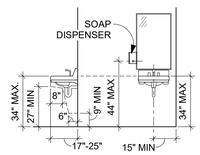
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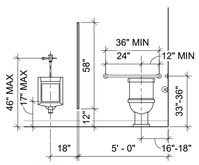
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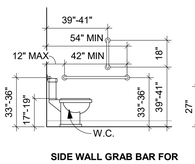
LAVATORY VANITY



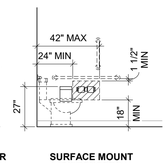
WALL HUNG LAVATORY



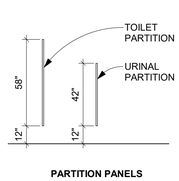
REAR WALL GRAB BAR FOR WATER CLOSET AND URINAL HEIGHT



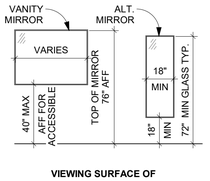
SIDE WALL GRAB BAR FOR WATER CLOSET



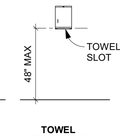
SURFACE MOUNT DISPENSERS



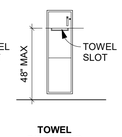
PARTITION PANELS



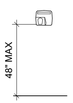
VIEWING SURFACE OF MIRRORS



TOWEL DISPENSER



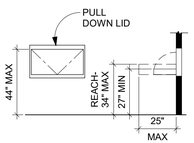
TOWEL DISPENSER W/ WASTE



HAND DRYER



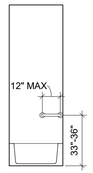
COAT HOOK



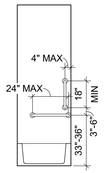
CHANGING STATION



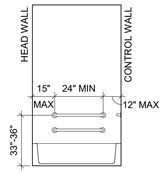
SHELF AND COAT ROD - ACCESSIBLE HEIGHT



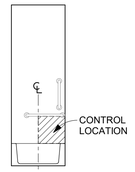
GRAB BAR LOCATION ON HEAD END WALL FOR BATHTUBS WITHOUT PERMANENT SEATS



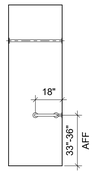
GRAB BAR LOCATION ON CONTROL END WALL FOR BATHTUBS WITHOUT PERMANENT SEATS



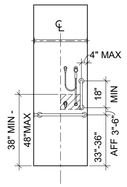
GRAB BAR LOCATION BACK WALL FOR BATHTUBS WITHOUT PERMANENT SEATS



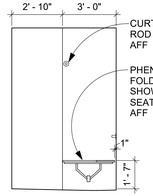
CONTROL LOCATION ON END WALL FOR BATHTUBS WITHOUT PERMANENT SEATS



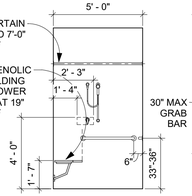
SHOWER GRAB BAR LOCATION - BACK WALL



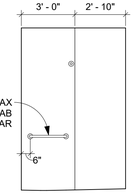
SHOWER GRAB BAR LOCATION - CONTROL WALL



END WALL WITH SEAT



BACK WALL



END WALL OPPOSITE SEAT

MOUNTING HEIGHTS

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

PRELIMINARY NOT FOR CONSTRUCTION

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CONSULTANT

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MANKATO, MINNESOTA

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PROJECT #	23-025MK
DATE	04.04.24
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SHEET TITLE

STANDARD MOUNTING HEIGHTS

SHEET

T1.2

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OPENING SCHEDULE

	DOOR							FRAME				
MARK	RATING	TYPE	MATERIAL	FINISH	WIDTH	HEIGHT	GLAZING TYPE	MATERIAL	FINISH	DEPTH	HDW	COMMENTS
LEVEL 01												
A-1		FG	STL		3' - 0"	6' - 8"	GL-2	WD		6 3/4"		
A-2	20 MIN	3P	STL		3' - 0"	6' - 8"	-	WD		6 3/4"		INSULATED ENTRY DOOR
A-3		3P	WD		2' - 0"	6' - 8"	-	WD		4 1/2"		
A-4	20 MIN	3P	STL		3' - 0"	6' - 8"	-	WD		6 3/4"		INSULATED ENTRY DOOR
A-5		OH	STL		16' - 0"	7' - 0"	-	-				
A-6		3P	WD		2' - 8"	6' - 8"	-	-				POCKET DOOR
A-7		FG	STL		3' - 0"	6' - 8"	GL-2	WD		6 3/4"		
LEVEL 02												
A-8		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-9		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-10		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-11		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-12		3P	WD		2' - 8"	6' - 8"	-	-				POCKET DOOR
A-13		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-14		2P	WD		5' - 0"	6' - 8"	-	WD		4 1/2"		
A-15		2P	WD		5' - 0"	6' - 8"	-	WD		4 1/2"		
A-16		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-17		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-18		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		
A-19		3P	WD		3' - 0"	6' - 8"	-	WD		4 1/2"		
A-20		3P	WD		2' - 8"	6' - 8"	-	WD		4 1/2"		

GLAZING SCHEDULE

TYPE	COLOR	THK	COMMENTS
-	-	-	NO GLAZING
GL-1	CLEAR	1/4"	TEMPERED
GL-2	CLEAR	1/2"	DOUBLE PANE INSULATED, TEMPERED
GL-3	CLEAR	1"	INSULATED

3P
THREE PANEL DOOR

FG
FULL GLASS DOOR

OH
INSULATED OVERHEAD PANEL DOOR

DOOR TYPES

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

KEYNOTES

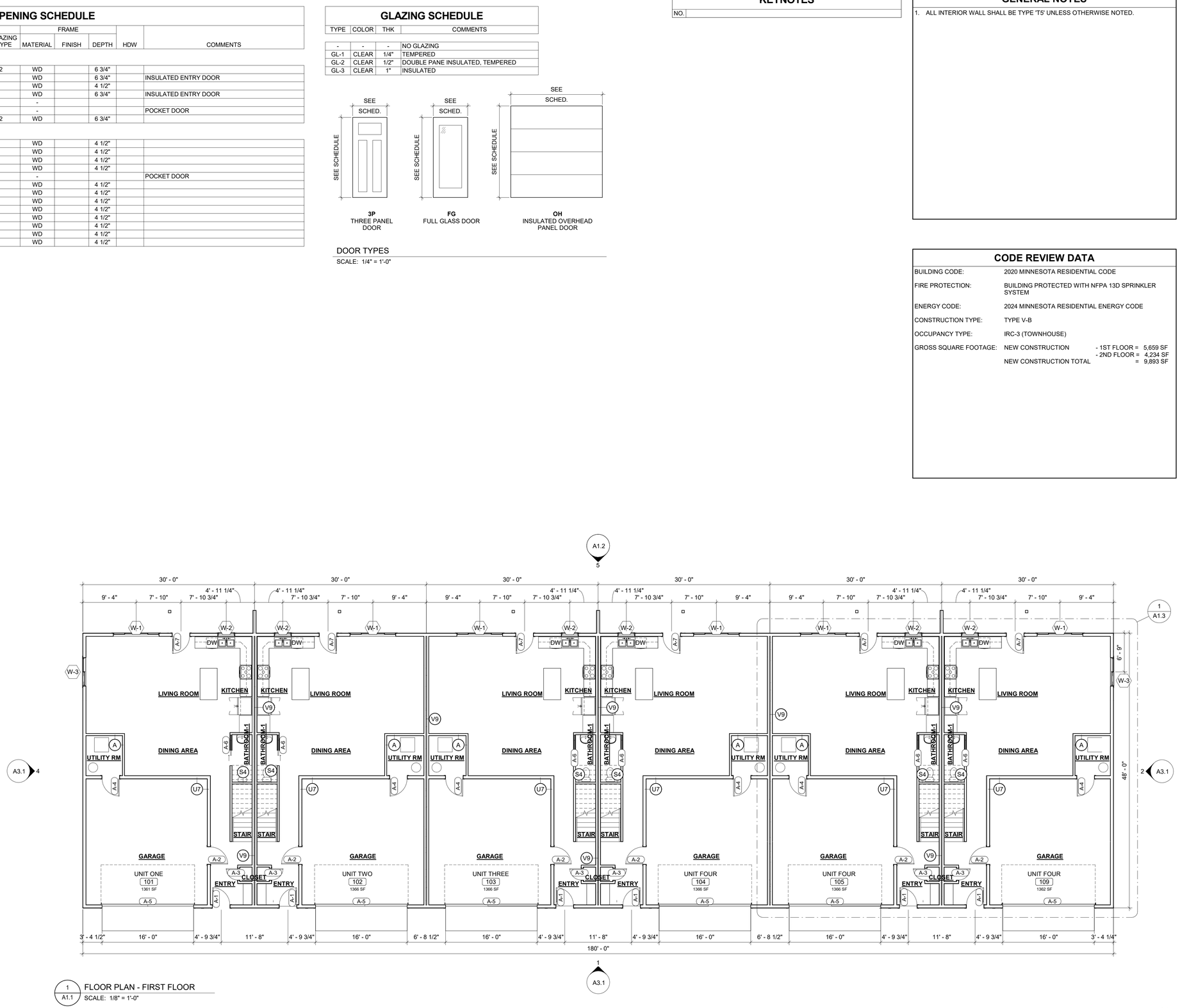
NO.	

GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.

CODE REVIEW DATA

BUILDING CODE:	2020 MINNESOTA RESIDENTIAL CODE	
FIRE PROTECTION:	BUILDING PROTECTED WITH NFPA 13D SPRINKLER SYSTEM	
ENERGY CODE:	2024 MINNESOTA RESIDENTIAL ENERGY CODE	
CONSTRUCTION TYPE:	TYPE V-B	
OCCUPANCY TYPE:	IRC-3 (TOWNHOUSE)	
GROSS SQUARE FOOTAGE:	NEW CONSTRUCTION	- 1ST FLOOR = 5,659 SF - 2ND FLOOR = 4,234 SF
	NEW CONSTRUCTION TOTAL	= 9,893 SF



1 A1.1 FLOOR PLAN - FIRST FLOOR

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

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Dennis G. Hobbie, AIA

Dated: 4/4/24 Reg. No. 47091

JOHNSON TOWNHOMES SIX-PLEX

MANKATO, MINNESOTA

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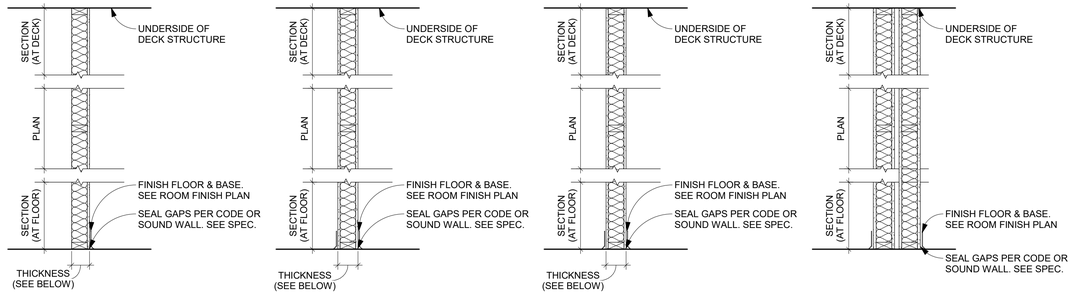
FLOOR PLAN - FIRST FLOOR

SHEET

A1.1

NORTH

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TYPE 'S' PARTITION SERIES:

WOOD STUD W/ GYP SHEATHING 1 SIDE

- S4 2X4 STUDS (4" THICK)
- S6 2X6 STUDS (6" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)

TYPE 'T' PARTITION SERIES:

WOOD STUD W/ GYP SHEATHING BOTH SIDES

- T5 2X4 STUDS (4 1/2" THICK)
- T7 2X6 STUDS (6 1/2" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 1/2" GYPSUM BOARD

TYPE 'U' PARTITION SERIES: (1HR RATED)

WOOD STUD W/ GYP SHEATHING BOTH SIDES

- U7 2X6 STUDS (6 1/2" THICK)

WALL ASSEMBLY

- 1/2" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 1/2" GYPSUM BOARD

TYPE 'V' PARTITION SERIES: (1HR RATED)

WOOD STUD W/ GYP SHEATHING BOTH SIDES

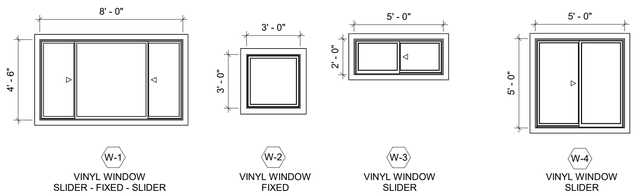
- V9 2X6 STUDS (10 1/2" THICK)

WALL ASSEMBLY

- 5/8" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 5/8" GYPSUM BOARD
- 1" AIR SPACE
- 5/8" GYPSUM BOARD
- WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
- INSULATION (FULL DEPTH)
- 5/8" GYPSUM BOARD

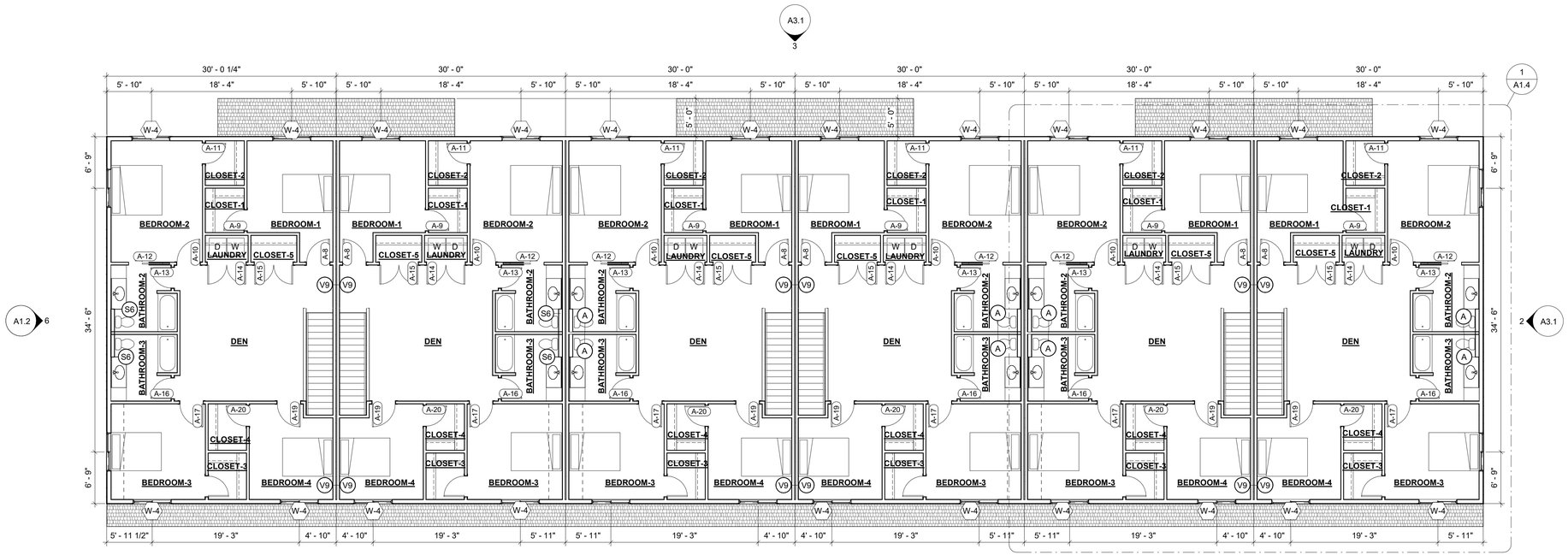
WALL TYPES

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



WINDOW TYPES

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



1 A1.2 FLOOR PLAN - SECOND FLOOR

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

GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.

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Dated: 4/4/24 Reg. No. 47091

JOHNSON TOWNHOMES SIX-PLEX

MANKATO, MINNESOTA

REVISIONS XX

PROJECT #	23-025MK
DATE	04.04.24
DRAWN BY	dgh
CHECKED BY	dgh

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SHEET TITLE

FLOOR PLAN - SECOND FLOOR

SHEET

A1.2

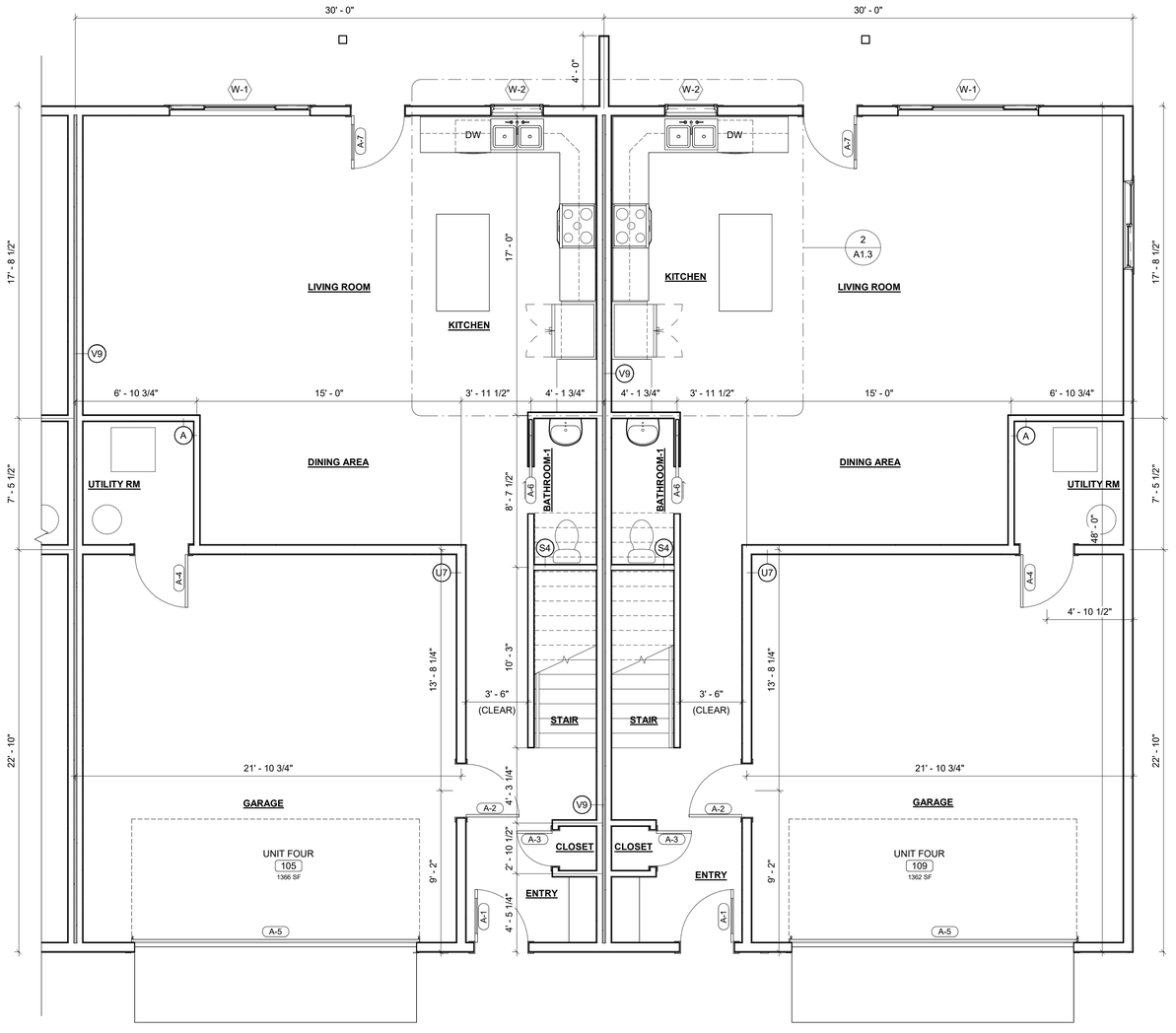
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KEYNOTES

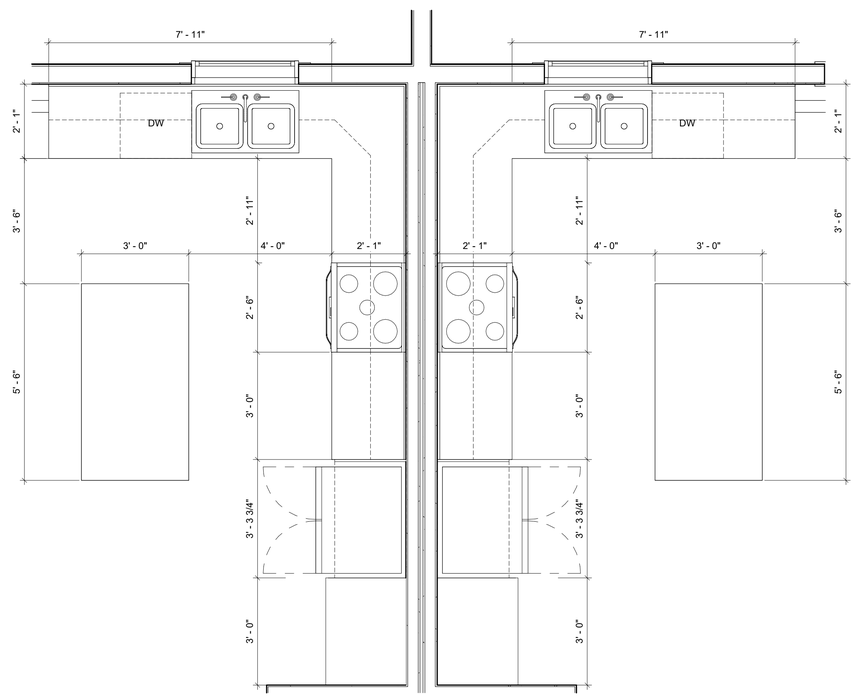
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GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.



1 A1.3 ENLARGED PARTIAL FLOOR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



2 A1.3 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"

4/4/2024 12:03:09 PM

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SHEET TITLE

FLOOR PLAN - FIRST FLOOR ENLARGED

SHEET

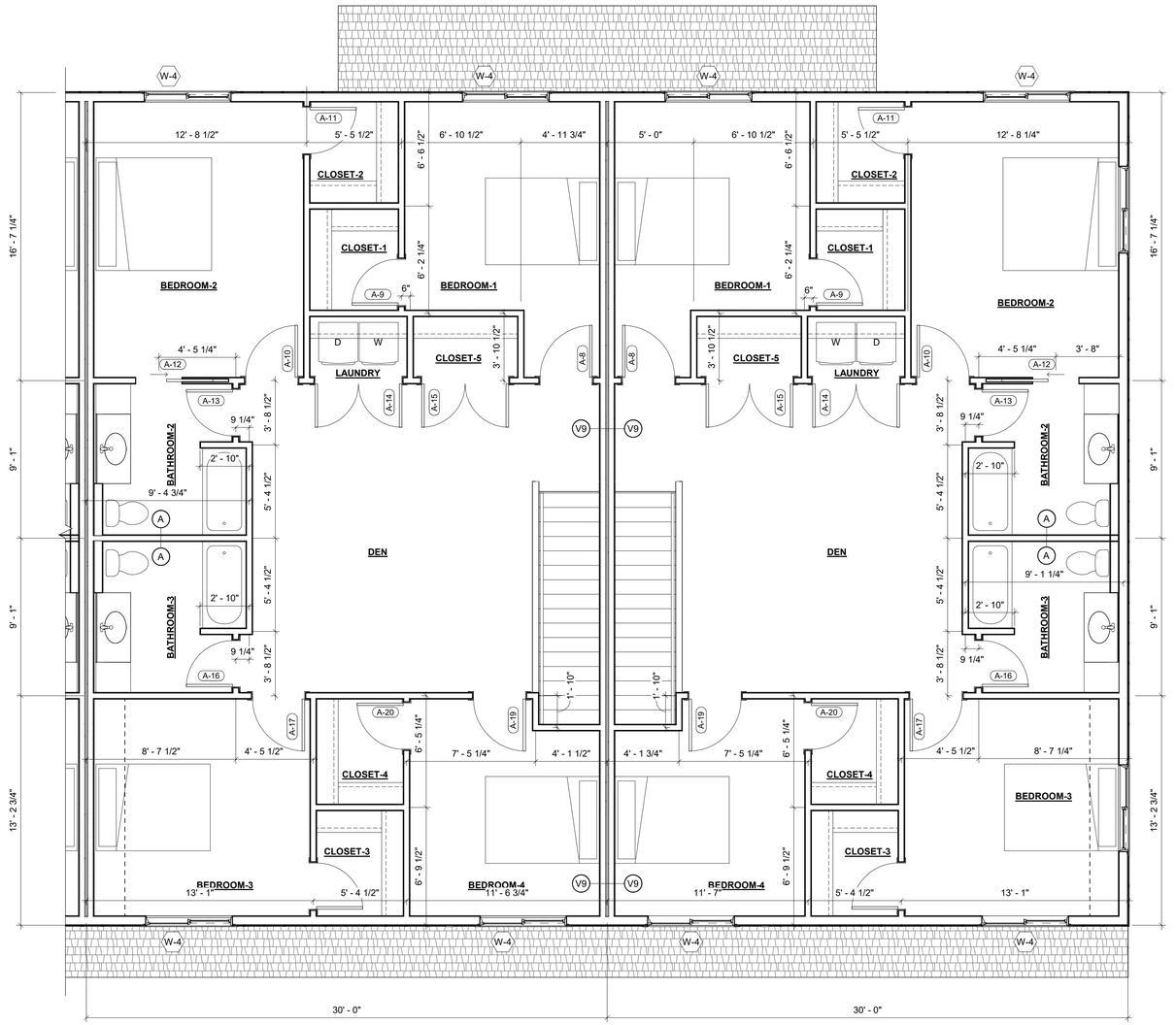
A1.3

KEYNOTES

NO.	

GENERAL NOTES

1. ALL INTERIOR WALL SHALL BE TYPE 'T5' UNLESS OTHERWISE NOTED.



1 / A1.4 ENLARGED PARTIAL FLOOR PLAN - SECOND FLOOR

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

NORTH

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SHEET TITLE

FLOOR PLAN - SECOND FLOOR ENLARGED

SHEET

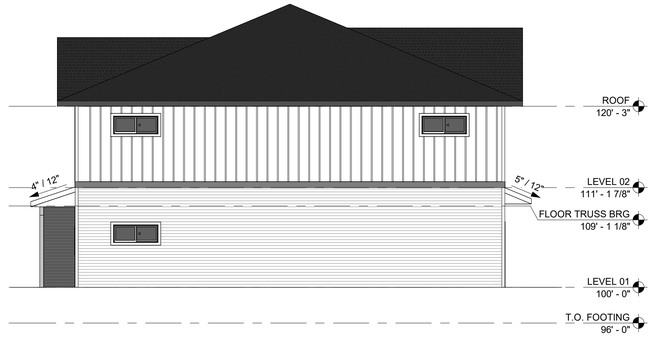
A1.4



1 / A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 / A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 / A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. XXX
2. XXX
3. XXX
4. XXX

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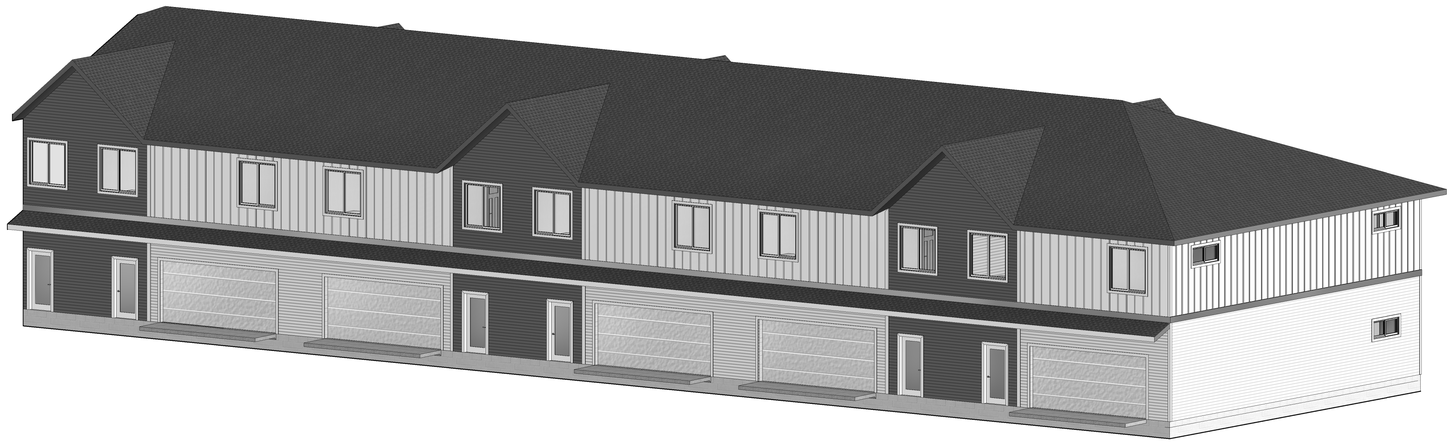
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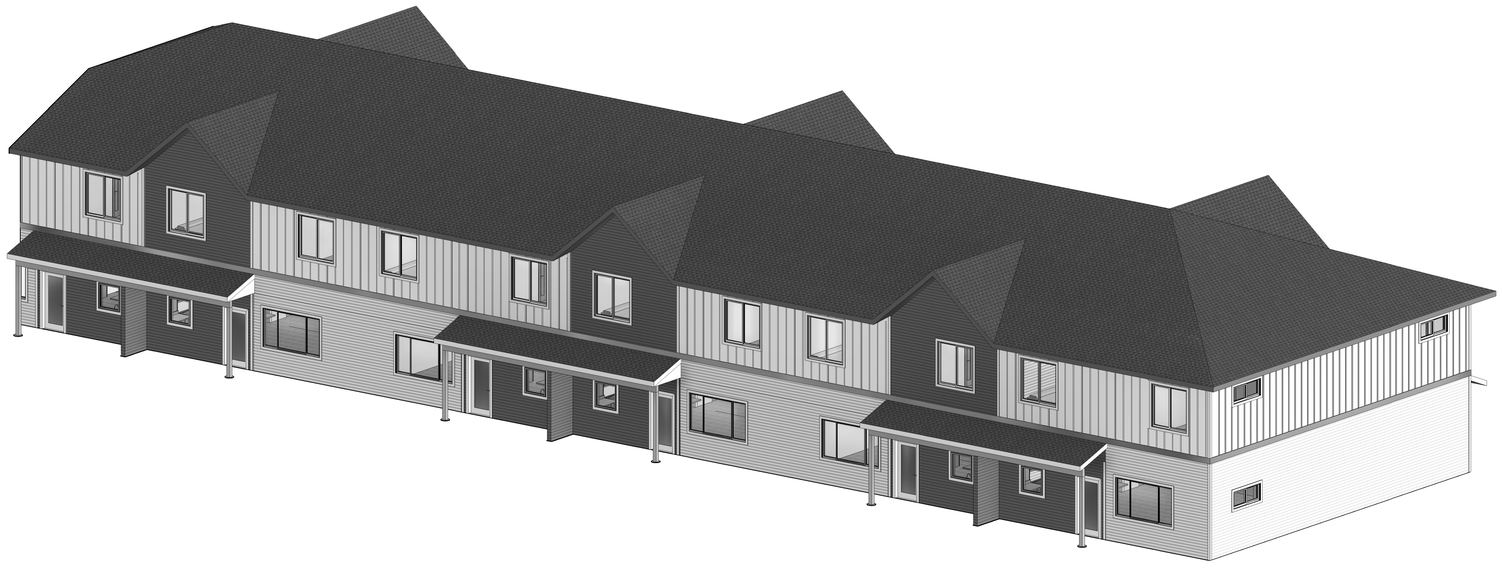
EXTERIOR ELEVATIONS

SHEET

A3.1

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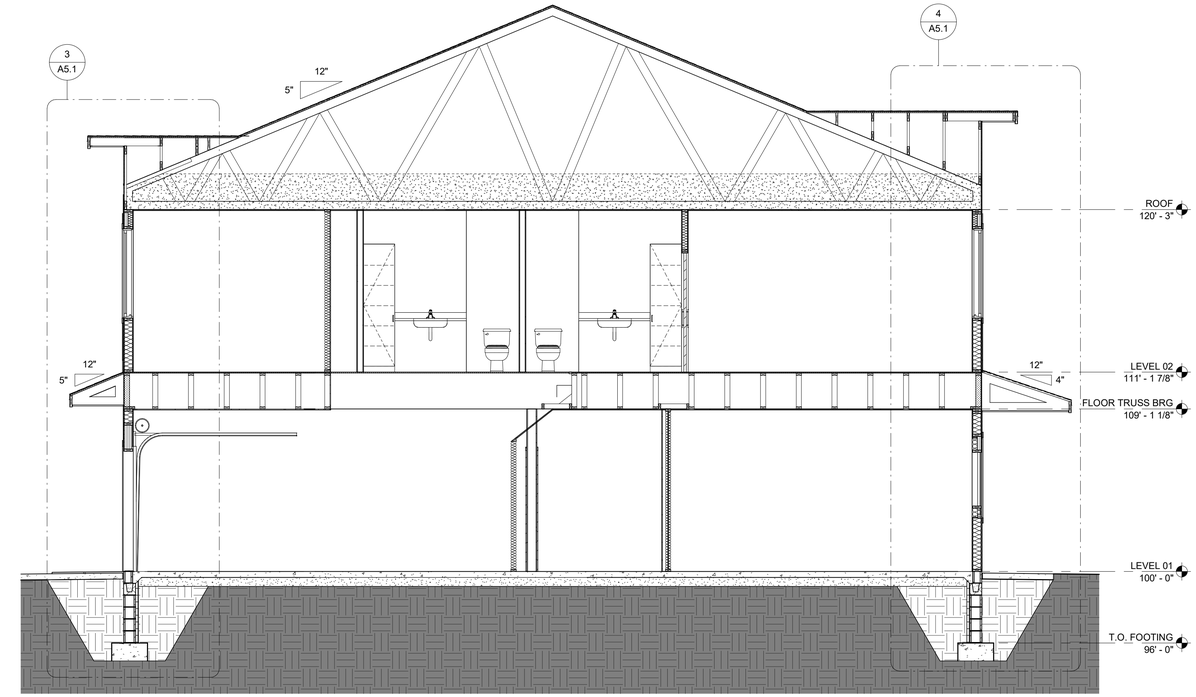
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EXTERIOR PERSPECTIVES

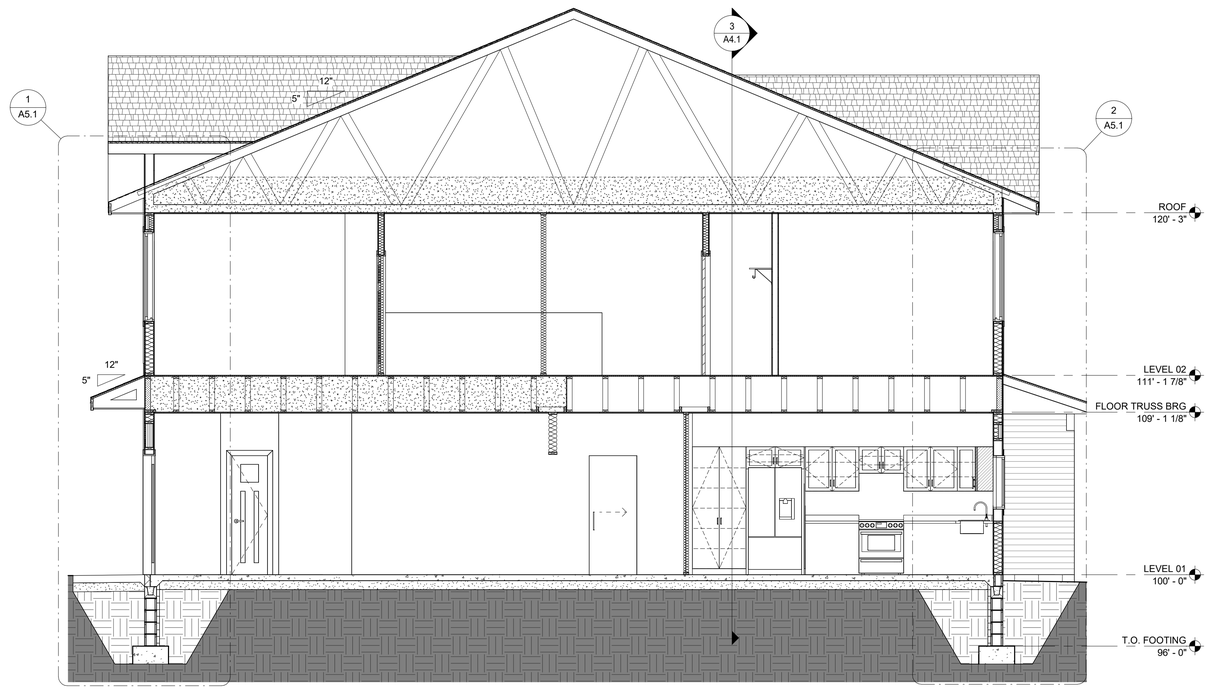
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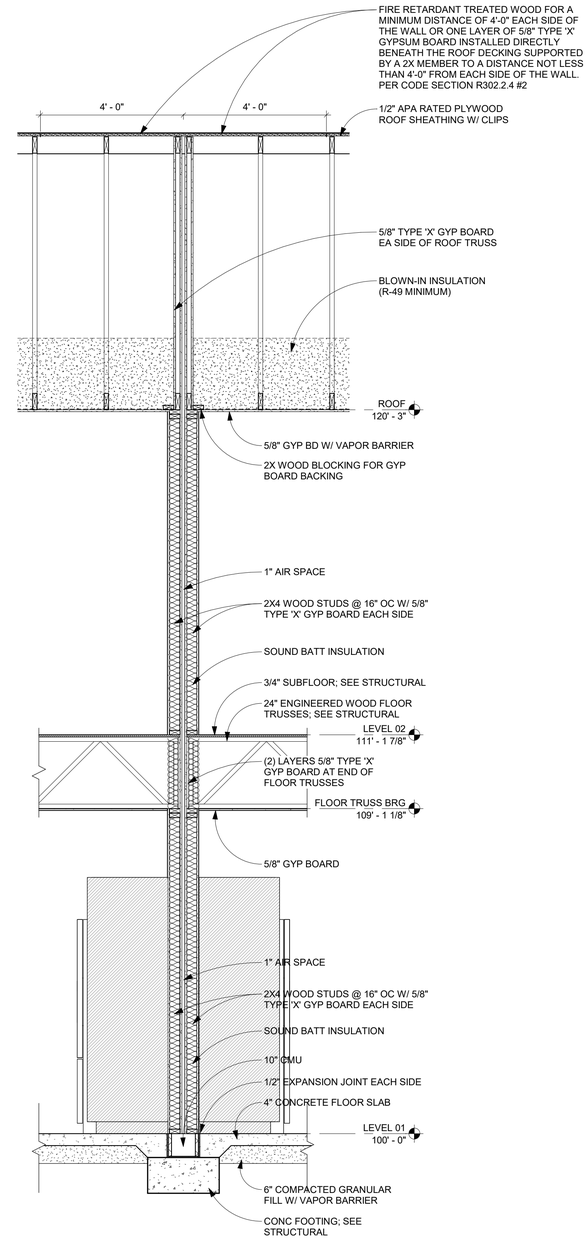
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1 A4.1 BUILDING SECTION 01
SCALE: 1/4" = 1'-0"



2 A4.1 BUILDING SECTION 02
SCALE: 1/4" = 1'-0"



3 A4.1 "PARTY WALL" SECTION
SCALE: 1/2" = 1'-0"

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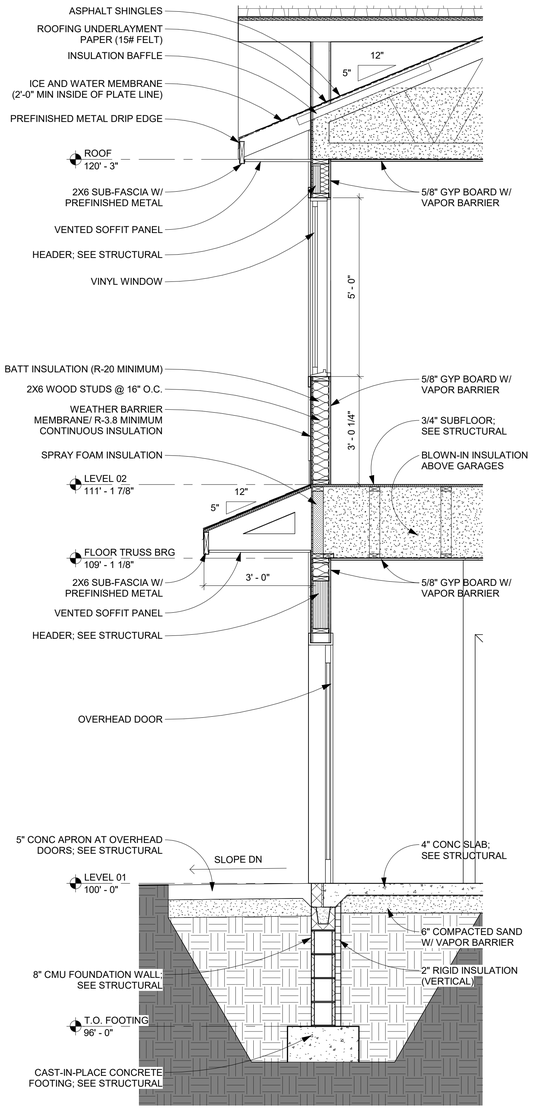
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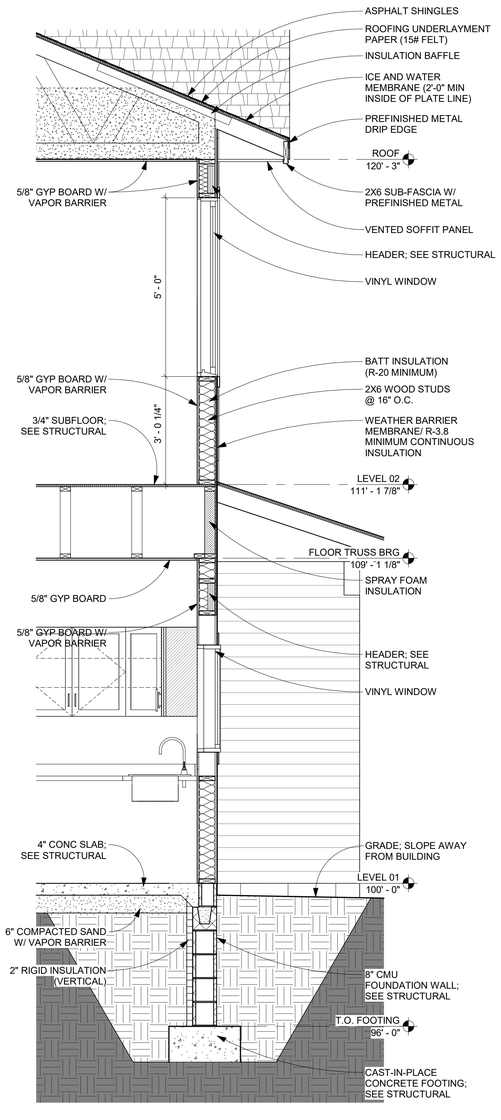
BUILDING SECTIONS

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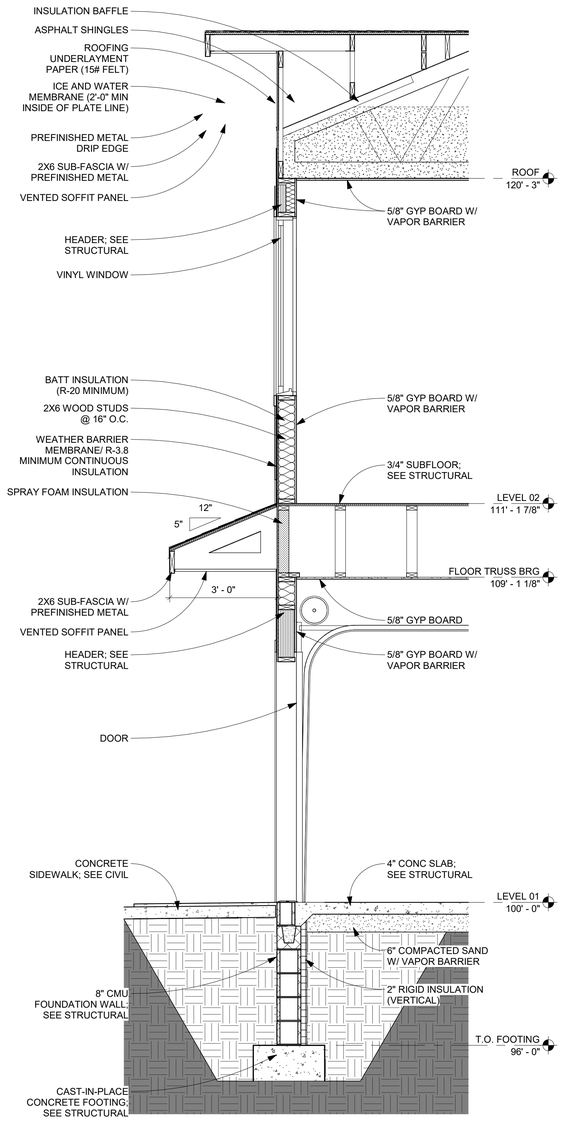
A4.1



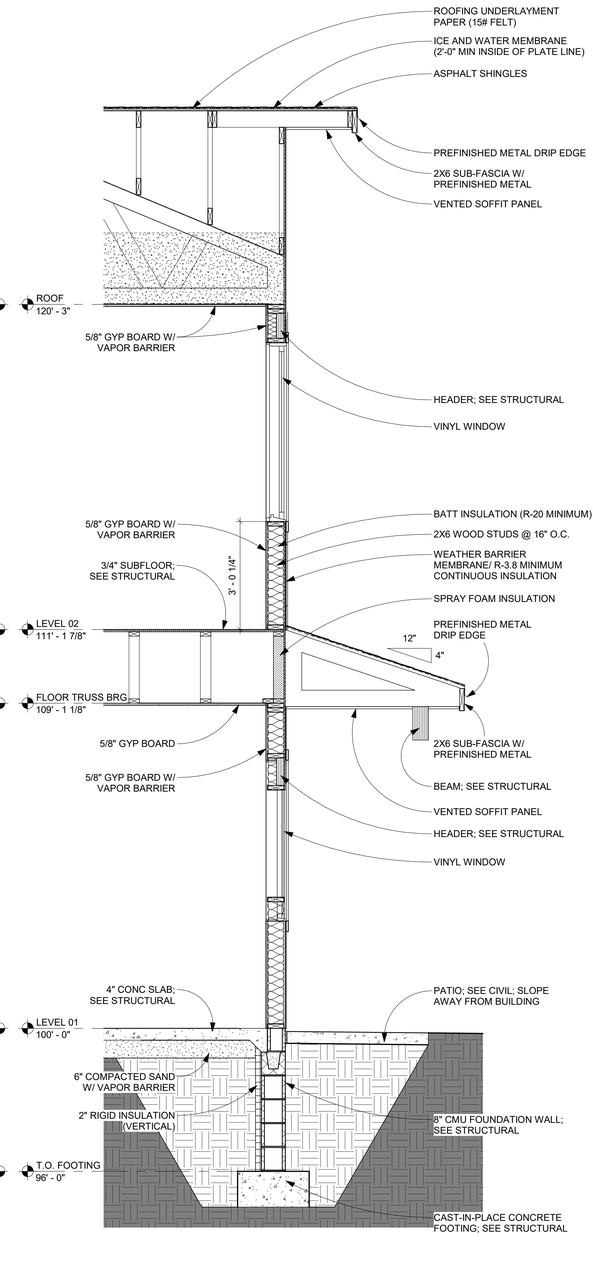
1 A5.1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 A5.1 WALL SECTION
SCALE: 1/2" = 1'-0"



3 A5.1 WALL SECTION
SCALE: 1/2" = 1'-0"



4 A5.1 WALL SECTION
SCALE: 1/2" = 1'-0"

4/4/2024 12:03:22 PM

PRELIMINARY NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
OLESON +HOBBIE ARCHITECTS LLC
WWW.OHARCHITECTS.COM
ARCHITECTURE + INTERIORS + PLANNING + SUSTAINABILITY
330 Stadium Road, Suite 202, Mankato, MN 56001
T: 507.385.1158

CONSULTANT

JOHNSON TOWNHOMES SIX-PLEX

MANKATO, MINNESOTA

REVISIONS XX

PROJECT #	23-025MK
DATE	04.04.24
DRAWN BY	Author
CHECKED BY	Checker

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SHEET TITLE

WALL SECTIONS

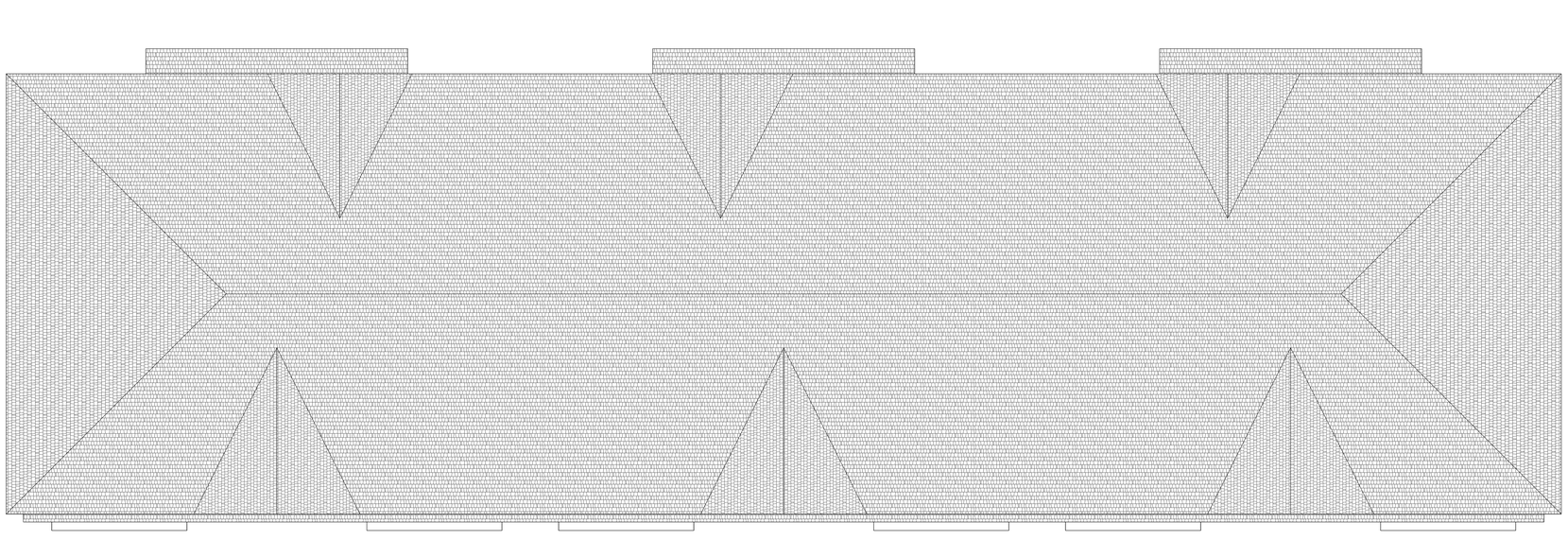
SHEET

A5.1

GENERAL NOTES

1. XXX
2. XXX
3. XXX
4. XXX

A3.1
3



A1.2 6

2 A3.1

1
A3.1

1
A6.1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

4/4/2024 12:03:23 PM

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CONSULTANT

JOHNSON TOWNHOMES SIX-PLEX

MANKATO, MINNESOTA

REVISIONS XX

PROJECT # 23-025MK
DATE 04.04.24
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CHECKED BY Checker

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SHEET TITLE

ROOF PLAN AND DETAILS

SHEET

A6.1

PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

BUILDING 5
GFE=1009.0

BUILDING 4
GFE=1010.5

BUILDING 3
GFE=1011.0

BUILDING 2
GFE=1011.5

BUILDING 1
GFE=1010.25

GFE=1009.5
BUILDING 6

BUILDING 13
GFE=1009.0

BUILDING 12
GFE=1008.75

GFE=1008.5
BUILDING 14

BUILDING 11
GFE=1008.5

GFE=1010.5
BUILDING 7

GFE=1010.0
BUILDING 8

GFE=1009.5
BUILDING 9

GFE=1008.0
BUILDING 10

EXISTING UNITS

EXISTING UNITS

LEGEND

- Heritage River Birch (Betula nigra 'Cully') - 10 EACH
- Autumn Brilliance Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance') - 10 EACH
- Black Hills Spruce (Picea glauca var. densata) - 68 EACH
- Brandywine Red Maple (Acer rubrum 'Brandywine') - 34 EACH

HORZ. SCALE 0 40 80 FEET

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NOT FOR CONSTRUCTION

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

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

DESIGNED	AWP
DRAWN	AWP
CHECKED	AWP
CLIENT PROJ. NO.	0M3.132642

NO.	ISSUED FOR	DATE

KJ2 DEVELOPMENT
PRAIRIE ACRES
TREE PLANTING PLAN

SHEET L1.01

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Prairie Acres
Mankato, Minnesota

Snow Management and Emergency Vehicle Movement
October 2024

BOLTON & MENK

PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

BUILDING 5
GFE=1009.0

BUILDING 4
GFE=1008.5

BUILDING 3
GFE=1011.0

BUILDING 2
GFE=1011.5

BUILDING 1
GFE=1011.25

BUILDING 13
GFE=1009.0

BUILDING 12
GFE=1008.75

BUILDING 11
GFE=1008.5

BUILDING 6
GFE=1009.5

FIRE TRUCK
TURNING
MOVEMENT

POTENTIAL SNOW
STORAGE AREAS (TYP)

GFE=1010.5
BUILDING 7

GFE=1010.0
BUILDING 8

GFE=1009.5
BUILDING 9

BUILDING 15
GFE=1009.5

BUILDING 10
GFE=1008.0

SNOW STORAGE NOTES:
- PROPOSED PLANTINGS SHALL NOT BE NEGATIVELY IMPACTED BY SNOW MANAGEMENT OPERATIONS
- ALL SHOWN SNOW STORAGE AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON PROPERTY MANAGERS OPERATION
- SNOW SHALL BE REMOVED FROM SITE AS NEEDED

HORZ. SCALE 0 50 100 FEET

H:\COMPLECO_PR\0M3132642\CAD\C3D\FIGR-132642-SNOW_TURN.dwg 10/13/2024 9:08:47 AM

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Mankato, MN 56001

Phone: (507) 625-4171
Bolton-Menk.com

MEMORANDUM

Date: October 15, 2024

To: Mark Konz, City of Mankato

From: Maury Hooper, PE
Transportation Project Manager

Subject: Site Traffic Data – Prairie Acres Development
Location: SE Quadrant Prairie Winds Dr./Prairie Rose Dr.
Client – KJ2 Development
Project No.: 0M3.132642

The purpose of this memorandum is to provide a high-level comparison of the site's traffic related statistics between the previously approved plan for the site (Figure 1) and the current Prairie Acres concept for the site (Figure 2). Note that the single-family attached housing land use remains the same, however, there is a proposed change from ownership units to rental for 62 of the housing units.

Site Trips

96 total units are proposed under the current Prairie Acres concept, this is a reduction of 18 units from the previously proposed plan of 114. The proposed reduction in total housing units is anticipated to result in a reduction of weekday and peak hour site trips of approximately 15% over the originally approved plan. The trip generation comparison was calculated using ITE's Trip Generation Manual, 11th Edition and is shown in Table 1. The trip generation worksheets are included for reference.

Table 1

SITE TRIP COMPARISON					
	LAND USE	# OF HOUSING UNITS	AM PEAK HOUR	PM PEAK HOUR	WEEKDAY
			Trips	Trips	Trips
PREVIOUSLY APPROVED PLAN	SINGLE FAMILY ATTACHED HOUSING	114	55	65	821
PRAIRIE ACRES CONCEPT	SINGLE FAMILY ATTACHED HOUSING	96	46	55	691

Site Access

There are no differences in site access between the two development plans.

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Site Parking

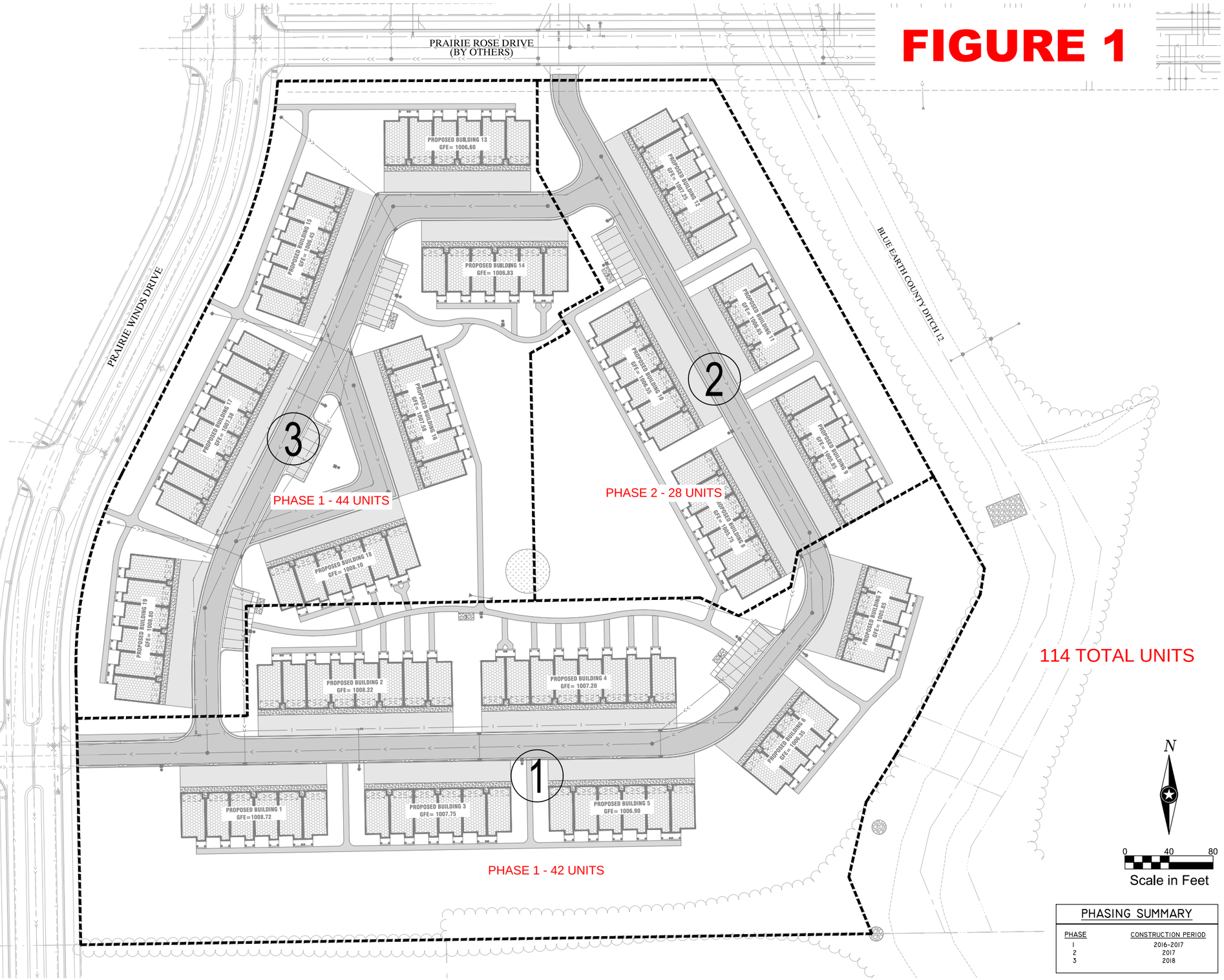
Parking provided for the Prairie Acres concept has been revised to align with the zoning requirements for housing rental. Based on the current zoning requirements, the number of surface stalls provided on the site increases from 254 to 378. The provision of two garage stalls per unit remains the same. The site's parking comparison is shown in Table 2.

Table 2.

SITE PARKING COMPARISON					
	LAND USE	# OF HOUSING UNITS	# OF SURFACE STALLS	SURFACE SITE TOTAL	GARAGE STALLS 2 PER UNIT
PREVIOUSLY APPROVED PLAN	SINGLE FAMILY ATTACHED HOUSING	114	254	254	228
PRAIRIE ACRES CONCEPT	SINGLE FAMILY ATTACHED HOUSING (RENTAL)	62	310	378	124
	SINGLE FAMILY ATTACHED HOUSING (EXISTING)	34	68		68

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FIGURE 1



PHASING SUMMARY	
PHASE	CONSTRUCTION PERIOD
1	2016-2017
2	2017
3	2018

ISG

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CHRISTOPHER J. LARSON

DATE 10/28/2016 LIC. NO. 48736

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PROJECT

PRAIRIE WINDS DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19500
FILE NAME	19500 PAVING
DRAWN BY	BDT, NJH
DESIGNED BY	BDT, NJH, CJL
REVIEWED BY	BDT, NJH, CJL
ORIGINAL ISSUE DATE	10/28/16
CLIENT PROJECT NO.	-

TITLE

SITE PHASING PLAN

SHEET

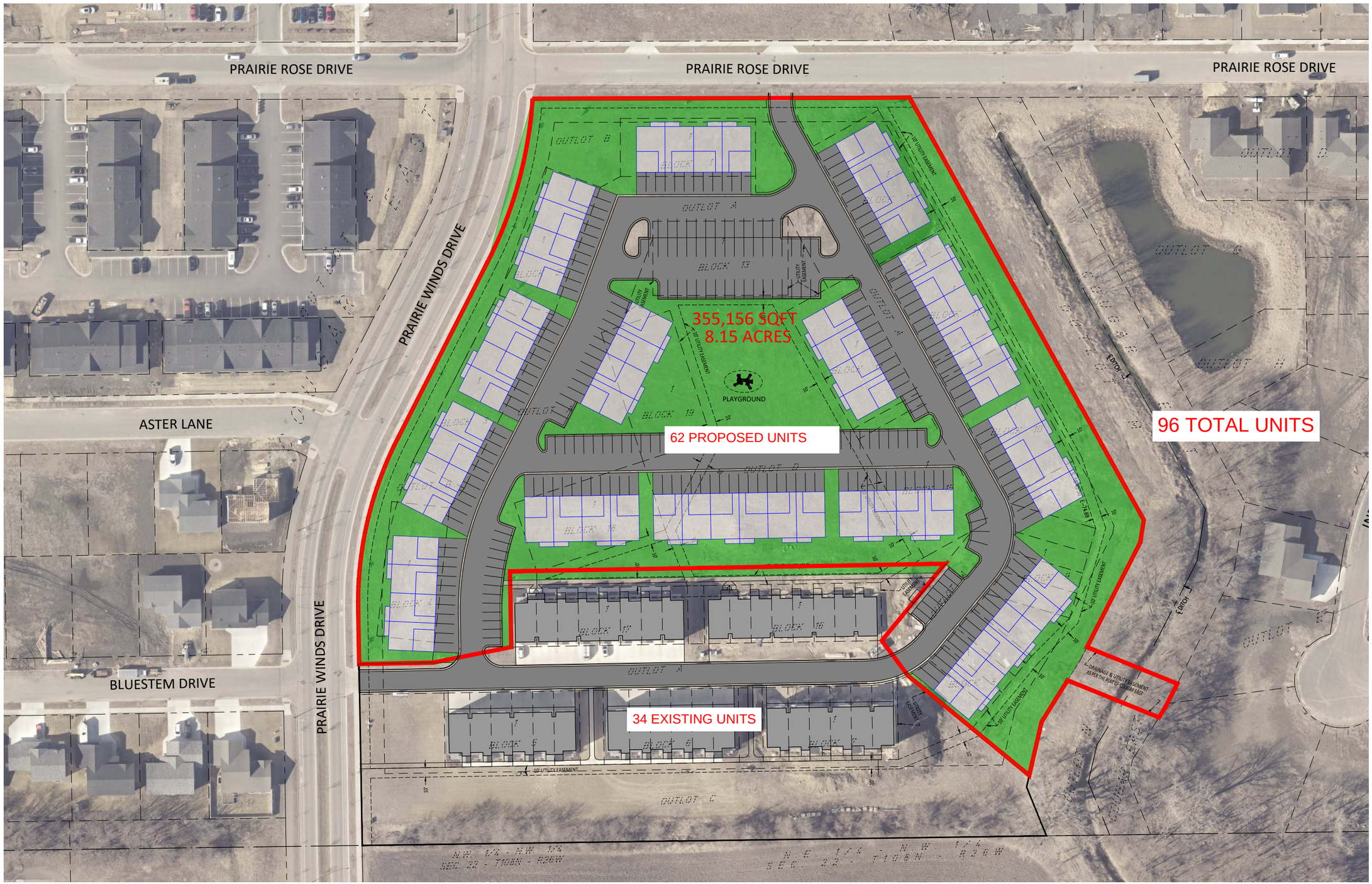
C2-12

Bluestem Commons Re-Development
Mankato, Minnesota

FIGURE 2

Concept Plan
January, 2024

BOLTON & MENK


PRAIRIE ROSE DRIVE
PRAIRIE ROSE DRIVE
PRAIRIE ROSE DRIVE
PRAIRIE WINDS DRIVE
ASTER LANE
BLUESTEM DRIVE
PRAIRIE WINDS DRIVE
355,156 SQFT
8.15 ACRES
62 PROPOSED UNITS
34 EXISTING UNITS
96 TOTAL UNITS
PLAYGROUND
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
10' UTILITY EASEMENT
E-74.61
E.OHP
E.OHP
E.OHP

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1960 Premier Drive
Mankato, MN 56001-5900

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

Stormwater Memorandum

Date: October 15, 2024

To: Jeff Johnson, P.E. – City of Mankato

From: Alec Pietz, P.E. – Project Manager

Subject: KJ2 Development
Prairie Acres
BMI Project No.: 0M3.132642

I. Project Introduction

The following memorandum provides a high-level summary of hydrology for the Prairie Acres Planned Unit Development (PUD), which is a revised PUD of the original Bluestem Commons located adjacent to Prairie Winds Drive and Prairie Rose Drive in Mankato, Minnesota. The project consists of adding 62 new row home units to the development, bringing the total units to 96 as opposed to 114 in the original PUD. Additional hydrologic information will be submitted with the permit review plan of civil construction documents. The project will conform to the City of Mankato Grading Manual.

II. Existing Site Hydrology & Previously Approved PUD

The existing site consists of a mixture of open space, previously slated for development along with an initial phase of the Bluestem Commons PUD. The currently approved PUD would create a total of approximately 5.9 acres of impervious area and was proposed to drain through various sizes of storm sewer to Prairie Winds Drive prior to outfall to the public pond south of Prairie Winds Middle School.

III. Proposed Site Hydrology

As mentioned, the proposed site will be further analyzed, documented, and submitted with permitting documents. In lieu of the full analysis, the proposed project consists of additional row homes, parking, and roadways that will result in similar total impervious area from the currently approved PUD. Proposed storm sewer routing and drainage patterns are relatively similar and tailored to accommodate the original storm sewer design.

The proposed *Project Overview* (storm sewer in orange) and the previous *Overall Utility Plan* (storm sewer in green) are included with this memorandum as a reference.

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

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

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EXISTING HYDRANT

EXISTING HYDRANT

PRAIRIE ROSE DRIVE

PRAIRIE WINDS DRIVE

EXISTING HYDRANT

EXISTING HYDRANT

310 PARKING STALLS
62 PROPOSED UNITS

BUILDING 5
GFE=1009.0

BUILDING 4
GFE=1010.5

BUILDING 3
GFE=1011.0

BUILDING 2
GFE=1011.5

BUILDING 1
GFE=1010.25

BUILDING 13
GFE=1009.0

BUILDING 12
GFE=1008.75

BUILDING 11
GFE=1008.5

BUILDING 10
GFE=1008.0

BUILDING 9
GFE=1009.5

BUILDING 8
GFE=1010.0

BUILDING 7
GFE=1010.5

BUILDING 6
GFE=1009.5

BUILDING 5
GFE=1008.5

AMENITY,
FINAL TBD

HYDRANT COVERAGE (TYP),
300-FT MAXIMUM LENGTH

8" WATERMAIN, TYP

8" SANITARY SEWER, TYP

STORM SEWER,
TYP (SIZE VARIES)

EMERGENCY
OVERFLOW

1007 1008 1009 1010 1006 1005 1004 1003 8001

HYDRANT COVERAGE NOTES:
- MAXIMUM LENGTH OF 300-FT PULL FROM HYDRANTS ARE SHOWN
- WORST CASE LENGTHS ARE SHOWN TO AVOID AN ABUNDANCE OF COVERAGE LINES

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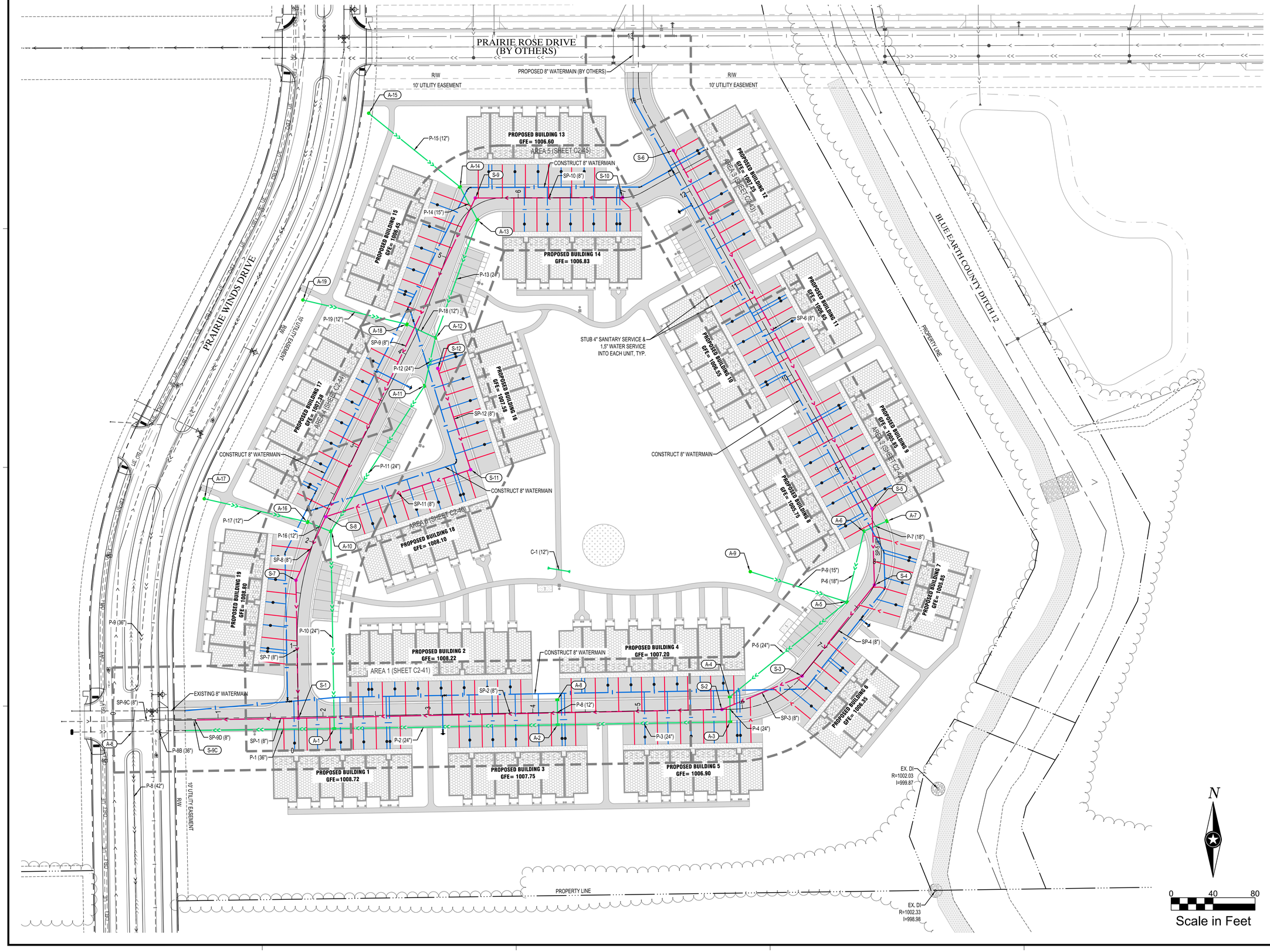
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

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DRAWN			
AWP			
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CLIENT PROJ. NO.			
0M3.132642			

KJ2 DEVELOPMENT
PRAIRIE ACRES
PROJECT OVERVIEW

SHEET G2.01



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CHRISTOPHER J. LARSON

DATE 10/28/2016 LIC. NO. 48736

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PROJECT

PRAIRIE WINDS DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	16-19500
FILE NAME	19500 OVERALL UTILITY
DRAWN BY	BDT, NJH
DESIGNED BY	BDT, NJH, CJL
REVIEWED BY	BDT, NJH, CJL
ORIGINAL ISSUE DATE	10/28/16
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

SHEET

C2-21

Prairie Acres Townhomes

PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

October 15, 2024

The Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 1, Prairie Acres. The proposed PUD will consist of 11 four plex buildings and 3 six plex buildings for a total of 62 units of residential slab-on-grade homes.

The original approved PUD for Prairie Winds Development (now called Bluestem Common) consisted of 3 eight-plex buildings, 13 six-plex buildings, and 3 four-plex buildings for a total development of 114 total residential slab-on-grade homes. This PUD was approved by the City Council on October 10, 2016. Of those listed above only 2 eight-plex buildings and 3 six-plex buildings were constructed for a total of 34 units in phase 1 of the development. The balance of the property remains undeveloped.

As indicated above, the proposed re-development will consist of the 62 new townhome style units and 34 existing townhome style units for a new total unit county of 96 units (reduction of the previously approved PUD by 18 units.)

The described PUD development property is in the easterly quadrant of the City of Mankato and is positioned just south of Prairie Rose Drive and just east of Prairie Winds Drive and is 8.22 acres.

The property is already annexed into the City of Mankato and was re-zoned to R-3 back in 2016 with the original PUD approval.

The PUD property is proposed to be developed with 62 single family attached homes. Each unit will consist of four bedrooms (see attached building floor plans).

Specifically, the Planned Unit Development Area includes:

62 Buildings of single-family attached slab-on-grade style townhomes.

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

Prairie Winds Drive and Prairie Rose Drive is already dedicated to the City of Mankato and the private drive will be maintained by the Owner's and/or Owner's Association.

Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

The developer would like to request this area to *not* be subject to the 25% Rental Density Ordinance. The developer will provide five surface parking stalls per unit and each unit will have two garage stalls for a total of 7 stalls per unit (two of which being tandem which they intend to use for temporary guest parking as needed).

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

2000 Prairie Lane, Mankato, MN 56001
(Outlot D, Prairie Winds Development)

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes____ No____	
Benco Electric		Yes____ No____	
CenterPoint Energy		Yes____ No____	
Charter Communication		Yes____ No____	
Consolidated Communications		Yes____ No____	
Enterprise Products (propane)		Yes____ No____	
Greater MN Gas		Yes____ No____	
Jaguar Communications		Yes____ No____	
Kinder Morgan Cochin Pipeline		Yes____ No____	
Magellan Pipeline		Yes____ No____	
Mankato Public Works		Yes____ No____	
Northern Natural Gas		Yes____ No____	
Sprint		Yes____ No____	
Verizon Wireless		Yes____ No____	
Xcel Energy		Yes____ No____	
Zayo Group		Yes____ No____	

Utility Company Comments:_____
_____
_____
_____
_____
_____

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent:

Prairie Winds Development, LLC
1400 Madison Avenue, Suite 311, Mankato, MN 56001

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Outlot D, Prairie Winds Development (Common Element D,
Common Interest Community Number 100)

The petitioner is interested in having vacation of any interest the City may or may not have in the following described ~~right-of-way~~ easement, to wit:

Petitioner would like to vacate the utility easement located on Outlot D,
Prairie Winds Development. See attached exhibit.

That the above-described portion of this ~~street or alley~~ easement is not necessary for traffic circulation and, therefore, the vacation of the described portion of said ~~street or alley~~ easement would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 15th day of October, 20 24.

Jeremy Brown
Petitioner

1400 Madison Ave, Suite 311 Mankato MN 56001
Mailing Address

651-271-2675
Phone

jbrown0625mn@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 15TH day of OCTOBER, 20 24.

Notary Public
NATHAN P. MYHRA
MY COMMISSION EXPIRES JAN. 31, 2028

UTILITY COMPANY CONTACTS

Steven Senger - **Zayo Group**
5005 Cheshire Parking North, STE 1
Minneapolis, MN 55446-3719
Phone: 612.210.8036
steven.senger@zayo.com

Randy Phillips - **Alliance Pipeline**
7701 France Ave S, Suite 600
Edina, MN 55435
Phone: 612-597-9616
Randall.phillips@enbridge.com

Tim Braulick - **Benco Electric Cooperative**
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timb@benco.coop

Charles Mayer - **Center Point Energy**
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Phone: 612.321.5381
charles.mayers@centerpointenergy.com

Brian Oviatt - **Charter Communications**
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Mankato, MN 56001
Phone: 507.469.0256
Brian.oviatt@charter.com

Nick Nicholson - **Enterprise Products (propane)**
10825 Courthouse Blvd. E.
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ddnicholson@eprod.com

Nikki Kupser - **Greater Minnesota Gas**
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Lori Kemper - **Metronet**
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Stephen Urban - **Kinder Morgan Cochin Pipeline**
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Phone: 507.625.1411 Fax: 507.625.4494
Stephen_urban@kindermorgan.com

Heath Biegler - **Magellan Pipeline**
2728 Paton Rd.
St. Paul, MN 55113
Phone: 612-723-0107
Heath.biegler@magellanlp.com

Rod Nelson - **Northern Natural Gas Company**
1186 State Highway 263
Welcome, MN 56181
Phone: 402.530.2451 Cell: 507.226.6848
Fax: 402.530.2484
Rod.nelson@nngco.com

Karl Nelson - **Sprint**
465 Kim Lane
Owatonna, MN 55060
Phone: 507.451.8097 Cell: 507.363.9513
Fax: 507.451.4475
Karl.nelson@sprint.com

Robert Clements - **Verizon Wireless**
100 Warren Street Suite 300
Mankato, MN 56001
Phone: 507.385.3133
Robert.clements@verizonwireless.com

Lawrence Novak - **Xcel Energy**
210 Lime Street
PO Box 1090
Mankato, MN 56002
Phone: 507.387.9612
Fax: 507.387.9604
Lawrence.j.novak@xcelenergy.com

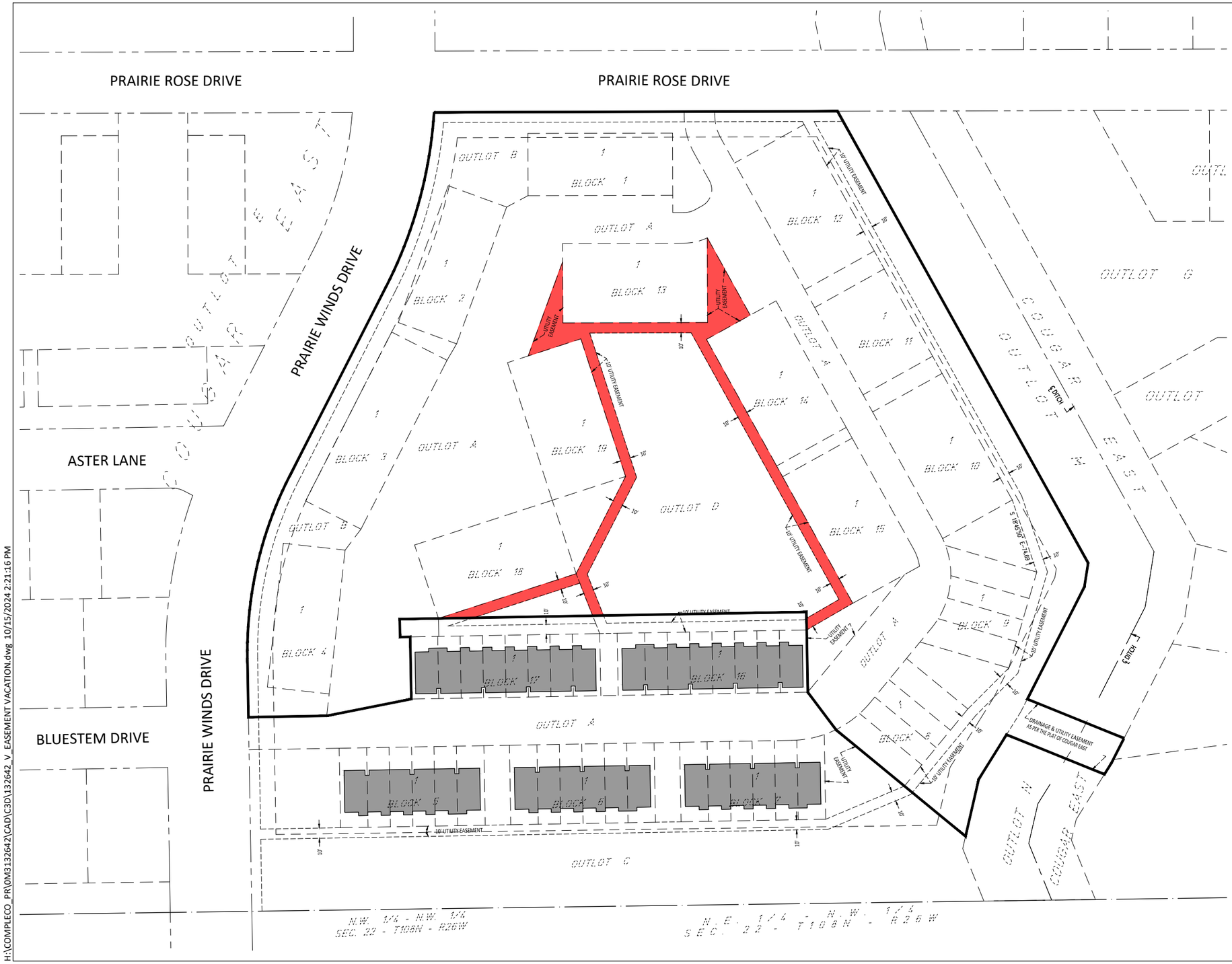
Bluestem Commons Re-Development

Mankato, Minnesota

Easement Exhibit

October, 2024

BOLTON & MENK



0 50 100

SCALE IN FEET

INDICATES UTILITY EASEMENT AS PER THE PLAT OF PRAIRIE WINDS DEVELOPMENT THAT WILL NEED TO BE VACATED.

PROPOSED EASEMENT VACATION

The dedicated utility easement located on that part of Outlot D, Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the most southerly corner of said Outlot D; thence North 39 degrees 26 minutes 45 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996), along the boundary line of said Outlot D, a distance of 149.29 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 57.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 12.06 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 86.75 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 83.12 feet; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 141.94 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 60.15 feet; thence South 20 degrees 05 minutes 17 seconds West, along said line, a distance of 98.53 feet; thence North 72 degrees 00 minutes 00 seconds East, along said line, a distance of 54.33 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 75.65 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 75.71 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 89 degrees 00 minutes 07 seconds East, a distance of 360.91 feet to the point of intersection with a line which bears North 00 degrees 59 minutes 53 seconds West from the point of beginning; thence South 00 degrees 59 minutes 53 seconds East, a distance of 78.63 feet to the point of beginning.

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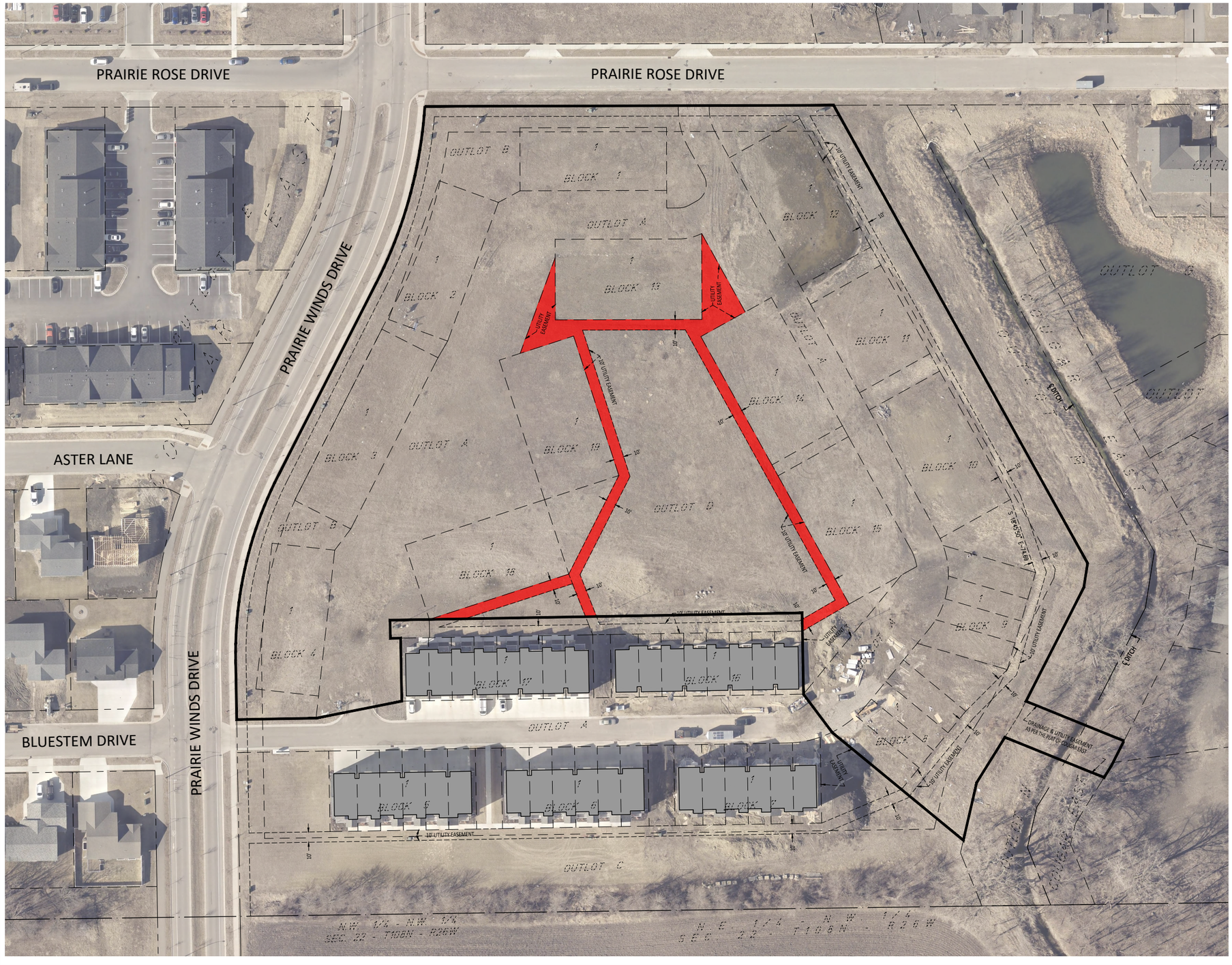
Bluestem Commons Re-Development

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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

2000 Prairie Lane, Mankato, MN 56001
(Outlot D, Prairie Winds Development)

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes____ No____	
Benco Electric		Yes____ No____	
CenterPoint Energy		Yes____ No____	
Charter Communication		Yes____ No____	
Consolidated Communications		Yes____ No____	
Enterprise Products (propane)	D. Nichols	Yes____ No X	
Greater MN Gas		Yes____ No____	
Jaguar Communications		Yes____ No____	
Kinder Morgan Cochin Pipeline		Yes____ No____	
Magellan Pipeline		Yes____ No____	
Mankato Public Works		Yes____ No____	
Northern Natural Gas		Yes____ No____	
Sprint		Yes____ No____	
Verizon Wireless		Yes____ No____	
Xcel Energy		Yes____ No____	
Zayo Group		Yes____ No____	

Utility Company Comments: Enterprise Products is not in this area

Thanks - Nick Nicholson 10/10/24
651-295-0960

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent:

Prairie Winds Development, LLC
1400 Madison Avenue, Suite 311, Mankato, MN 56001

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Outlot D, Prairie Winds Development (Common Element D,
Common Interest Community Number 100)

The petitioner is interested in having vacation of any interest the City may or may not have in the following described ~~right-of-way~~ easement, to wit:

Petitioner would like to vacate the utility easement located on Outlot D,
Prairie Winds Development. See attached exhibit.

That the above-described portion of this ~~street or alley~~ easement is not necessary for traffic circulation and, therefore, the vacation of the described portion of said ~~street or alley~~ easement would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 15th day of October, 20 24.

Jeremy Brown
Petitioner

1400 Madison Ave, Suite 311 Mankato MN 56001
Mailing Address

651-271-2675
Phone

jbrown0625mn@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 15TH day of OCTOBER, 20 24.

Notary Public
NATHAN P. MYHRA
MY COMMISSION EXPIRES JAN. 31, 2028

UTILITY COMPANY CONTACTS

Steven Senger - **Zayo Group**
5005 Cheshire Parking North, STE 1
Minneapolis, MN 55446-3719
Phone: 612.210.8036
steven.senger@zayo.com

Randy Phillips - **Alliance Pipeline**
7701 France Ave S, Suite 600
Edina, MN 55435
Phone: 612-597-9616
Randall.phillips@enbridge.com

Tim Braulick - **Benco Electric Cooperative**
20946 549th Avenue, PO Box 8
Mankato, MN 56001
Phone: 507.387.7963 Fax: 507.387.6254
timb@benco.coop

Charles Mayer - **Center Point Energy**
2400 N. Riverfront Drive
Mankato, MN 56001
Phone: 612.321.5381
charles.mayers@centerpointenergy.com

Brian Oviatt - **Charter Communications**
101 Pauley Way,
Mankato, MN 56001
Phone: 507.469.0256
Brian.oviatt@charter.com

Nick Nicholson - **Enterprise Products (propane)**
10825 Courthouse Blvd. E.
Inver Grove Heights, MN 55077
Phone: 651-453-5302 Fax: 651-453-5310
ddnicholson@eprod.com

Nikki Kupser - **Greater Minnesota Gas**
1900 Cardinal Drive
Fairbault, MN 55021
Phone: 888.931.3411 Fax: 507.934.6675
nkupser@greatermngas.com

Lori Kemper - **Metronet**
3701 Communications Way
Evansville, IN 47715
Phone: 812.213.1050
Lori.kemper@metronet.com

Jason Fladland - **Consolidated Communications**
2730 3rd Ave, PO Box 3288
Mankato, MN 56002-3248
Phone: 507.386.3597
Jason.Fladland@consolidated.com

Stephen Urban - **Kinder Morgan Cochin Pipeline**
PO Box 39
Eagle Lake, MN 56024
Phone: 507.625.1411 Fax: 507.625.4494
Stephen_urban@kindermorgan.com

Heath Biegler - **Magellan Pipeline**
2728 Paton Rd.
St. Paul, MN 55113
Phone: 612-723-0107
Heath.biegler@magellanlp.com

Rod Nelson - **Northern Natural Gas Company**
1186 State Highway 263
Welcome, MN 56181
Phone: 402.530.2451 Cell: 507.226.6848
Fax: 402.530.2484
Rod.nelson@nngco.com

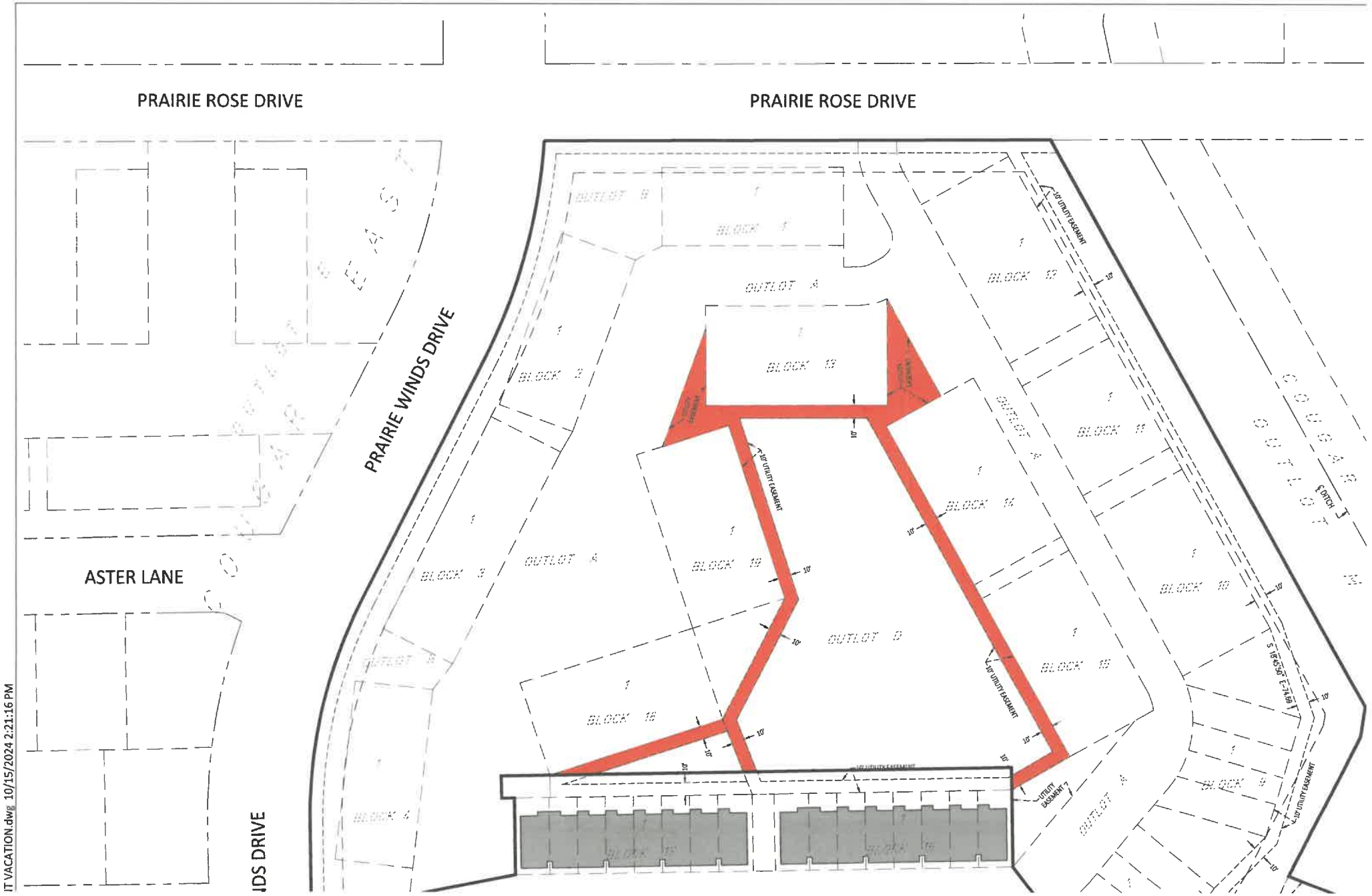
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100 Warren Street Suite 300
Mankato, MN 56001
Phone: 507.385.3133
Robert.clements@verizonwireless.com

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210 Lime Street
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Phone: 507.387.9612
Fax: 507.387.9604
Lawrence.j.novak@xcelenergy.com

Bluestem Commons Re-Development

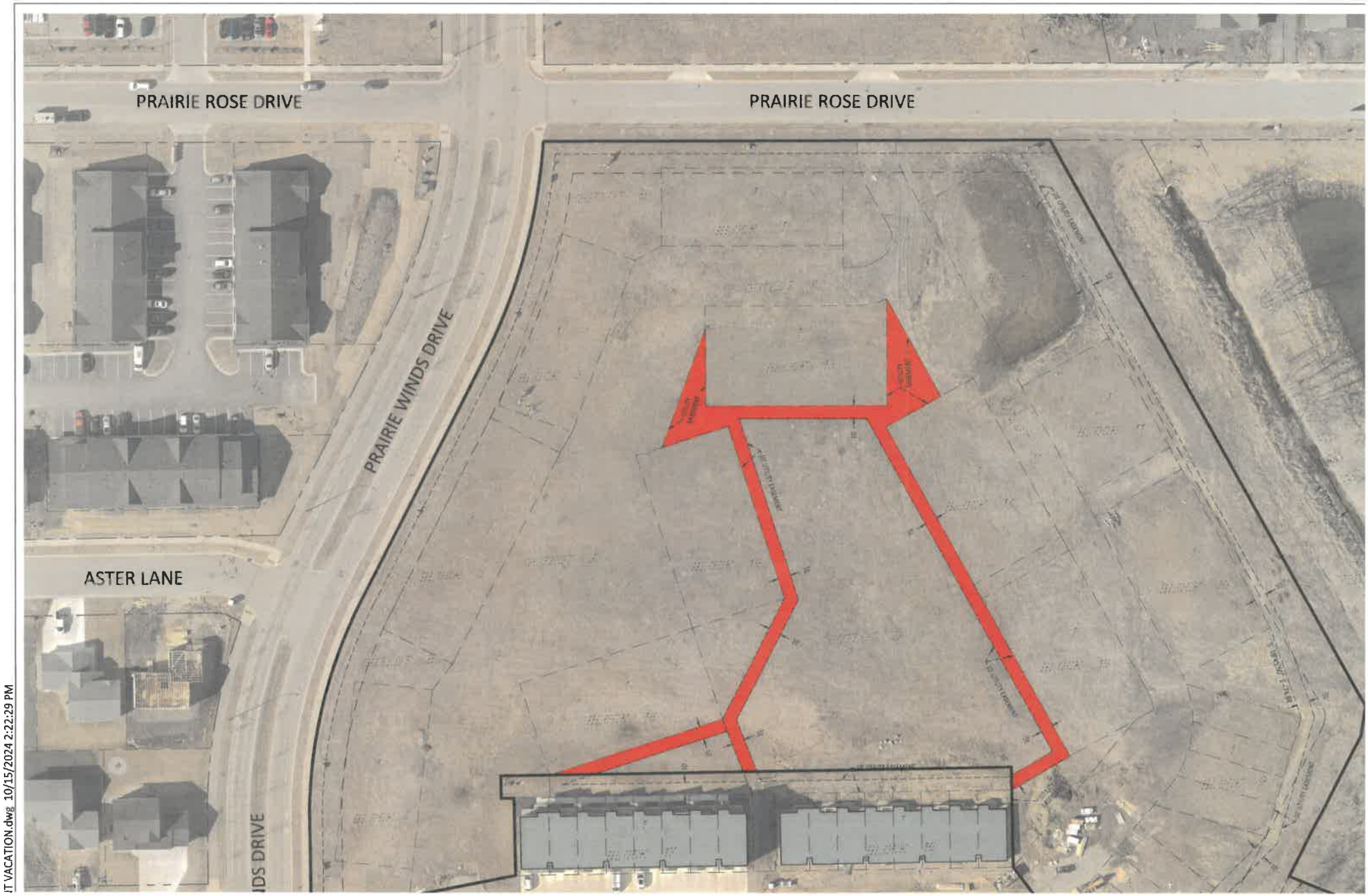
Mankato, Minnesota



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Bluestem Commons Re-Development

Mankato, Minnesota



T VACATION.dwg 10/15/2024 2:22:29 PM

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

2000 Prairie Lane, Mankato, MN 56001
(Outlot D, Prairie Winds Development)

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Jaguar Communications		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas	Rod Nelson	Yes___ No X	Rod Nelson
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: Northern Natural Gas does not have any facilities located in or on this Property
Northern Natural Gas Company does not object to this Vacation Request.

Nate Myhra

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Wednesday, October 16, 2024 7:07 AM
To: Nate Myhra
Cc: Mayers, Charles J
Subject: RE: [External Email] Utility Easement Vacation Request

Hi Nate,

CenterPoint Energy has no facilities within the vacated Easement area and has no issues or concerns with the vacation request.

Have a great safe day, Nate.

Chuck Mayers

CenterPoint Energy

Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com

From: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Sent: Tuesday, October 15, 2024 7:34 PM
To: steven.senger@zayo.com; Enbridge Pipeline (Fromally Alliance Pipeline) <Randall.Phillips@enbridge.com>; Tim Braulick <timb@benco.org>; Mayers, Charles J <charles.mayers@CenterpointEnergy.com>; Oviatt, Brian C <Brian.Oviatt@charter.com>; ddnicholson@eprod.com; nkupser@greatermngas.com; lori.kemper@metronet.com; Jason.Fladland@consolidated.com; Stephen_urban@kindermorgan.com; Heath.biegler@magellanlp.com; Northern Natural Gas <rod.nelson@nngco.com>; kari.nelson@sprint.com; robert.clements@verizonwireless.com; Lawrence.j.novak@xcelenergy.com
Cc: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Subject: [External Email] Utility Easement Vacation Request

You don't often get email from nathan.myhra@bolton-menk.com. Learn why this is important

EXTERNAL EMAIL

CAUTION: This message originated from outside CenterPoint Energy. Do not click on links, open attachments, or enter data unless you recognize the sender, were expecting the content and know it to be safe.

Good afternoon Utility providers,

I'm working on vacating some platted utility easements on a parcel of land located at the corner of Prairie Winds Drive and Prairie Rose Drive in Mankato, Minnesota. The property is known as Outlot D, Prairie Winds Development. This property had an approved development plan, but the project was only partly completed and is now being sold for re-development. I have attached the proposed concept plan for the new project and the proposed easement vacation petition for your review and comment. We are currently working through City of Mankato approvals for this new project and I need to get a response letter from each of the utility providers to move the vacation forward. Can you please review the attached information and let me know if you have any questions. I have also included the existing conditions survey showing there is no utilities installed in the easements that are being proposed to be vacated.

Please let me know if you have any questions.
Look forward to hearing back from you.

Respectfully,
Nate Myhra
Senior Associate
Survey Project Manager
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
Phone: 507-625-4171 ext. 3311
Mobile: 507-508-9106
Bolton-Menk.com



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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

2000 Prairie Lane, Mankato, MN 56001
(Outlot D, Prairie Winds Development)

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Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication	BRIAN DUNN	Yes___ No X	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Jaguar Communications		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments:_____

Nate Myhra

From: Randy Phillips <Randy.Phillips@pembina.com>
Sent: Thursday, October 17, 2024 11:20 AM
To: Nate Myhra
Subject: RE: [APL][External] Utility Easement Vacation Request

Nate,

Having an issue with the Vacation request form but the Alliance Pipeline does not have an easement in this project's area. We are located a mile and half from this location. Thanks,

Randy

Randy Phillips *SR/WA* – Sr. Advisor, Land Negotiator
Pembina US Corp | Alliance Pipeline L.P.
1300 Post Oak Blvd, Suite 1050, Houston, TX 77056
Cell (612) 597-9616 randy.phillips@pembina.com

PEMBINA

From: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Sent: Tuesday, October 15, 2024 7:34 PM
To: steven.senger@zayo.com; Enbridge Pipeline (Fromally Alliance Pipeline) <Randall.Phillips@enbridge.com>; Tim Braulick <timb@benco.org>; charles.mayers@centerpointenergy.com; Oviatt, Brian C <Brian.Oviatt@charter.com>; ddnicholson@eprod.com; nkupser@greatermngas.com; lori.kemper@metronet.com; Jason.Fladland@consolidated.com; Stephen_urban@kindermorgan.com; Heath.biegler@magellanlp.com; Northern Natural Gas <rod.nelson@nngco.com>; kari.nelson@sprint.com; robert.clements@verizonwireless.com; Lawrence.j.novak@xcelenergy.com
Cc: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Subject: [APL][External] Utility Easement Vacation Request

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CAUTION! EXTERNAL SENDER
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Please let me know if you have any questions.
Look forward to hearing back from you.

Respectfully,
Nate Myhra
Senior Associate
Survey Project Manager
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
Phone: 507-625-4171 ext. 3311
Mobile: 507-508-9106
Bolton-Menk.com



STREET/ALLEY VACATION REQUEST

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Intergovernmental Center
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Benco Electric		Yes____ No____	
CenterPoint Energy		Yes____ No____	
Charter Communication		Yes____ No____	
Consolidated Communications	Jason Floodman	Yes____ No X	
Enterprise Products (propane)		Yes____ No____	
Greater MN Gas		Yes____ No____	
Jaguar Communications		Yes____ No____	
Kinder Morgan Cochin Pipeline		Yes____ No____	
Magellan Pipeline		Yes____ No____	
Mankato Public Works		Yes____ No____	
Northern Natural Gas		Yes____ No____	
Sprint		Yes____ No____	
Verizon Wireless		Yes____ No____	
Xcel Energy		Yes____ No____	
Zayo Group		Yes____ No____	

Utility Company Comments: Consolidated Communications does have existing utilities in the existing easements at the rear of the five existing buildings on the South side of this property. But from the documentation that has been provided, those appear to not be affected by this vacation request. Consolidated Communications does not show to have any conflicts with this request.

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent:

Prairie Winds Development, LLC
1400 Madison Avenue, Suite 311, Mankato, MN 56001

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Outlot D, Prairie Winds Development (Common Element D,
Common Interest Community Number 100)

The petitioner is interested in having vacation of any interest the City may or may not have in the following described ~~right-of-way~~ easement, to wit:

Petitioner would like to vacate the utility easement located on Outlot D,
Prairie Winds Development. See attached exhibit.

That the above-described portion of this ~~street or alley~~ easement is not necessary for traffic circulation and, therefore, the vacation of the described portion of said ~~street or alley~~ easement would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 15th day of October, 20 24.

Jeremy Brown
Petitioner

1400 Madison Ave, Suite 311 Mankato MN 56001
Mailing Address

651-271-2675
Phone

jbrown0625mn@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 15TH day of OCTOBER, 20 24.

Notary Public
NATHAN P. MYHRA
MY COMMISSION EXPIRES JAN. 31, 2028

UTILITY COMPANY CONTACTS

Steven Senger - **Zayo Group**
5005 Cheshire Parking North, STE 1
Minneapolis, MN 55446-3719
Phone: 612.210.8036
steven.senger@zayo.com

Randy Phillips - **Alliance Pipeline**
7701 France Ave S, Suite 600
Edina, MN 55435
Phone: 612-597-9616
Randall.phillips@enbridge.com

Tim Braulick - **Benco Electric Cooperative**
20946 549th Avenue, PO Box 8
Mankato, MN 56001
Phone: 507.387.7963 Fax: 507.387.6254
timb@benco.coop

Charles Mayer - **Center Point Energy**
2400 N. Riverfront Drive
Mankato, MN 56001
Phone: 612.321.5381
charles.mayers@centerpointenergy.com

Brian Oviatt - **Charter Communications**
101 Pauley Way,
Mankato, MN 56001
Phone: 507.469.0256
Brian.oviatt@charter.com

Nick Nicholson - **Enterprise Products (propane)**
10825 Courthouse Blvd. E.
Inver Grove Heights, MN 55077
Phone: 651-453-5302 Fax: 651-453-5310
ddnicholson@eprod.com

Nikki Kupser - **Greater Minnesota Gas**
1900 Cardinal Drive
Fairbault, MN 55021
Phone: 888.931.3411 Fax: 507.934.6675
nkupser@greatermngas.com

Lori Kemper - **Metronet**
3701 Communications Way
Evansville, IN 47715
Phone: 812.213.1050
Lori.kemper@metronet.com

Jason Fladland - **Consolidated Communications**
2730 3rd Ave, PO Box 3288
Mankato, MN 56002-3248
Phone: 507.386.3597
Jason.Fladland@consolidated.com

Stephen Urban - **Kinder Morgan Cochin Pipeline**
PO Box 39
Eagle Lake, MN 56024
Phone: 507.625.1411 Fax: 507.625.4494
Stephen_urban@kindermorgan.com

Heath Biegler - **Magellan Pipeline**
2728 Paton Rd.
St. Paul, MN 55113
Phone: 612-723-0107
Heath.biegler@magellanlp.com

Rod Nelson - **Northern Natural Gas Company**
1186 State Highway 263
Welcome, MN 56181
Phone: 402.530.2451 Cell: 507.226.6848
Fax: 402.530.2484
Rod.nelson@nngco.com

Karl Nelson - **Sprint**
465 Kim Lane
Owatonna, MN 55060
Phone: 507.451.8097 Cell: 507.363.9513
Fax: 507.451.4475
Karl.nelson@sprint.com

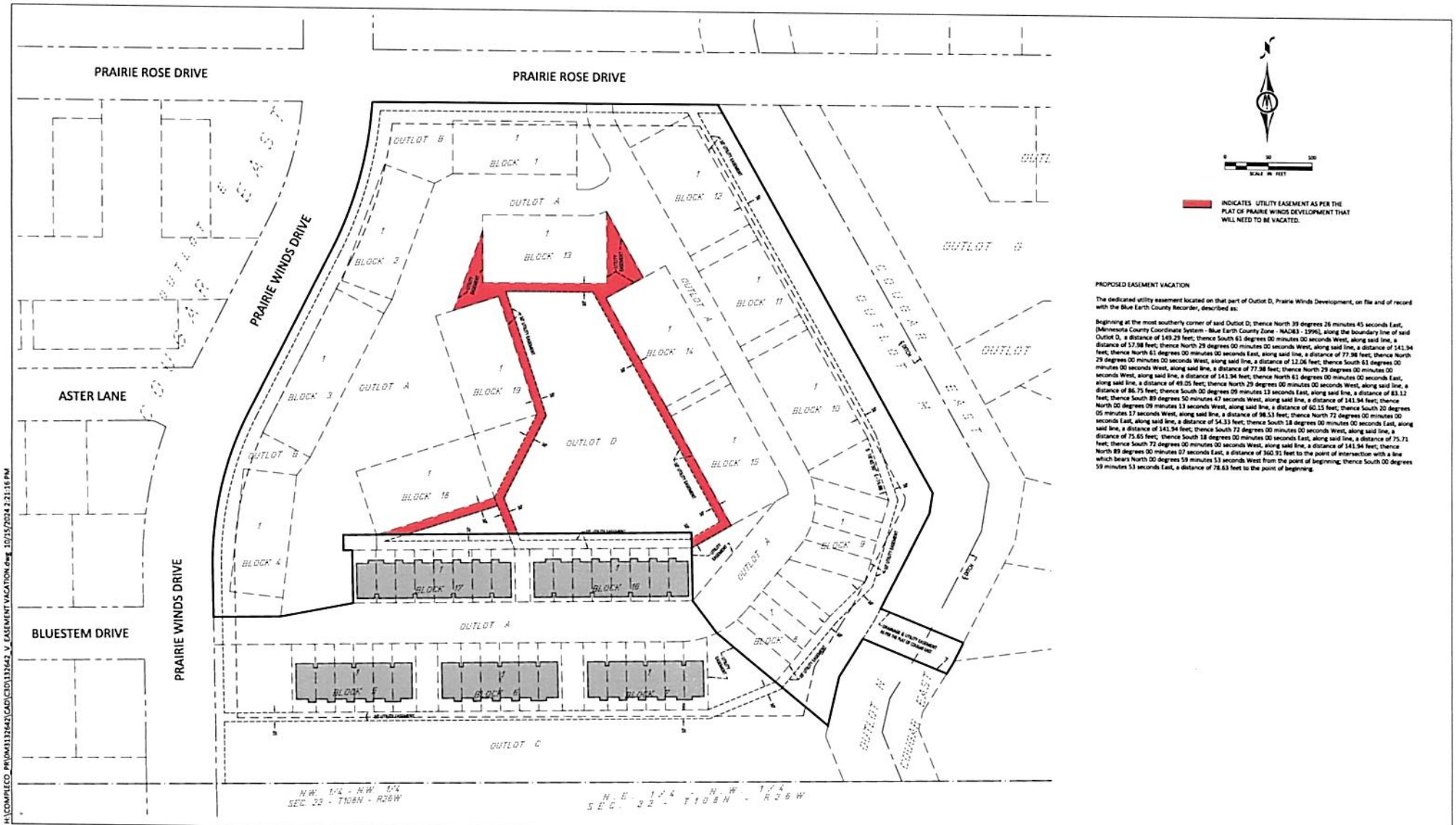
Robert Clements - **Verizon Wireless**
100 Warren Street Suite 300
Mankato, MN 56001
Phone: 507.385.3133
Robert.clements@verizonwireless.com

Lawrence Novak - **Xcel Energy**
210 Lime Street
PO Box 1090
Mankato, MN 56002
Phone: 507.387.9612
Fax: 507.387.9604
Lawrence.j.novak@xcelenergy.com

Bluestem Commons Re-Development
Mankato, Minnesota

Easement Exhibit
October, 2024

BOLTON & MENK



PROPOSED EASEMENT VACATION

The dedicated utility easement located on that part of Outlot D, Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

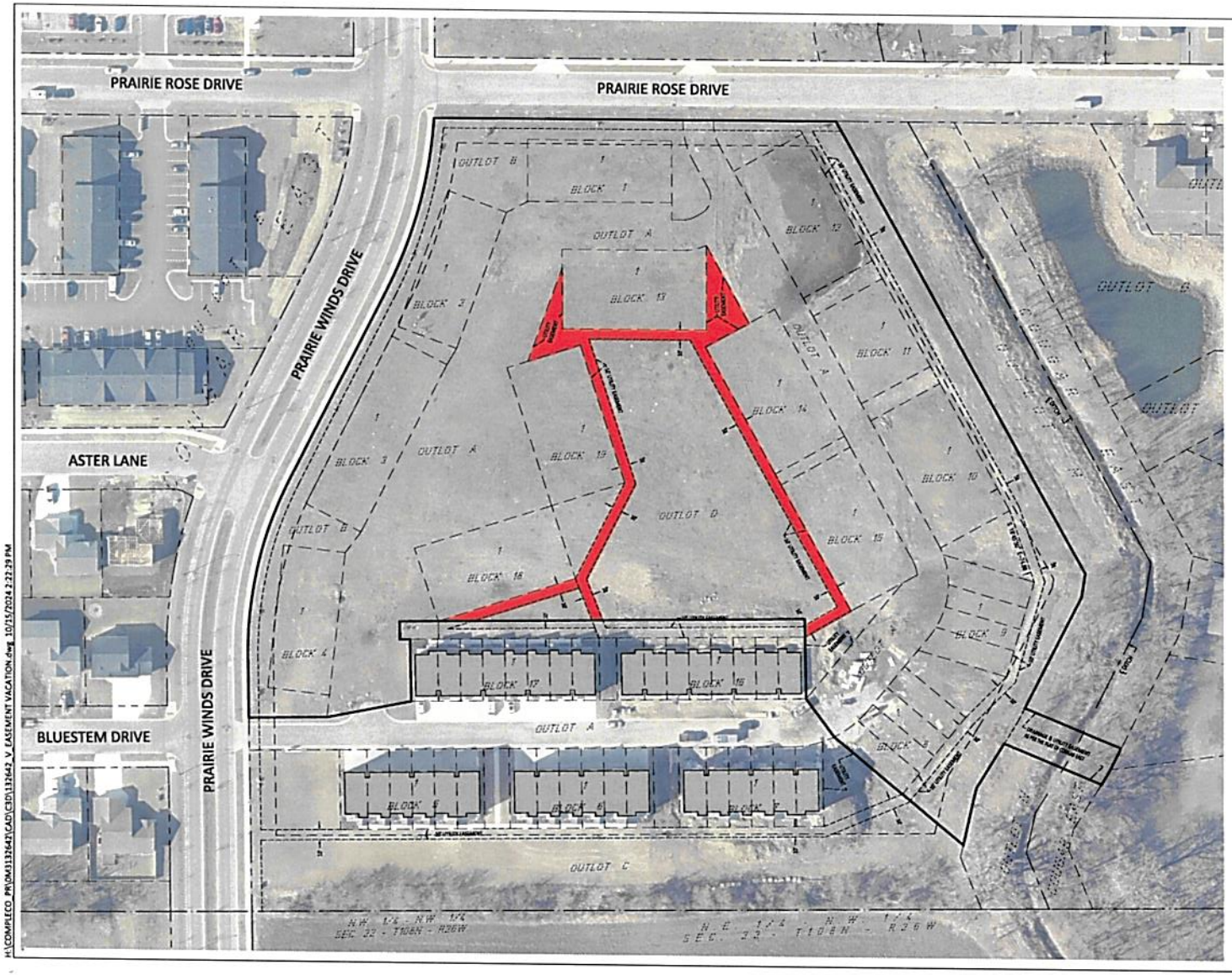
Beginning at the most southerly corner of said Outlot D; thence North 39 degrees 26 minutes 45 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996), along the boundary line of said Outlot D, a distance of 149.29 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 57.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 12.06 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 49.05 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 86.75 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 83.12 feet; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 141.94 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 60.15 feet; thence South 20 degrees 05 minutes 17 seconds West, along said line, a distance of 98.53 feet; thence North 72 degrees 00 minutes 00 seconds East, along said line, a distance of 54.33 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 75.65 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 75.71 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 89 degrees 00 minutes 07 seconds East, a distance of 360.91 feet to the point of intersection with a line which bears North 00 degrees 59 minutes 53 seconds West from the point of beginning; thence South 00 degrees 59 minutes 53 seconds East, a distance of 78.63 feet to the point of beginning.

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Bluestem Commons Re-Development
Mankato, Minnesota

Easement Exhibit
October, 2024

BOLTON & MENK





INDICATES UTILITY EASEMENT AS PER THE PLAT OF PRAIRIE WINDS DEVELOPMENT THAT WILL NEED TO BE VACATED.

PROPOSED EASEMENT VACATION

The dedicated utility easement located on that part of Outlot D, Prairie Winds Development, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the most southerly corner of said Outlot D; thence North 39 degrees 26 minutes 45 seconds East, [Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1996], along the boundary line of said Outlot D, a distance of 148.29 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 57.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 12.06 feet; thence South 61 degrees 00 minutes 00 seconds West, along said line, a distance of 77.98 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 61 degrees 00 minutes 00 seconds East, along said line, a distance of 49.05 feet; thence North 29 degrees 00 minutes 00 seconds West, along said line, a distance of 86.75 feet; thence South 00 degrees 09 minutes 13 seconds East, along said line, a distance of 83.12 feet; thence South 89 degrees 50 minutes 47 seconds West, along said line, a distance of 141.94 feet; thence North 00 degrees 09 minutes 13 seconds West, along said line, a distance of 60.15 feet; thence South 20 degrees 05 minutes 17 seconds West, along said line, a distance of 98.53 feet; thence North 72 degrees 00 minutes 00 seconds East, along said line, a distance of 54.33 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 141.94 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 75.65 feet; thence South 18 degrees 00 minutes 00 seconds East, along said line, a distance of 75.71 feet; thence South 72 degrees 00 minutes 00 seconds West, along said line, a distance of 141.94 feet; thence North 89 degrees 00 minutes 07 seconds East, a distance of 360.91 feet to the point of intersection with a line which bears North 00 degrees 59 minutes 53 seconds West from the point of beginning; thence South 00 degrees 59 minutes 53 seconds East, a distance of 78.63 feet to the point of beginning.

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DePrenger, Sydney

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Wednesday, October 16, 2024 7:07 AM
To: Nate Myhra
Cc: Mayers, Charles J
Subject: RE: [External Email] Utility Easement Vacation Request

Hi Nate,

CenterPoint Energy has no facilities within the vacated Easement area and has no issues or concerns with the vacation request.

Have a great safe day, Nate.

Chuck Mayers

CenterPoint Energy

Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com

From: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Sent: Tuesday, October 15, 2024 7:34 PM
To: steven.senger@zayo.com; Enbridge Pipeline (Fromally Alliance Pipeline) <Randall.Phillips@enbridge.com>; Tim Braulick <timb@benco.org>; Mayers, Charles J <charles.mayers@CenterpointEnergy.com>; Oviatt, Brian C <Brian.Oviatt@charter.com>; ddnicholson@eprod.com; nkupser@greatermngas.com; lori.kemper@metronet.com; Jason.Fladland@consolidated.com; Stephen_urban@kindermorgan.com; Heath.biegler@magellanlp.com; Northern Natural Gas <rod.nelson@nngco.com>; kari.nelson@sprint.com; robert.clements@verizonwireless.com; Lawrence.j.novak@xcelenergy.com
Cc: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Subject: [External Email] Utility Easement Vacation Request

You don't often get email from nathan.myhra@bolton-menk.com. Learn why this is important

EXTERNAL EMAIL

CAUTION: This message originated from outside CenterPoint Energy. Do not click on links, open attachments, or enter data unless you recognize the sender, were expecting the content and know it to be safe.

Good afternoon Utility providers,

I'm working on vacating some platted utility easements on a parcel of land located at the corner of Prairie Winds Drive and Prairie Rose Drive in Mankato, Minnesota. The property is known as Outlot D, Prairie Winds Development. This

property had an approved development plan, but the project was only partly completed and is now being sold for re-development. I have attached the proposed concept plan for the new project and the proposed easement vacation petition for your review and comment. We are currently working through City of Mankato approvals for this new project and I need to get a response letter from each of the utility providers to move the vacation forward. Can you please review the attached information and let me know if you have any questions. I have also included the existing conditions survey showing there is no utilities installed in the easements that are being proposed to be vacated.

Please let me know if you have any questions.
Look forward to hearing back from you.

Respectfully,
Nate Myhra
Senior Associate
Survey Project Manager
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
Phone: 507-625-4171 ext. 3311
Mobile: 507-508-9106
Bolton-Menk.com



***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

Site Plan and Traffic Advisory Review Committee **1. 5.**

Meeting Date: 11/05/2024

Title

CY48-24

Request of Mesenbrink Construction & Engineering, Inc. for an amended preliminary plat review and the final plat review of Mesenbrink Subdivision, and for the zoning of the subject property from T-Transition to B-1, Community Business District, O-R, Office Residential District, R-4, Multiple Family Dwelling District, and R-2, One- and Two-Family Dwelling District. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

Applicant

The applicant and owner is Mesenbrink Construction and Engineering, Inc.

Request

The applicant is seeking a review of an amended preliminary plat, and the final plat review of Mesenbrink Subdivision, and for the zoning of the subject parcels.

Location

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

Existing Land Use

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

Zoning

The subject property is zoned T, Transition, which is a zoning classification used for annexed property prior to its official zoning.

Environmentally Sensitive Areas

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

Review

Mesenbrink Construction & Engineering, Inc. is seeking an amended preliminary plat review and the final plat review of Mesenbrink Subdivision, and for the zoning of the subject property from T-Transition to B-1, Community Business District, O-R, Office Residential District, R-4, Multiple Family Dwelling District, and R-2, One- and Two-Family Dwelling District. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all

in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

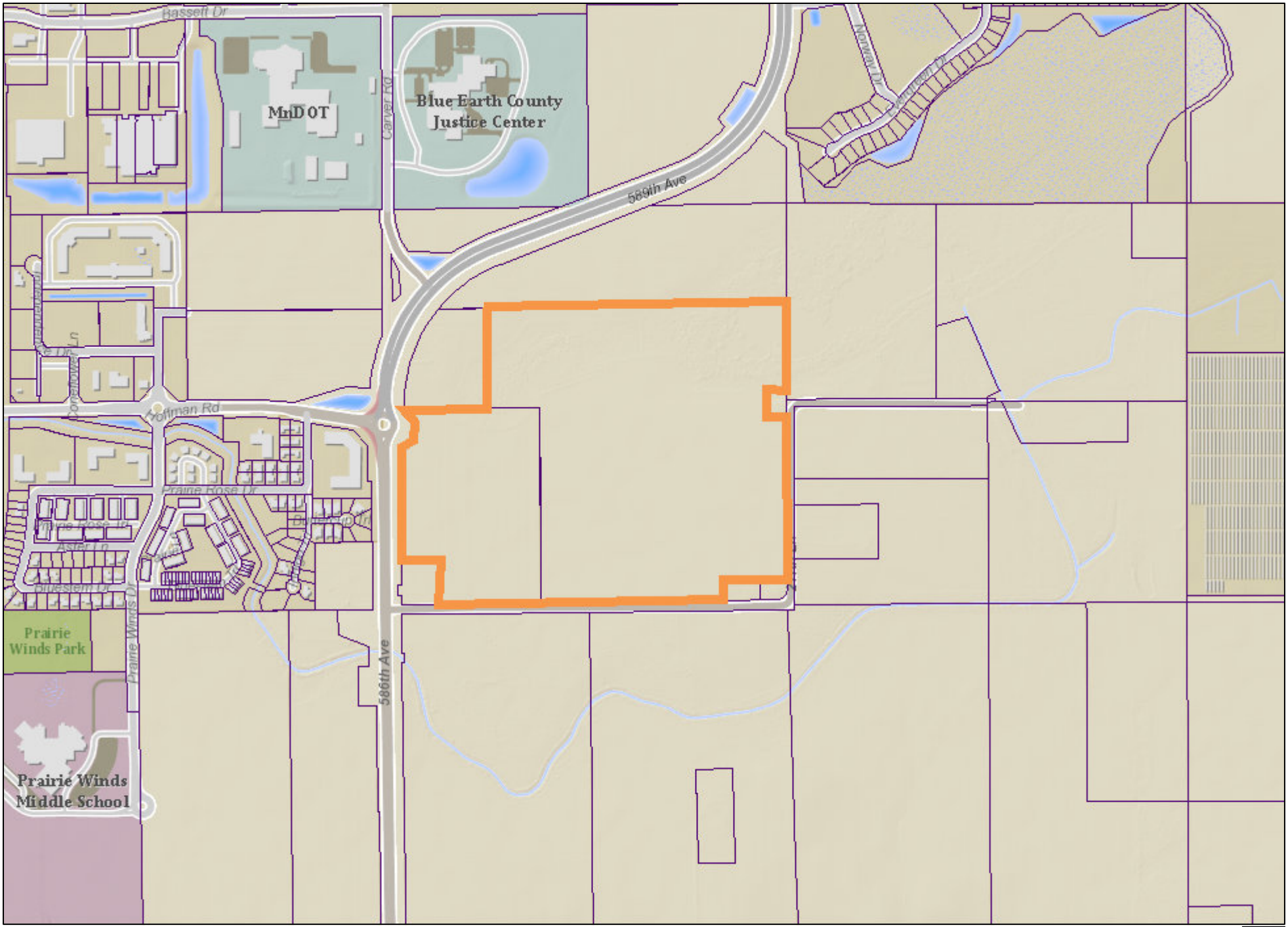
The current request for an amendment from the previously reviewed preliminary plat is due to the modifications to the lot and block sizes to achieve the standards in Mankato City Code. The proposed plat includes three blocks. Block 1 includes 3 lots as follows: Lot 1, which is 2.59 acres, Lot 2 which is 3.04 acres and Lot 3, which is 19.03 acres. Block 2 has one lot, Lot 1, which is 21.75 acres. Block 3 has one lot, Lot 1, which is 43.19 acres. The plat also dedicates to the public Hoffman Road which includes an area for storm water retention on the northern side of the subdivision.

The request also includes rezoning of the subject areas. The property was officially annexed into the City of Mankato on June 5, 2024, and at the time of that official annexation, properties are assigned a temporary zoning category of T-Transition. The applicant is now seeking the official zoning of the property in accordance with the underlying Land Use Plan. Lot 1 and Lot 2, Block 1, located on the westerly side of the subdivision adjacent to CSAH 12, are proposed to have a B-1, Community Business District zoning designation. Lot 3, Block 1 is proposed to have a zoning designation of O-R, Office Residential and R-4, Multiple Family Dwelling District. Lot 1, Block 2, and Lot 1, Block 3 are proposed to have a R-2, one- and two-family dwelling district zoning designation.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Final Plat
Civil Plans
Drainage Report
DNR Plat Submission letter
Heavy Duty Pavement Design
Standard Duty Payment Design
Hoffman Road Extension Estimate
Hoffman Road Voltage Drop Calculations

General Location Map



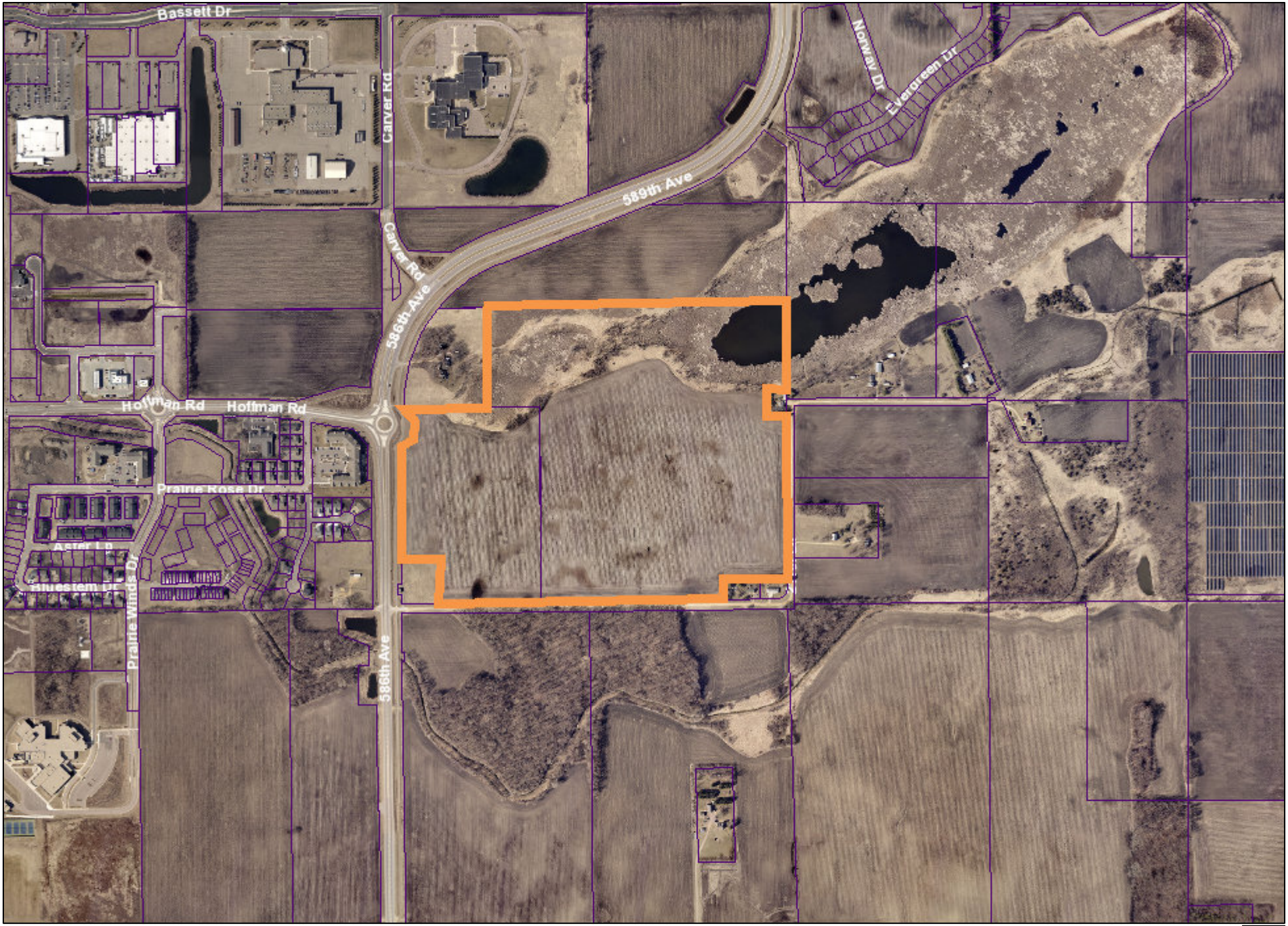
Date: February 2024

Author:

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

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Aerial Location Map

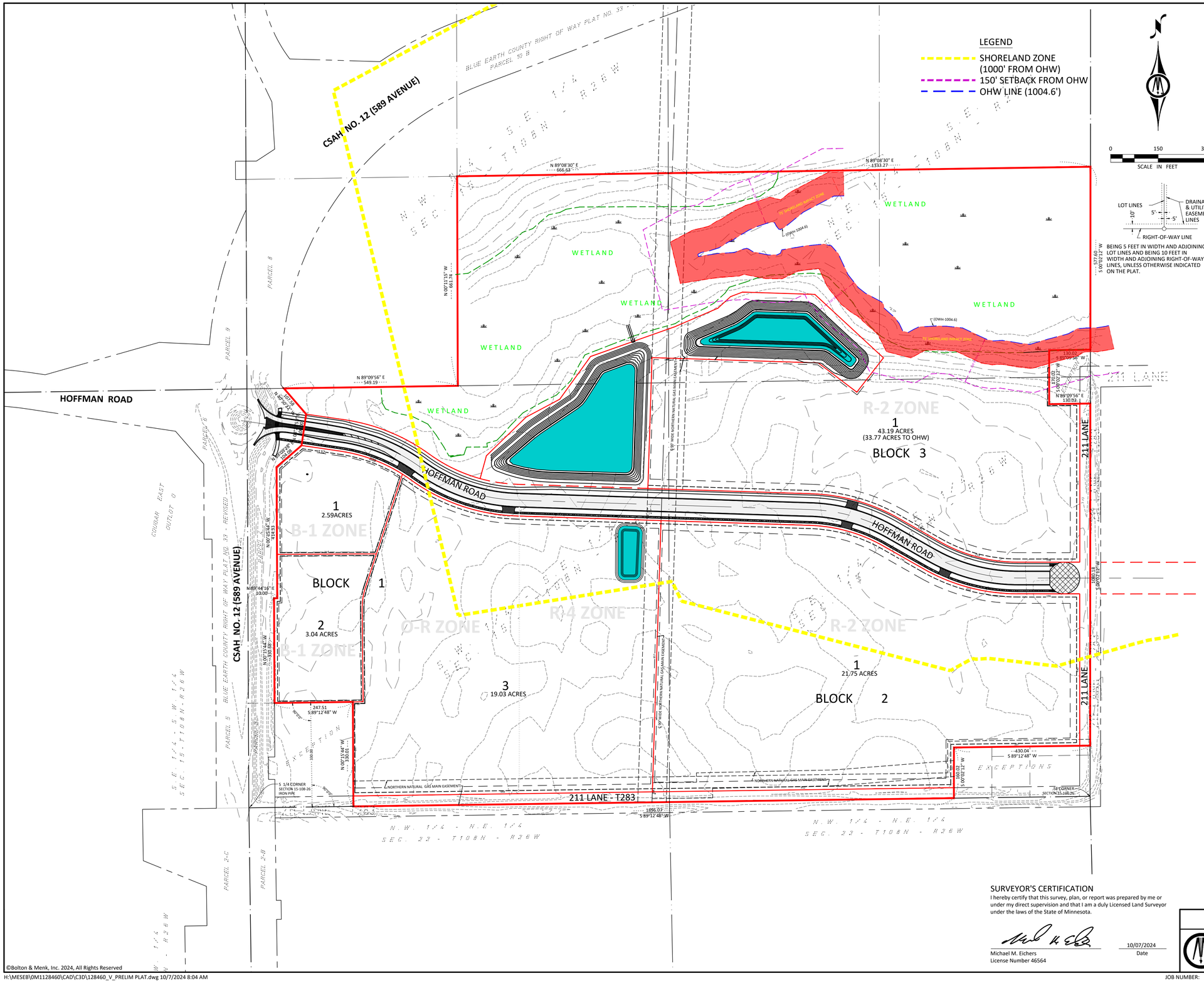


Date: February 2024

Author:

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

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UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T, Transitional District
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

Proposed Re-zone to R-4, Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25% of the lot depth (min. 25 feet to max. 75 feet)

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units plus 2,000sqft for each unit over 4)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 45 feet

Proposed Re-zone to B-3, Highway Commercial District

SETBACKS:
Front
Main and Accessory Building 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

LEGAL DESCRIPTION

The West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE ¼ of the NW ¼ of the SE ¼;

The S. ½ of the NE ¼ of the SE ¼;

The SE ¼ of the SE ¼;

The SW ¼ of the SE ¼, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the South line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.

2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.

3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.

4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of Section 15; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract, thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section; 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.

5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.

6) Commencing at the NE corner of SE ¼ of the SE ¼ of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

10/07/2024
Date

MESENBRINK SUBDIVISION

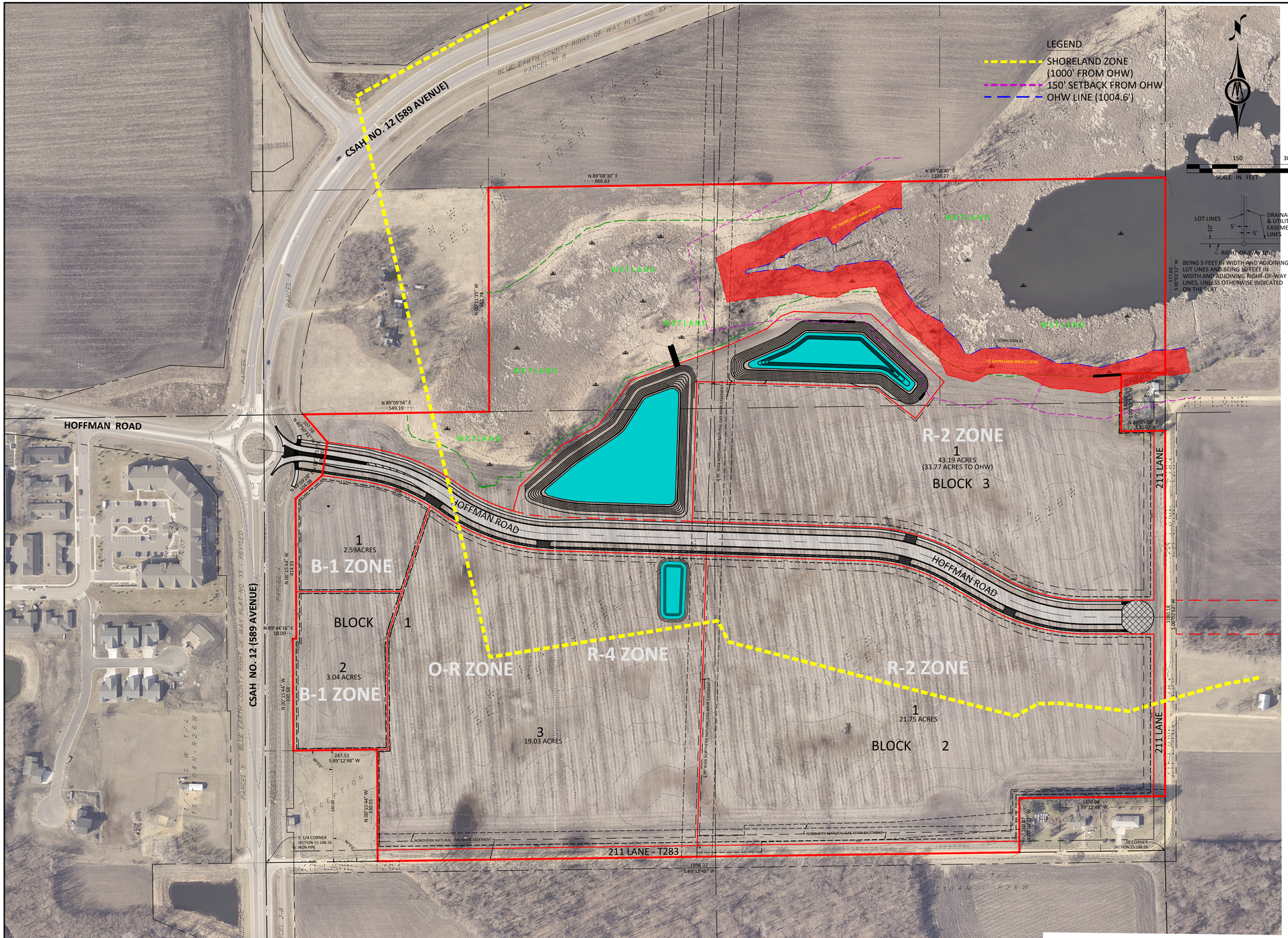
PRELIMINARY PLAT
MANKATO, MINNESOTA

PART OF THE SW 1/4, SECTION 15, TOWNSHIP 108 NORTH - RANGE 26 WEST

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

FOR: MESENBRINK CONSTRUCTION & ENGINEERING, INC.

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UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T, Transitional District
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

Proposed Re-zone to R-4, Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25% of the lot depth (min. 25 feet to max. 75 feet)

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units plus 2,000sqft for each unit over 4)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 45 feet

Proposed Re-zone to B-3, Highway Commercial District

SETBACKS:
Front
Main and Accessory Building 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

LEGAL DESCRIPTION

The West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE ¼ of the NW ¼ of the SE ¼;

The S. ½ of the NE ¼ of the SE ¼;

The SE ¼ of the SE ¼;

The SW ¼ of the SE ¼, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.

2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.

3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.

4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of Section 15; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract, thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section; 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.

5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.

6) Commencing at the NE corner of SE ¼ of the SE ¼ of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

10/07/2024
Date

MESENBRINK SUBDIVISION

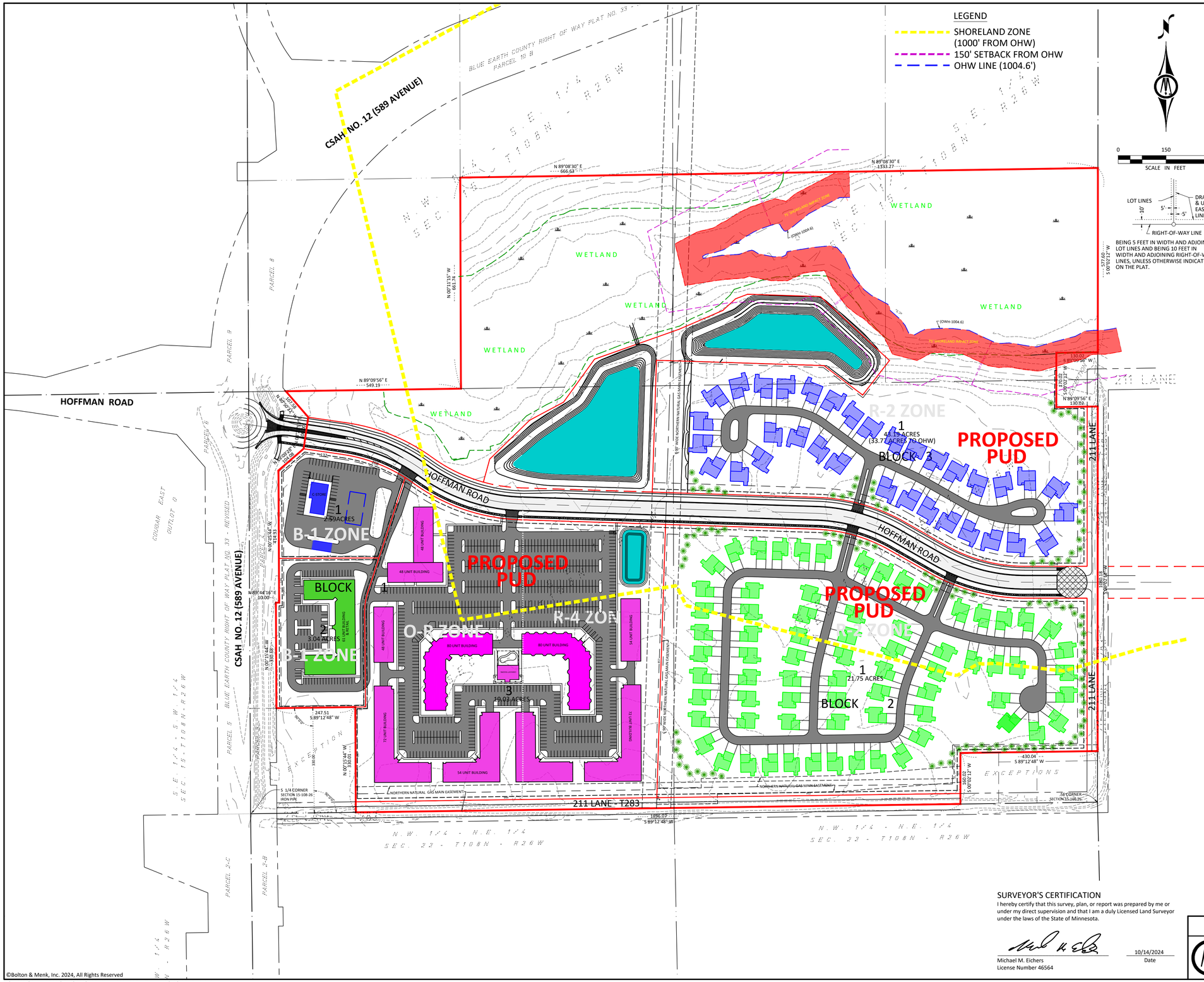
PRELIMINARY PLAT
MANKATO, MINNESOTA

PART OF THE SW 1/4, SECTION 15, TOWNSHIP 108 NORTH - RANGE 26 WEST

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

FOR: MESENBRINK CONSTRUCTION & ENGINEERING, INC.

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

UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - T, Transitional District
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

Proposed Re-zone to R-4, Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25% of the lot depth (min. 25 feet to max. 75 feet)

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units plus 2,000sqft for each unit over 4)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 45 feet

Proposed Re-zone to B-3, Highway Commercial District

SETBACKS:
Front
Main and Accessory Building 15 feet
Parking Areas 15 feet

Side
Main and Accessory Buildings 6 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 6 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 150 feet
Maximum Ground Coverage = 75% by all structures
Maximum Building Height = No requirement

LEGAL DESCRIPTION

The West 30 acres of the SW ¼ of the SE ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE ¼ of the NW ¼ of the SE ¼;

The S. ½ of the NE ¼ of the SE ¼;

The SE ¼ of the SE ¼;

The SW ¼ of the SE ¼, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.

2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108 North, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.

3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.

4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of Section 15; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract, thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section; 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.

5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.

6) Commencing at the NE corner of SE ¼ of the SE ¼ of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

10/14/2024
Date

MESENBRINK SUBDIVISION

CONCEPT PLAN
MANKATO, MINNESOTA

PART OF THE SW 1/4, SECTION 15, TOWNSHIP 108 NORTH - RANGE 26 WEST

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

FOR: MESENBRINK CONSTRUCTION & ENGINEERING, INC.

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MESENBRINK SUBDIVISION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Mesenbrink Construction & Engineering, Inc., a Minnesota corporation, fee owner of the following described property to wit:

The West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE ¼ of the NW ¼ of the SE ¼;

The S. ½ of the NE ¼ of the SE ¼;

The SE ¼ of the SE ¼;

The SW ¼ of the SE ¼, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.

2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.

3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.

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6) Commencing at the NE corner of SE ¼ of the SE ¼ of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

Containing 104.23 acres.

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

Dated this _____ day of _____ , 2024 by John Mesenbrink, president of Mesenbrink Construction & Engineering, Inc.

_____
By: John Mesenbrink, president

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2024, before me a Notary Public within and for said County, personally appeared John Mesenbrink, who being duly sworn did say that he is the president of Mesenbrink Construction & Engineering, Inc., the Minnesota corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said John Mesenbrink acknowledged said instrument to be the free act and deed of said corporation.

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

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ , 2024.

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

State of Minnesota
County of Blue Earth

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

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

APPROVALS

Be it known that on this the ____ day of _____ , 202__ , the Planning Commission of the City of Mankato did duly review this plat of MESENBRINK SUBDIVISION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 202__ , the City Council of the City of Mankato did duly approve this plat of MESENBRINK SUBDIVISION.

_____ _____
Mayor: Clerk:

TITLE OPINION

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

_____
Justin Weinberg, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

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

_____
Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

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

_____
County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(10/7/2024)

THIS PLAT PREPARED BY: BOLTON & MENK, INC.

H:\MESEB\0M1128460\CAD\C3D\128460_V_FPLT.dwg 10/7/2024 10:41 AM

JOB NUMBER: FIELD BOOK: DRAWN BY:

OFFICIAL PLAT COPY

MESENBRINK SUBDIVISION

LEGEND

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

LEGEND

L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE

0 100 200
SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

CSAH NO. 12 (589 AVENUE)

PARCEL 9

PARCEL 6

PARCEL 4

PARCEL 5

PARCEL 3

COUGAR EAST OUTLOT D BLUE EARTH COUNTY RIGHT OF WAY PLAT NO. 33 - REVISED

S.E. 1/4 - S.W. 1/4 SEC. 15 - T108N - R26W

N.W. 1/4 - S.W. 1/4 SEC. 15 - T108N - R26W

N.E. 1/4 - S.E. 1/4 SEC. 15 - T108N - R26W

N.W. 1/4 - N.E. 1/4 SEC. 22 - T108N - R26W

N 89°08'30" E 666.63

N 89°08'30" E 1333.27

N 00°11'15" W 661.74

577.60 S 00°02'12" W

N 89°09'56" E 549.19

WETLAND

(OWH-1004.6)

HOFFMAN ROAD

N 69°24'47" E 40.28

N 88°08'18" W 228.23

S 66°48'04" W 151.30

N 70°35'19" E 278.32

N 47°12'14" W 284.93

S 88°09'28" E 525.53

S 57°43'16" E 252.36

N 37°57'20" E 137.14

N 83°49'08" E 166.98

S 62°05'54" W 119.41

N 43°49'40" E 175.03

N 01°50'32" E 413.57

℄ 90' WIDE NORTHERN NATURAL GAS MAIN EASEMENT

130.02 S 89°09'56" W

55.02

170.02 S 00°02'12" W

115.00

N 89°09'56" E 130.02

97.01

33.00

211 LANE

1
43.19 ACRES
(33.77 ACRES TO OHW)

BLOCK 3

N 40°50'32" W 107.58

N 49°09'28" E 104.08

N 08°21'53" E 100.00

N 81°38'07" W 125.00

L=289.32 R=600.00 Δ=27°37'35"

S 81°38'07" E 125.00

L=209.43 R=500.00 Δ=24°00'22"

L=178.80 R=500.00 Δ=20°29'19"

L=119.22 R=500.00 Δ=13°39'41"

S 88°09'28" E 412.21

S 88°09'28" E 516.12

L=291.44 R=600.00 Δ=27°49'50"

1
2.59ACRES

L=31.60 R=500.00 Δ=3°37'18"

L=357.62 R=600.00 Δ=34°09'00"

40' UTILITY EASEMENT

N 10°08'23" E 375.13

264.88

275.70

100.00

457.21

471.12

L=242.87 R=500.00 Δ=27°49'50"

S 60°19'38" E 145.76

L=258.62 R=500.00 Δ=29°38'09"

196.30 N 89°57'48" W

33.0

N 00°15'44" W 414.33

N 89°44'16" E 313.79

BLOCK 1

L=71.13 R=215.00 Δ=18°57'23"

110.35

138.63

N 89°44'16" E 10.00

2
3.04 ACRES

20

S 00°35'01" E 293.16

N 00°15'44" W 330.68

247.51 S 89°12'48" W

32.24 S 89°12'48" W

90°00'

330.00

N 00°15'44" W 330.01

297.01

S 1/4 CORNER SECTION 15-108-26 IRON PIPE

NORTHERN NATURAL GAS MAIN EASEMENT

944.08

S 89°12'48" W 1896.24

1896.07 S 89°12'48" W

211 LANE - T283

3
19.03 ACRES

℄ 90' WIDE NORTHERN NATURAL GAS MAIN EASEMENT

N 01°50'32" E 856.97

1
21.75 ACRES

BLOCK 2

S 89°57'48" E 196.30

L=310.35 R=600.00 Δ=29°38'09"

1080.18 S 00°02'12" W

N 00°02'12" E 479.57

397.04

430.04 S 89°12'48" W

160.02 S 00°02'12" W

127.02

80

EXCEPTIONS

DESCRIBED SECTION 15-108-26

FINAL PLAT
PENDING FINAL REVIEW
(10/7/2024)

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\MESEB\0M1128460\CAD\C3D\128460_V_FPLT.dwg 10/7/2024 10:40 AM

JOB NUMBER: FIELD BOOK: DRAWN BY:

MESENBRINK CONSTRUCTION

CONSTRUCTION PLANS FOR

HOFFMAN ROAD EXTENSION
MANKATO, MN

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

OCTOBER 2024



MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN

0 600 1200
SCALE FEET

RESOURCE LIST

CITY OF MANKATO, MN

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

City Manager:
Susan Arntz

Mayor: Najwa Massad

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

Public Works Director:
Jeffrey Johnson, P.E.

Infrastructure Superintendent:
Anthony Talamantez

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

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

SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01 - G0.02	TITLE SHEET & LEGEND
G1.01	STATEMENT OF ESTIMATED QUANTITIES
G1.02	CONSTRUCTION DETAIL TABLES
G2.01 - G2.03	PROJECT OVERVIEW
CIVIL	
C0.01 - C0.03	EXISTING CONDITIONS & REMOVAL PLAN
C1.01 - C1.02	TYPICAL SECTIONS & STANDARD PLATES
STORMWATER POLLUTION PREVENTION PLAN	
C2.01 - C2.04	GENERAL INFORMATION & DETAILS
C2.05 - C2.07	EROSION & SEDIMENT CONTROL PLAN
SECTION C3	[SECTION NOT USED]
SANITARY SEWER & WATERMAIN PLAN & PROFILE	
SECTION C4	[CITY OF MANKATO PUBLIC IMPROVEMENTS PROJECT]
STORM SEWER AND STORMWATER MANAGEMENT PLAN	
C5.01 - C5.05	STORM SEWER PLAN & PROFILE
C5.06 - C5.10	STORMWATER MANAGEMENT PLAN
STREET & SURFACE CONSTRUCTION	
C6.01 - C6.04	HOFFMAN ROAD PLAN & PROFILE
C6.05 - C6.06	CSAH 12 ROUNDABOUT - EAST LEG
C6.07	HOFFMAN ROAD CUL-DE-SAC
SIGNING & STRIPING PLAN	
C7.01 - C7.02	PAVEMENT MARKING PLAN
C7.03 - C7.04	SIGNAGE PLAN
C7.05 - C7.10	DETAILS
STREET LIGHTING PLAN	
E1.01 - E1.03	STREET LIGHTING PLAN AND DETAILS
TREE PLANTING PLAN	
L1.01 - L1.02	TREE PLANTING PLAN AND DETAILS

THIS PLAN SET CONTAINS 51 SHEETS.

BM=1012.33
TOP NUT HYDRANT
SE QUADRANT OF HOFFMAN / CSAH 12 ROUNDABOUT

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

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

ISSUE FOR PERMIT

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 10/06/2024

BOLTON & MENK

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

		NO.	ISSUED FOR	DATE
DESIGNED	AWP		DNR IFP	10/06/2024
DRAWN	AWP			
CHECKED	AWP			
CLIENT PROJ. NO.	0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
TITLE SHEET

SHEET G0.01

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H:\MESER\0M1128460\CAD\C3D\1 - Public Improvements Plans\1128460G001_N1.dwg 10/6/2024 9:17:56 AM

EXISTING TOPOGRAPHIC SYMBOLS

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

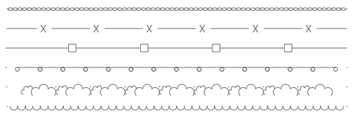
PROPOSED TOPOGRAPHIC SYMBOLS

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

SURVEY SYMBOLS

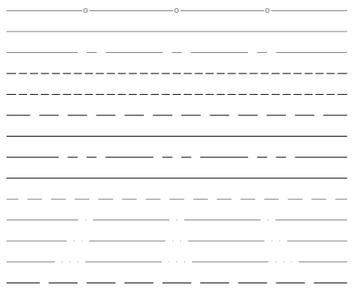
- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES



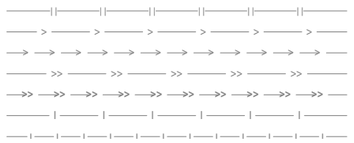
- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES



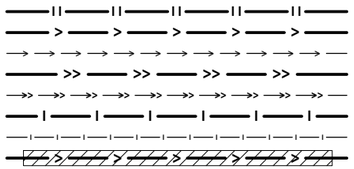
- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

EXISTING UTILITY LINES



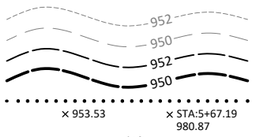
- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES



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

GRADING INFORMATION



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

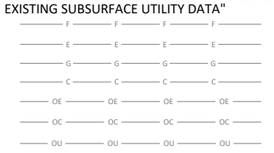
HATCH PATTERNS

- BITUMINOUS
- CONCRETE
- GRAVEL

EXISTING PRIVATE UTILITY LINES

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

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



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

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

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

UTILITY QUALITY LEVELS:

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

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

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

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

ABBREVIATIONS

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

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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DESIGNED	NO.	ISSUED FOR	DATE
AWP		DNR IFP	10/06/2024
DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
LEGEND

SHEET G0.02

STATEMENT OF ESTIMATED QUANTITIES					
ITEM NO.	MNDOT ITEM NO.	ITEM	NOTES	ESTIMATED QUANTITY	UNIT
1	2021.501	MOBILIZATION		1	LS
2	2104.503	REMOVE SEWER PIPE (STORM)		24	LF
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		160	LF
4	2104.503	REMOVE CURB AND GUTTER		135	LF
5	2104.602	RELOCATE STREET LIGHT		1	EA
6	2104.504	REMOVE BITUMINOUS PAVEMENT		210	SY
7	2105.507	POND EXCAVATION (P)	(1) (5)	25300	CY
8	2105.507	TOPSOIL STRIP (EV) (P)	(2)	19550	CY
9	2105.507	COMMON EXCAVATION (EV) (P)	(3) (5)	1850	CY
10	2105.507	SELECT GRANULAR BORROW (CV) (P)		5525	CY
11	2105.604	GEOGRID		17450	SY
12	2106.507	COMMON EMBANKMENT (CV) (P)	(4)	21400	CY
13	2211.509	AGGREGATE BASE, CLASS 5 (CV) (P)		7500	CY
14	2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 3.0" THICK (TEMPORARY CUL-DE-SAC)		875	SY
15	2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK (STREET WEAR COURSE)		11600	SY
16	2360.504	TYPE SP 12.5 NON WEAR CRS MIX (3,C) 1.5" THICK (2 LIFTS) (STANDARD DUTY SECTION)		11650	SY
17	2360.504	TYPE SP 12.5 NON WEAR CRS MIX (3,C) 2.0" THICK (2 LIFTS) (HEAVY DUTY SECTION)		11575	SY
18	2501.502	15" RC PIPE APRON		1	EA
19	2501.502	24" RC PIPE APRON		3	EA
20	2501.502	30" RC PIPE APRON		3	EA
21	2501.502	36" RC PIPE APRON		2	EA
22	2501.502	48" RC PIPE APRON		1	EA
23	2501.502	51" X 31" RC ARCH PIPE APRON		1	EA
24	2502.503	6" PERF PVC PIPE DRAIN, SDR 35		5225	LF
25	2502.602	6" PVC PIPE DRAIN CLEAN-OUT		18	EA
26	2503.503	15" RC PIPE SEWER DESIGN 3006		417	LF
27	2503.503	18" RC PIPE SEWER DESIGN 3006		12	LF
28	2503.503	24" RC PIPE SEWER DESIGN 3006		181	LF
29	2503.503	30" RC PIPE SEWER DESIGN 3006		888	LF
30	2503.503	36" RC PIPE SEWER DESIGN 3006		292	LF
31	2503.503	48" RC PIPE SEWER DESIGN 3006		136	LF
32	2503.503	51" X 31" RC ARCH PIPE		299	LF
33	2503.602	CONNECT TO EXISTING STORM SEWER		1	EA
34	2503.603	12" PIPE SEWER (STORM)		101	LF
35	2503.603	15" PIPE SEWER (STORM)		144	LF
36	2503.603	18" PIPE SEWER (STORM)		52	LF
37	2503.603	24" PIPE SEWER (STORM)		40	LF
38	2503.603	30" PIPE SEWER (STORM)		77	LF
39	2503.603	36" PIPE SEWER (STORM)		453	LF
40	2506.602	STORM SEWER CASTING ASSEMBLY		23	EA
41	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		18.5	LF
42	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020		13.4	LF
43	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020		15.8	LF
44	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020		14.7	LF
45	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022		5.5	LF
46	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022		29.1	LF
47	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4022		6.2	LF
48	2506.602	CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3		7	EA
49	2506.602	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 1		1	EA
50	2511.507	RANDOM RIPRAP CLASS III/A		378	CY

STATEMENT OF ESTIMATED QUANTITIES					
ITEM NO.	MNDOT ITEM NO.	ITEM	NOTES	ESTIMATED QUANTITY	UNIT
51	2521.518	3" BITUMINOUS WALK		20950	SF
52	2521.518	4" CONCRETE WALK		11850	SF
53	2521.518	6" CONCRETE WALK		775	SF
54	2531.503	CONCRETE CURB & GUTTER DESIGN B618		5460	LF
55	2531.503	CONCRETE CURB & GUTTER DESIGN B624		230	LF
56	2531.504	4" CONCRETE MEDIAN		215	SY
57	2531.504	8" CONCRETE DRIVEWAY		455	SY
58	2531.618	TRUNCATED DOMES		84	SF
59	2545.502	LIGHTING UNIT TYPE E		14	EA
60	2545.502	LIGHTING UNIT TYPE SPECIAL		1	EA
61	2545.502	LUMINAIRE (LED)		16	EA
62	2545.502	LIGHT FOUNDATION DESIGN STEEL E		15	EA
63	2545.502	INSTALL LIGHTING SERVICE CABINET (MANKATO 100 AMP)		1	EA
64	2545.502	EQUIPMENT PAD		1	EA
65	2545.503	2" NON-METALLIC CONDUIT		2400	LF
66	2545.503	UNDERGROUND WIRE 1/C #6 AWG		7200	LF
67	2545.503	GROUNDWIRE 1/C #8 INS. GR.		2400	LF
68	2557.502	ELECTRICAL GROUND		9	EA
69	2563.601	TRAFFIC CONTROL		1	LS
70	2564.502	OBJECT MARKER		1	EA
71	2564.518	SIGN PANELS TYPE C		71.4	SF
72	2564.518	SIGN PANELS TYPE SPECIAL		1	EA
73	2565.602	TRANSFORMER AND SERVICE EQUIPMENT (DESIGN BY OTHERS)		1	EA
74	2571.524	DECIDUOUS TREE 2" CAL B&B - BICOLOR OAK		28	TREE
75	2571.524	DECIDUOUS TREE 2" CAL B&B - DISCOVERY ELM		27	TREE
76	2571.524	DECIDUOUS TREE 2" CAL B&B - HACKBERRY		23	TREE
77	2571.524	DECIDUOUS TREE 2" CAL B&B - HONEY LOCUST		26	TREE
78	2573.501	STORM DRAIN INLET PROTECTION		21	EA
79	2573.501	STABILIZED CONSTRUCTION EXIT		1	EA
80	2573.503	SILT FENCE, TYPE MS		3100	LF
81	2574.508	FERTILIZER TYPE 3		2520	LB
82	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		15000	SY
83	2575.505	SEEDING		8.4	AC
84	2575.508	SEED MIXTURE 25-141		160	LB
85	2575.508	SEED MIXTURE 33-261		100	LB
86	2575.508	SEED MIXTURE 35-221		265	LB
87	2575.508	HYDRAULIC MULCH MATRIX		18550	LB
88	2582.503	4" SOLID LINE PAINT (WR)		4710	LF
89	2582.503	6" SOLID LINE PAINT (WR)		800	LF
90	2582.503	24" SOLID LINE PAINT (WR)		62	LF
91	2582.503	4" BROKEN LINE PAINT (WR)		1150	LF
92	2582.503	4" DOUBLE SOLID LINE PAINT (WR)		400	LF
93	2582.503	12" DOTTED LINE PREFORM PAINT		27	LF
94	2582.518	PAVEMENT MESSAGE PREFORM PAINT		7	EA
95	2582.518	CROSSWALK PREFORM PAINT		144	SF

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LIC. NO. 59617 DATE 10/06/2024

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DESIGNED	NO.	ISSUED FOR	DATE
AWP		DNR IFP	10/06/2024
DRAWN AWP			
CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STATEMENT OF ESTIMATED QUANTITIES

SHEET G1.01

STORM SEWER TABLE									
SERIES / ALIGNMENT	STRUCTURE NUMBER	STRUCTURE DESIGN	STATION	CASTING	RIM ELEV	LOW INVERT ELEV	DOWNSTREAM STRUCTURE	HEIGHT	NOTES
A-SERIES	A-1	24" RC APRON	N/A	N/A	N/A	1009.30	OUTFALL	N/A	
	A-2	24" RC APRON	N/A	N/A	N/A	1009.30	OUTFALL	N/A	
	A-3	24" RC APRON	N/A	N/A	N/A	1009.59	A-2	N/A	
	A-4	15" RC APRON	1+44.9	N/A	N/A	1009.52	OUTFALL	N/A	
	A-5	MKTO 2402C	0+71.3	C-3	1013.79	1009.89	A-4	3.90 LF	
	A-6	MKTO 2402C	0+25.0	C-3	1013.62	1010.12	A-5	3.50 LF	
B-SERIES (WEST)	B-1	36" RC APRON	2+43.2	N/A	N/A	1006.00	BASIN	N/A	
	B-2	60-4022	0+94.8	C-2	1012.26	1006.45	B-1	5.81 LF	
	B-2A	MKTO 2402C	0+94.8	C-2	1012.35	1008.35	B-2	4.00 LF	
	B-3	60-4022	0+50.0	C-2	1012.26	1006.58	B-2	5.68 LF	
	B-3A	MKTO 2402C	0+50.0	C-2	1012.34	1008.34	B-3	4.00 LF	
B-SERIES (EAST)	B-4	30" RC APRON	1+78.9	N/A	N/A	1006.00	BASIN	N/A	
	B-5	60-4022	0+91.8	C-3	1012.33	1006.26	B-4	6.07 LF	
	B-6	60-4022	0+50.0	C-3	1012.33	1006.39	B-5	5.94 LF	
C-SERIES	C-1	36" RC APRON	506+64.6	N/A	N/A	1005.50	BASIN	N/A	
	C-2	72-4020	505+97.1	C-1	1012.01	1005.62	C-1	6.39 LF	
	C-3	60-4022	501+44.4	C-3	1012.10	1006.53	C-2	5.57 LF	
	C-4	84-4020	501+13.5	C-1	1012.44	1006.59	C-3	5.85 LF	
	C-4A	48-4022	501+01.6	C-3	1012.14	1006.65	C-4	5.49 LF	
	C-4B	48-4020	500+50.0	C-4	1012.98	1006.91	C-4A	6.07 LF	
	C-5	60-4020	513+12.9	C-1	1013.50	1007.08	C-4	6.42 LF	
	C-6	60-4020	516+02.7	C-1	1014.60	1007.66	C-5	6.94 LF	
	C-7	72-4022	516+74.2	C-3	1013.93	1007.80	C-6	6.13 LF	
	C-7A	MKTO 2402C	516+72.1	C-3	1013.96	1009.50	C-7	4.46 LF	
	C-8	48-4020	517+63.5	C-1	1014.87	1008.07	C-7	6.80 LF	
	C-9	48-4020	520+17.3	C-1	1014.39	1008.83	C-8	5.56 LF	
	C-10	MKTO 2402C	520+73.0	C-3	1013.94	1009.51	C-9	4.43 LF	
	C-10A	MKTO 2402C	520+66.6	C-3	1013.94	1009.94	C-10	4.00 LF	
P-SERIES (WEST)	P-1	48" RC APRON	0+63.9	N/A	N/A	1002.00	P-2	N/A	
	P-2	72-4020	1+38.6	C-5	1011.00	1001.63	P-3	9.37 LF	
	P-3	84-4020	2+00.0	C-1	1008.80	1000.00	P-4	8.80 LF	
	P-4	51"X31" ARCH APRON	4+99.4	N/A	N/A	1000.00	BASIN	N/A	
P-SERIES (EAST)	P-5	30" RC APRON	0+54.0	N/A	N/A	1001.00	P-6	N/A	
	P-6	SPECIAL 1	1+00.0	N/A	1011.00	1001.00	P-7	10.00 LF	SEE SHEET C5.10
	P-7	30" RC APRON	2+38.5	N/A	N/A	1005.00	OUTFALL	N/A	

CASTING ASSEMBLY TABLE			
CASTING ID	CASTING DESIGNATION	CASTING TYPE	NUMBER REQ'D
C-1	NEENAH R-1733	PLATEN LID LETTERED "STORM SEWER" WITH TWO CONCEALED PICKHOLES	7
C-2	NEENAH R-3067-V	CURB INLET FRAME & CURB BOX WITH TYPE V-VANE GRATE	4
C-3	NEENAH R-3067-VB	CURB INLET FRAME & CURB BOX WITH BI-DIRECTIONAL TYPE V-VANE GRATE	10
C-4	NEENAH R-2573-C	INLET FRAME, TYPE C GRATE	1
C-5	SPECIAL 1	INLET GRATE SHALL BE SIMILAR CONSTRUCTION AS SHOWN ON DESIGN SPECIAL 1 (SEE SHEET C5.10)	1

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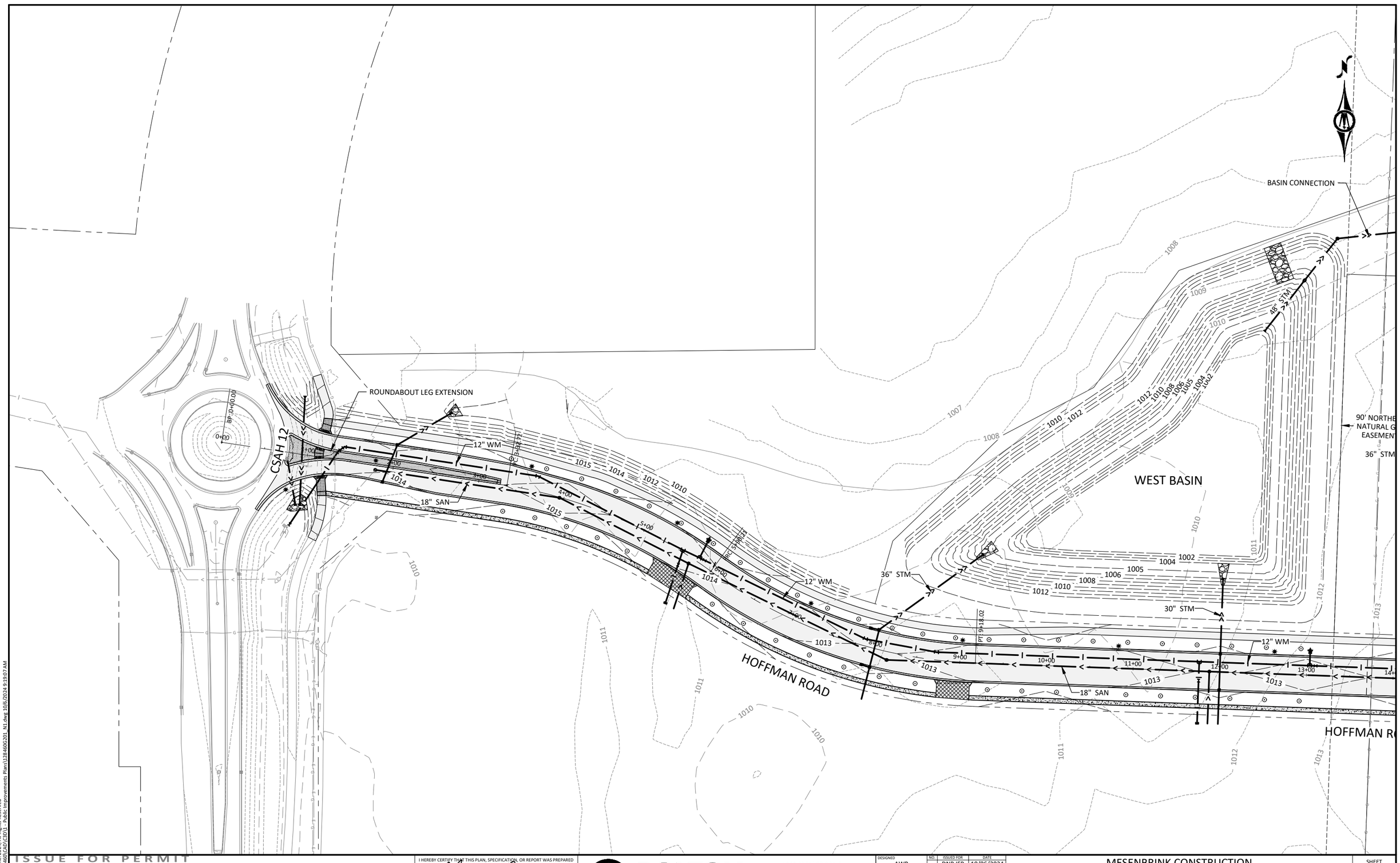
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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MANKATO, MINNESOTA 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. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
CONSTRUCTION DETAIL TABLES

SHEET G1.02



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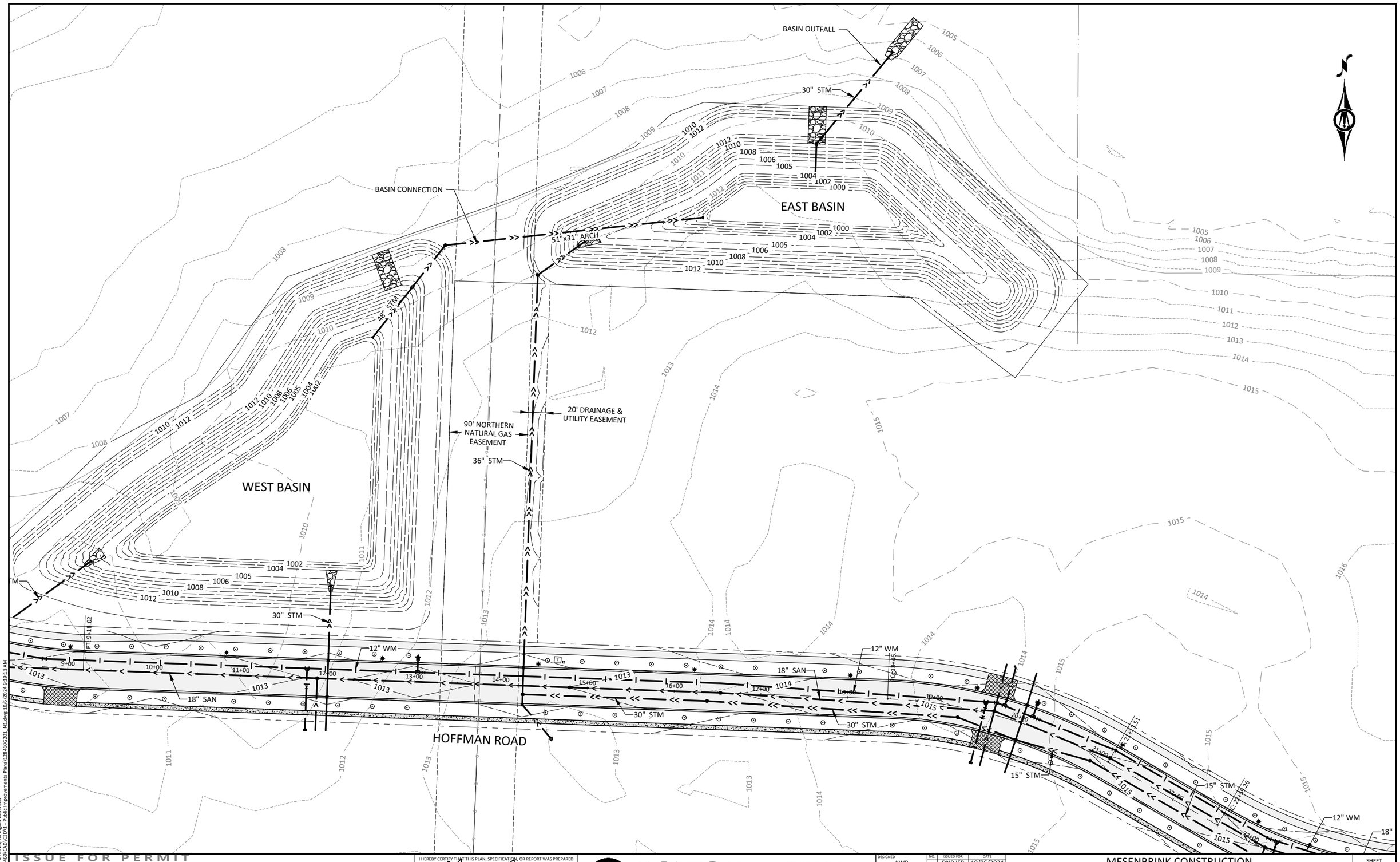
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
PROJECT OVERVIEW

SHEET G2.01



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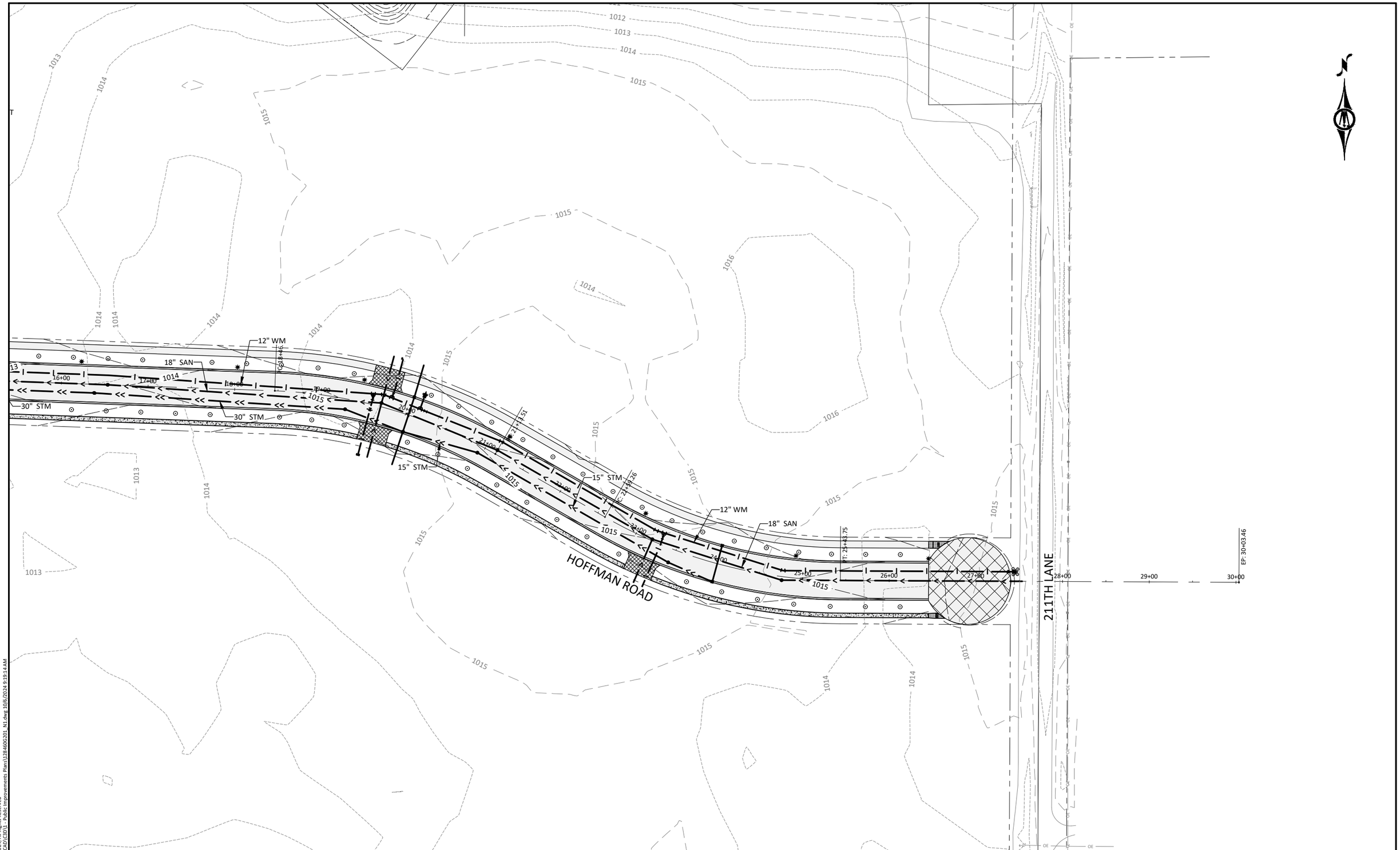
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
PROJECT OVERVIEW

SHEET G2.02



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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
PROJECT OVERVIEW

SHEET G2.03

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CSAH 12

REMOVE STORM PIPE DOWNSTREAM OF CATCH BASIN (INCIDENTAL)

REMOVE PAVEMENT AND CURB & GUTTER AS NECESSARY FOR ROUNDABOUT LEG CONSTRUCTION

REMOVE BITUMINOUS PAVEMENT

RELOCATE STREET LIGHT

WETLAND, TYP

WETLAND, TYP

90' NORTHE
NATURAL G
EASEMEN

PROPOSED HOFFMAN ROAD R/W

MITIGATED WETLAND, TYP

1006 1007 1008 1009 1010 1011

WETLAND NOTE:
ALL WETLANDS ARE MITIGATED EXCEPT AS NOTED

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HORZ. SCALE 0 50 100 FEET

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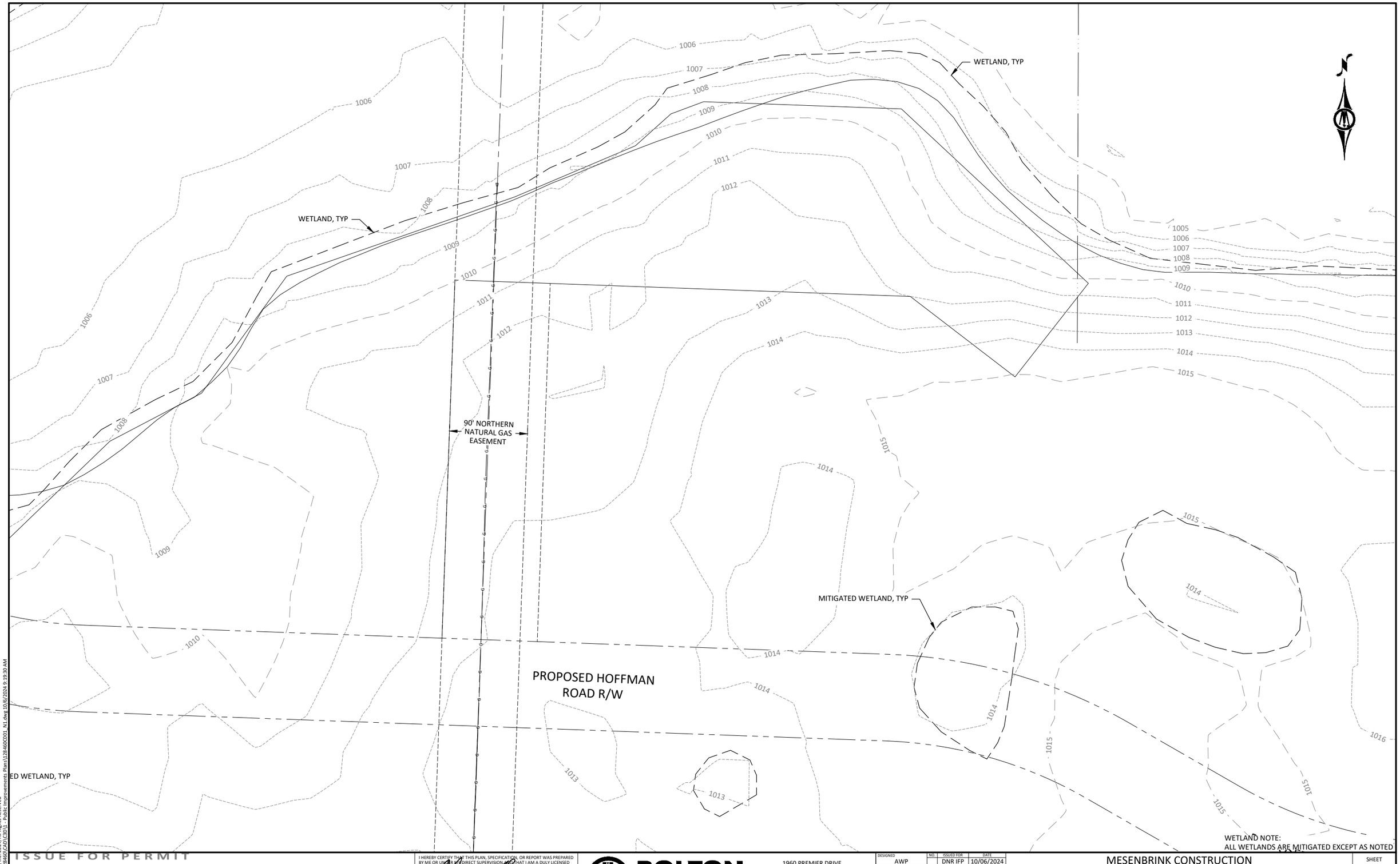
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AWP			
CHECKED			
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
EXISTING CONDITIONS & REMOVAL PLAN

SHEET C0.01

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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
EXISTING CONDITIONS & REMOVAL PLAN

SHEET C0.02

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MITIGATED WETLAND, TYP

MITIGATED WETLAND, TYP

PROPOSED HOFFMAN ROAD R/W

211TH LANE

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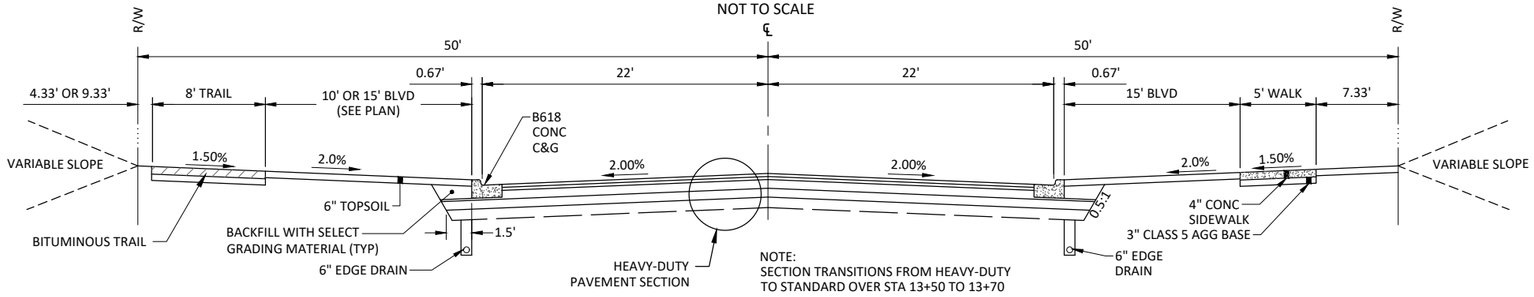
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
EXISTING CONDITIONS & REMOVAL PLAN

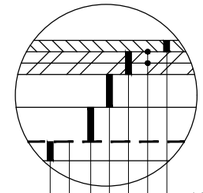
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PROPOSED TYPICAL SECTION

HOFFMAN ROAD - STA 0+00 TO 13+50
NOT TO SCALE





GRAVEL EQUIVALENCY (GE)
5.5" BITUMINOUS = 5.5x2.25 = 12.4
18" CLASS 5 = 18x1 = 18
12" GRANULAR = 12x0.5 = 6
GEOGRID = 2
TOTAL GE = 38.4

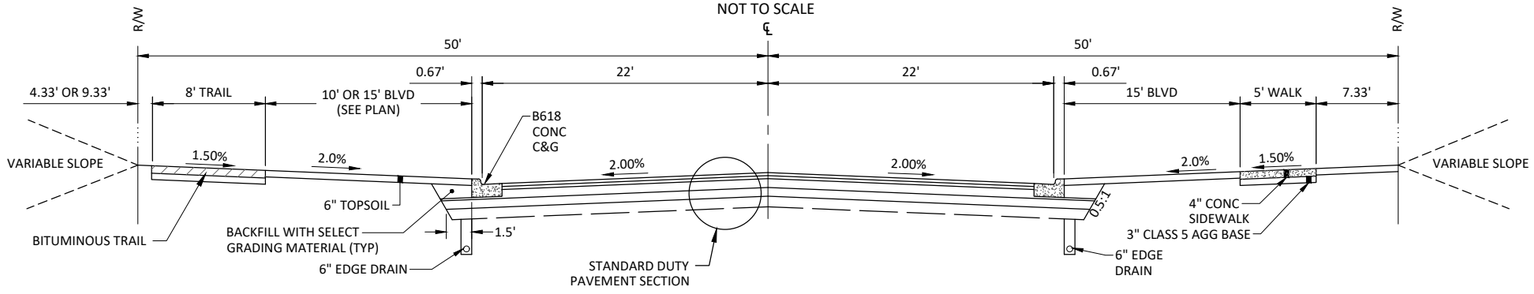
- 1.5" TYPE SP 12.5 WEARING COURSE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT (2)
- 4.0" TYPE SP 19 NON-WEARING COURSE (2 EA 2.0" LIFTS) (SPNWB330C) (2360)
- 18" AGGREGATE BASE, CL 5 (2211)
- 12" SELECT GRANULAR (3149) (2211)
- TYPE 1 BIAXIAL GEOGRID
- 12" SUBGRADE PREPARATION (2112) (INCIDENTAL)

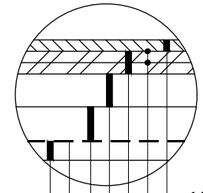
HEAVY-DUTY PAVEMENT SECTION

NOT TO SCALE

PROPOSED TYPICAL SECTION

HOFFMAN ROAD - STA 13+70 TO 26+45
NOT TO SCALE





GRAVEL EQUIVALENCY (GE)
4.5" BITUMINOUS = 4.5x2.25 = 10.1
14" CLASS 5 = 14x1 = 14
12" GRANULAR = 12x0.5 = 6
GEOGRID = 2
TOTAL GE = 32.1

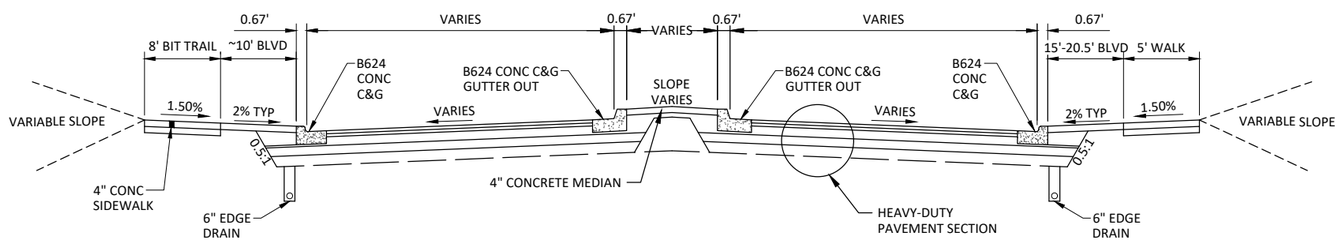
- 1.5" TYPE SP 12.5 WEARING COURSE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT (2)
- 3.0" TYPE SP 19 NON-WEARING COURSE (2 EA 1.5" LIFTS) (SPNWB330C) (2360)
- 14" AGGREGATE BASE, CL 5 (2211)
- 12" SELECT GRANULAR (3149) (2211)
- TYPE 1 BIAXIAL GEOGRID
- 12" SUBGRADE PREPARATION (2112) (INCIDENTAL)

STANDARD DUTY PAVEMENT SECTION

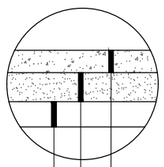
NOT TO SCALE

TYPICAL SECTION - ROUNDABOUT APPROACH

HOFFMAN ROAD
NOT TO SCALE



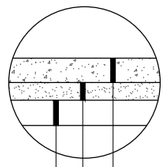
GENERAL NOTE:
SEE ROUNDABOUT GRADING & CONSTRUCTION SHEETS FOR CURB AND GUTTER ELEVATIONS/TYPES, SIDEWALK, AND VARIOUS SLOPES



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

4" CONCRETE MEDIAN

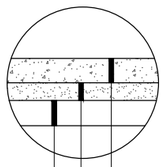
NOT TO SCALE



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

4" CONCRETE SIDEWALK

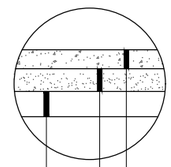
NOT TO SCALE



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

6" CONCRETE SIDEWALK

NOT TO SCALE



- 3.0" TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB240C) (2360) (INCIDENTAL)
- 8" AGGREGATE BASE, CL 5 (2211) (INCIDENTAL)
- SUBGRADE PREPARATION (INCIDENTAL)

BITUMINOUS TRAIL

NOT TO SCALE
NOTE: QUANTITY INCLUDED UNDER '3" BITUMINOUS WALK' (MNDOT SPEC. NO. 2521)

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
TYPICAL SECTIONS

SHEET
C1.01

MANKATO STANDARD PLATES	
AVAILABLE ON CITY WEBSITE	
mankatomn.gov/your-government/departments/public-works/engineering	
PLATE NO.	DESCRIPTION
2002A	TEMPORARY MANHOLE INSERTS
2003A	STABILIZED CONSTRUCTION EXIT
2100A	GRANULAR BEDDING AND ENCASEMENT
2200A	SANITARY SEWER MANHOLE
2203A	INTERNAL CHIMNEY SEAL
2240A	STANDARD SANITARY SERVICE
2241A	DEEP SANITARY SERVICE
2320A	WATERMAIN CONSTRUCTION AROUND OBSTACLES
2321A	GATE VALVE ADAPTOR
2322A	HYDRANT DETAIL
2340B	WATER SERVICE
2402C	MANKATO STANDARD CATCH BASIN 3
2420B	DRAIN TILE TRENCH DETAIL
2421A	DRAIN TILE CLEANOUT END/THRU BOULEVARD
2540B	STANDARD DRIVEWAY APPROACH FOR ALL CURB TYPES
2640A	EQUIPMENT PAD
2650A	LIGHT BASE DESIGN STEEL (E)
2660A	100 AMP LIGHTING SERVICE

MNDOT STANDARD PLATES	
PLATE NO.	DESCRIPTION
3000L	REINFORCED CONCRETE PIPE (5 SHEETS)
3006G	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3133D	RIPRAP AT RCP OUTLETS
4007C	PRECAST MECHANICAL JOINT SEWER MANHOLE
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4022A	MANHOLE OR CATCH BASIN COVER (3 ft. X 2 ft. OPENING)
4026A	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4110F	COVER CASTING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS) - CASTING NO. 715 AND 716
4180J	MANHOLE OR CATCH BASIN STEP
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7100H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
7102K	CONCRETE CURB AND GUTTER (DESIGN D, S AND R)
7111J	INSTALLATION OF CATCH BASIN CASTINGS (CONCRETE CURB AND GUTTER)

PEDESTRIAN RAMP NOTE:
REFER TO THE LATEST MNDOT STANDARD PLANS 5-297.250 FOR PROPER PEDESTRIAN RAMP INSTALLATION

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

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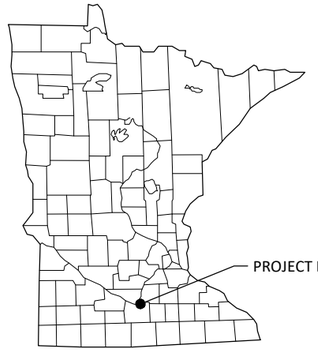
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STANDARD PLATES AND DETAILS

SHEET C1.02

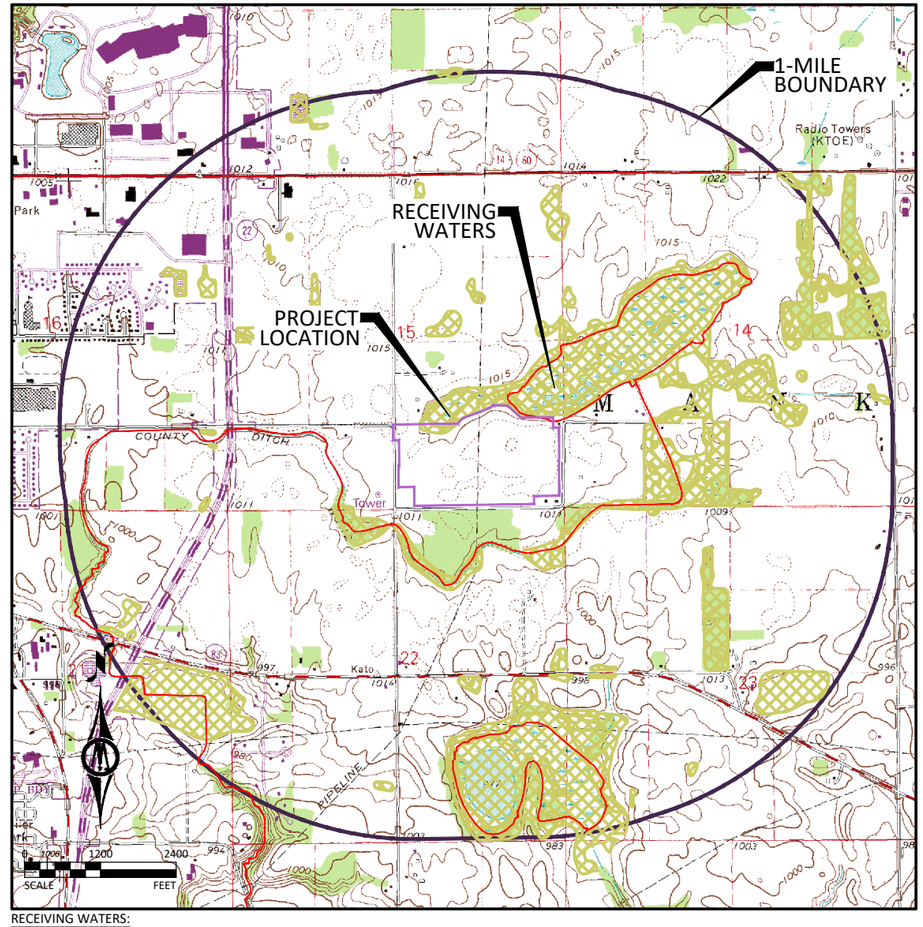
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

HOFFMAN ROAD EXTENSION
CITY OF MANKATO
BLUE EARTH COUNTY, MINNESOTA



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- PROTECTED AND/OR IMPAIRED WATERS
- NATIONAL WETLANDS INVENTORY



RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Mankato	Susan Arntz	507-387-8695
SWPPP DESIGNER:	Bolton & Menk, Inc.	Alec W. Pietz, P.E.	507-625-4171
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Mankato	Susan Arntz	507-387-8695

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	12.1	ACRES
Existing area of impervious surface =	0.1	ACRES
Post construction area of impervious surface =	3.8	ACRES
Total new impervious surface area created =	3.7	ACRES

Planned Construction Start Date:	TBD
Estimated Construction Completion Date:	TBD

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

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

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
BLUE EARTH	T108N	R26W	15	44.1547° N	93.9340° W

BMP SUMMARY	QUANTITY	UNIT
STABILIZED CONSTRUCTION EXIT	1	EACH
STORM DRAIN INLET PROTECTION	21	EACH
SILT FENCE, TYPE MACHINE SLICED	3100	LIN FT
SEED MIX 25-141, FERTILIZE, & MULCH	1.8	ACRE
SEED MIX 33-261 & FERTILIZE	1.8	ACRE
SEED MIX 35-221, FERTILIZE & MULCH	3.5	ACRE
SEED MIX 35-221 & FERTILIZE	1.3	ACRE
RANDOM RIPRAP CLASS III/A	378	CU YD
ROLLED EROSION PREVENTION CATEGORY 20	15000	SQ YD
NOTE: QUANTITIES LISTED ACCOUNT FOR ONE INSTALLATION. ADDITIONAL INSTALLATIONS MAY BE NECESSARY AS A RESULT OF SCHEDULING AND MAINTENANCE.		

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Construction of public roadways and infrastructure in Mankato, Minnesota to provide service to mixed density housing and commercial development. Site improvements include pavements, storm sewer, watermain, sanitary sewer, water and sanitary services, and wet sedimentation basin construction.

Currently, stormwater is conveyed by overland flow in various directions and local watersheds primarily to an existing unnamed lake to the north of the property.

After development, storm sewer and stormwater management systems will be installed to convey drainage of roadways and future site developments. Drainage district patterns were generally observed and a comprehensive drainage report was prepared detailing the stormwater design. The listed impervious area created with this project is based on the proposed public infrastructure, with the drainage report further elaborating on the full design.

A copy of the SWPPP must remain onsite at all times. Any modifications to the SWPPP shall be approved by the Engineer.

RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Unnamed Lake	Lake	Yes	Yes	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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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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DESIGNED	NO.	ISSUED FOR	DATE
AWP		DNR IFP	10/06/2024
DRAWN AWP			
CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
PROJECT INFORMATION & LOCATION MAP

SHEET C2.01

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 RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
    a. Types and/or Locations of BMPs
    b. Material Storage and Spill Response
    c. Fueling Plans
    d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
    e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no less than:	3 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Alec W. Pietz

Design of Construction SWPPP (May 31 2027)

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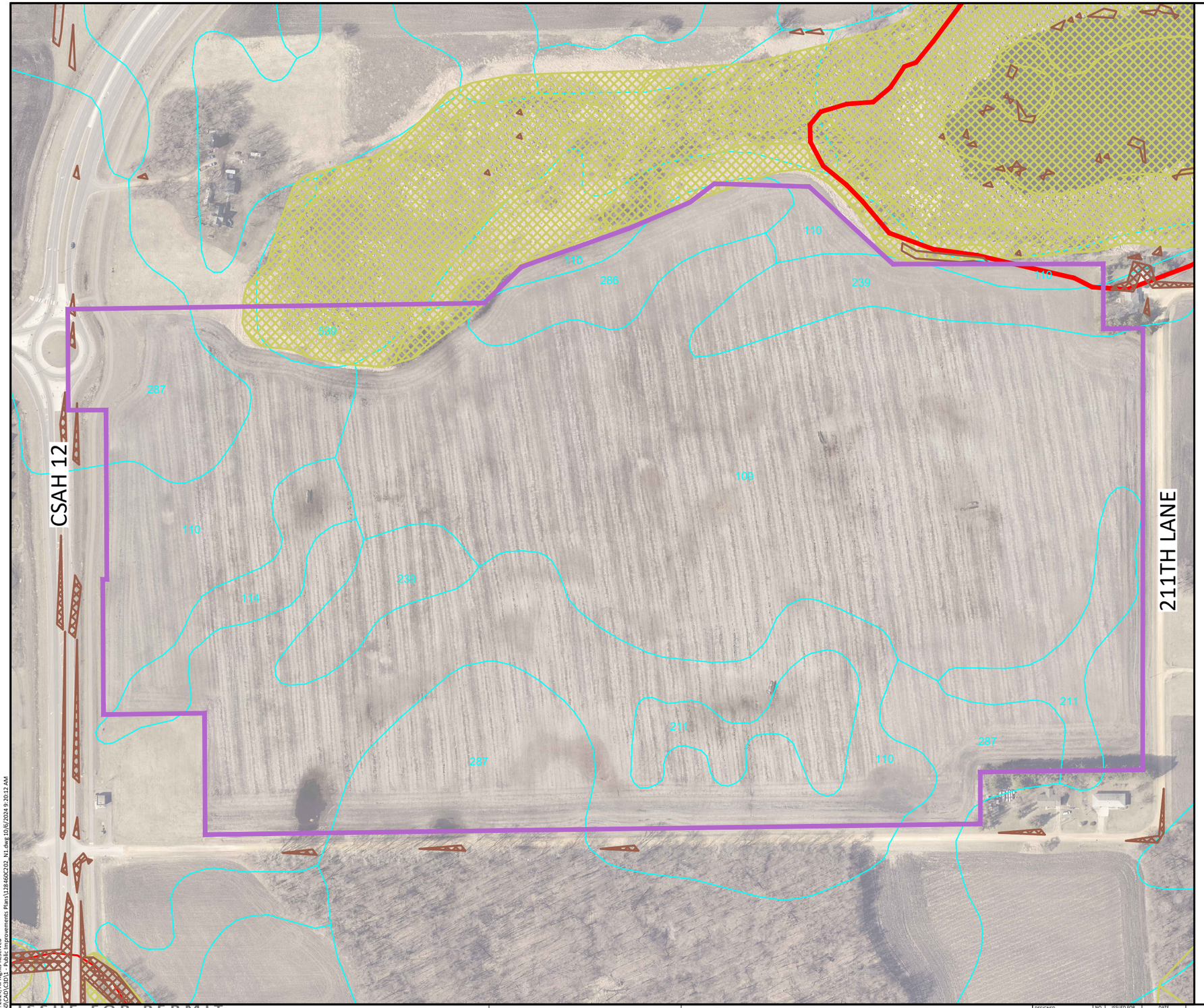
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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DESIGNED	NO.	ISSUED FOR	DATE
AWP		DNR IFP	10/06/2024
DRAWN AWP			
CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
NARRATIVE

SHEET C2.02



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- STEEP SLOPES (>33.3%)
- NATIONAL WETLANDS INVENTORY
- RECEIVING WATERS

N

0 125 250
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
109	Cordova clay loam	C/D	NHEL
110	Marna silty clay loam	C/D	NHEL
114	Glencoe silty clay loam	B/D	NHEL
211	Lura silty clay	C/D	NHEL
239	Le Sueur clay loam, 1 to 3 percent slopes	B/D	NHEL
286	Shorewood silty clay loam, 1 to 6 percent slopes	C/D	NHEL
287	Minnetonka silty clay loam	C/D	NHEL
539	Klossner muck, lake plain, depressional, 0 to 1 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
DIRECTION OF FLOW	C2.05 - C2.07
FINAL STABILIZATION	C2.05 - C2.07
STORM SEWER & STORMWATER MANAGEMENT	C5.01 - C5.10

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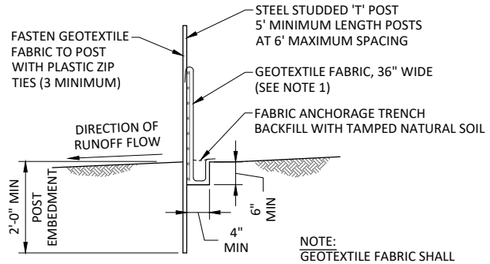
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NO.	ISSUED FOR	DATE
	DNR IFP	10/06/2024

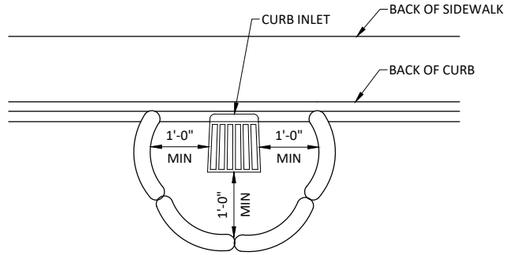
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP

SHEET C2.03



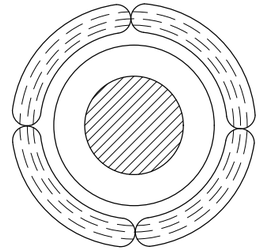
NOTE:
GEOTEXTILE FABRIC SHALL BE PER MnDOT SPEC 3886

SILT FENCE - HEAVY DUTY
NOT TO SCALE



NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY, USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG, PLACEMENT, MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL

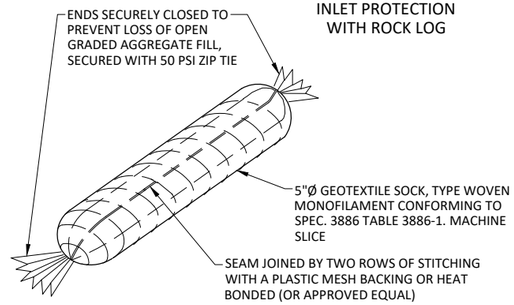


INLET PROTECTION WITH ROCK LOG

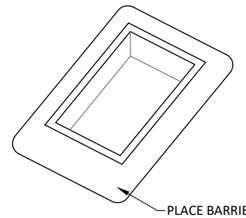
FILL ROCK LOG WITH 45 LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION.

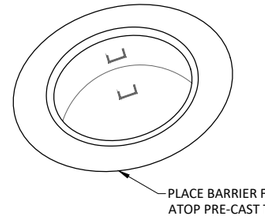
GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

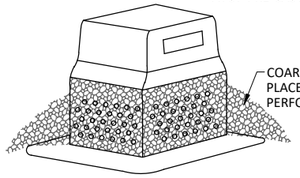
NOTE:
CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.

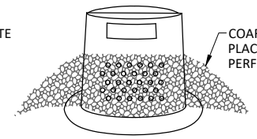


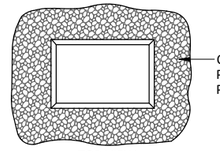
INLET PROTECTION ROCK BAG
NOT TO SCALE



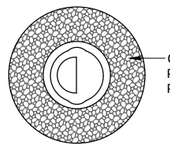




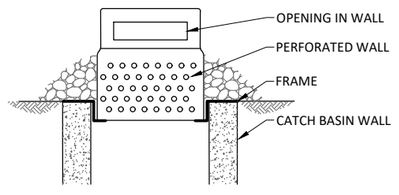


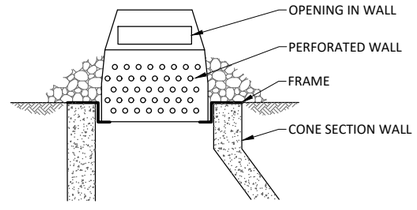


TOP VIEW

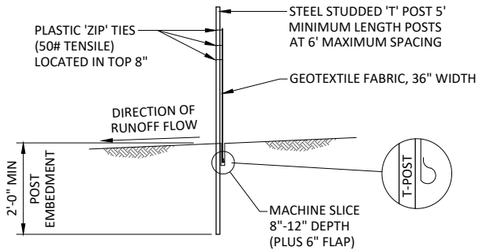


TOP VIEW

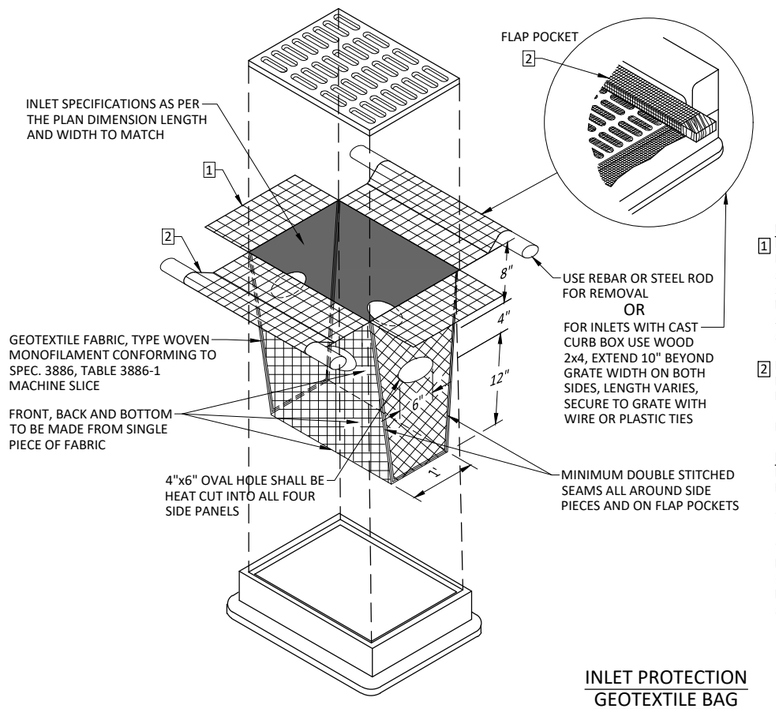




INLET PROTECTION PERFORATED WALL
NOT TO SCALE



SILT FENCE - MACHINE SLICED
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.

INLET PROTECTION GEOTEXTILE BAG
NOT TO SCALE

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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www.bolton-menk.com

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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
BEST MANAGEMENT PRACTICE DETAILS

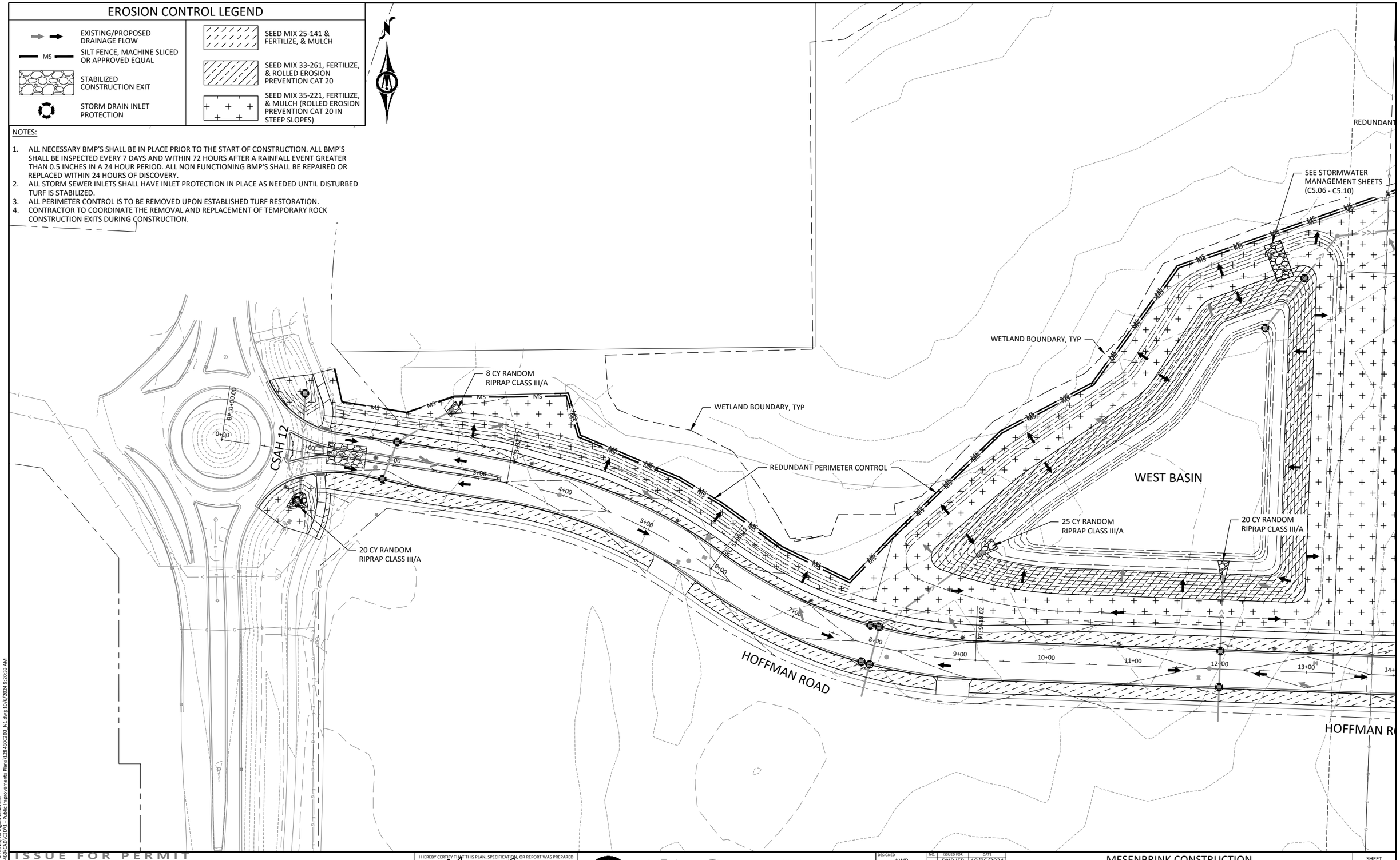
SHEET C2.04

EROSION CONTROL LEGEND

- EXISTING/PROPOSED DRAINAGE FLOW
- MS — SILT FENCE, MACHINE SLICED OR APPROVED EQUAL
- STABILIZED CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- SEED MIX 25-141 & FERTILIZE, & MULCH
- SEED MIX 33-261, FERTILIZE, & ROLLED EROSION PREVENTION CAT 20
- SEED MIX 35-221, FERTILIZE, & MULCH (ROLLED EROSION PREVENTION CAT 20 IN STEEP SLOPES)

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.



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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

SHEET C2.05

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EROSION CONTROL LEGEND

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SEE STORMWATER MANAGEMENT SHEETS (C5.06 - C5.10)

CONFINE DISTURBANCE TO RIPRAP INSTALLATION (DE MINIMIS IMPACT)

WETLAND BOUNDARY, TYP

REDUNDANT PERIMETER CONTROL

EAST BASIN

25 CY RANDOM RIPRAP CLASS III/A

WEST BASIN

20 CY RANDOM RIPRAP CLASS III/A

HOFFMAN ROAD

PT 9+44.02

PC 18+46.35

PT 21+13.51

PC 21+49.16

9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00

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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

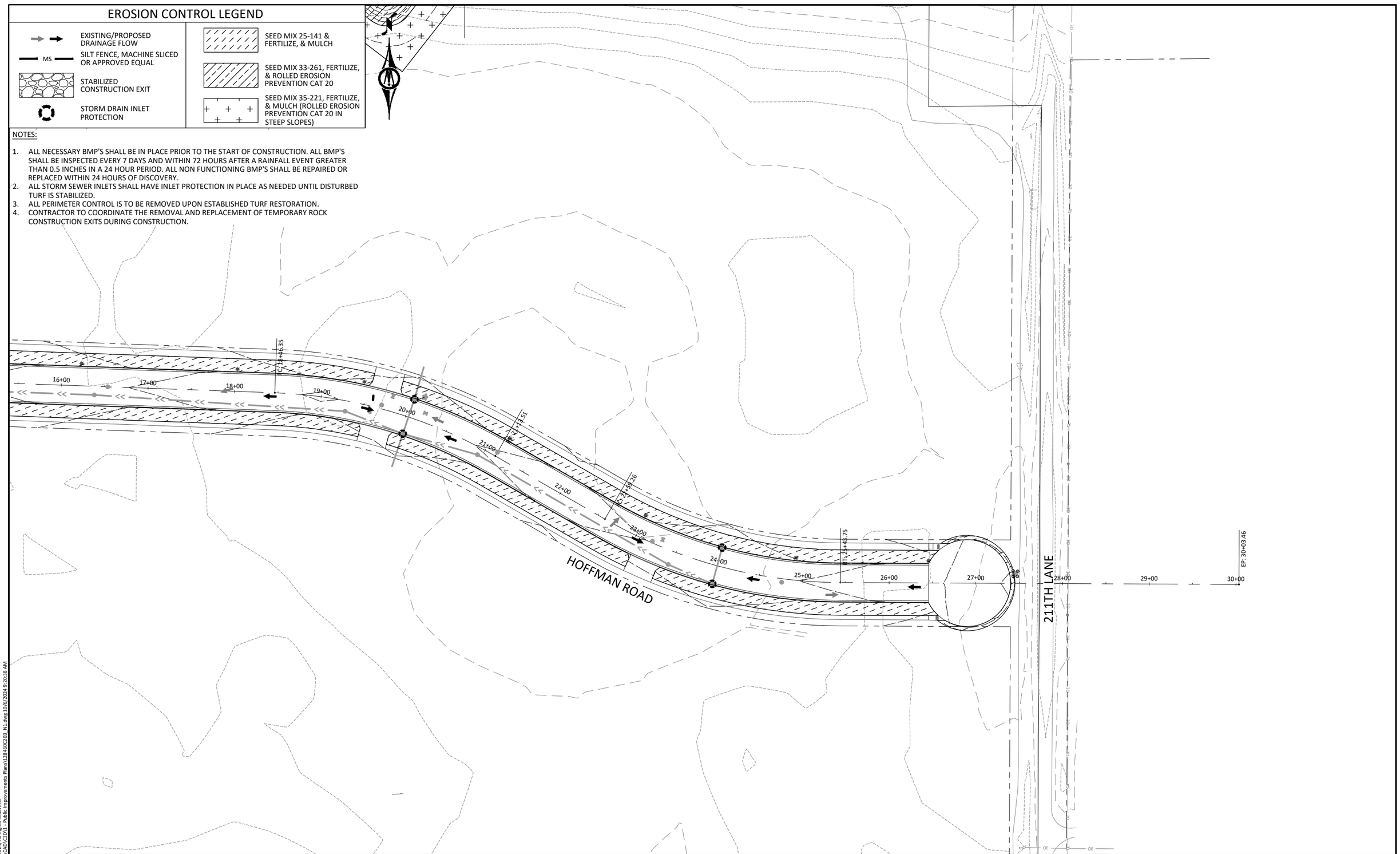
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EROSION CONTROL LEGEND

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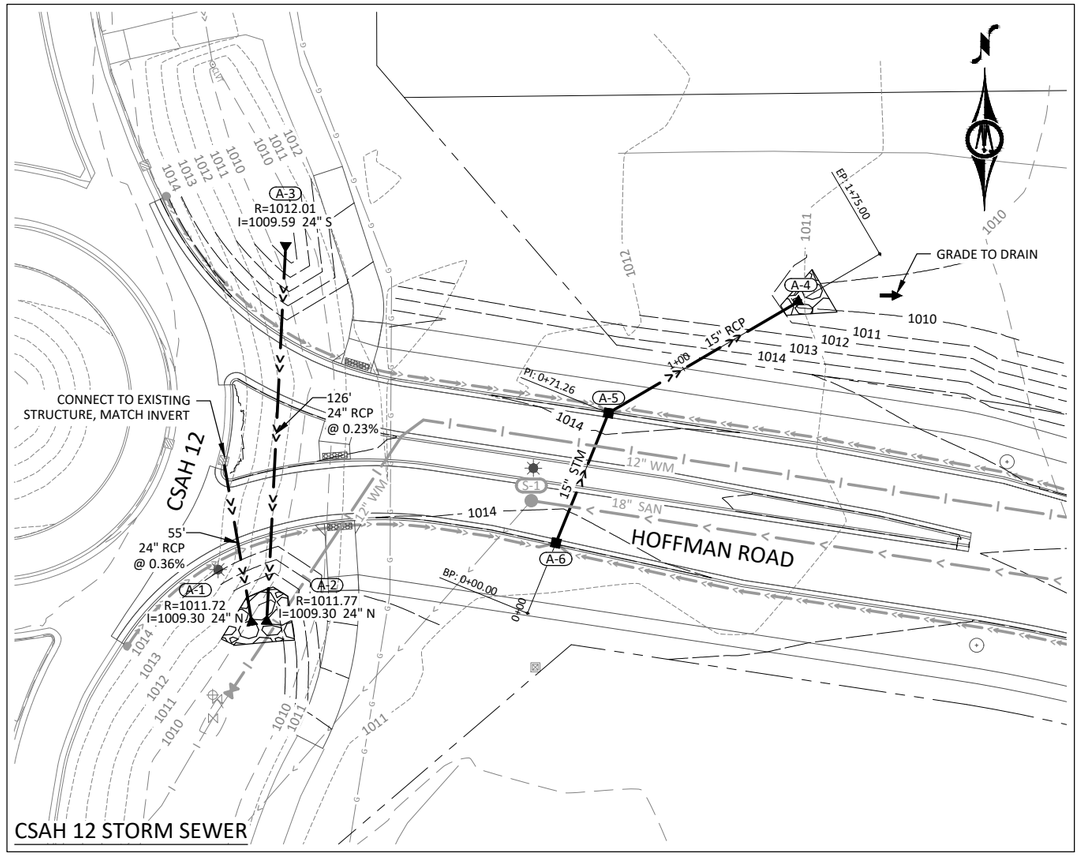
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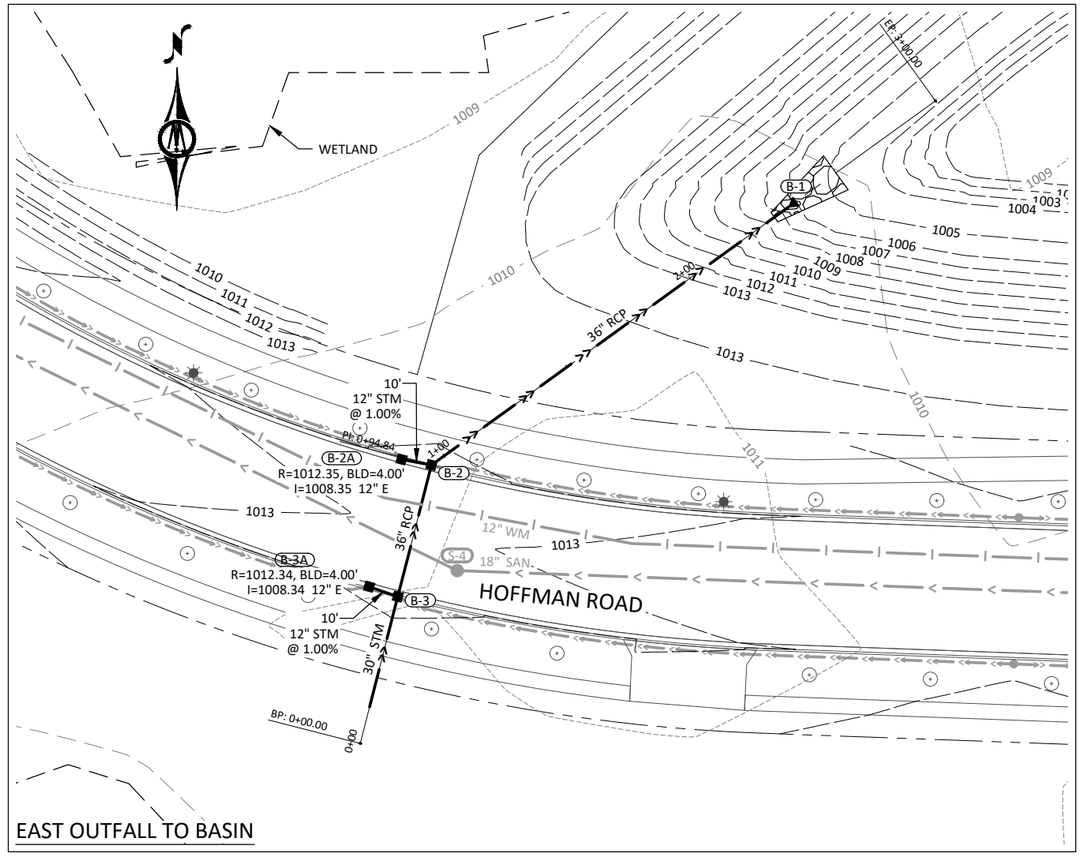
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

SHEET C2.07

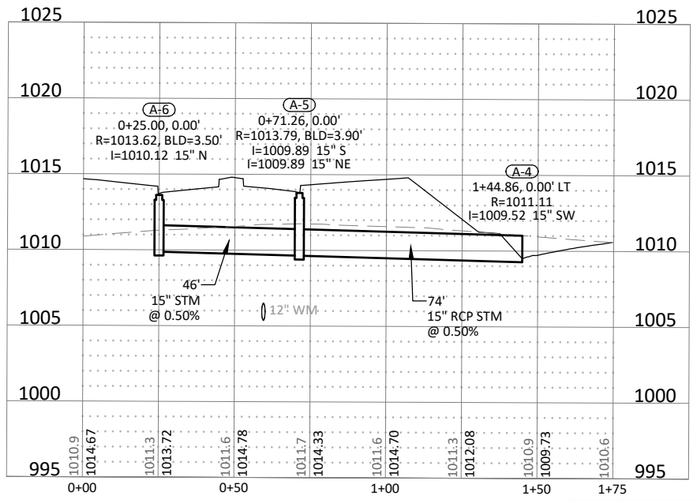
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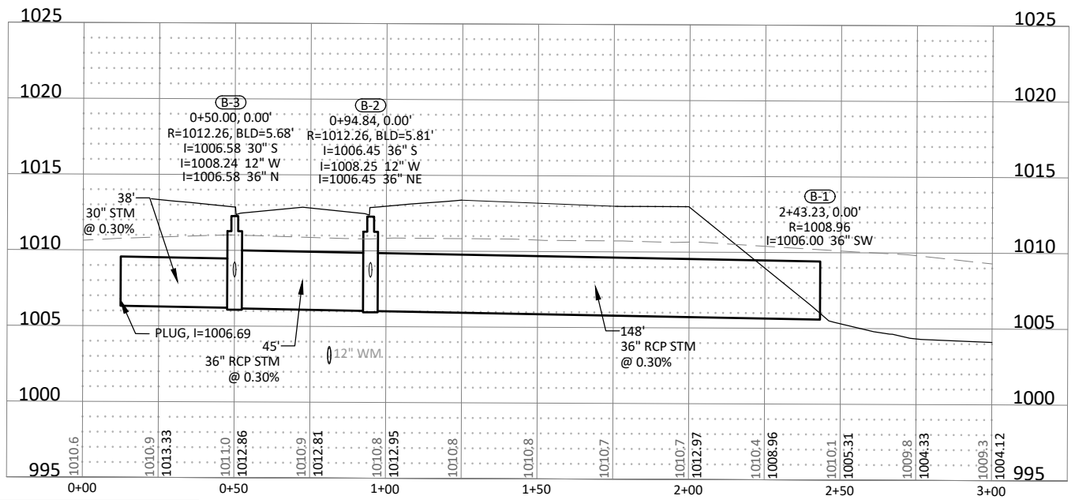


CSAH 12 STORM SEWER



EAST OUTFALL TO BASIN





NOTE:
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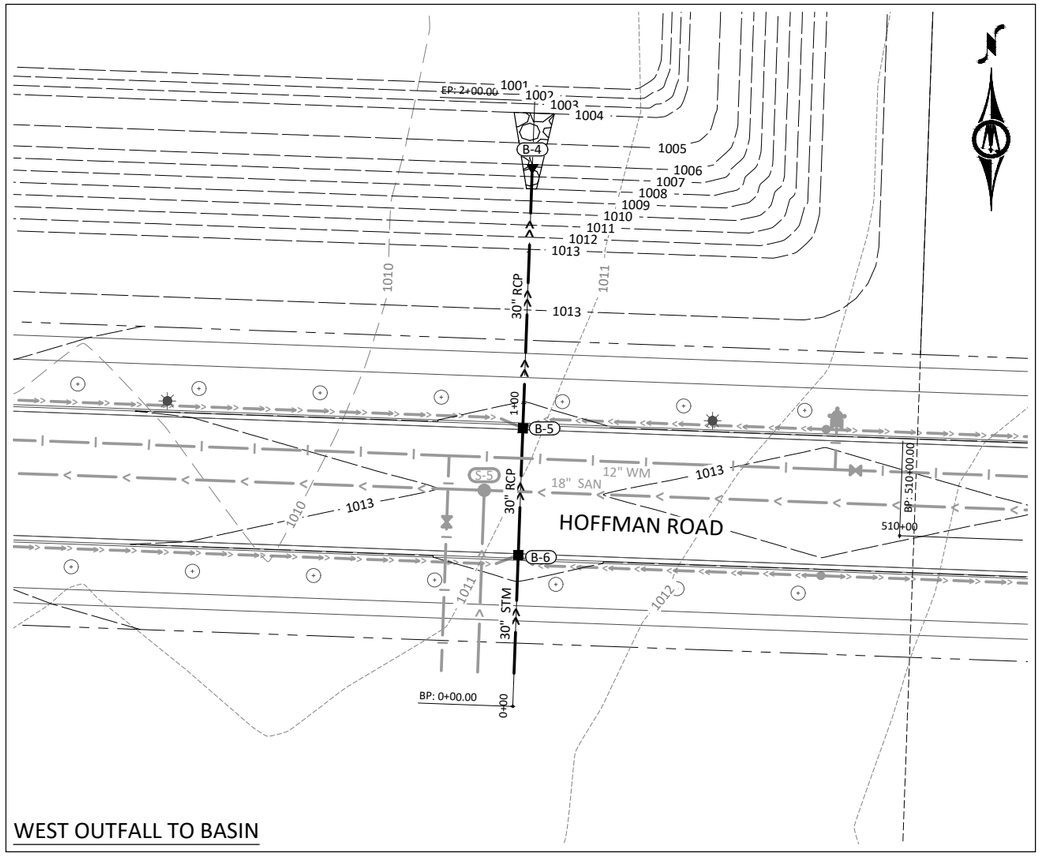
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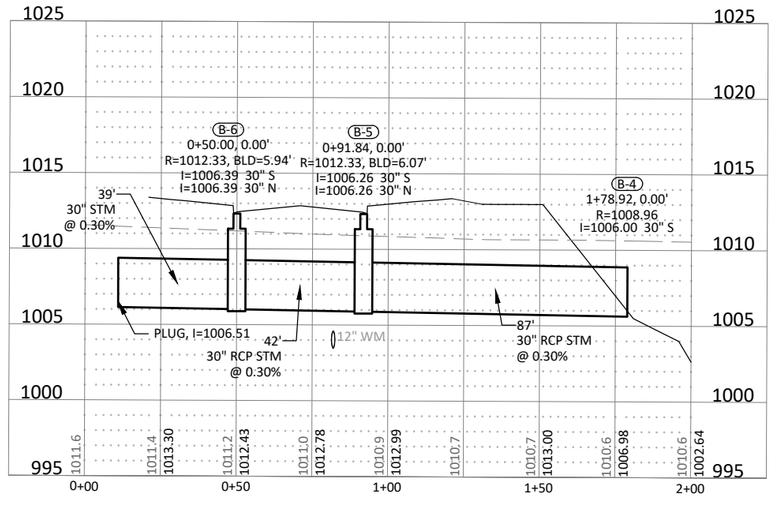
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORM SEWER PLAN & PROFILE
CSAH 12 & EAST OUTFALL TO BASIN

SHEET
C5.01



WEST OUTFALL TO BASIN



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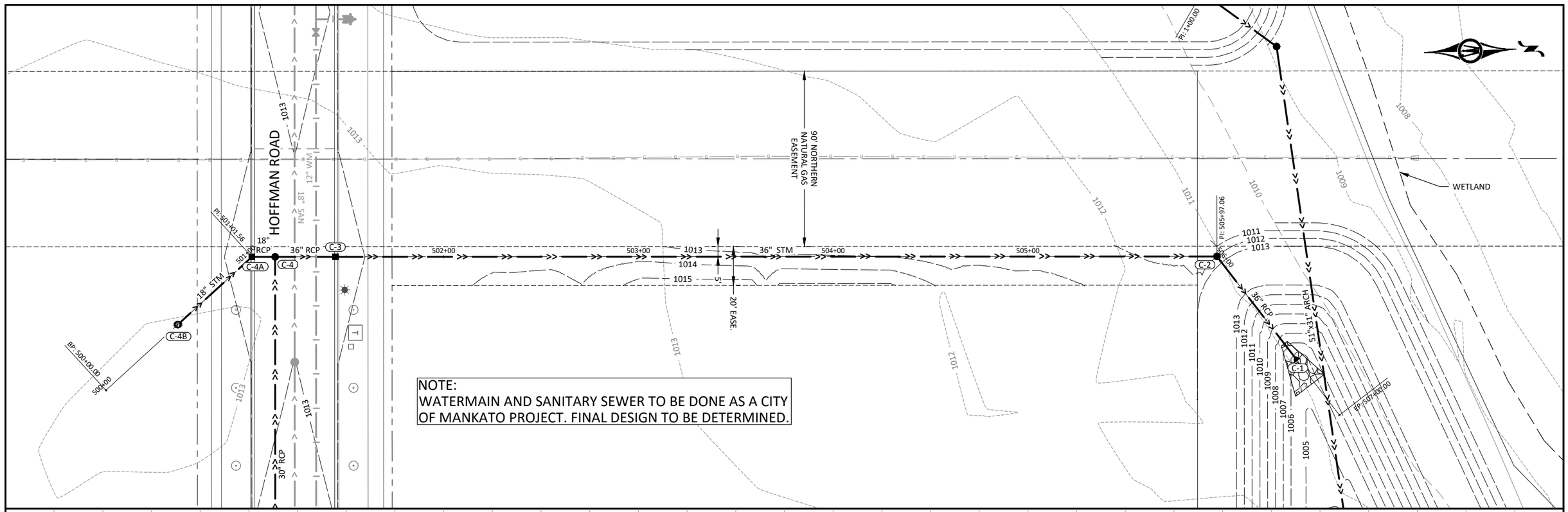
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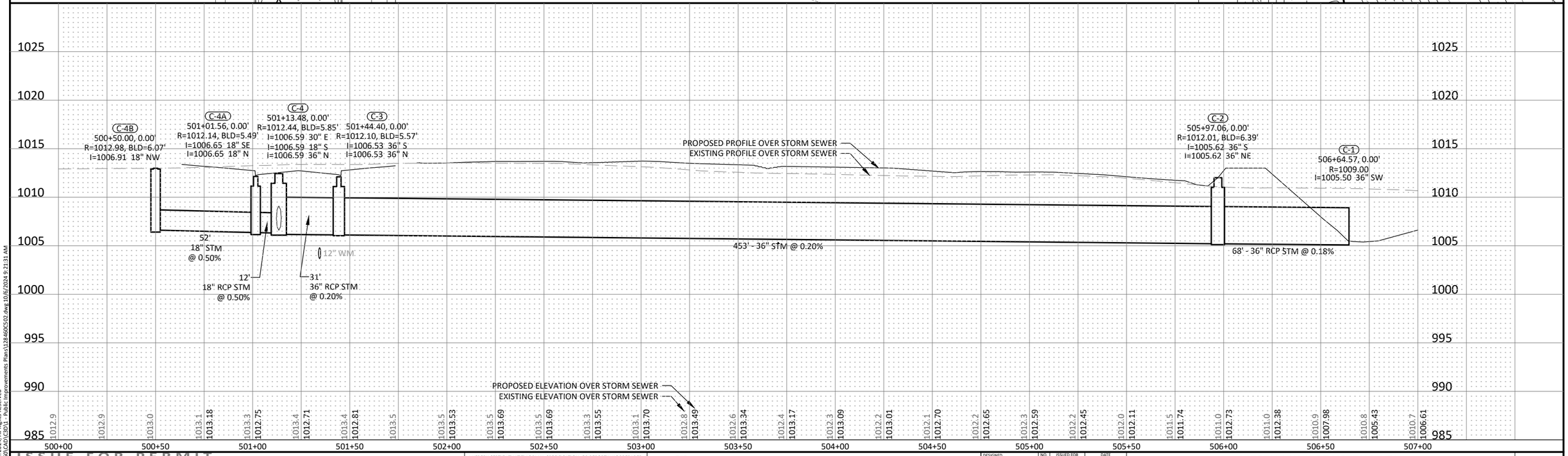
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORM SEWER PLAN & PROFILE
WEST OUTFALL TO BASIN

SHEET C5.02





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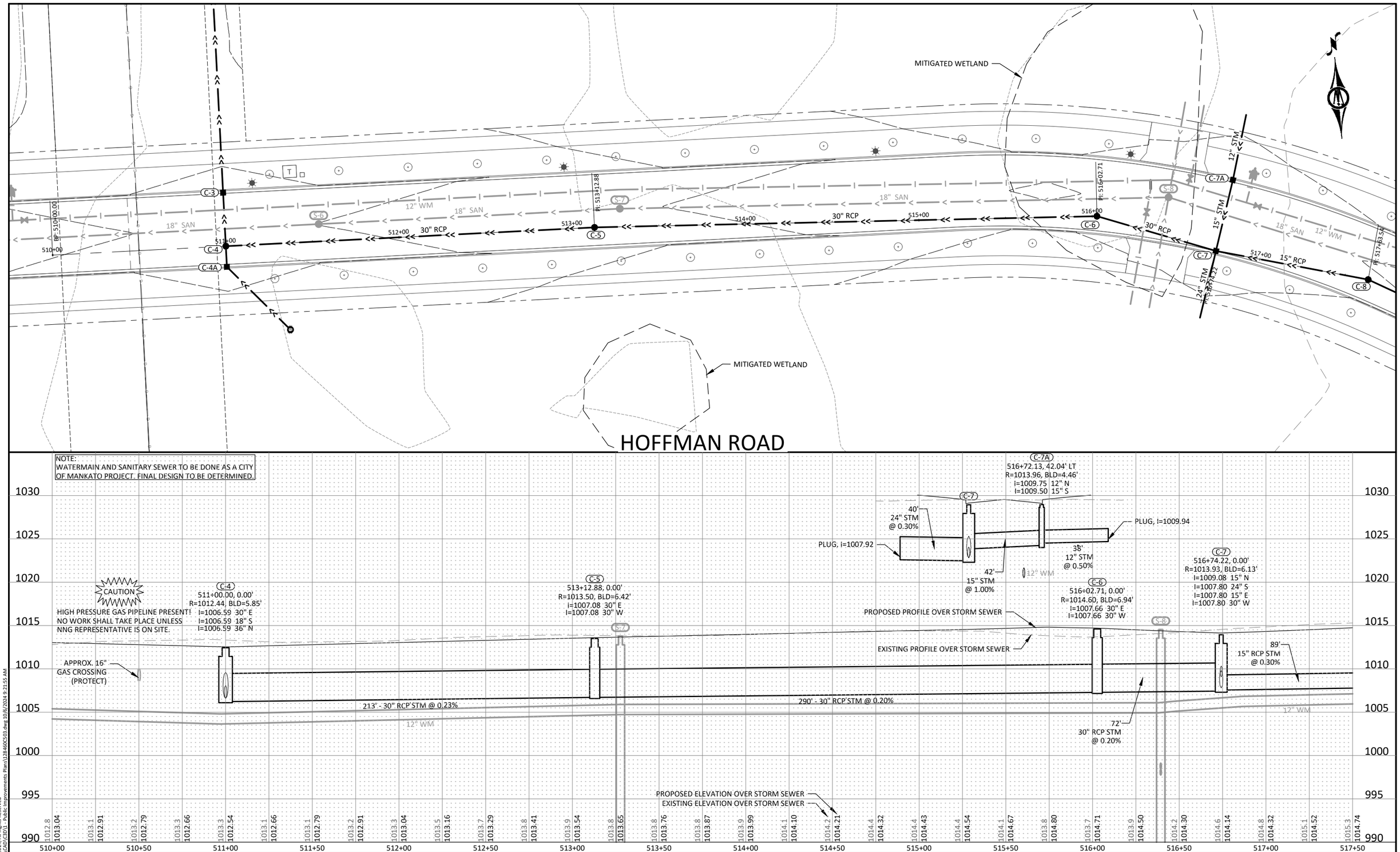
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORM SEWER PLAN & PROFILE
EASEMENT TO BASIN - STA 500+00 TO 507+00

SHEET C5.03

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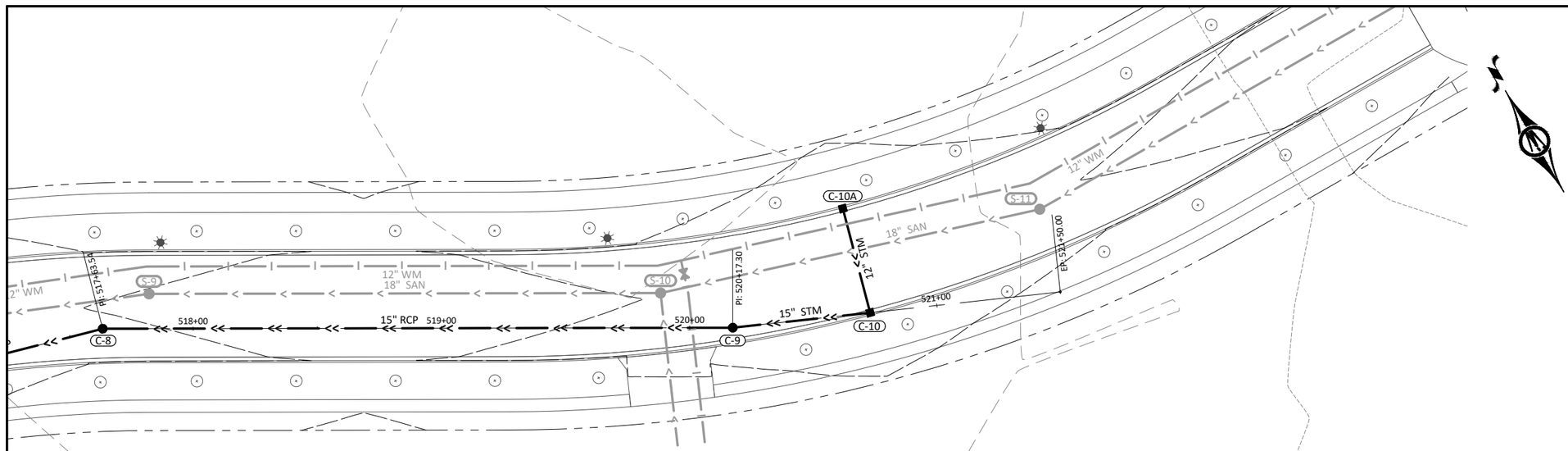
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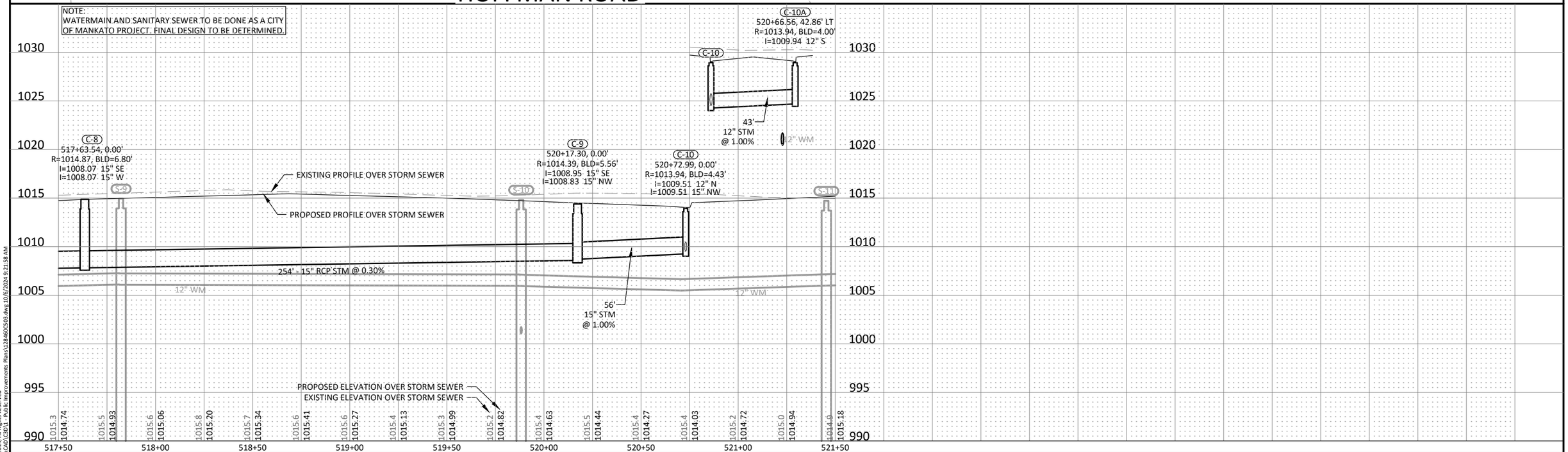
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORM SEWER PLAN & PROFILE
HOFFMAN ROAD - STA 510+00 TO 517+50

SHEET C5.04



HOFFMAN ROAD

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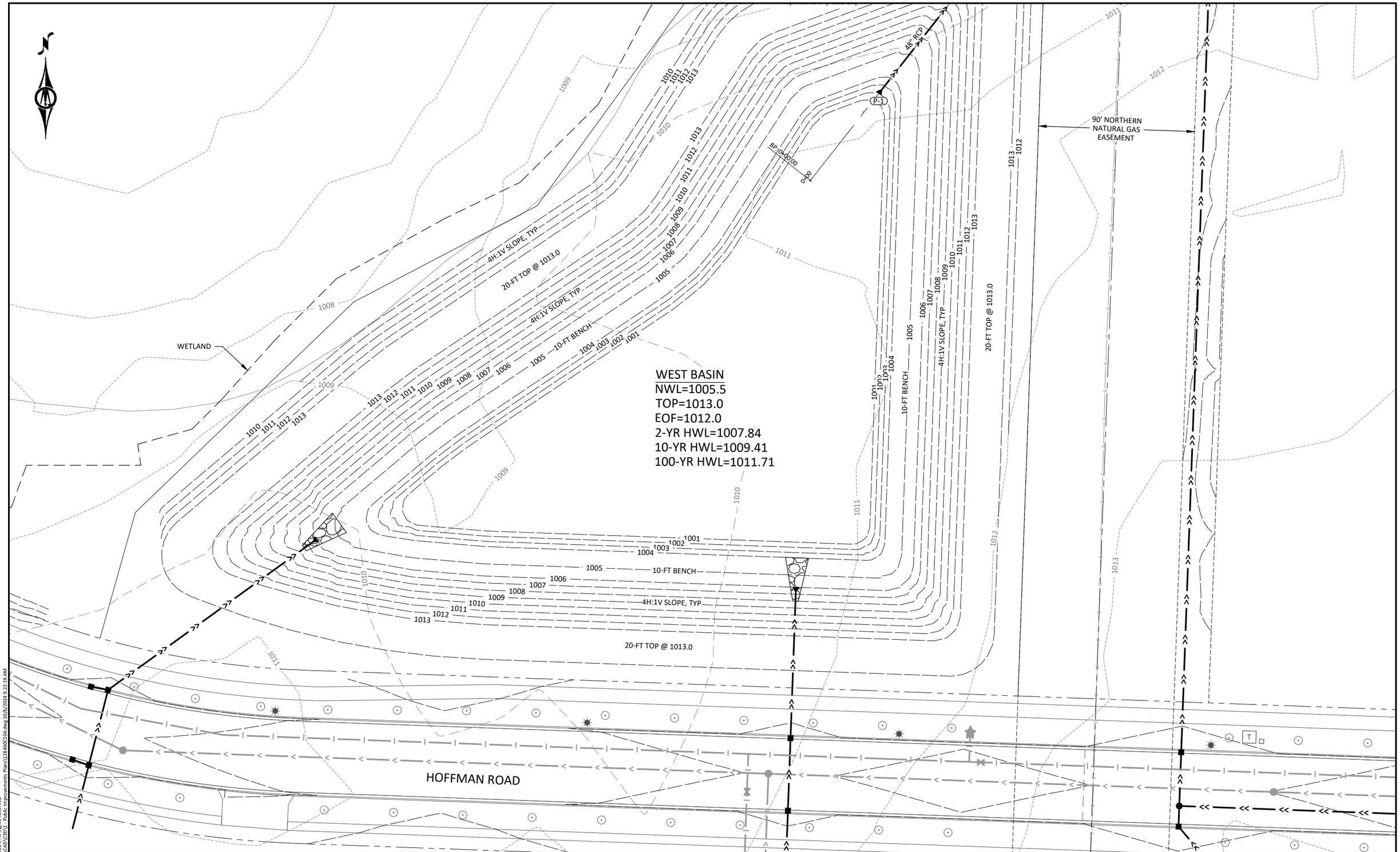
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DRAWN	AWP
CHECKED	AWP
CLIENT PROJ. NO.	0M1.128460

NO.	ISSUED FOR	DATE
	DNR IFP	10/06/2024

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORM SEWER PLAN & PROFILE
HOFFMAN ROAD - STA 517+50 TO 521+50

SHEET C5.05

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ISSUE FOR PERMIT

0 25 50
HORZ. SCALE FEET

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

BOLTON & MENK

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

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CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER MANAGEMENT PLAN
STORMWATER BASIN LAYOUT (1 OF 3)

SHEET C5.06

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N

WETLAND

WETLAND

SEE SHEET C5.09 FOR PROFILE

EMERGENCY OVERFLOW
20-FT WIDE, TOP @ 1012.0
PROVIDE 3-FT DEPTH CLASS
III/A RIPRAP (~100 CY)

EMERGENCY OVERFLOW
20-FT WIDE, TOP @ 1012.0
PROVIDE 3-FT DEPTH CLASS
III/A RIPRAP (~100 CY)

SEE SHEET
DETAILS A

P-1
P-2
P-3
P-4
P-5
P-6
P-7
C-1
C-2

PI: 2+00.00
BP: 0+00.00
PI: 1+00.00
BP: 0+00.00
EP: 5+00.00

48" RCP
48" RCP
36" RCP
51"x31" ARCH
30" RCP
30" RCP

4H:1V SLOPE, TYP
10-FT BENCH
20-FT TOP @ 1013.0
90' NORTHERN
NATURAL GAS
EASEMENT

EAST BASIN
NWL=1005.5
TOP=1013.0
EOF=1012.0
2-YR HWL=1007.82
10-YR HWL=1009.37
100-YR HWL=1011.65

ISSUE FOR PERMIT

0 25 50
HORZ.
SCALE FEET

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LIC. NO. 59617 DATE 10/06/2024

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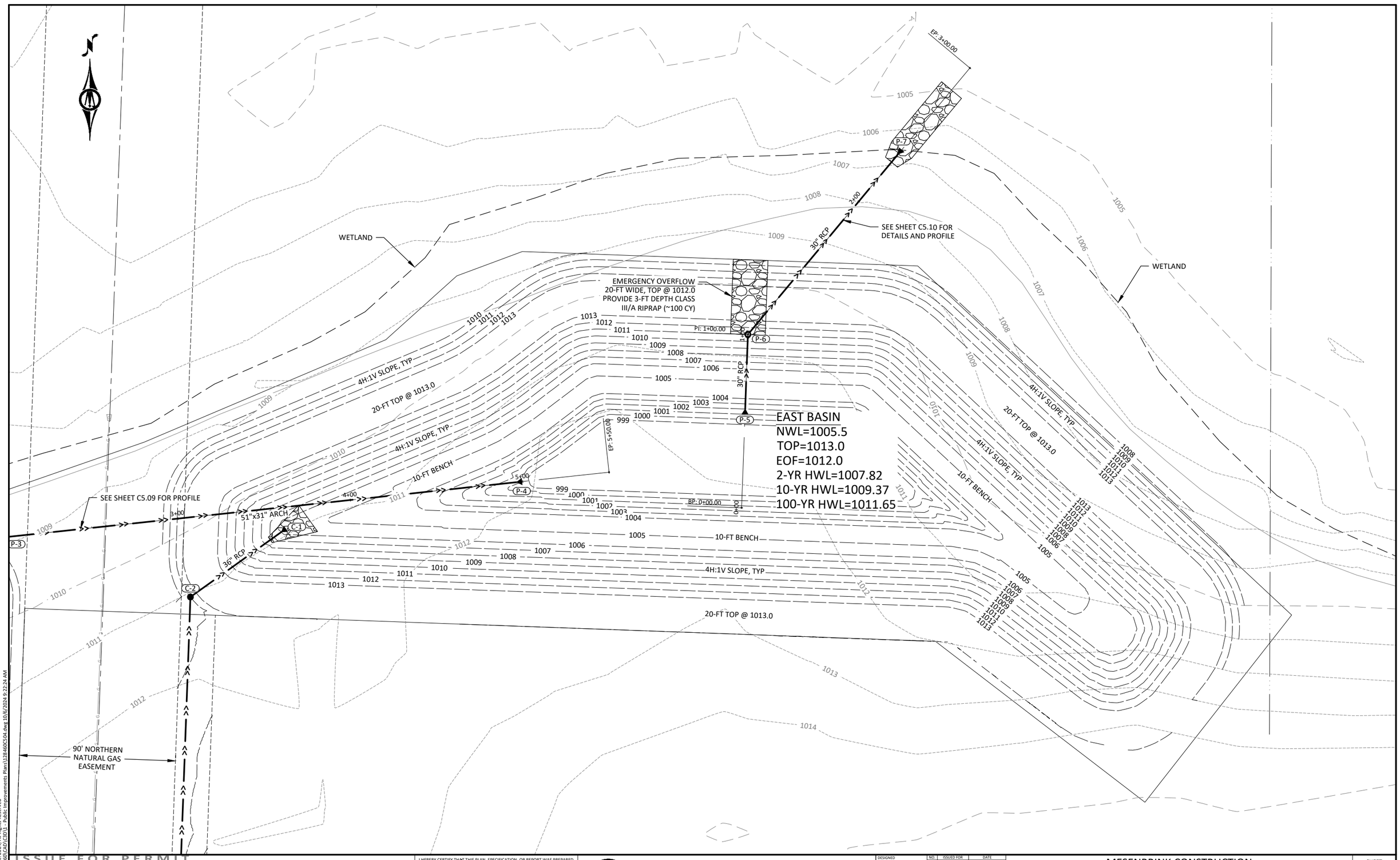
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AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER MANAGEMENT PLAN
STORMWATER BASIN LAYOUT (2 OF 3)

SHEET
C5.07

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HORZ. 0 25 50
SCALE FEET

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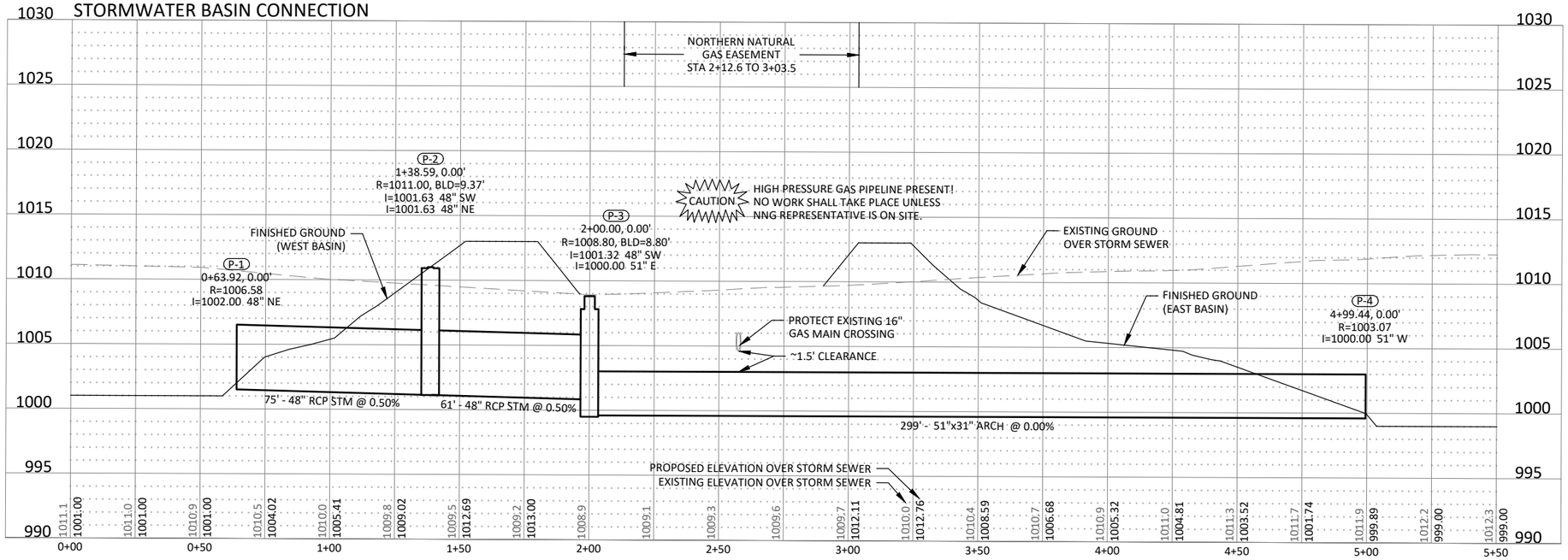
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CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER MANAGEMENT PLAN
STORMWATER BASIN LAYOUT (3 OF 3)

SHEET C5.08

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STORMWATER BASIN CONNECTION



ISSUE FOR PERMIT

HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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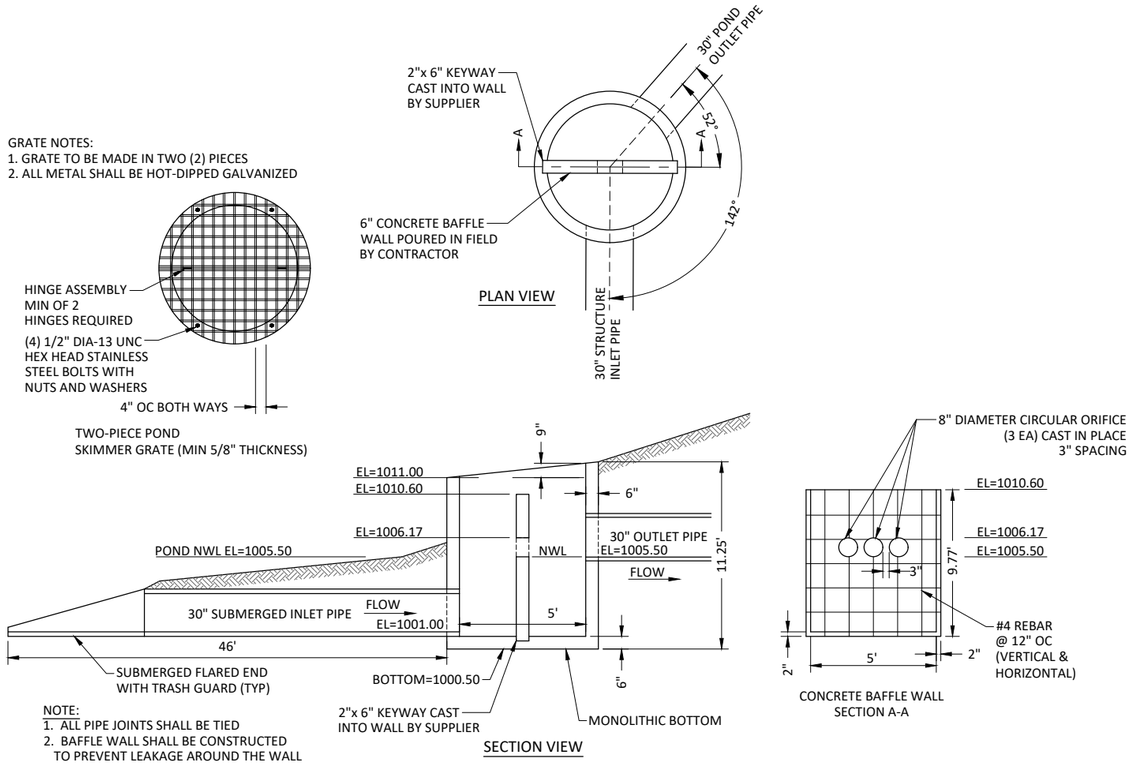
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DRAWN	AWP
CHECKED	AWP
CLIENT PROJ. NO.	0M1.128460

NO.	ISSUED FOR	DATE
	DNR IFP	10/06/2024

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER MANAGEMENT PLAN
STORMWATER BASIN CONNECTION PROFILE

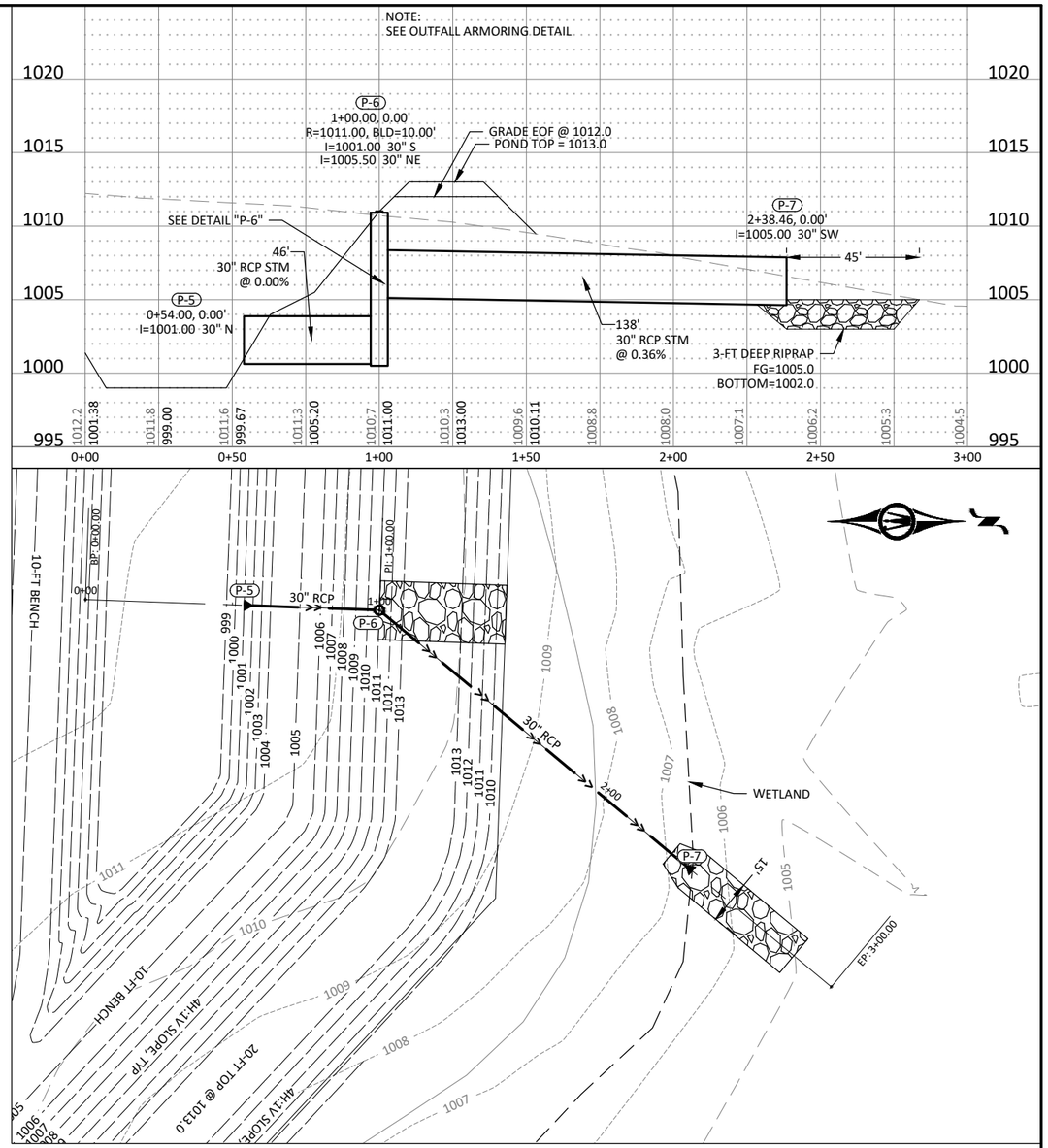
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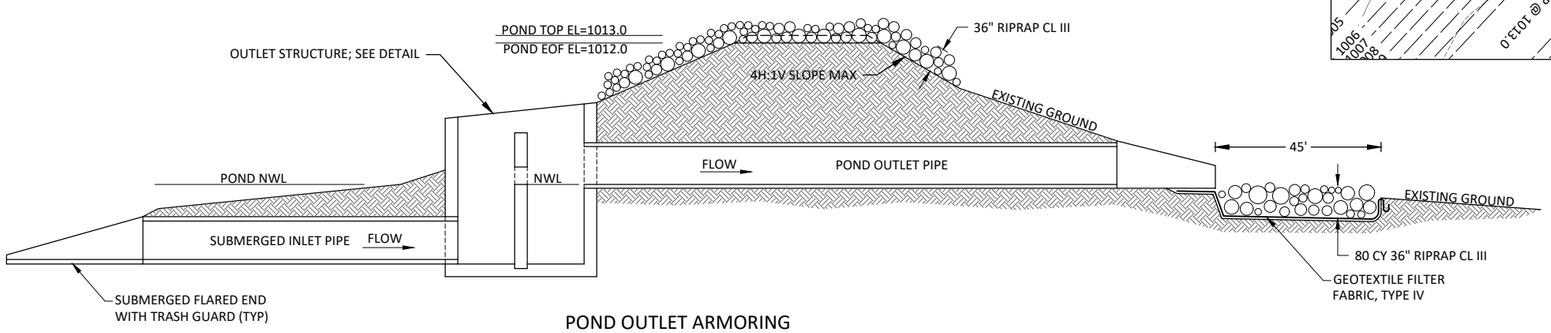
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OUTLET CONTROL STRUCTURE (P-6) (DESIGN SPECIAL 1)

NOT TO SCALE





POND OUTLET ARMORING

NOT TO SCALE

ISSUE FOR PERMIT

HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

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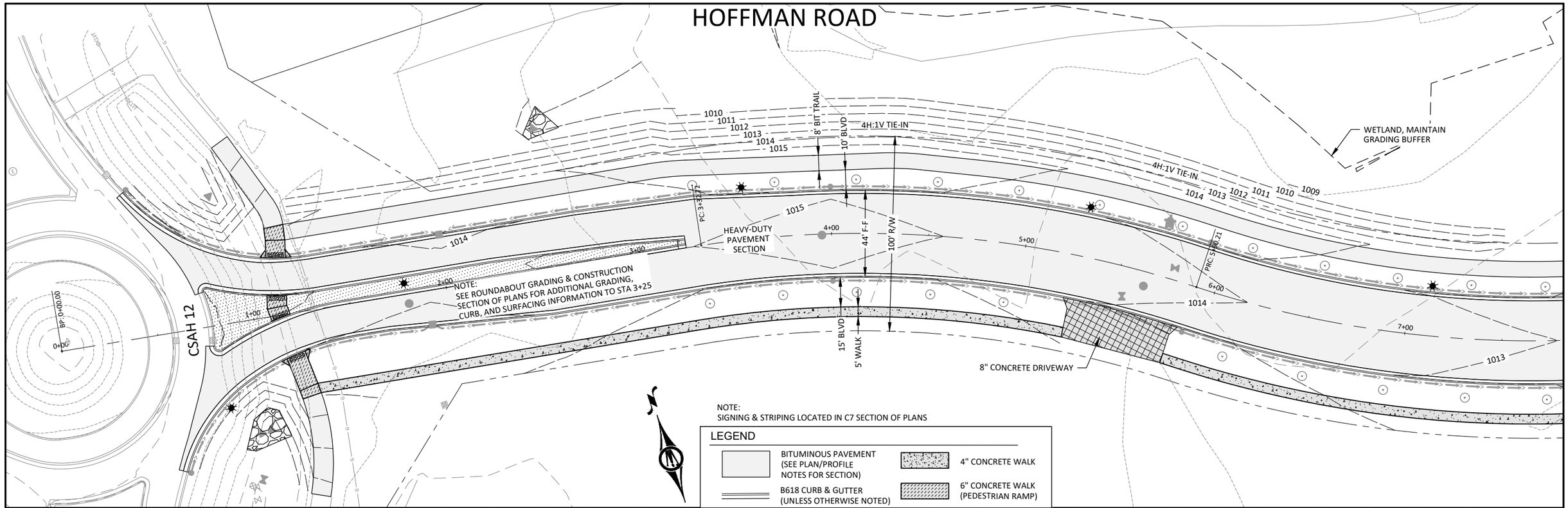
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DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STORMWATER MANAGEMENT PLAN
BASIN OUTFALL TO WETLAND

SHEET C5.10

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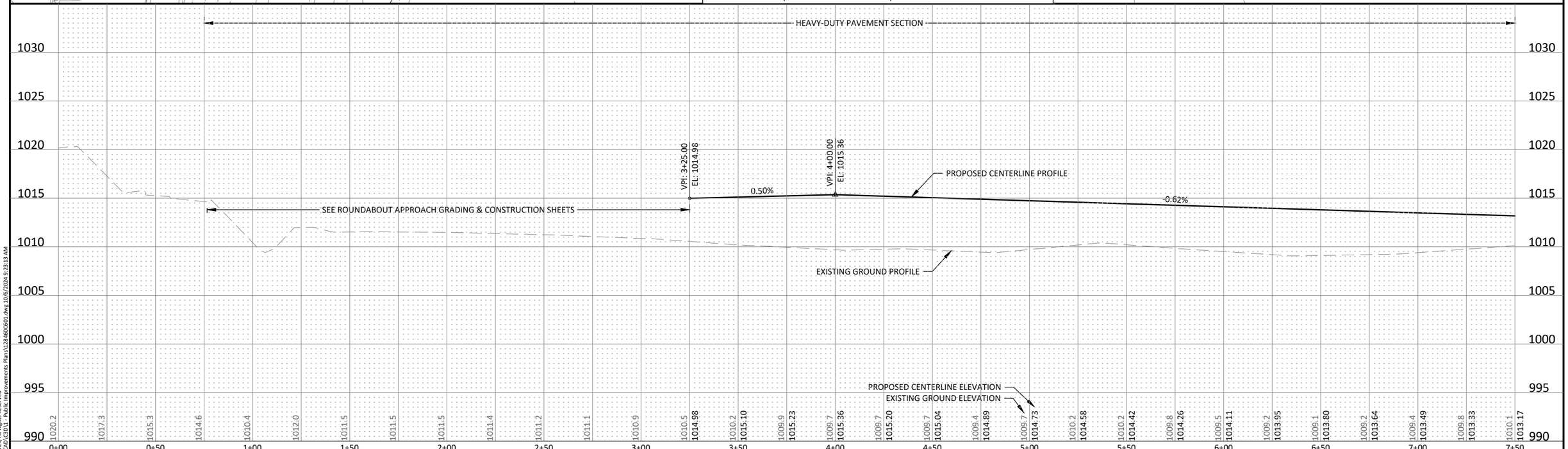
HOFFMAN ROAD



NOTE:
SIGNING & STRIPING LOCATED IN C7 SECTION OF PLANS

LEGEND

- BITUMINOUS PAVEMENT (SEE PLAN/PROFILE NOTES FOR SECTION)
- B618 CURB & GUTTER (UNLESS OTHERWISE NOTED)
- 4" CONCRETE WALK
- 6" CONCRETE WALK (PEDESTRIAN RAMP)



ISSUE FOR PERMIT

HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

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CLIENT PROJ. NO.	0M1.128460

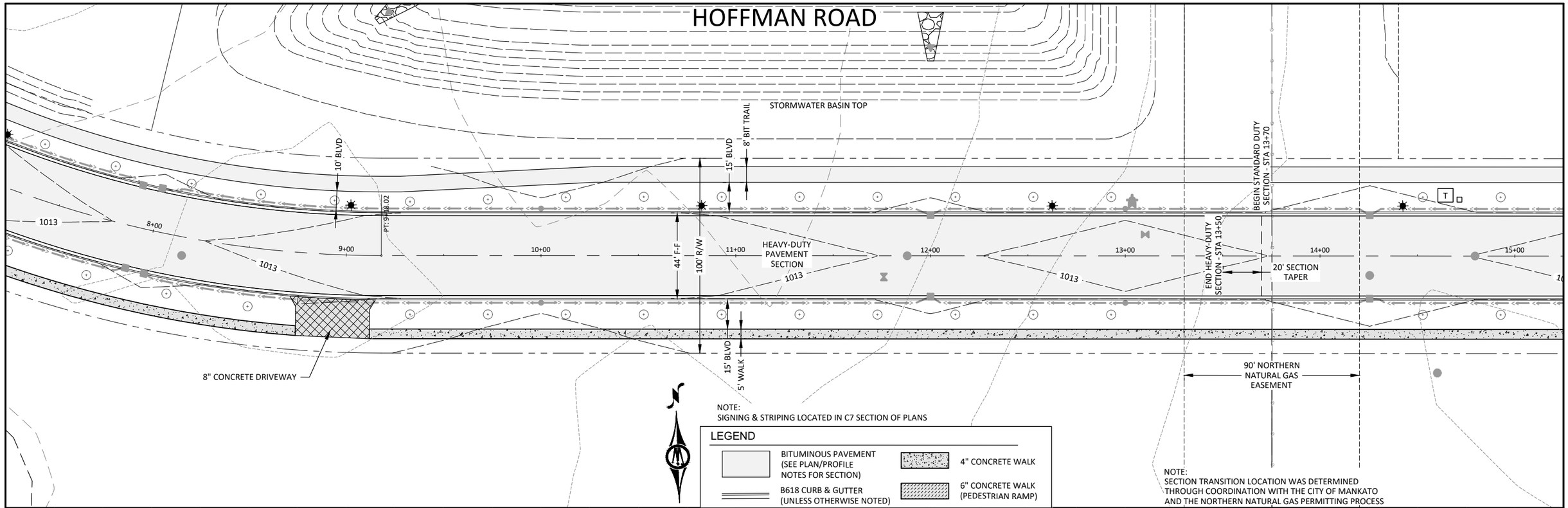
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	DNR IFP	10/06/2024

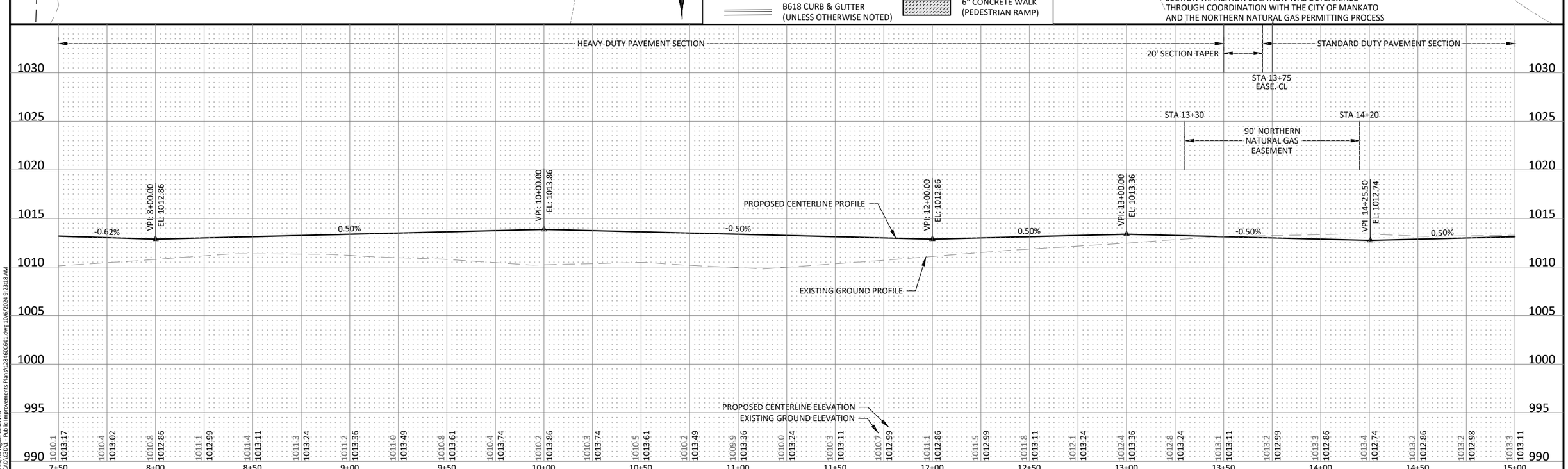
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET PLAN & PROFILE
HOFFMAN ROAD - STA 0+00 TO 7+50

SHEET C6.01

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HOFFMAN ROAD





ISSUE FOR PERMIT

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VERT. 0 5 10 SCALE FEET

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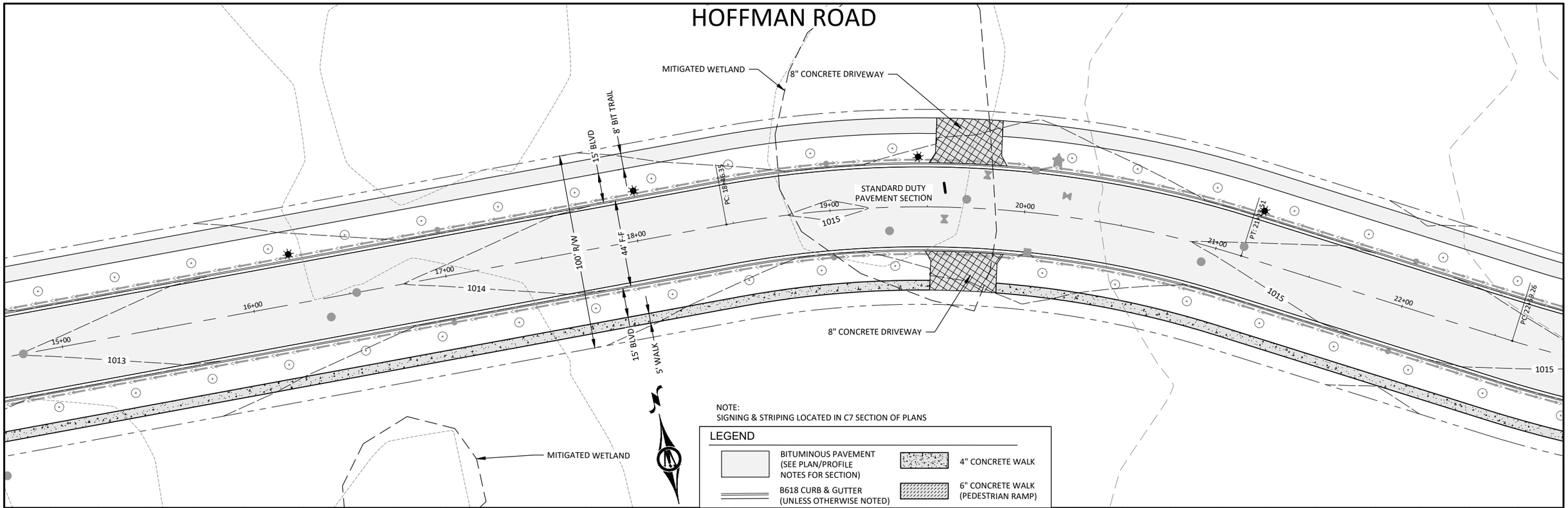
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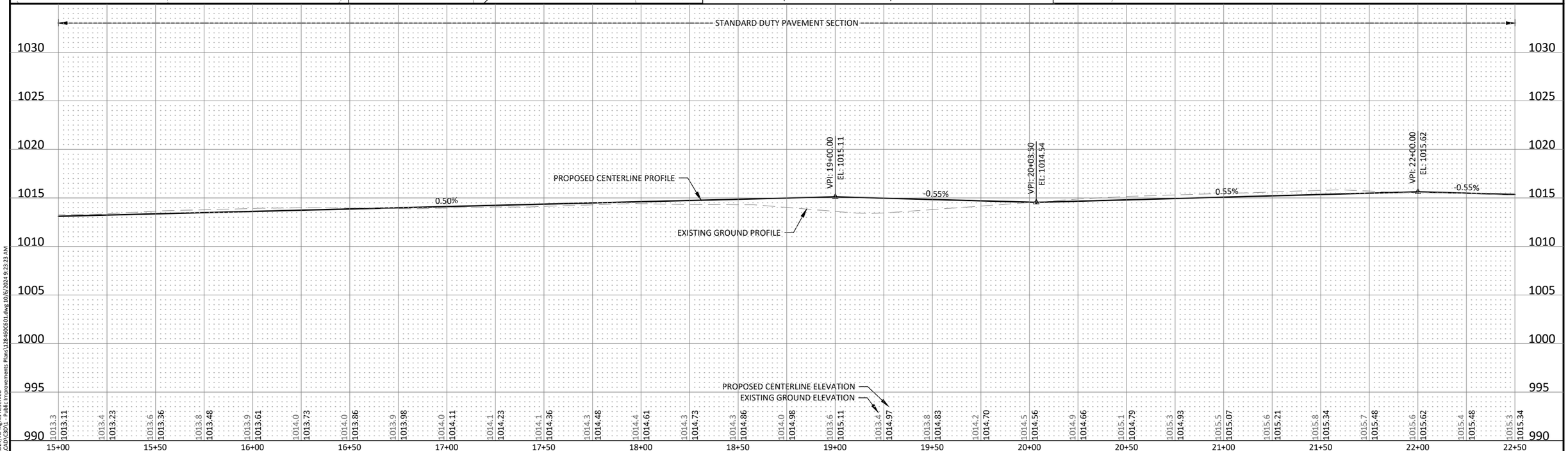
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET PLAN & PROFILE
HOFFMAN ROAD - STA 7+50 TO 15+00

SHEET C6.02

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HOFFMAN ROAD





ISSUE FOR PERMIT

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VERT. 0 5 10 SCALE FEET

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DRAWN	AWP
CHECKED	AWP
CLIENT PROJ. NO.	0M1.128460

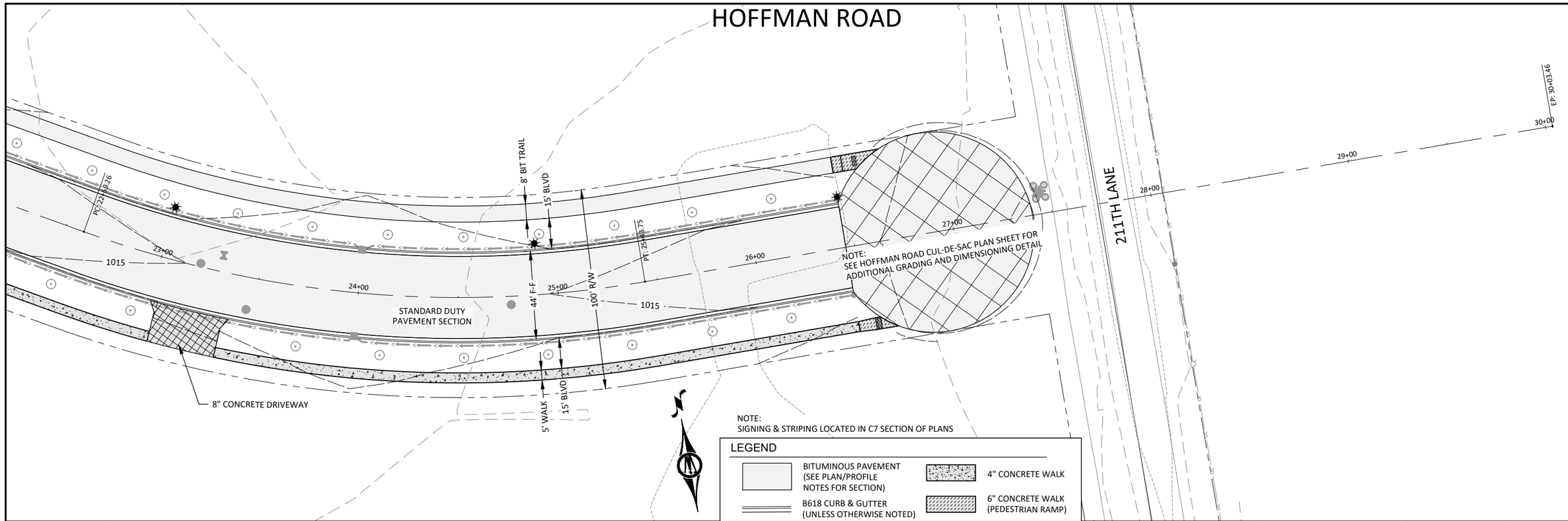
NO.	ISSUED FOR	DATE
	DNR IFP	10/06/2024

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET PLAN & PROFILE
HOFFMAN ROAD - STA 15+00 TO 22+50

SHEET C6.03

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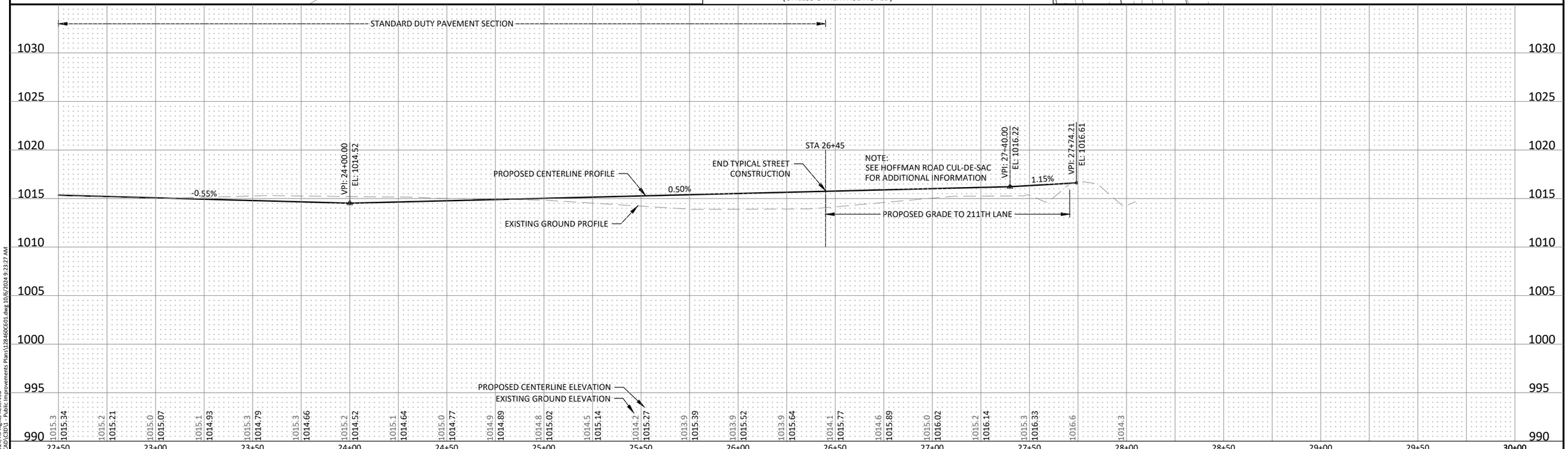
HOFFMAN ROAD



NOTE:
SIGNING & STRIPING LOCATED IN C7 SECTION OF PLANS

LEGEND

- BITUMINOUS PAVEMENT (SEE PLAN/PROFILE NOTES FOR SECTION)
- B618 CURB & GUTTER (UNLESS OTHERWISE NOTED)
- 4" CONCRETE WALK
- 6" CONCRETE WALK (PEDESTRIAN RAMP)



ISSUE FOR PERMIT

HORZ. SCALE 0 25 50 FEET
VERT. SCALE 0 5 10 FEET

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CHECKED AWP			
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET PLAN & PROFILE
HOFFMAN ROAD - STA 22+50 TO 30+00

SHEET C6.04

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PEDESTRIAN RAMP NOTES:

1. LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
2. LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
3. TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.

Ⓢ 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%.

TOP / BACK OF CURB NOTES:
B618 = LIP + 0.41
B618 G/O = LIP + 0.53
B624 = LIP + 0.37
B624 G/O (GUTTER OUT) = LIP + 0.54

LEGEND

- BITUMINOUS PAVEMENT (PROPOSED ROADWAY SECTION)
- PROPOSED CURB & GUTTER (SEE TYPICALS & NOTES)
- 4" CONCRETE MEDIAN
- 4" CONCRETE WALK
- 6" CONCRETE WALK (PEDESTRIAN RAMP)

ME 12.23
BP: 600+00.00
600+00
1014.85
MATCH EXISTING AT PAVEMENT EDGE
B624
B624 G/O
B618
B618 G/O
LANDING
GUTTER WIDTH TRANSITION
18' MIN
CSAH 12
HOFFMAN ROAD
4H:1V SLOPES
C 14.84
C 14.54
C 14.59
C 14.86
PCC: 600+83.96
600+83.96
1014.38
PT: 601+06.12
601+06.12
1014.26
605+41.81
1014.58
PCC: 605+41.81
605+65.65
1014.47
PT: 605+65.65
610+42.38
1014.45
PCC: 610+42.38
610+60.85
1014.38
PCC: 610+60.85
PT: 610+79.35
610+79.35
1014.30
615+80.05
1014.19
PCC: 615+80.05
615+59.34
1014.29
PCC: 615+59.34
616+00.42
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PI: 616+38.29
616+60
1013.79
601+75
1013.88
606+30
1014.18
PI: 606+57.78
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1014.12
PI: 611+68.75
611+68.75
1014.40
602+44.58
1014.22
PI: 617+23.12
617+23.12
1014.15
BP: 610+00.00
610+00
1014.62
BP: 615+00.00
615+00
1014.59
BP: 605+00.00
605+00
1014.77
ME 11.45

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ISSUE FOR PERMIT

HORZ. SCALE 0 25 50 FEET

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CHECKED AWP			
CLIENT PROJ. NO. 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
CSAH 12 ROUNDABOUT - EAST LEG
1 OF 2

SHEET C6.05

PEDESTRIAN RAMP NOTES:

1. LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
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3. TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.

Ⓢ 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%.

TOP / BACK OF CURB NOTES:
B618 = LIP + 0.41
B618 G/O = LIP + 0.53
B624 = LIP + 0.37
B624 G/O (GUTTER OUT) = LIP + 0.54

LEGEND

- BITUMINOUS PAVEMENT (PROPOSED ROADWAY SECTION)
- PROPOSED CURB & GUTTER (SEE TYPICALS & NOTES)
- 4" CONCRETE MEDIAN
- 4" CONCRETE WALK
- 6" CONCRETE WALK (PEDESTRIAN RAMP)

HOFFMAN ROAD

LANDING
C 14.84
C 14.54
PCC: 600+83.96
600+83.96 1014.38
PT: 601+06.12
601+06.12 1014.26
GUTTER WIDTH TRANSITION
605+41.81 1014.58
605+65.65 1014.47
PT: 605+65.65
610+60.85 1014.38
PCC: 610+60.85
PT: 610+79.35
610+79.35 1014.30
GUTTER WIDTH TRANSITION
615+80.05 1014.19
616+00.42 1014.09
PCC: 616+00.42
PT: 616+20.74
616+20.74 1013.99
616+38.29 1013.90
PI: 616+38.29
611+25 1014.12
606+30 1014.18
PI: 606+57.78 606+57.78 1014.33
601+75 1013.88
PI: 602+44.58 602+44.58 1014.22
PI: 603+07.33 603+07.33 1014.54
EP: 603+57.04 603+57.04 1014.85
PI: 607+27.37 607+27.37 1014.70
EP: 607+58.16 607+58.16 1014.86
PI: 611+68.75 611+68.75 1014.40
EP: 612+58.15 612+58.15 1014.98
617+23.12 1014.15
PI: 617+23.12
617+95.05 1014.57
EP: 617+95.05
C 14.59
C 14.86
LANDING
18' MIN
B624 G/O
B618
B618 G/O
1010 1011 1012 1013 1014 1015

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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1960 PREMIER DRIVE
MANKATO, MINNESOTA 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.	0M1.128460

NO.	ISSUED FOR	DATE
	DNR IFP	10/06/2024

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
CSAH 12 ROUNDABOUT - EAST LEG
2 OF 2

SHEET C6.06

TEMPORARY CUL-DE-SAC SECTION

NOT TO SCALE

SPOT ELEV. LEGEND

B=	BITUMINOUS
C=	CONCRETE
GU=	GUTTER

PEDESTRIAN RAMP NOTES:

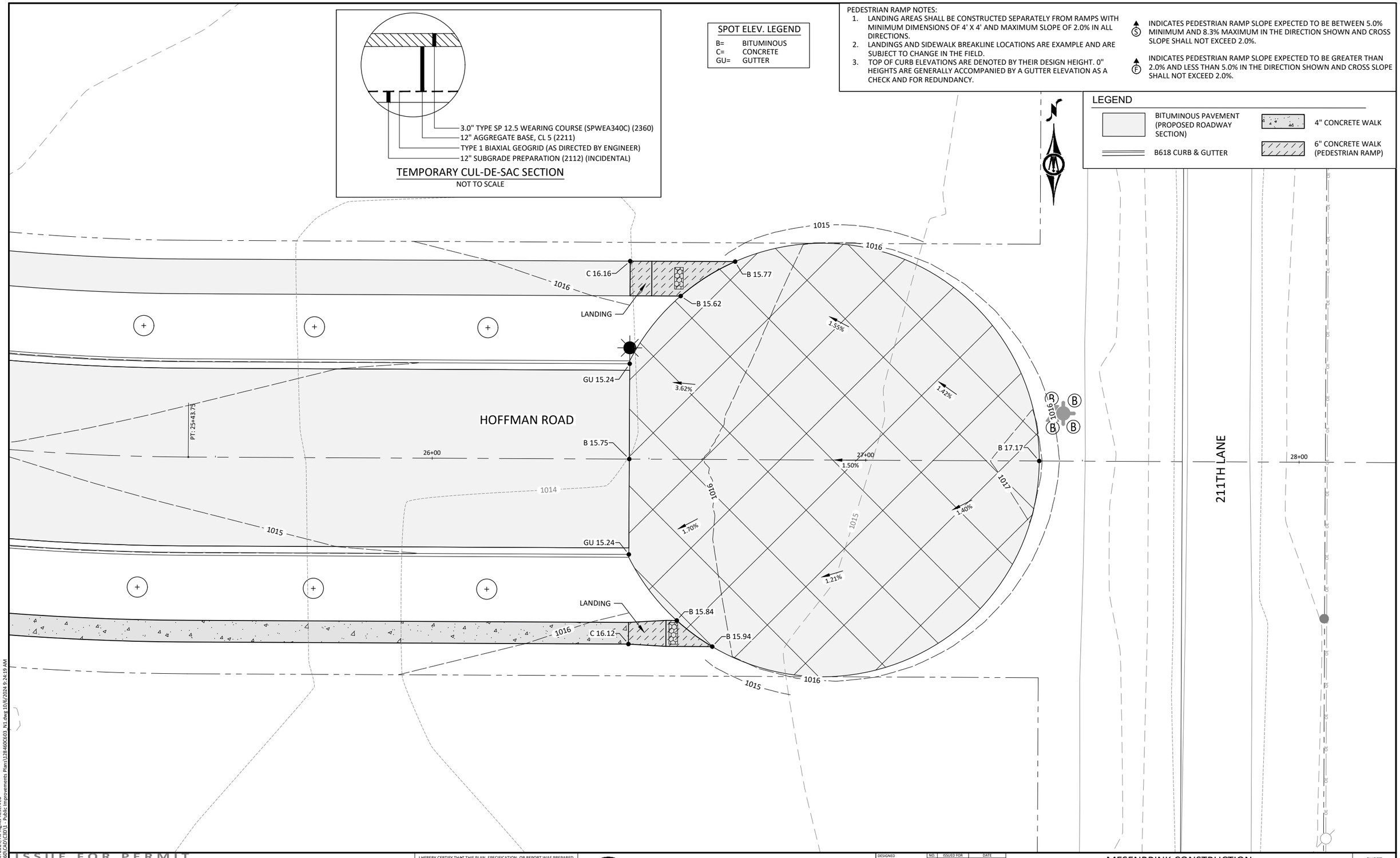
1. LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
2. LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
3. TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.

Ⓢ 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%.

LEGEND

- BITUMINOUS PAVEMENT (PROPOSED ROADWAY SECTION)
- B618 CURB & GUTTER
- 4" CONCRETE WALK
- 6" CONCRETE WALK (PEDESTRIAN RAMP)



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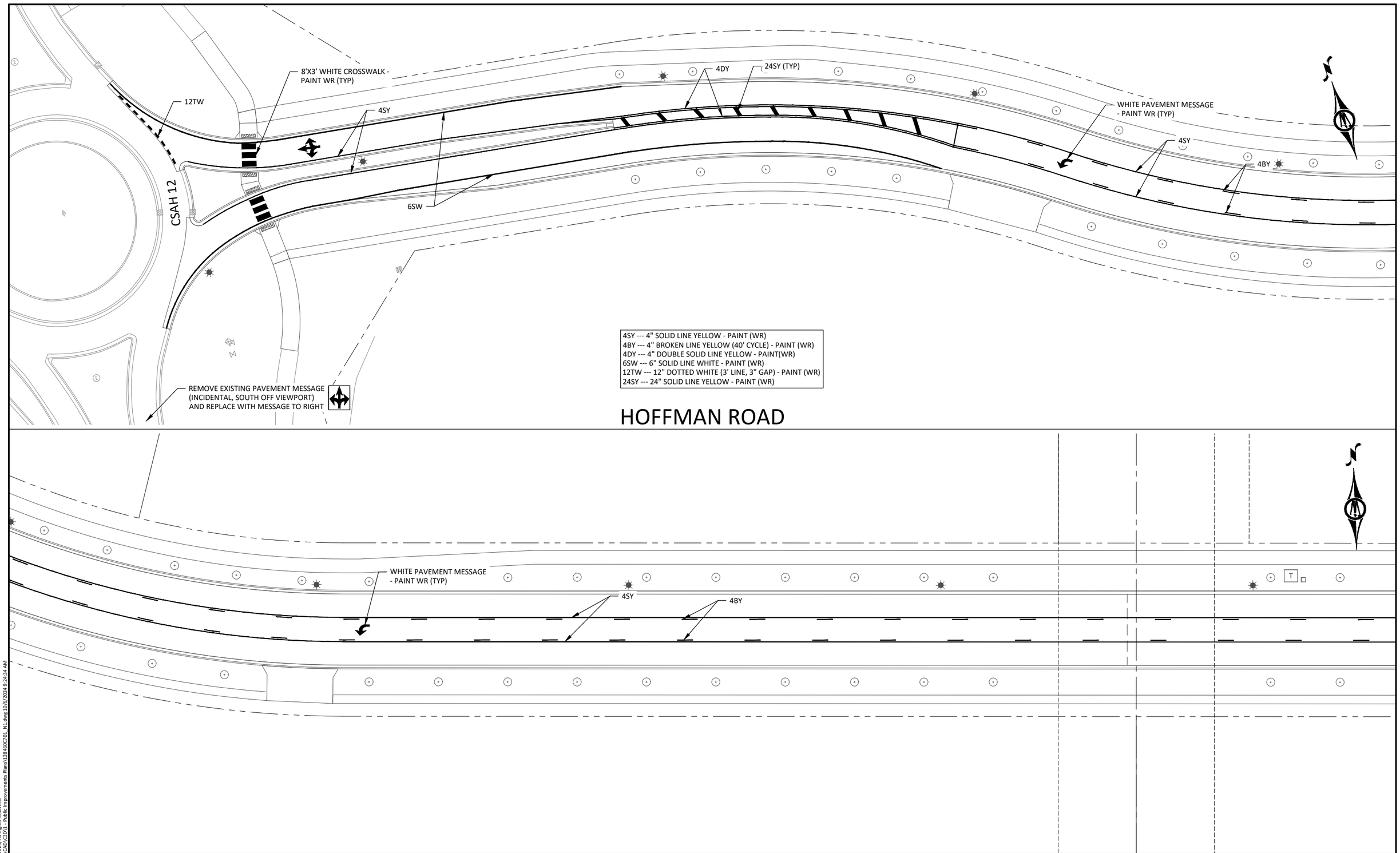
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
HOFFMAN ROAD CUL-DE-SAC
GRADING DETAILS

SHEET C6.07

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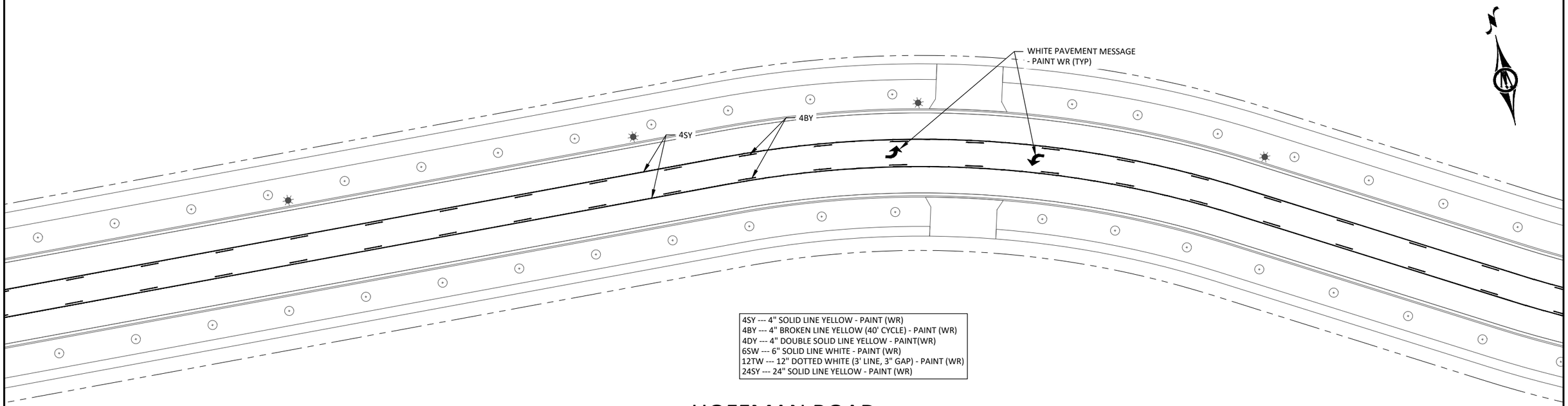
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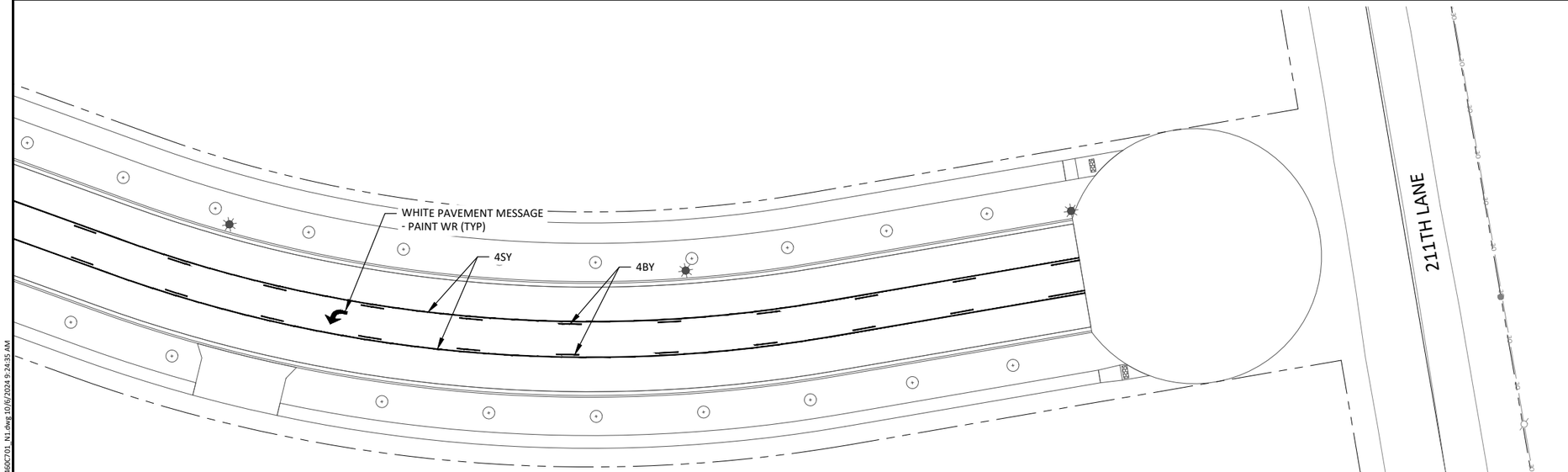
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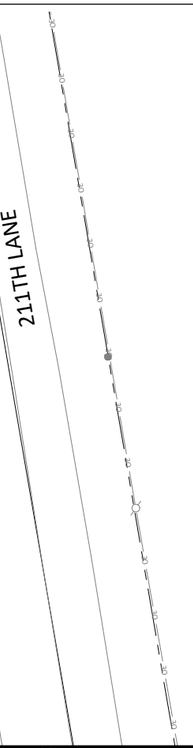
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
PAVEMENT MARKING PLAN (1 OF 2)

SHEET C7.01



HOFFMAN ROAD





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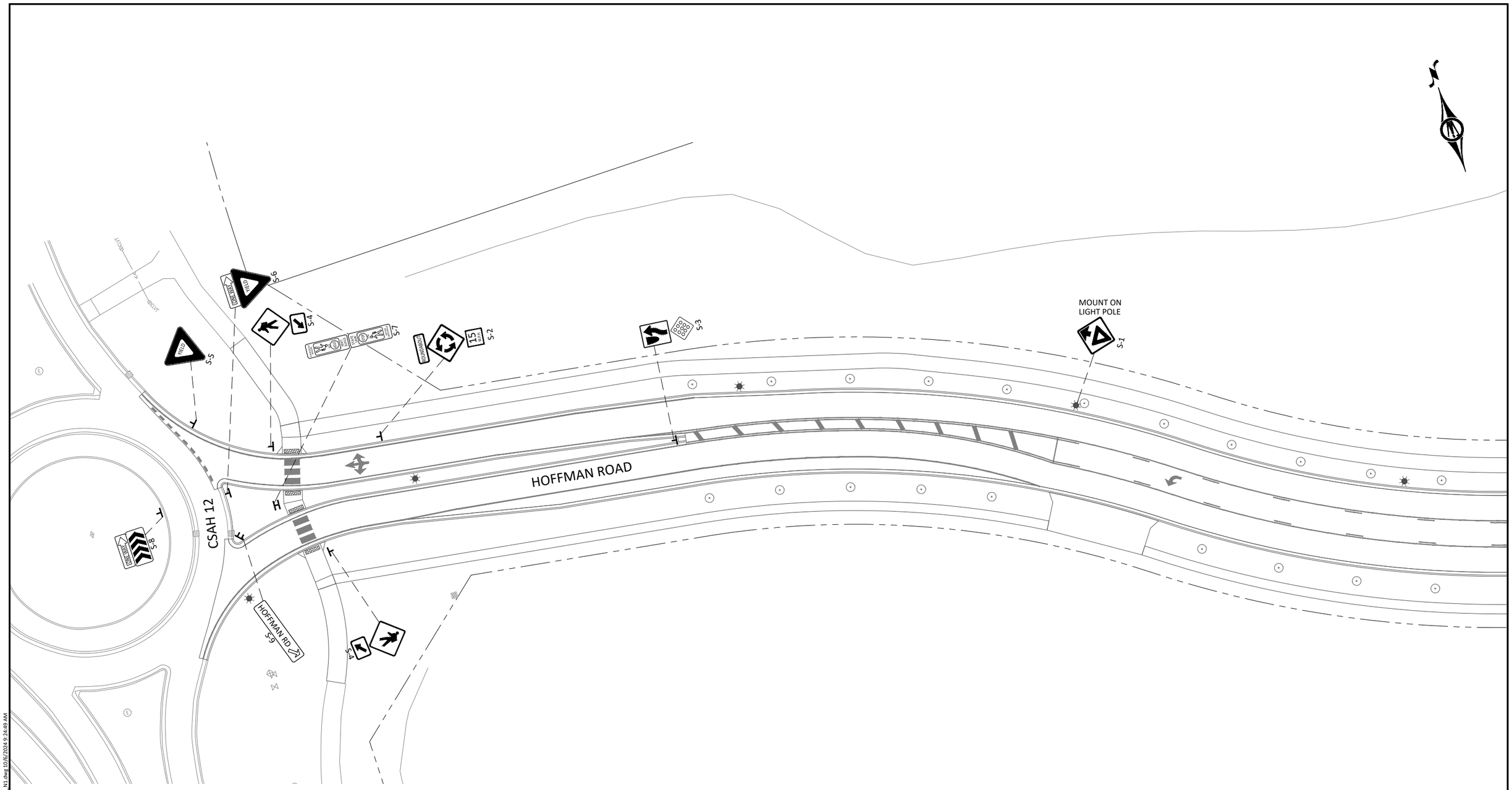
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
PAVEMENT MARKING PLAN (2 OF 2)

SHEET C7.02

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TRAFFIC CONTROL NOTE:
CONTRACTOR TO PROVIDE TYPE III BARRICADES AT ROUNDABOUT OPENINGS AS NECESSARY TO PREVENT TRAFFIC FROM ENTERING HOFFMAN ROAD DURING CONSTRUCTION. ALL DEVICES SHALL CONFORM TO CURRENT MUTCD STANDARDS. CONTRACTOR SHALL COORDINATE WITH BLUE EARTH COUNTY ON CLOSURE AND MAINTENANCE OF TRAFFIC CONTROL.

TRAFFIC CONTROL SHALL BE PAID AS 1 LUMP SUM.

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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
SIGNAGE PLAN

SHEET C7.03

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SIGN TABULATION

SIGN ASSEMBLY NUMBER	QUANTITY	PANEL						OBJECT MARKER	MOUNTING HEIGHT (1)	POSTS / MOUNTING NUMBER OF POSTS	POST TYPE (2)	RISER POST SIZE	REMARKS
		CODE NUMBER	LEGEND	SIZE (INCHES)	AREA (SQ FT)	SIGN PANELS TYPE C (SQ FT)	SIGN PANELS TYPE SPECIAL (EACH)	(EACH)	(FEET)			(INCHES)	
S-1	1	W3-2	YIELD AHEAD	30 X 30	6.25	6.25			7	1	SQ	2	
S-2	1	W16-17P	ROUNDABOUT PLAQUE	36 X 12	3.00	3.00			7	1	SQ	2-1/2	
		W2-6	ROUNDABOUT	30 X 30	6.25	6.25							
		W13-1P	15 MPH PLAQUE	18 X 18	2.25	2.25							
S-3	1	R4-7	KEEP RIGHT	24 X 30	5.00	5.00			4	1	SQ	2	
		OM1-2	TYPE 1 OBJECT MARKER	18 X 18				1					
S-4	2	W11-2	PEDESTRIAN CROSSING	30 X 30	6.25	12.50			7	1	SQ	2	
		W16-7PL	DOWN ARROW LEFT PLAQUE	24 X 12	2.00	4.00							
S-5	1	R1-2	YIELD	36 X 36 X 36	3.90	3.90			7	1	SQ	2	
S-6	1	R1-2	YIELD	36 X 36 X 36	3.90	3.90			7	1	SQ	2-1/2	
		R6-1R	ONE WAY RIGHT	12 X 36	3.00	3.00							
S-7	1	R1-6a	STATE LAW STOP FOR PED W/I X-WALK	12 X 44	3.67	3.67			1	1	SQ	2	(3)
		R1-6a	STATE LAW STOP FOR PED W/I X-WALK	13 X 44	4.67	4.67							
S-8	1	R6-4b	ROUNDABOUT DIRECTIONAL (4 ARROWS)	60 X 24	10.00	10.00			7	1	SQ	2	
		R6-1R	ONE WAY RIGHT	12 X 36	3.00	3.00							
S-9	1	D1-1d	HOFFMAN RD RIGHT	SUBMITTAL			1		7	2	SQ	2-1/2	
					TOTALS	71.39	1	1					

NUMBERED NOTES:
(1) MOUNTING HEIGHT IS MINIMUM (WITH A +6 INCH TOLERANCE). SEE DETAILS FOR TYPICAL MOUNTING.
(2) POST TYPE ABBREVIATION "SQ" = SQUARE TUBE.
(3) SIGN ASSEMBLIES ARE MOUNTED BACK-TO-BACK. SEE PLANS FOR ORIENTATION.

GENERAL NOTES:
- SEE THE CURRENT MnDOT STANDARD SIGNS AND MARKINGS MANUAL FOR STANDARD SIGN DESIGNS, SPLICE PLATES, STRINGERS, AND PUNCHING CODES.
- SEE SQUARE TUBE SIGN MOUNTING DETAIL FOR ATTACHMENT.
- SEE STANDARD PLAN 5-297-701 FOR PLACEMENT.
- SEE SQUARE TUBE FIN BASE DETAIL FOR 2-INCH RISER POST IN SOIL.
- SEE STANDARD PLAN 5-297-730 FOR SIGN MOUNTING TO ROUND POST.

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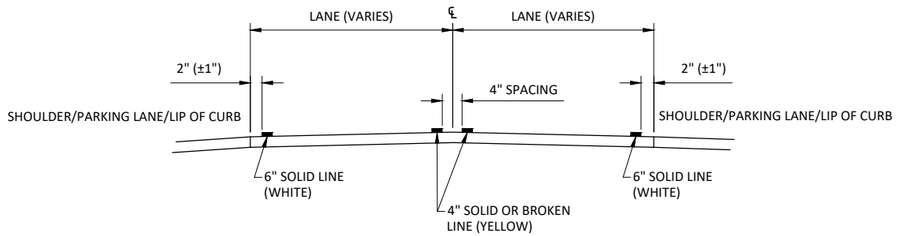
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
SIGNAGE TABULATION

SHEET C7.04



STRIPING DETAIL

PAVEMENT MARKING NOTES & GUIDELINES:

(1) EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN, OR TRAFFIC SIGNAL (UNLESS SPECIFIED OTHERWISE IN THE PLANS). THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.

(2) GLASS BEADS SHALL BE APPLIED AT A RATE OF AT LEAST 8 LBS/GAL IMMEDIATELY AFTER APPLICATION OF THE PAINT LINE.

(3) THE ENGINEER'S INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULTATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING AND TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDGES AND EXISTING MARKINGS MAY SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.

(4) A TOLERANCE OF 1/4" UNDER OR 1/4" OVER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. ALIGNMENT DEVIATION FOR THE CONTROL GUIDE SHALL NOT EXCEED 1". MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINTS. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICABLE WITH THE PLANNED DIMENSIONS.

(5) JUST PRIOR TO THE PLACEMENT OF PAVEMENT MARKINGS THE BITUMINOUS ROAD SURFACE SHALL BE CLEANED AND FREE OF CONTAMINATION AS RECOMMENDED BY THE MATERIAL MANUFACTURED AND ACCEPTABLE TO THE ENGINEER. CONCRETE SURFACES SHALL BE SANDBLAST-CLEANED TO REMOVE ANY SURFACE TREATMENTS AND/OR LAITANCE.

(6) APPLY ALL PAVEMENT MARKINGS AS RECOMMENDED BY THE MATERIAL MANUFACTURER.

(7) PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.

(8) THE FILLING OF TANKS, POURING OF MATERIALS OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENT SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.

(9) PAVEMENT MARKINGS SHALL ONLY BE APPLIED IN SEASONABLE WEATHER WHEN AIR AND PAVEMENT SURFACE TEMPERATURES IS 50°F OR HIGHER AND SHALL NOT BE APPLIED WHEN THE WIND OR OTHER CONDITIONS CAUSE A FILM OF DUST TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL CAN BE APPLIED.

(10) REFER TO THE MnDOT TRAFFIC ENGINEERING MANUAL.

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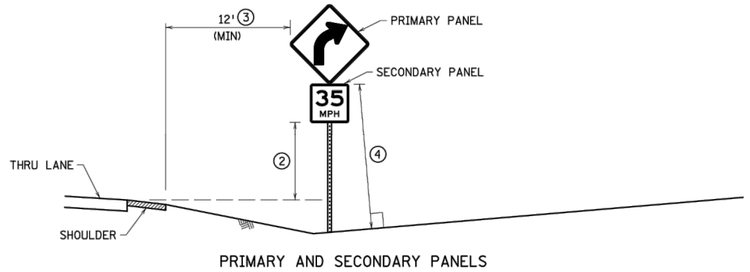
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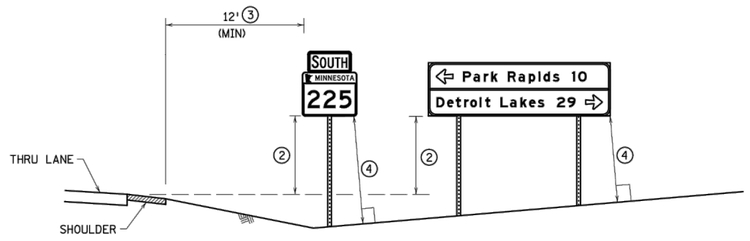
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

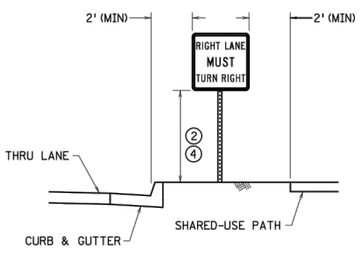
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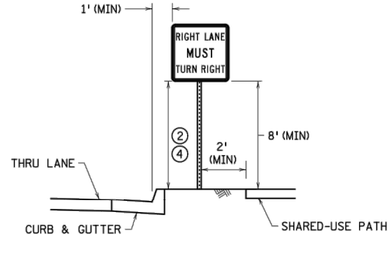
PRIMARY AND SECONDARY PANELS



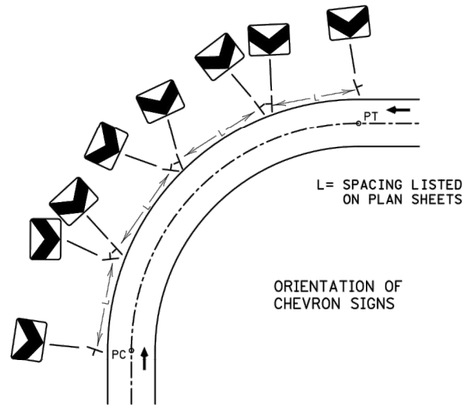
STANDARD LOCATIONS



BOULEVARD LOCATIONS
6' TO 12' WIDE



BOULEVARD LOCATIONS (1)
LESS THAN 6' WIDE



ORIENTATION OF
CHEVRON SIGNS

NOTES:

PLACE SIGNS AND ORIENT THEM APPROXIMATELY AS SHOWN IN THE PLAN, AT RIGHT ANGLES TO THE DIRECTION OF, AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE, UNLESS OTHERWISE SPECIFIED. TO AVOID SPECULAR GLARE, TURN SIGNS APPROXIMATELY THREE DEGREES AWAY FROM APPROACHING TRAFFIC.

IF A SIGN NEEDS TO BE REPOSITIONED FROM THE PROPOSED PLAN LOCATION IN ORDER TO AVOID CONFLICTS WITH UTILITIES OR OBSTACLES, CONTACT THE PROJECT ENGINEER.

MOUNT SIGN FACES PLUMB.

LATERAL CLEARANCES GIVEN APPLY TO RIGHT AND/OR LEFT SIDE INSTALLATION.

ERECT OR CONSTRUCT SIGN SUPPORT SO THAT NO PORTION OF THE SIGN PANEL IS WITHIN 8.5' OF THE RAIL OF A RAILROAD TRACK.

PLACE SIGNS SUCH THAT OBSTACLES DO NOT BLOCK THEM FROM BEING VIEWED BY THE APPROACHING TRAFFIC.

PLACE SIGNS A MINIMUM OF 10' FROM THE NEAREST OBSTACLE. OBSTACLES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIGHT POLES, TREES, SIGNS, AND BUILDINGS. SIGNS MAY BE PLACED CLOSER TO SIGNS IN TIGHT AREAS, BUT NO MORE THAN TWO POSTS IN A 7' DIAMETER CIRCLE.

(1) TO BE USED ONLY WHEN BOULEVARD IS TOO NARROW TO OBTAIN ADEQUATE CURBED LOCATION SIGN OFFSETS.

(2) ALL SIGN MOUNTING HEIGHTS ARE MEASURED VERTICALLY FROM THE BOTTOM OF THE LOWEST SIGN PANEL TO THE TOP OF THE CURB, OR IN ABSENCE OF CURB, TO THE NEAR EDGE OF THE THRU-LANE PAVEMENT. SEE SIGN TABULATIONS.

(3) MINIMUM OFFSET MAY BE REDUCED TO AT LEAST 6' FROM SHOULDER AND AT LEAST 12' FROM THRU LANE IF SITE CONDITIONS PROHIBIT A 12' OFFSET FROM SHOULDER.

(4) CRASHWORTHY HEIGHT IS AT LEAST 7' FOR BREAKAWAY STRUCTURES AND AT LEAST 4' FOR BENDABLE STRUCTURES. SEE SPECIFIC SQUARE TUBE BASE STRUCTURE PLAN FOR CRASH RESPONSE TYPE. THE CRASHWORTHY HEIGHT IS MEASURED TO THE BOTTOM OF THE PRIMARY SIGN PANEL EXCLUDING ANY SECONDARY SIGN PANELS, MARKERS, DELINEATORS, AND REFERENCE LOCATION SIGN PANELS. ANY SECONDARY SIGN PANELS MOUNTED TO MORE THAN ONE POST ARE CONSIDERED PRIMARY SIGN PANELS FOR CRASHWORTHY PURPOSES.

REVISION: 04-08-2022
APPROVED: 02-28-2022
BRIAN LEMKEN
STATE TRAFFIC ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.701 | 1 OF 1
APPROVED: 02-28-2022
REVISED: 04-08-2022
THOMAS SCHREIBER
STATE DESIGN ENGINEER

STANDARD SIGN PLACEMENT

STATE PROJ. NO. | (T.H.) | SHEET NO. | OF | SHEETS

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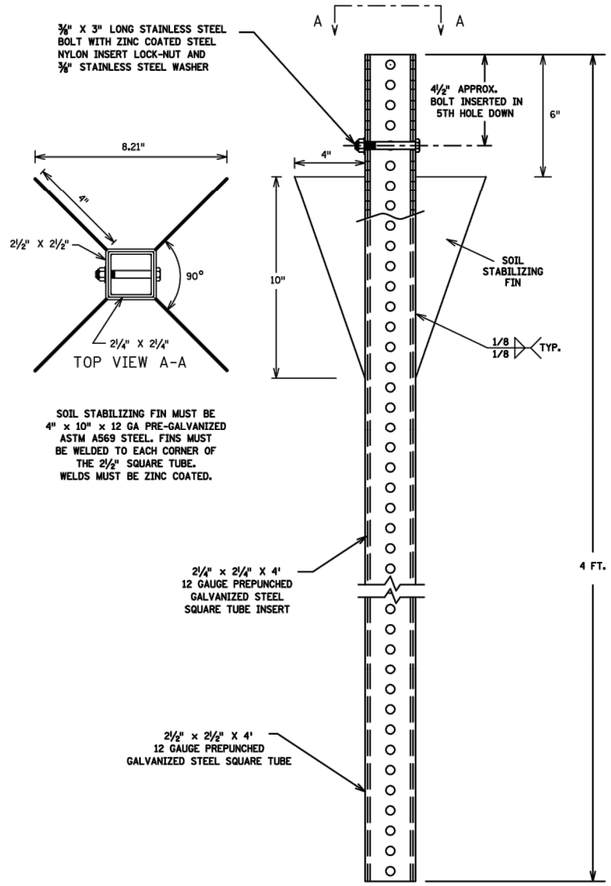
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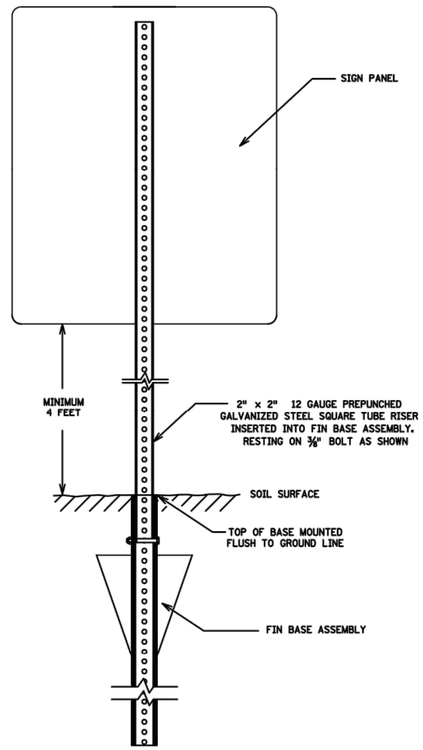
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DRAWN: AWP			
CHECKED: AWP			
CLIENT PROJ. NO.: 0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

SHEET C7.06



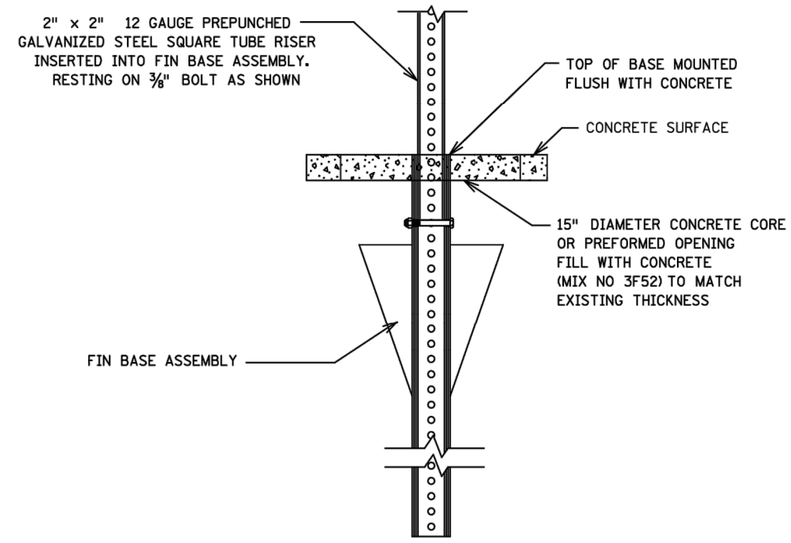
FIN BASE ASSEMBLY



FIN BASE IN SOIL

NOTES:

1. THE CRASH RESPONSE TYPE FOR THIS STRUCTURE IS BENDABLE.
2. TO MEET CRASHWORTHY REQUIREMENTS THE DISTANCE BETWEEN THE BOTTOM OF THE SIGN PANEL AND THE GROUND SURFACE BELOW ANY PORTION OF THE SIGN PANEL MUST BE A MINIMUM OF 4 FEET. SEE TABULATIONS FOR MOUNTING HEIGHT.
3. FOR SIGN PANEL MOUNTING DETAILS SEE SQUARE TUBE SIGN MOUNTING DETAILS.
4. SQUARE TUBE SIGN POSTS PER MnDOT SPEC. 3402.



FIN BASE
CORED THROUGH CONCRETE

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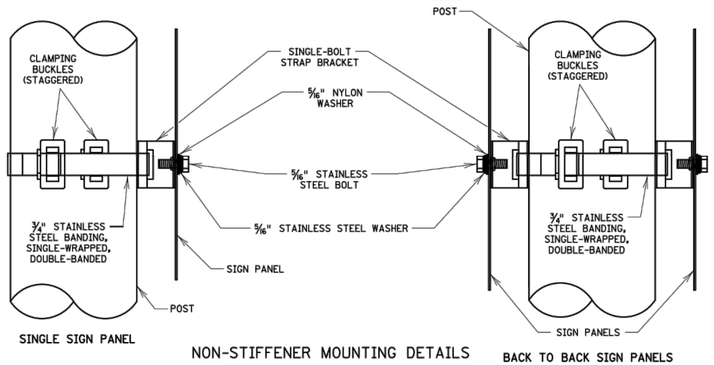
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LIC. NO. 59617 DATE 10/06/2024

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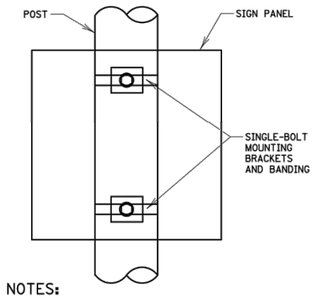
MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

SHEET C7.07



NON-STIFFENER MOUNTING DETAILS

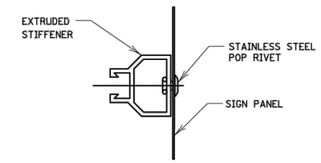
FOR SIGN PANELS UP TO 24" WIDE AND OVERHEAD SIGN IDENTIFICATION PLATES



NOTES:

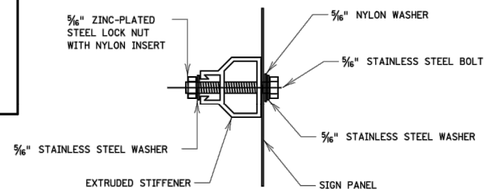
TENSION THE BANDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

DO NOT MOUNT SIGNS ON BREAKAWAY TRAFFIC SIGNALS AND LUMINAIRE SUPPORTS.



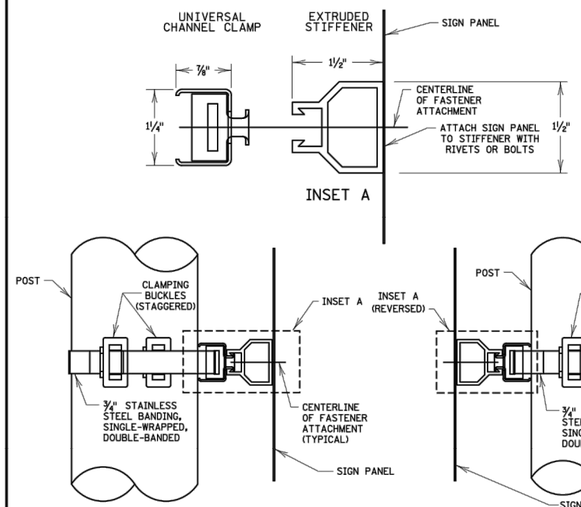
ATTACH 3/16" RIVETS AT 6" INTERVALS.
ATTACH END RIVETS 3" FROM SIGN EDGE.
USE 1/4" RIVETS FOR THE END RIVETS.

RIVET ATTACHMENT



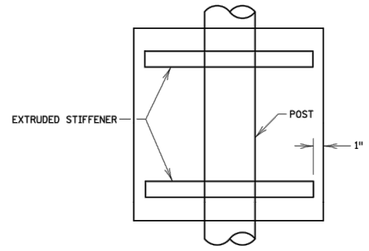
ATTACH AT STANDARD PUNCH CODE LOCATIONS

BOLT ATTACHMENT



STIFFENER MOUNTING DETAILS

FOR SIGN PANELS 30" WIDE AND LARGER



NUMBER OF EXTRUDED STIFFENERS REQUIRED

PANEL HEIGHT	PANEL WIDTH 2'	3'	4'	5'	6'
2'	2	2	2	2	3
3'	2	2	2	2	3
4'	2	2	2	2	3
5'	3	3	3	3	3
6'	3	3	3	4	4
7'	3	3	3	4	4

PROVIDE VERTICAL SPACING OF NO MORE THAN 36" BETWEEN STIFFENERS.

PROVIDE A VERTICAL DISTANCE OF NO MORE THAN 12" FROM PANEL EDGE TO STIFFENER.

NOTES:

SPACE STIFFENERS IN ACCORDANCE WITH THE PUNCH CODES SHOWN IN THE MnDOT STANDARD SIGNS AND MARKINGS MANUAL.

ATTACH STIFFENERS TO SIGN PANELS USING FASTENERS. PLACE STIFFENERS AT THE VERTICAL LOCATIONS OF THE MOUNTING HOLES FOR EACH SIGN.

FURNISH AND INSTALL HARDWARE COMPATIBLE WITH STIFFENER MOUNTING SYSTEMS.

FURNISH TWO TYPE 201 STAINLESS STEEL 3/4" WIDE BY 1/20" THICK STRAPS, EACH WITH CLAMPING BUCKLES AND INSTALL SEPARATELY WITH A SINGLE WRAP AROUND THE MAST ARM CHORD. PLACE THE SECOND BANDING STRAP OVER THE FIRST STRAP AND STAGGER THE CLAMPING BUCKLES SO THE BUCKLES ARE NOT DIRECTLY OVER ONE ANOTHER.

REVISION:

APPROVED: OCTOBER 16, 2019

BRIAN KRUMBOLTZ
STATE TRAFFIC ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.730 | 1 OF 1

Peter A. Harff
PETER A. HARFF
STATE DESIGN ENGINEER

APPROVED: 10-16-2019
REVISED:

SIGN MOUNTING SYSTEMS FOR ROUND SUPPORTS

STATE PROJ. NO. | (T.H.) | SHEET NO. | OF | SHEETS

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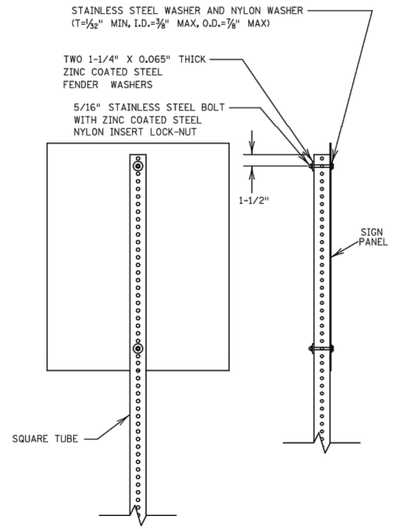
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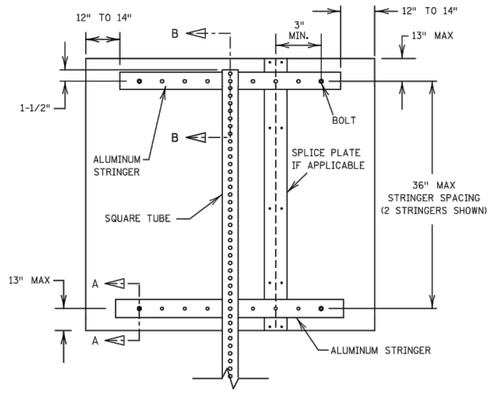
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

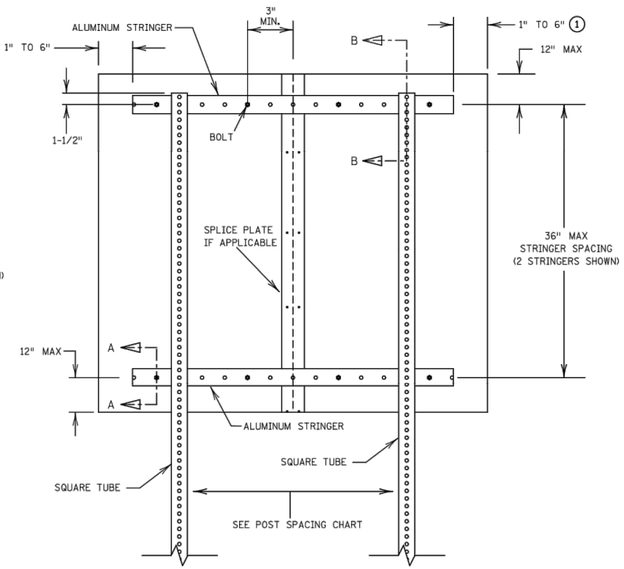
SHEET C7.08



FOR SIGN PANELS UP TO 30" WIDE

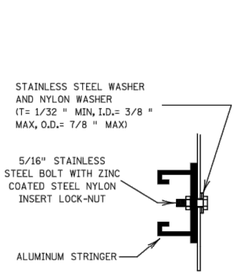


FOR SIGN PANELS 36" WIDE
OR GREATER ON ONE POST

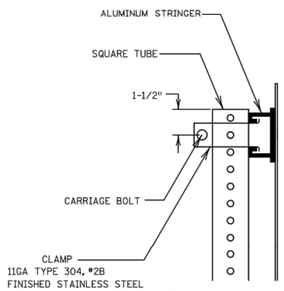


FOR SIGN PANELS ON TWO OR MORE POSTS

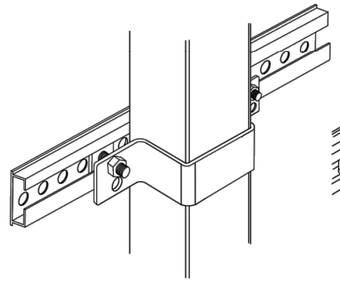
(1) IF POST SPACING REQUIRES PLACEMENT OF A POST WITHIN THIS AREA, EXTEND STRINGERS AS NEEDED TO ACCOMMODATE THE STRINGER TO POST CLAMP.



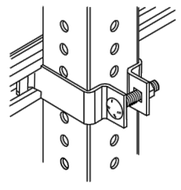
VIEW A-A



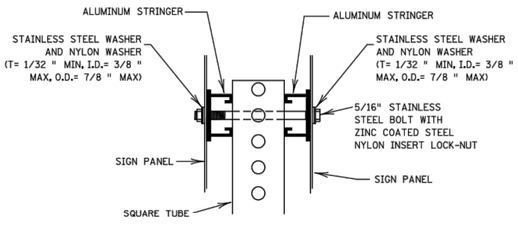
VIEW B-B



CLAMP DETAIL
4" SQUARE TUBE



CLAMP DETAIL
2" AND 2½" SQUARE TUBE



BACK TO BACK
SIGN MOUNTING WITH STRINGERS

NOTES:
1. BOLT SIGN PANELS TO STRINGERS OR RISER POSTS AT NO GREATER THAN 24 INCH SPACING OR ACCORDING TO THE MNDOT STANDARD SIGNS AND MARKINGS MANUAL FOR MOUNTING HOLES (PUNCH CODES) INFORMATION.
2. STRINGERS SHALL BE CENTERED ON SIGN PANEL.

REV 7/01/21

PLOTTED/REVISED: 29-DEC-2021

PLOT NAME: SQUARE TUBE SIGN MOUNTING DETAIL
PATH & FILENAME: O:\ST\Signing\Typicals\Standard Plans\DETAIL Versions\SQUARE TUBE SIGN MOUNTING DETAILS.dgn

DRAWN BY:	CHECKED BY:	CERTIFIED BY _____ (LICENSED PROFESSIONAL ENGINEER) LIC. NO. _____ DATE _____	1 OF 3	SQUARE TUBE SIGN MOUNTING DETAILS
			STATE PROJ. NO.	(T.H.) SHEET NO. OF SHEETS

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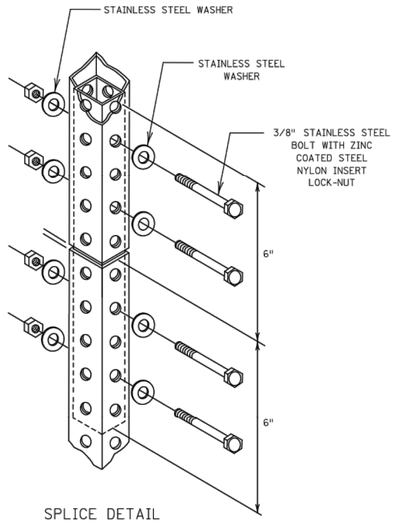
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

SHEET C7.09



SPLICE DETAIL

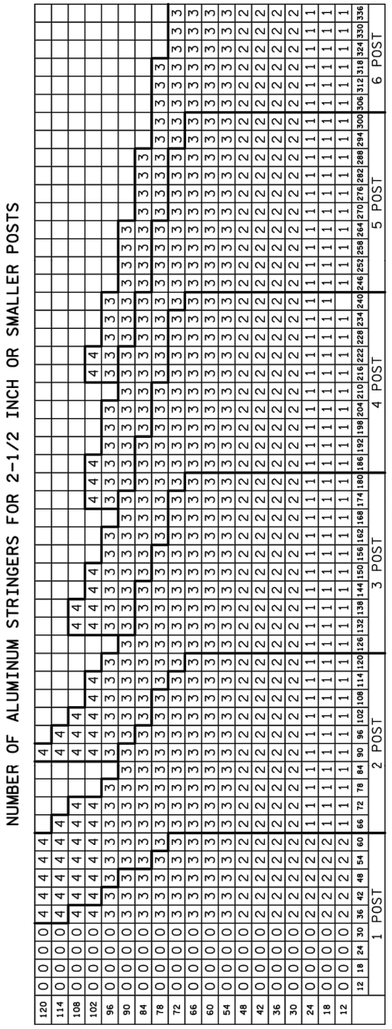
NO MORE THAN ONE SPLICE PER POST.

WHEN USED MUST BE PLACED AT LEAST 8 FEET ABOVE GROUND. THE PREFERRED PLACEMENT LOCATION IS BEHIND THE SIGN PANEL.

INTERIOR POST STUD SHALL BE ONE SIZE SMALLER FOR A TIGHT FIT. IF RISER POST IS 2-1/2", INTERIOR POST IS 2-3/16". IF RISER POST IS 2", INTERIOR POST IS 1-3/4".

PANEL WIDTH	SQUARE TUBE POST SPACING						
	2 POSTS	3 POSTS	4 POSTS	5 POSTS	6 POSTS	7 POSTS	8 POSTS
(IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
42	15						
48	21						
54	30						
60	36						
66	36						
72	42						
78	42						
84	48						
90	48	42					
96	48	42					
102	54	42					
108	54	42					
114	60	42					
120	60	48					
126	66	48					
132	66	48	42				
138	72	48	42				
144	72	48	42				
150	78	54	42				
156	78	54	42				
162	84	54	42				
168	84	60	48				
174	90	60	48	42			
180	90	60	48	42			
186	96	66	48	42			
192	96	66	48	42			
198	102	66	54	42			
204	102	72	54	42			
210	108	72	54	42			
216	108	72	54	48	42		
222	114	78	60	48	42		
228	114	78	60	48	42		
234	120	78	60	48	42		
240	120	84	60	48	42		
246		84	66	54	42		
252		84	66	54	42		
258		90	66	54	42	42	
264		90	66	54	48	42	
270		90	72	54	48	42	
276		96	72	60	48	42	
282		96	72	60	48	42	
288		96	72	60	48	42	
294		102	78	60	54	42	
300		102	78	60	54	42	42
306		102	78	66	54	42	42
312		108	78	66	54	48	42
318		108	84	66	54	48	42
324		108	84	66	54	48	42
330		114	84	66	60	48	42
336		114	84	72	60	48	42

DISTANCES ARE CENTER-TO-CENTER OF POSTS



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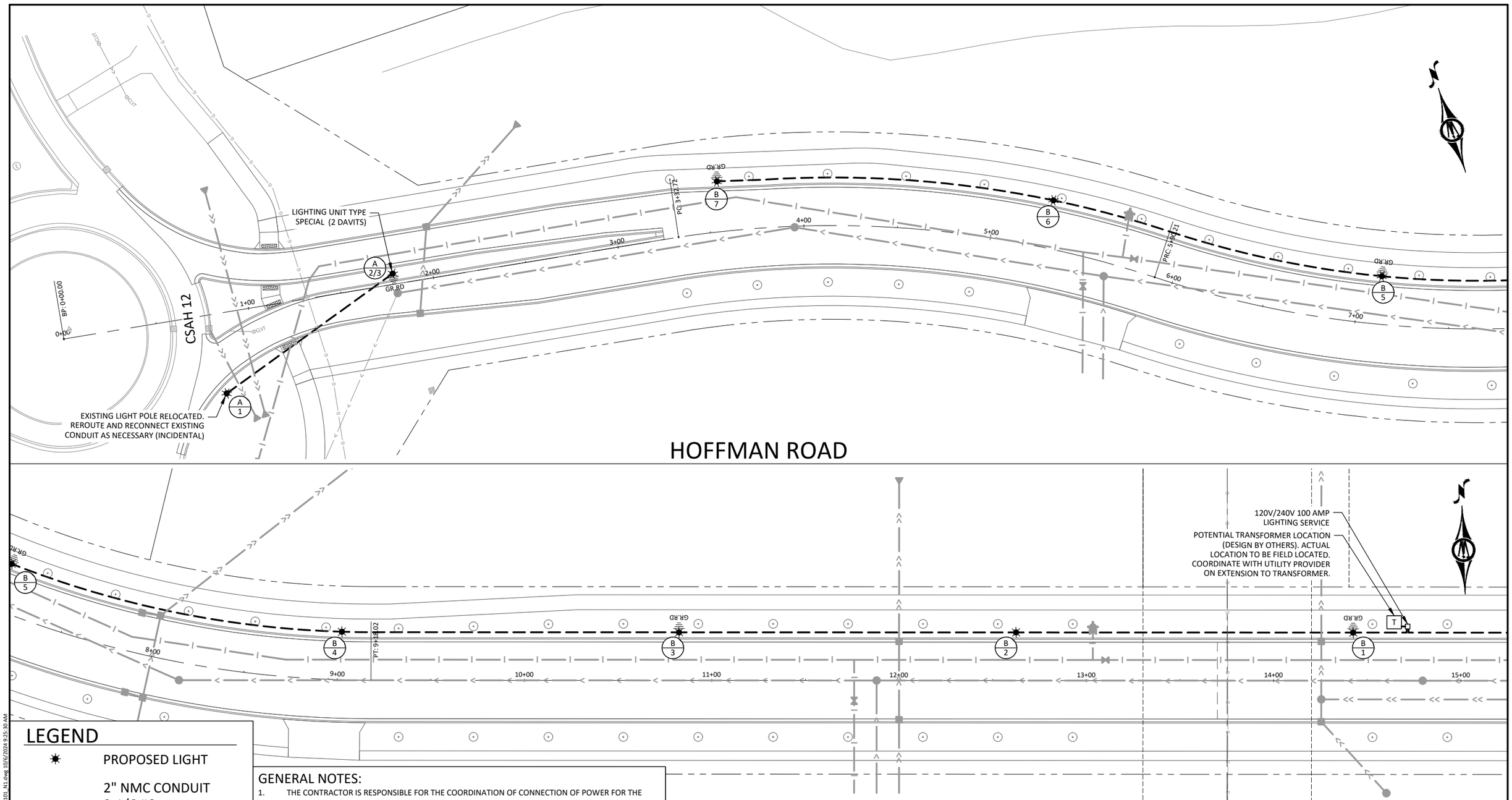
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
SIGNING & STRIPING PLAN
DETAILS

SHEET C7.10



LEGEND

- PROPOSED LIGHT
- 2" NMC CONDUIT, 3-1/C #6, 1-1/C #8 INS. GR.
- H — HANDHOLE
- GR.RD — GROUND ROD
- X / # — LIGHTING UNIT NUMBER

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF CONNECTION OF POWER FOR THE LIGHTING SYSTEM WITH THE POWER PROVIDER.
2. THIS PLAN SPECIFIES CONDUIT SIZE, TYPE, AND GENERAL LOCATIONS. EXACT LOCATIONS OF CONDUIT AND OTHER APPURTENANCES CAN BE MODIFIED IN THE FIELD WITH CONTRACTOR INPUT.
3. CONDUIT MAY BE INSTALLED VIA TRENCH OR TRENCHLESS.
4. ALL CONDUIT SHALL BE PVC SCHEDULE 80 OR APPROVED EQUAL AND SHALL CARRY 1-1/C #4 INSULATED GROUND, UNLESS OTHERWISE NOTED.
5. SEE SPECIAL PROVISIONS FOR LIGHTING UNITS TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
6. IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO UTILIZE THE GOPHER STATE ONE CALL EXCAVATION NOTICE SYSTEM FOR ALL UTILITY LOCATIONS.
7. FOR ALL LIGHT FOUNDATION DESIGN SPECIAL LOCATIONS BEHIND CURB, OFFSET THE EDGE OF FOUNDATION A MINIMUM 1.5' FROM BACK OF CURB LINE UNLESS NOTED HEREON.

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HORZ. 0 25 50
SCALE FEET

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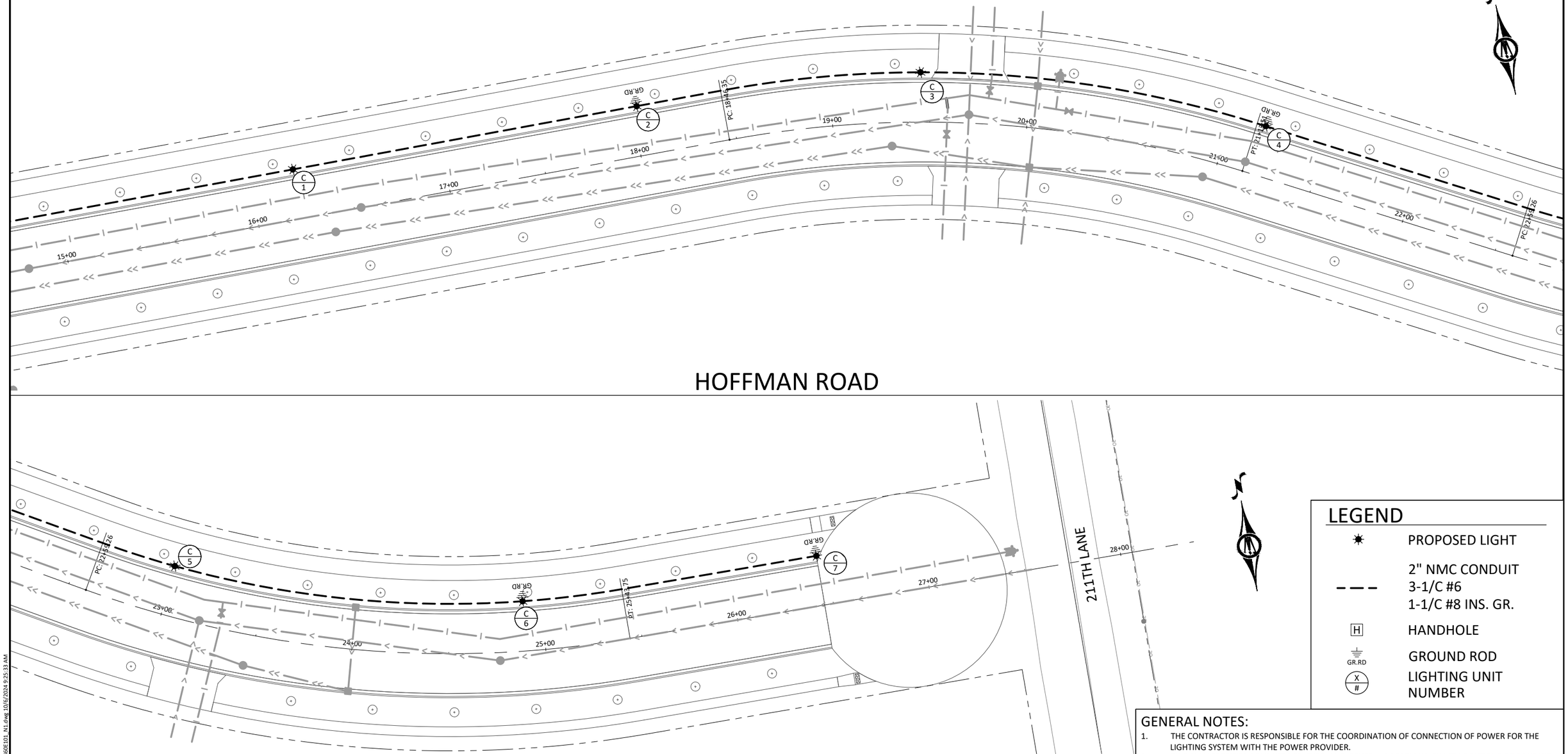
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET LIGHTING PLAN

SHEET E1.01



LEGEND

- PROPOSED LIGHT
- 2" NMC CONDUIT 3-1/C #6 1-1/C #8 INS. GR.
- [H] HANDHOLE
- GR.RD GROUND ROD
- (X / #) LIGHTING UNIT NUMBER

GENERAL NOTES:

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SCALE FEET

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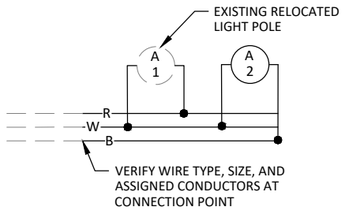
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
STREET LIGHTING PLAN

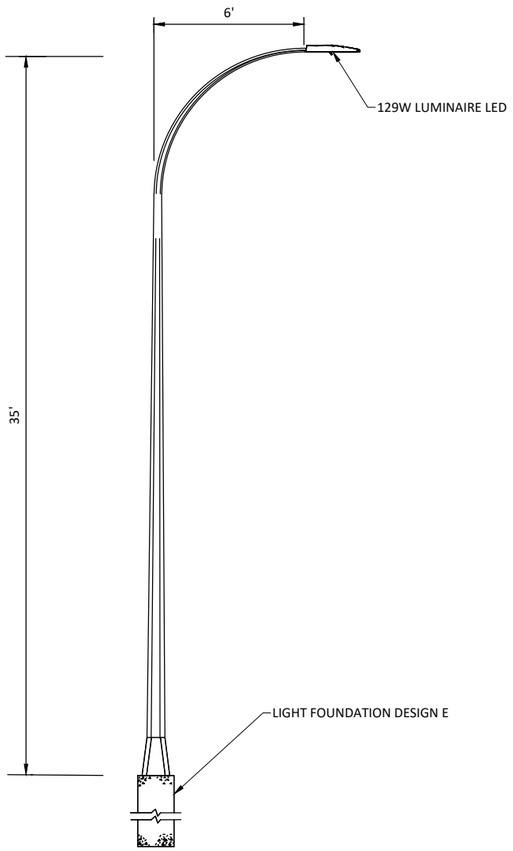
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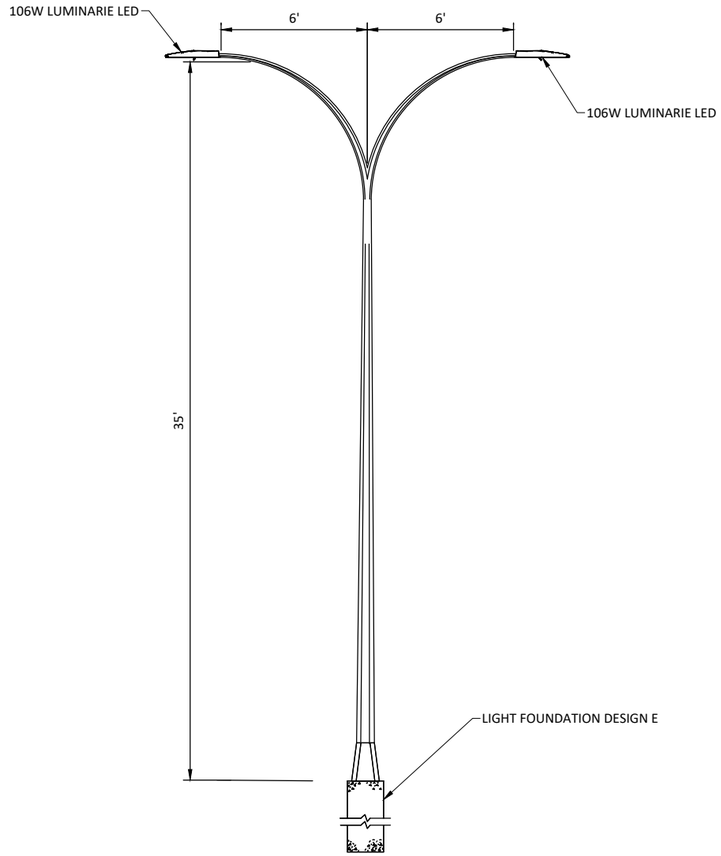
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W DENOTES NEUTRAL CONDUCTOR

WIRING DIAGRAM A



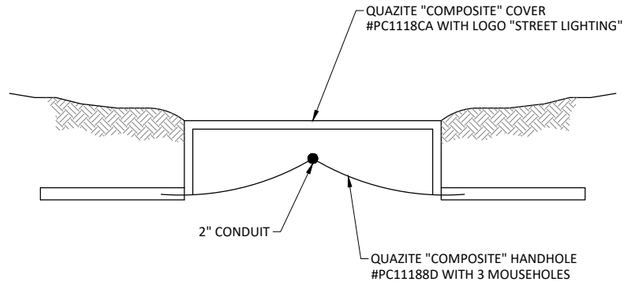
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LIGHTING UNIT TYPE SPECIAL

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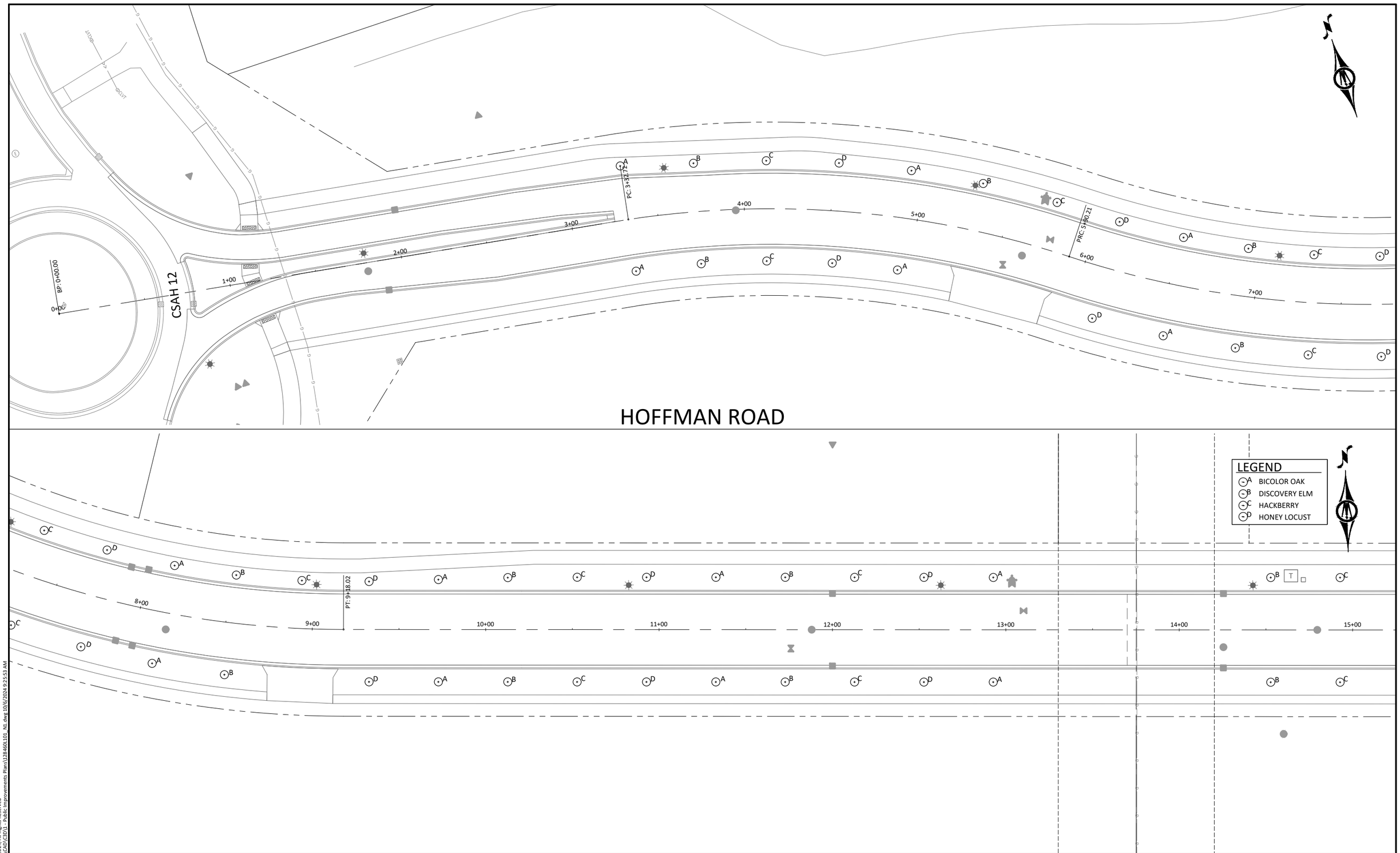
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CHECKED	AWP
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	DNR IFP	10/06/2024

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
LIGHTING DETAILS & WIRING DIAGRAMS

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E1.03



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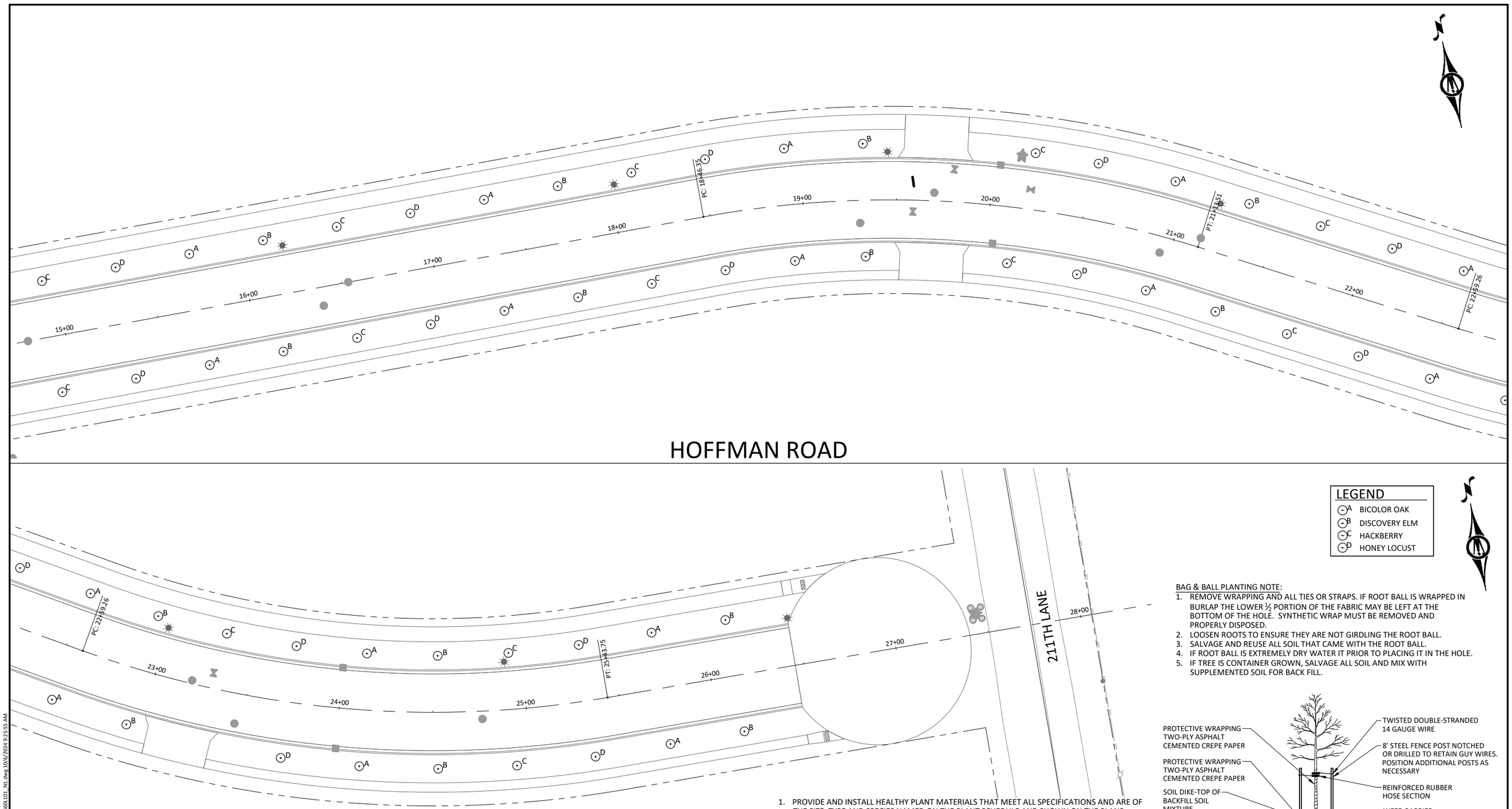
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MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
TREE PLANTING PLAN

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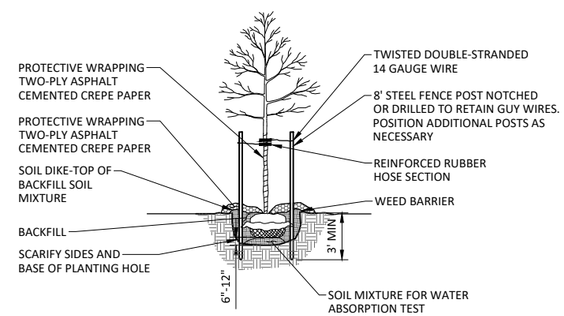


LEGEND

- A BICOLOR OAK
- B DISCOVERY ELM
- C HACKBERRY
- D HONEY LOCUST

BAG & BALL PLANTING NOTE:

1. REMOVE WRAPPING AND ALL TIES OR STRAPS. IF ROOT BALL IS WRAPPED IN BURLAP THE LOWER ½ PORTION OF THE FABRIC MAY BE LEFT AT THE BOTTOM OF THE HOLE. SYNTHETIC WRAP MUST BE REMOVED AND PROPERLY DISPOSED.
2. LOOSEN ROOTS TO ENSURE THEY ARE NOT GIRDLING THE ROOT BALL.
3. SALVAGE AND REUSE ALL SOIL THAT CAME WITH THE ROOT BALL.
4. IF ROOT BALL IS EXTREMELY DRY WATER IT PRIOR TO PLACING IT IN THE HOLE.
5. IF TREE IS CONTAINER GROWN, SALVAGE ALL SOIL AND MIX WITH SUPPLEMENTED SOIL FOR BACK FILL.



DECIDUOUS TREE PLANTING

NOT TO SCALE

1. PROVIDE AND INSTALL HEALTHY PLANT MATERIALS THAT MEET ALL SPECIFICATIONS AND ARE OF THE SIZE, TYPE AND SPECIES NAMED ON THE PLANT SCHEDULE AND SHOWN ON THE PLANS.
2. DIG PLANT HOLE 1'-0" MINIMUM LARGER ON ALL SIDES THAN ROOT BALL.
3. PRIOR TO PLACING TREE, SCARIFY BOTTOM AND SIDES OF THE PLANTING HOLE.
4. TEST SOIL ABSORPTION. FILL HOLE PARTIALLY WITH SUPPLEMENTED SOIL MIXTURE, ADD WATER AND ALLOW TO PUDDLE AND SETTLE PRIOR TO SETTING TREE.
5. AFTER PUDDLING HAS SETTLED, SET TREE AND BACK FILL WITH SUPPLEMENTED SOIL MIXTURE.
6. WATER THOROUGHLY AND ADD BACK FILL AS NEEDED AFTER MOISTURE IS ABSORBED.
7. BUILD SOIL DIKE AROUND PERIPHERY OF TREE TO HOLD WATER.
8. AFTER SETTLEMENT, MULCH WITH MINIMUM 4" LAYER SHREDDED BARK, WOOD CHIPS OR AS OTHERWISE SPECIFIED. DO NOT MULCH UP AGAINST THE TRUNK.
9. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE.

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 10/06/2024

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AWP			
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CLIENT PROJ. NO.			
0M1.128460			

MESENBRINK CONSTRUCTION
HOFFMAN ROAD EXTENSION
TREE PLANTING PLAN

SHEET L1.02

Drainage Report

Mesenbrink Subdivison

Mesenbrink Construction

October 2024

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
P: 507-625-4171
F: 507-625-4177
BMI No. 0M1.128460

BOLTON & MENK

Real People. Real Solutions.

Certification

Drainage Report

For

Mesenbrink Development

Mesenbrink Construction
0M1.128460

October 2024

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.

By: 

Alec Pietz, P.E.
License No. 59617

Date: 10-15-2024

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Appendix C: Supporting Documents

I. INTRODUCTION

Mesenbrink Construction is set to develop the Mesenbrink Subdivision property in Mankato. This project includes an extension of Hoffman Road and will consist of a mixture of residential densities and some retail area. Bolton & Menk has designed the Hoffman Road/public improvements as well as what is being referred to as the "North and South Single-Family PUD"—which are residential areas on either side of Hoffman. The mixed land has been designed as needed for stormwater applications, with design of those locations to be finalized when acquisition of those parcels occurs. This report serves to detail the proposed stormwater management design of all of those areas, the entire Mesenbrink Subdivision.

Boundaries of the project consist of: County Highway 12/586th Avenue to the west, 211th Lane to the south and east, and Unnamed Lake ID #07007100 to the north.

II. ANALYSIS

To understand the drainage conditions of the project area and guide the proposed stormwater management design, a hydrologic and hydraulic model was developed using Autodesk's Storm & Sanitary Analysis (SSA). SSA uses the Soil Conservation Service (SCS) Technical Release (TR-20) methodology to route watershed runoff through the system using a rainfall hydrograph. NOAA Atlas 14 rainfall depths were used along with the NRCS's MSE 3, 24-hour rainfall distribution. The rainfall depths used for the 2, 10, and 100-Year rainfall events were 2.87", 4.28" and 7.20", respectively. Time of concentrations were calculated using the NRCS's TR-55 methodology. Drainage areas were delineated using a combination of LiDAR data and survey data where available. Soil types within the project area are dominated by clay loams characterized by the hydrological soil group type D.

III. EXISTING CONDITIONS

Currently, land use in the project area is all straight-row cropland. During smaller rainfall events, much of the runoff within the project area sits in low points in the cropland. During large rainfall events, runoff from the site flows primarily to the north into the Unnamed Lake—with a small percentage flowing to the west and south into the ditch on the east side of County Highway 12/586th Avenue. There is also runoff towards the two homestead properties southeast of the site, that runoff eventually crosses under 211th Lane via an existing culvert. See *Existing Drainage Area Map* in Appendix A for more detail, including the drainage areas and flow directions. As part of the project, a Hydraulic Analysis was completed and submitted to the MNDNR. A copy of that report can be found in Appendix C.

IV. PROPOSED DESIGN

Mesenbrink Subdivision's proposed stormwater management system has been designed to meet the MPCA's NPDES Construction Stormwater Permit requirements and the City of Mankato Grading Manual design standards. Along with the necessary catch basins and storm sewer, the proposed stormwater management system will also include two wet sedimentation basins connected via a submerged pipe—allowing them to function hydraulically as a single basin. An existing gas line runs through the project area and is the reason for two smaller basins as opposed to a single, larger basin. Those two basins are labeled as "Pond A" and "Pond B". The proposed project has one primary outfall: a 30" outlet from Pond B. See *Proposed Drainage Area Map* in Appendix A for more site detail.

A. Water Quality Requirements

The proposed project has been designed to meet the more stringent water quality requirements of the City of Mankato Grading Manual Sec. 3.2.4.2.B., which states a permanent stormwater treatment basin is required for treatment of 1.1" of runoff over the new impervious surfaces. This exceeds the 1" requirement of the MPCA NPDES Construction Stormwater Permit. This requirement will be met through the construction of two wet sedimentation basins with a combined water quality volume (WQv) sufficient to meet this standard.

Table 1 shows the change in impervious surfaces for the proposed project.

Table 1 **– Impervious Calculation**			
	Existing Area (ac)	**Proposed Area (ac)**	**Difference (ac)**
Public Improvements	0.0	3.6	+3.6
North Single-Family PUD	0.0	5.0	+5.0
South Single-Family PUD	0.0	2.2	+7.9
Future Concept Area	0.0	14.8	+15.8
TOTAL Impervious	0.0	32.3	+32.3

Based on these values, the project will be required to treat 2.96 ac-ft (~128,950 cf) of runoff. This treatment volume accounts for the total treatment required by each section of the development.

B. Storm Sewer & Catch Basin Design

Storm sewer and catch basins were designed based on the guidance provided in the City of Mankato Grading Manual. Storm sewer has been sized based on two different design storm events. For the residential streets, the 5-Year rainfall event was selected—while storm sewer along Hoffman Road was designed for the 10-Year rainfall event per the manual's guidance. All inlets have been designed per Grading Manual Sec. 3.2.3.2.a, in which a single 12-foot driving lane must be maintained free from inundation for every two driving lanes on a roadway for the 10-year rainfall event. Additionally, the 2-Year 24-hour storm with frozen ground was analyzed to be sure the design still provided adequate performance during spring snowmelt conditions.

C. Wet Sedimentation Basins

Two wet sedimentation basins have been designed as part of the project. The first, denoted as "Pond A" within the plans, serves approximately the western half of the Hoffman Road extension and the future mixed-use areas. Its drainage area is approximately 28.3 acres.

Denoted as "Pond B" within the plans, the second basin will serve both of the residential areas, along with the remainder of Hoffman Road that is not served by Pond A. All runoff generated to Pond A will also route through Pond B. Both basins are designed per the MPCA NPDES Construction Stormwater Permit and the City of Mankato Grading Manual. The pond outlet control structure was designed to be skimming so that floatables such as oil and trash will be trapped within the pond, and contains orifices for rate control. The proposed basins have been designed to provide enough storage and rate control as to not cause an increase in high-water levels (HWLs) to the Unnamed Lake.

D. Water Quality Provided

Table 2 below shows the designed water quality volume provided for each Pond. The combined water quality worksheet can be found in Appendix B.

Table 2 – Water Quality Summary				
BASIN	**BOTTOM (ft)**	**NWL (ft)**	**WQ ELEVATION (ft)**	**WQv AVAILABLE (ac-ft)**
Pond A	1001.0	1005.5	1006.81	11.41
Pond B	999.0	1005.5	1006.81	7.07
			TOTAL WQv Avail.	18.48
			TOTAL WQv Req.	2.96

The WQv available far exceeds the required amount because the basins also must meet stringent requirements for minimum overtopping into the Unnamed Lake event via the emergency overflows (EOFs).

V. MODEL RESULTS

Table 3 below shows the pre- and post-construction discharge rates to the Unnamed Lake.

Table 3 – Discharge Rates (CFS) to Unnamed Lake #07007100			
	2-YEAR (2.87")	**10-YEAR (4.28")**	**100-YEAR (7.20")**
Existing	35.1	61.7	128.6
Proposed	6.8	9.2	22.6
Difference	-28.3	-52.5	-106.0

Table 4 below shows the proposed design reduces total discharge rates leaving the site for all rainfall events.

Table 4 – Total Project Discharge Rates (CFS)			
	2-YEAR (2.87")	**10-YEAR (4.28")**	**100-YEAR (7.20")***
Existing	45.7	83.8	175.6
Proposed	38.4	66.3	142.4
Difference	-7.3	-17.5	-33.2

Table 5 below shows the HWL results for the proposed basins.

Table 5 – HWLs of Proposed Basins			
Basin	**2-YEAR (2.87")**	**10-YEAR (4.28")**	**100-YEAR (7.20")**
	HWL (ft)	**HWL (ft)**	**HWL (ft)**
Pond A	1007.8	1009.4	1011.7
Pond B	1007.8	1009.4	1011.6

VI. SUMMARY

The goal of the Mesenbrink Subdivision is to continue to provide growth in the City of Mankato through various types of needs, thus includes opportunities for multiple types of housing as well as business. As has been discussed in this report, its storm sewer system has been designed to properly manage the stormwater runoff that the subdivision will produce, which includes minimizing the effects on the DNR managed area that the water will ultimately outlet to. Drainage patterns overall will remain relatively unchanged while also providing drainage capacity once the project is completed. The proposed design meets the MPCA NPDES Construction Stormwater Permit and the Mankato Grading manual requirements and all impacted wetlands will be mitigated for.

This report is being provided along with the proposed construction plans for the project. Please refer to the plan for additional design details.

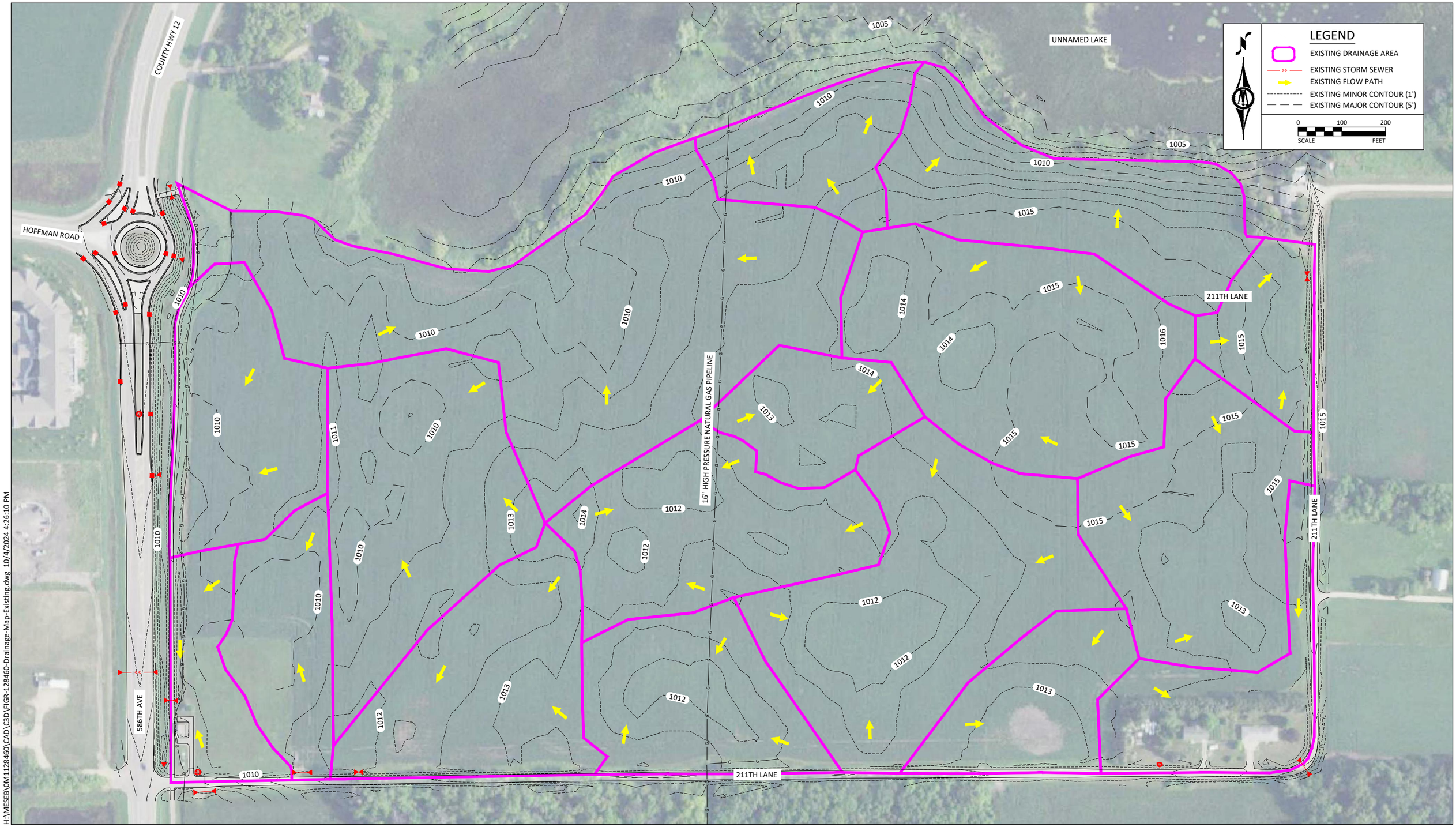
Please feel free to contact me with any questions or comments about this report at Alec.Pietz@Bolton-Menk.com or by phone at (507) 766-3283.

Appendix A: Figures

Mesenbrink Development
City of Mankato, MN

Existing Drainage Area Map
October 2024

BOLTON & MENK

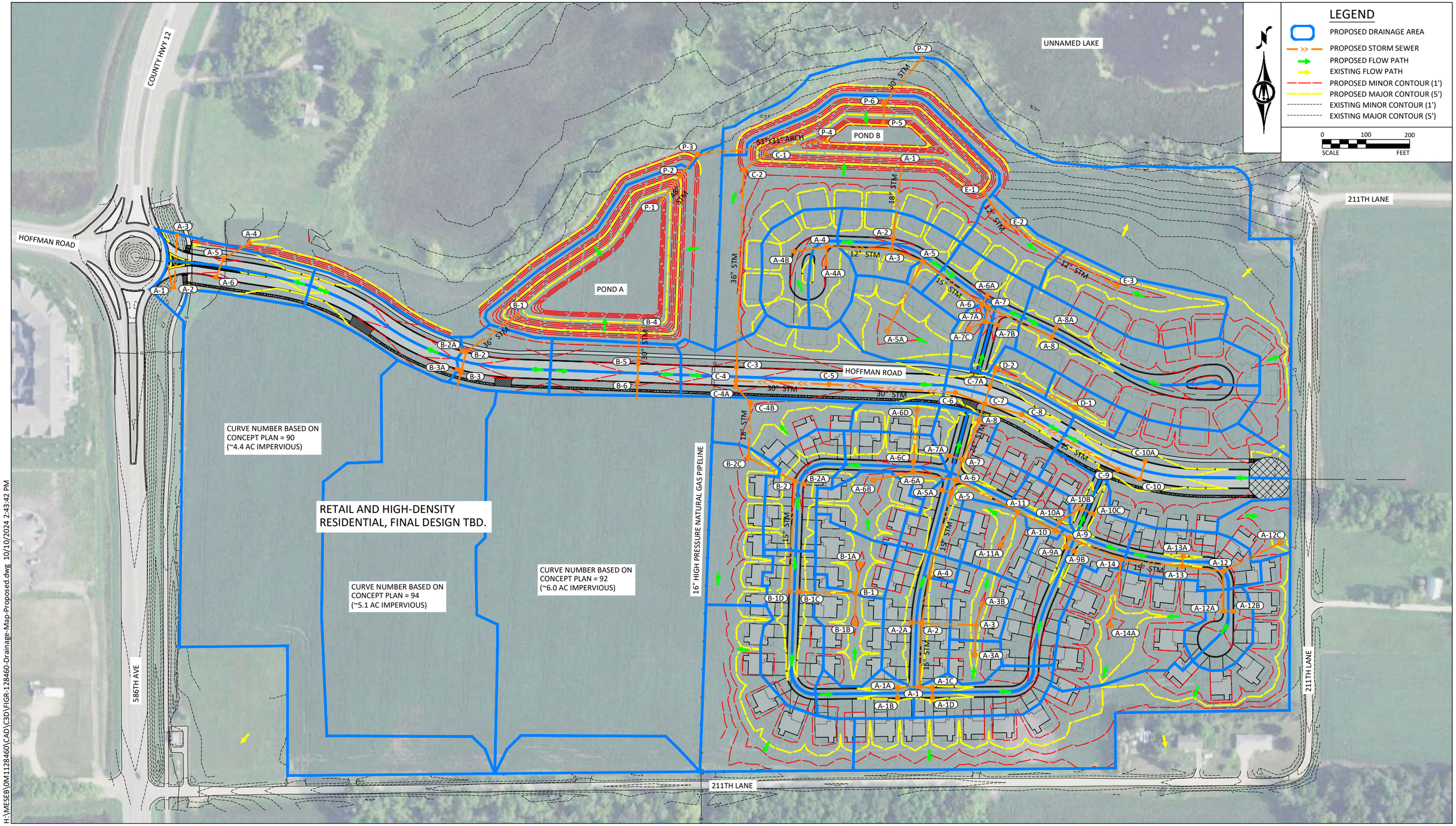


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Mesenbrink Development
City of Mankato, MN

Proposed Drainage Area Map
October 2024

BOLTON & MENK



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Appendix B: Water Quality Spreadsheet & Subbasin Table

POND A & B COMBINED

Area Flowing to Proposed Basin	**74.86**	**ac**
Newly constructed impervious area =	**32.30**	**ac**
Required Water Quality Volume (WQV)= (1.1" over new impervious area)	**2.96**	**ac-ft**
Designed WQV =	**18.48**	**ac-ft**
Water surface elevation at WQV bounce =	**1006.81**	**ft**
Surface area at WQV bounce =	**2.41**	**ac**
Allowable Water Quality Release Rate =	**13.65**	**cfs**
Designed Water Quality Release Rate = (From hydraulic modeling)	**5.10**	**cfs**
Required Volume Below Outlet (dead storage) = (1800 CF Per Acre of Drainage Area)	**3.09**	**ac-ft**
Designed Volume Below Outlet (dead storage) =	**6.74**	**ac-ft**

	ELEV. (FT)	AREA (AC)	VOLUME (AC-FT)	AREA (SQ-FT)
	1013.5	0.00	0.00	
	1013.0	3.87	29.37	168363
	1012.0	3.61	25.64	157327
	1011.0	3.37	22.15	146623
	1010.0	3.13	18.90	136211
	1009.0	2.89	15.89	126103
	1008.0	2.67	13.11	116282
	1007.0	2.45	10.55	106761
	1006.0	2.24	8.20	97538
NWL	1005.50	1.96	7.15	85549
SAFETY BENCH	1005.0	1.87	6.19	81445
	1004.0	1.42	4.55	61723
	1003.0	1.29	3.19	56356
	1002.0	1.18	1.96	51305
	1001.0	1.07	0.84	46564
	1000.0	0.21	0.19	9258
	999.0	0.18	0.00	7716

Mesenbrink Construction
Mesenbrink Subdivision
BMI Project No. 0M1.128460.000

Subbasin Details

INLET	AREA (AC)	CURVE NUMBER	TIME OF CONCENTRATION (MIN.)
A-10 (SOUTH)	0.08	89.41	07
A-10A (SOUTH)	0.23	89.44	08
A-10B (SOUTH)	0.26	89.12	13
A-10C (SOUTH)	0.25	90.49	13
A-12A (SOUTH)	0.20	91.92	08
A-12B (SOUTH)	0.30	90.31	08
A-13 (SOUTH)	0.26	90.41	08
A-13A (SOUTH)	0.51	88.73	13
A-1A (SOUTH)	0.16	89.28	08
A-1B (SOUTH)	0.29	89.30	13
A-1C (SOUTH)	0.21	88.45	08
A-1D (SOUTH)	0.43	89.33	13
A-2 (NORTH)	0.46	88.91	13
A-2 (SOUTH)	0.41	89.14	13
A-2A (SOUTH)	0.53	88.87	13
A-3 (NORTH)	0.28	89.77	13
A-4 (SOUTH)	0.09	89.47	13
A-4A (NORTH)	0.40	89.78	16
A-4B (NORTH)	0.71	89.03	15
A-5	0.39	90.51	07
A-5 (NORTH)	0.09	89.55	07
A-5 (SOUTH)	0.33	90.33	08
A-5A (SOUTH)	0.21	90.07	08
A-6	0.52	88.96	07
A-6 (NORTH)	0.20	89.74	08
A-6A (NORTH)	0.36	88.83	13
A-6A (SOUTH)	0.19	91.01	07
A-6C (SOUTH)	0.38	89.02	13
A-7 (SOUTH)	0.40	89.46	13
A-7A (NORTH)	0.06	94.47	07
A-7A (SOUTH)	0.17	90.20	07
A-7B (NORTH)	0.18	91.40	08
A-8 (NORTH)	1.12	89.26	13
A-8A (NORTH)	1.06	89.40	13
A-9A (SOUTH)	0.58	88.91	13
A-9B (SOUTH)	0.41	90.49	13
B-1C (SOUTH)	0.42	89.89	13
B-1D (SOUTH)	0.55	89.18	13
B-2	0.37	87.28	07
B-2 (SOUTH)	0.56	88.75	13
B-2A	0.38	92.78	07
B-2A (SOUTH)	0.24	90.67	07
B-3	0.28	90.36	07
B-3A	0.46	90.89	07
B-5	0.48	88.33	07
B-6	0.36	89.40	07
C-11	1.08	91.07	13
C-11A	1.10	90.80	13
C-4	1.21	90.49	21
C-5A	0.65	90.21	09
C-8	0.55	90.98	13
C-8A	0.33	92.50	07

Appendix C: Supporting Documents

Hydraulic Analysis for Unnamed Lake ID #07007100

Mesenbrink Development

City of Mankato, Minnesota

May 2024

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
P: (507) 625-4171

BOLTON & MENK

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Certification

Hydraulic Analysis

For

Unnamed Lake #07007100

Mesenbrink Development
City of Mankato, MN
Blue Earth County

0M1.128460

~~December 2023~~
May 2024

PROFESSIONAL ENGINEER

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.

Signature: _____

Typed or Printed Name: Roberta Cronquist

Date: 5/29/2024 License Number: 52570

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I. Project Background *1*
II. Vicinity Map *1*
III. Historical Model *2*
IV. Existing Model *3*
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VI. Model Results *3*
VII. Summary *4*

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Figure 1: Vicinity Map 1

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Table 1: Atlas 14 Precipitation Depths *2*
Table 2: Unnamed Lake Water Level Changes *3*

Appendix

Appendix A: Water Surface Elevation Table
Appendix B: GIS Workmaps
Appendix C: Supporting Documentation
Appendix D: Digital XPSWMM Modeling Files

I. Project Background

The proposed Mesenbrink development is located directly east of County State Aid Highway No. 12/586th Ave and north & west of 211th Lane. The project is proposing to convert approximately 105 acres of agricultural land to mixed residential/retail, high density residential, and medium density residential land uses. The development will include the construction of new roadways and full utilities including sanitary sewer, watermain, and storm sewer. The newly platted parcels are being developed in conformance with City of Mankato zoning codes and will be annexed into the City of Mankato.

The Mesenbrink development project is proposing an increase of 29.7 acres of impervious area. Two large wet ponds are proposed to meet water quality and rate control requirements set by the City of Mankato and the NPDES Stormwater Construction Permit. This memo serves to provide a hydraulic analysis of the Unnamed Lake #07007100, referred to as Unnamed Lake in this report, which serves as the stormwater outlet for both ponds in this development.

Unnamed Lake is approximately 100 acres in size and is recognized as a Minnesota Public Water by the MNDNR. Unnamed Lake discharges south through Blue Earth County Ditch No. 12 and meanders south and west though the City of Mankato and eventually discharges to the Le Sueur River. The SCS TR-20 hydrology method was utilized in XPSWMM Version 2020.1 (x64) for the following analysis. XPSWMM models were developed for the historic, existing, and proposed conditions to analyze the cumulative impacts of development. NOAA Atlas 14 rainfalls for Mankato, Minnesota were used to develop rainfall events.

II. Vicinity Map

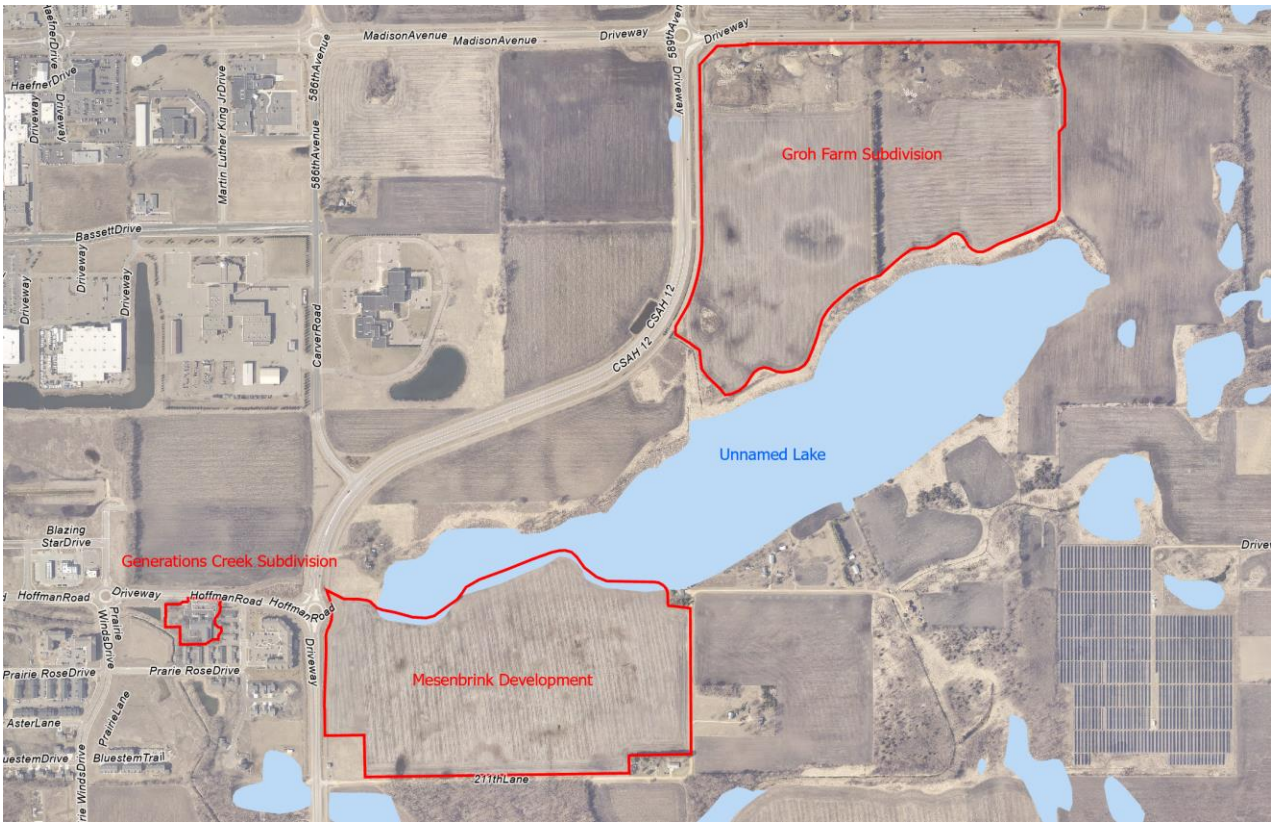


Figure 1: Vicinity Map
(not to scale)

III. Historical Model

Unnamed Lake has a drainage areas of approximately 1.7 square miles, or 1,090 acres. This drainage area consists of row crops, rural housing, a solar farm, and undeveloped space. The historical model reflects surface water conveyance and landuse types entering Unnamed Lake from prior to 2020. The entire drainage area to Unnamed Lake was included in the model to fully identify proposed impacts to Unnamed Lake.

Existing conditions models for each of the development area were used to build the historical XPSWMM model. These have all been previously submitted to and approved by the MNDNR. See Appendix D for the existing models that were utilized for this study.

Unnamed Lake was surveyed by the MNDNR in 2013 and an additional western node was added to the PWI. This location was included in the modeling as storage capacity underneath the OHWL elevation of 1004.6 feet. Unnamed Lake, its watershed outside of the three project boundaries, and County Ditch No. 12 remained unchanged throughout the models.

The main outlet for Unnamed Lake is County Ditch No. 12. The upstream section from Unnamed Lake to Highway 22 was included in the model to effectively model tailwater impacts. Several culvert crossings were included in the model from the Mankato GIS database, Bolton & Menk surveys, various as built plans, and published MNDNR reports online. All data links and references are attached in Appendix C.

For each model a 5, 10, 25, 50, 100, and 500-year storm event was modeled for 24, 48, and 72-hour rainfall events. A Huff Distribution was utilized to determine rainfall distributions for each of the previously listed events (Huff, 1990). See Appendix A for water surface elevations at Unnamed Lake and at road crossings along County Ditch No. 12 from Unnamed Lake to Highway 22. The Atlas 14 Rainfall Precipitation Depth estimates used for the storms can be seen in Table 1.

Table 1: Atlas 14 Precipitation Depths

Precipitation Depths for Mankato, MN (IN)						
Frequency	5-YR	10-YR	25-YR	50-YR	100-YR	500-YR
24-HR	3.61	4.29	5.34	6.24	7.21	9.79
48-HR	3.94	4.61	5.67	6.60	7.62	10.40
72-HR	4.24	4.92	6.00	6.93	7.96	10.70

IV. Existing Model

The existing XPSWMM model reflects landuse conditions as of December 2023. Full-buildout conditions of the Groh Farm and Generations Creek Subdivisions located northeast and due west, respectively, of Unnamed Lake were included in place of their existing models. Both models were left intact as they have gone through previous permitting applications with the MNDNR. Outfall conveyances were slightly edited to establish logical connections to Unnamed Lake. The Groh Farm and Generations Creek Subdivision altered land uses from primarily row crops to single family residential, multi-residential, and commercial land uses. As expected, the high water surface elevation in Unnamed Lake rose slightly with the impervious increases.

V. Proposed Modeling

The proposed model reflects the full buildout plans of the Mesenbrink Development southwest of Unnamed Lake. The Mesenbrink Development will alter 105 acres of land from row crops to single family residential, multi-residential, and commercial land uses.

Two proposed wet ponds will provide water quality treatment and rate control on the north side of the development and discharge to Unnamed Lake. The two ponds will provide adequate storage and rate control for the City of Mankato and NPDES rules. The pond outlets are designed to have a minimal grading impact to Unnamed Lake by discharging near the OHWL elevation and boundary.

VI. Model Results

The model results indicated a general increase in the bounce of Unnamed Lake from the historical model to the existing and proposed model. In the 24-hour, 100-year storm the water surface elevation goes from 1007.16 in the historical model to 1007.29 in the existing and 1007.53 in the proposed. The raised water surface elevations are consistent with impervious area increases. The models are increasingly varied with larger storm events.

Table 2: Unnamed Lake Water Level Changes

Unnamed Lake Water Level Changes									
Frequency	5-yr			10-yr			100-yr		
Condition	Existing	Proposed	Change	Existing	Proposed	Change	Existing	Proposed	Change
24-HR	1005.80	1005.93	0.13	1006.09	1006.24	0.15	1007.29	1007.53	0.24
48-HR	1005.90	1006.04	0.14	1006.15	1006.32	0.16	1007.31	1007.56	0.25
72-HR	1005.90	1006.33	0.44	1006.14	1006.65	0.51	1007.23	1008.03	0.79

See Appendix A for an expanded table of water level impacts and storm events listed in the Unnamed Lake Water Surface Elevation Comparison Table.

VII. Summary

The Mesenbrink Development will increase the 24-hour, 100-year rainfall event high water level of Unnamed Lake by 0.24 feet. This is an expected impact from an addition of 29.7 acres of impervious surface. This impact is expected to be negligible on the overall system given the size and capacity of the lake and outlet channel. The City of Mankato Construction Storm Water Rules and the NPDES Construction Storm Water Permit rules for water quality treatment and rate control are being met through the use of two well designed wet ponds on the north side of the property.

Additional benefits to Unnamed Lake by the Mesenbrink Development include reduction in sediment and fertilizer loading. Fish and waterfowl habitat will not be negatively impacted through the increased water level bounce.

Appendix A: Water Surface Elevation Table

Unnamed Lake Water Surface Elevation Comparison								
Model	Return Frequency	Node	Stor-19	Jun-04	Jun-06	Jun-13	Jun-07	Jun-08
		Location / Crossing	Unnamed Wetland	Field Entrance	CSAH 12	Prairie Rose Drive	Prairie Wing Drive	Highway 22
Historical Model (Pre-2022 Conditions)	24-HR	5-yr	1005.72	1005.57	1002.47	1001.38	1001.00	999.58
		10-yr	1006.00	1005.97	1003.49	1002.02	1001.51	999.91
		25-yr	1006.42	1006.83	1005.01	1002.97	1002.26	1000.34
		50-yr	1006.78	1007.56	1006.21	1003.72	1002.85	1000.63
		100-yr	1007.16	1008.34	1007.41	1004.55	1003.48	1000.91
		500-yr	1008.15	1011.25	1010.33	1006.43	1004.97	1001.54
	48-HR	5-yr	1005.81	1005.67	1002.38	1001.33	1000.96	999.55
		10-yr	1006.05	1005.94	1003.17	1001.81	1001.34	999.81
		25-yr	1006.45	1006.55	1004.40	1002.58	1001.96	1000.17
		50-yr	1006.79	1007.12	1005.42	1003.22	1002.47	1000.45
		100-yr	1007.17	1007.74	1006.50	1003.90	1002.99	1000.71
		500-yr	1008.18	1010.06	1009.09	1005.65	1004.38	1001.32
	72-HR	5-yr	1005.81	1005.51	1001.78	1000.98	1000.68	999.37
		10-yr	1006.05	1005.83	1002.43	1001.39	1001.02	999.62
		25-yr	1006.42	1006.27	1003.43	1002.03	1001.53	999.95
		50-yr	1006.75	1006.61	1004.26	1002.55	1001.96	1000.20
		100-yr	1007.11	1007.02	1005.16	1003.12	1002.41	1000.44
		500-yr	1008.04	1008.42	1007.40	1004.60	1003.56	1000.98
Existing Model (Includes Groh Farm & Generations Creek Subdivisions)	24-HR	5-yr	1005.80	1005.63	1002.48	1001.39	1001.00	999.59
		10-yr	1006.09	1006.02	1003.50	1002.03	1001.51	999.91
		25-yr	1006.52	1006.87	1005.02	1002.97	1002.25	1000.33
		50-yr	1006.89	1007.53	1006.22	1003.72	1002.84	1000.62
		100-yr	1007.29	1008.37	1007.42	1004.55	1003.47	1000.90
		500-yr	1008.31	1011.28	1010.32	1006.42	1004.95	1001.52
	48-HR	5-yr	1005.90	1005.76	1002.41	1001.35	1000.97	999.56
		10-yr	1006.15	1006.04	1003.19	1001.82	1001.34	999.81
		25-yr	1006.56	1006.61	1004.42	1002.59	1001.96	1000.17
		50-yr	1006.92	1007.17	1005.44	1003.23	1002.46	1000.44
		100-yr	1007.31	1007.79	1006.52	1003.90	1002.99	1000.70
		500-yr	1008.35	1010.13	1009.10	1005.65	1004.36	1001.30
	72-HR	5-yr	1005.90	1005.59	1001.81	1000.99	1000.70	999.38
		10-yr	1006.14	1005.91	1002.46	1001.40	1001.03	999.63
		25-yr	1006.53	1006.37	1003.46	1002.04	1001.54	999.96
		50-yr	1006.86	1006.73	1004.30	1002.57	1001.96	1000.20
		100-yr	1007.23	1007.12	1005.19	1003.13	1002.41	1000.44
		500-yr	1008.19	1008.51	1007.43	1004.61	1003.56	1000.98
Proposed Model (Mesenbrink Development)	24-HR	5-yr	1005.93	1005.73	1002.36	1001.31	1000.94	999.54
		10-yr	1006.24	1006.08	1003.36	1001.91	1001.42	999.86
		25-yr	1006.71	1006.90	1004.83	1002.82	1002.14	1000.27
		50-yr	1007.11	1007.55	1006.01	1003.53	1002.70	1000.55
		100-yr	1007.53	1008.34	1007.19	1004.31	1003.29	1000.83
		500-yr	1008.63	1011.20	1009.94	1006.06	1004.70	1001.43
	48-HR	5-yr	1006.04	1005.86	1002.31	1001.27	1000.91	999.51
		10-yr	1006.32	1006.17	1003.07	1001.72	1001.26	999.76
		25-yr	1006.76	1006.68	1004.27	1002.46	1001.85	1000.11
		50-yr	1007.14	1007.23	1005.26	1003.06	1002.34	1000.38
		100-yr	1007.56	1007.83	1006.31	1003.69	1002.84	1000.63
		500-yr	1008.67	1010.09	1008.79	1005.34	1004.14	1001.22
	72-HR	5-yr	1006.33	1009.45	1006.30	1003.40	1002.42	1000.34
		10-yr	1006.65	1011.33	1007.61	1004.23	1003.03	1000.62
		25-yr	1007.16	1014.08	1009.43	1005.32	1003.88	1000.97
		50-yr	1007.58	1015.28	1010.84	1006.13	1004.60	1001.25
		100-yr	1008.03	1016.03	1011.87	1006.81	1005.38	1001.53
		500-yr	1009.14	1017.06	1013.39	1008.37	1007.28	1002.66

Appendix B: GIS Workmaps

Mesenbrink Construction Development
City of Mankato, Minnesota

Unnamed Lake Watershed Overview
December 2023

BOLTON & MENK

Groh Farm Subdivision

Unnamed Lake

Generations Creek Subdivision

Mesenbrink Development

MadisonAvenue
Driveway
RaintreeRoad
Martin Luther King JrDrive
586thAvenue
216thStreet
CarverRoad
CSAH 12
MainStreet
BassettDrive
FairStreet
ItascaDrive
MinnehahaCircle
HosannaCourt
KarenCourt
GretchenCourt
HosannaDrive
PantherLane
PantherTrail
CheetahLane
CheetahTrail
LynxCourt
LynxLane
LynxTrail
Blazing StarDrive
CougarCourt
CougarDrive
CougarTrail
HoffmanRoad
AmberCourt
CrystalCircle
JadeLane
TurquoiseCourt
Prairie RoseDrive
Prarie RoseDrive
AsterLane
PrairieLaneTrail
BluestemDrive
Prairie WindsDrive
211thLane
StadiumRoad
594thAvenue

1000 1010 1020 7010 7020 7030 7040

Legend

- Project Location
- County Ditch 12 Streamline
- Existing Offsite Subbasins
- Blue Earth County NWI

Contours 2FT

- Index
- Intermediate

0 1,000 Feet

Source:

Map Document: H:\MES\EB\0M1112\9400\GIS\ESRI\WR\Mesenbrink Dev. Drainage.aprx | Username: foster.otten | Date Saved: 12/13/2023 11:28 AM

Mesenbrink Construction Development
City of Mankato, Minnesota

County Ditch No. 12 Road Culvert Crossings
December 2023

BOLTON & MENK

Jun-08, 60" RCP

Jun-07, 54" x 88" RCP-Arch

Jun-13, 54" x 88" RCP-Arch

Jun-06, 54" RCP

Jun-04, 30" RCP

Flows offsite south to the Le Seuer River

Unnamed Lake

MadisonAvenue
SiouxRoad
RaintreeRoad
Driveway
BassettDrive
FairStreet
ItascaDrive
MinnehahaCircle
HosannaCourt
KarenCourt
GretchenCourt
MainStreet
PantherLane
PantherTrail
CheetahLane
CheetahTrail
LynxCourt
LynxLane
LynxTrail
CougarTrail
CougarCourt
CougarDrive
HoffmanRoad
AmberCourt
SunstoneDrive
TurquoiseCourt
CrystalCircle
StadiumRoad
Martin Luther King JrDrive
586thAvenue
CarverRoad
Blazing StarDrive
Prairie RoseDrive
PrairieLane
BluestemTrail
BluestemDrive
Prairie WindsDrive
211thLane
CSAH 12
594thAvenue
216thStreet

Legend

- Co. Ditch No. 12 Culvert Crossings
- County Ditch 12 Streamline
- Blue Earth County NWI

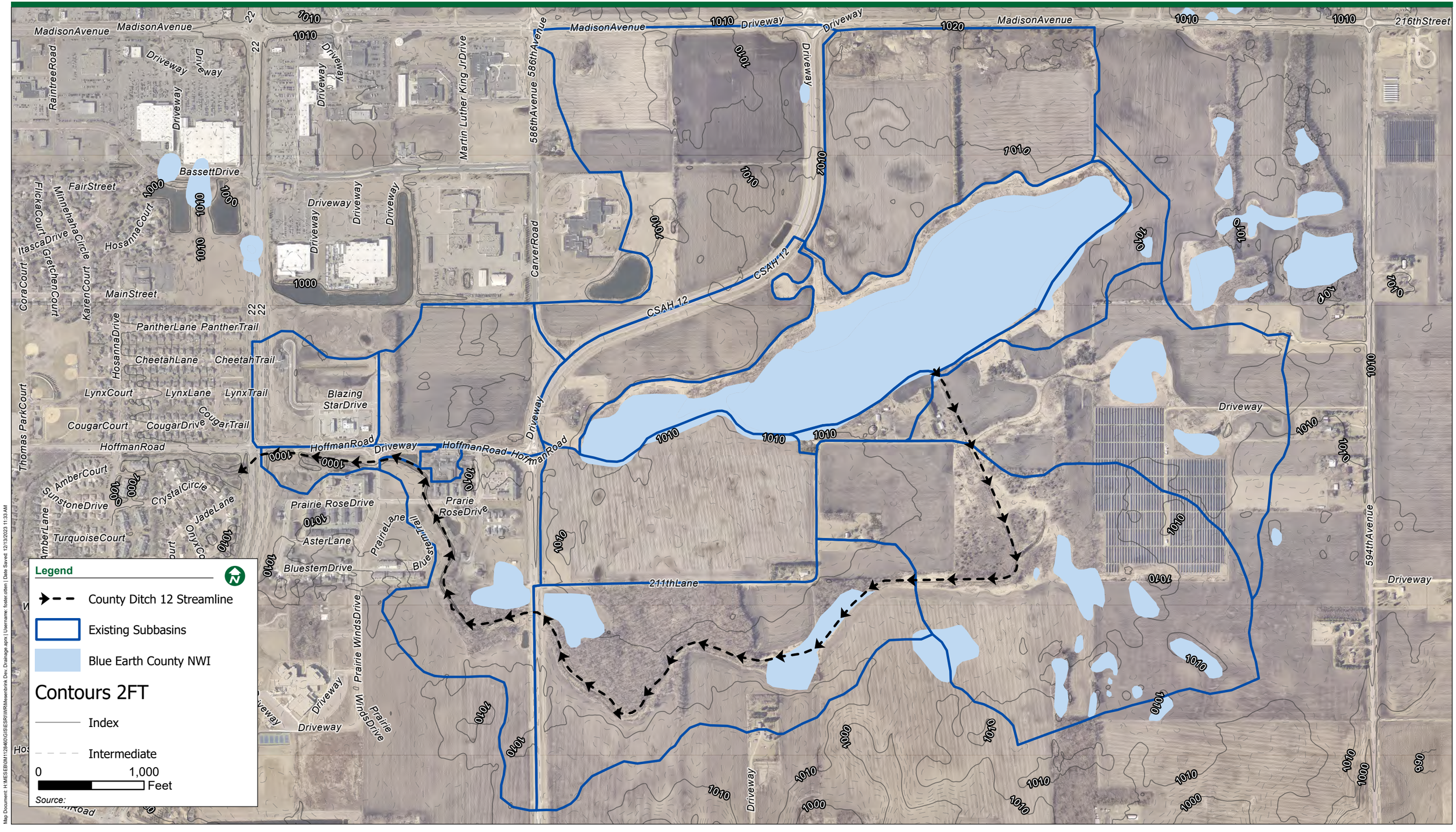
Contours 2FT

- Index
- Intermediate

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Legend

- County Ditch 12 Streamline
- Existing Subbasins
- Blue Earth County NWI

Contours 2FT

- Index
- Intermediate

0 1,000 Feet

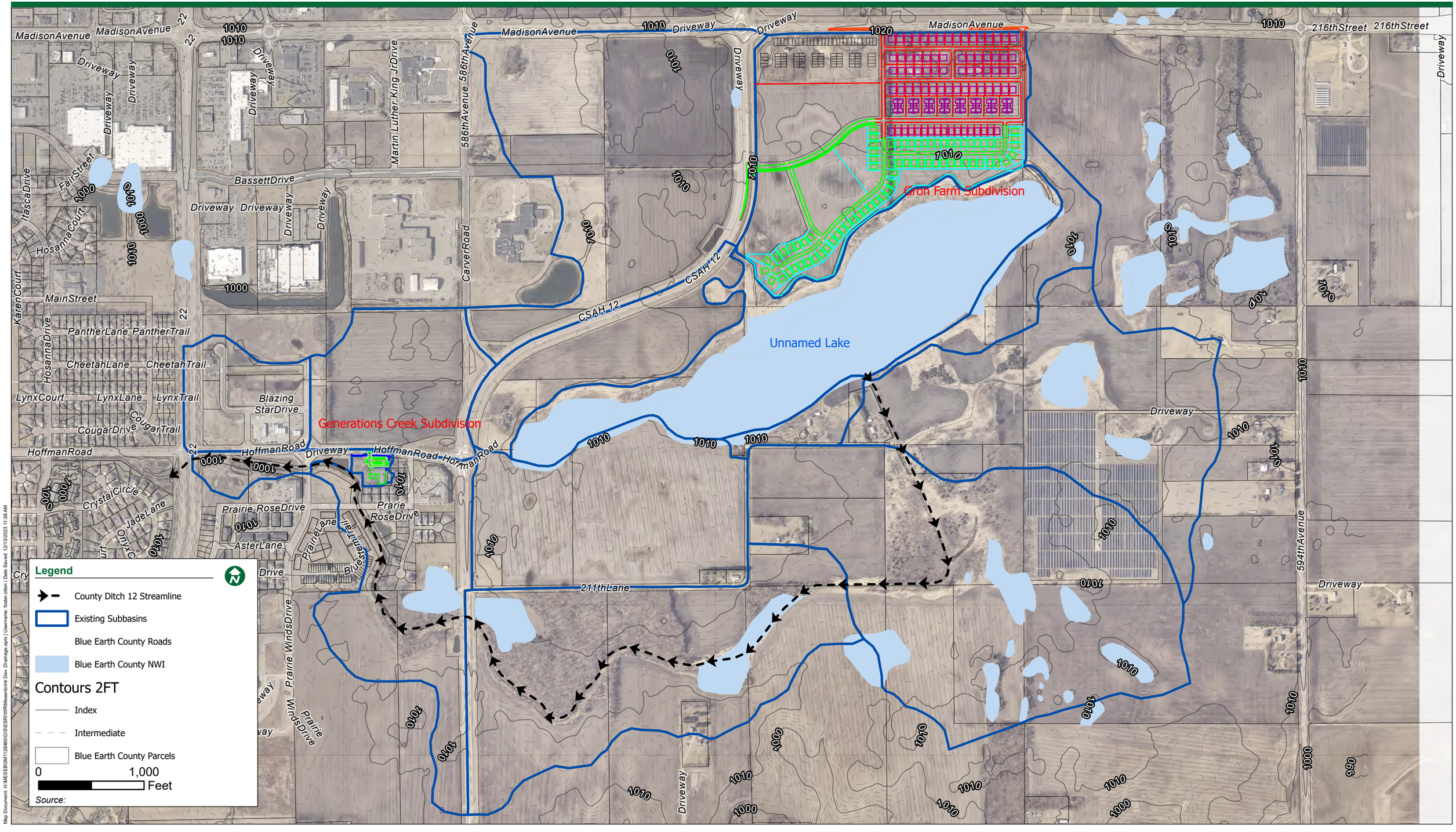
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Mesenbrink Construction Development
City of Mankato, Minnesota

Existing SSA Model Overview
December 2023

BOLTON & MENK



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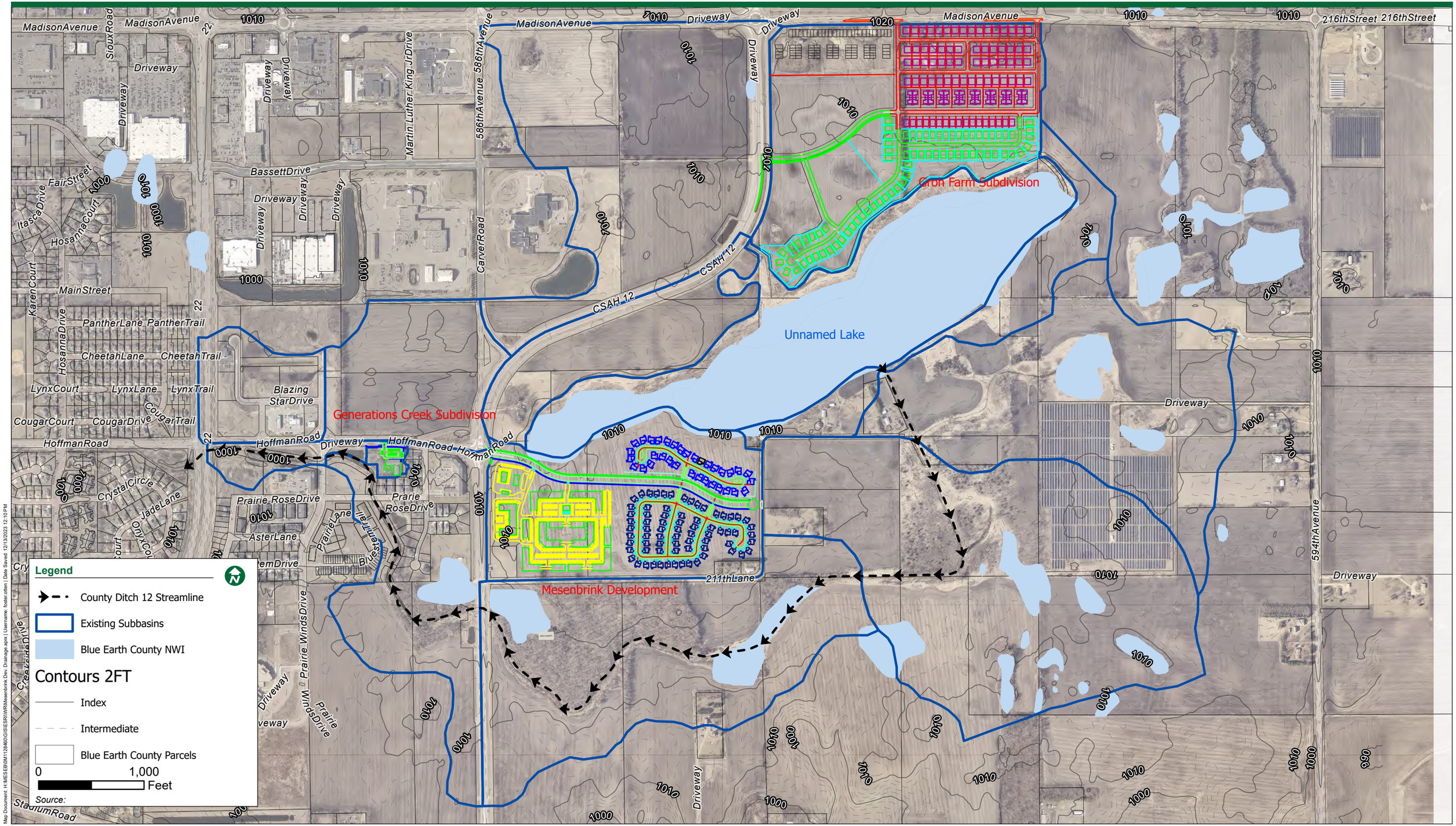
Mesenbrink Construction Development

City of Mankato, Minnesota

Proposed SSA Model Overview

December 2023

BOLTON & MENK



Legend

- County Ditch 12 Streamline
- Existing Subbasins
- Blue Earth County NWI

Contours 2FT

- Index
- Intermediate

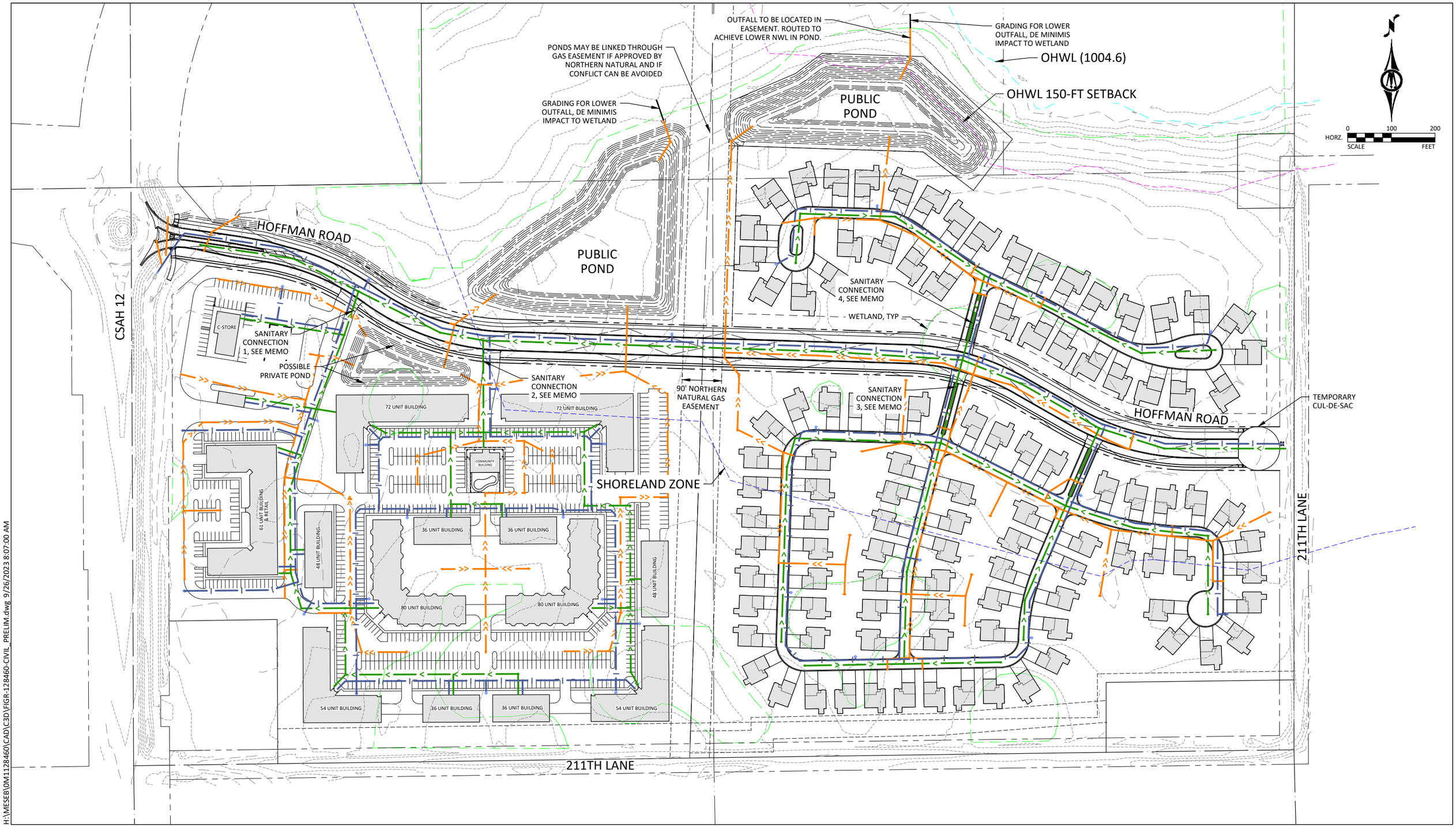
- Blue Earth County Parcels

0 1,000 Feet

Source:

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Appendix C: Supporting Documentation



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Appendix D: Digital XPSWMM Modeling Files

DEPARTMENT OF NATURAL RESOURCES

ECOLOGICAL & WATER RESOURCES
117 ROGERS ST
MANKATO, MN 56001

October 15, 2024

Mark Konz
City of Mankato Associate Director – Planning and Development Services
10 Civic Center Plaza
PO Box 3368
Mankato, MN 56002

RE: Mesenbrink Subdivision Final Plat Review

Dear Mr. Konz,

Thank you for your cooperation throughout the review process. Currently, DNR does not have any further comments on the submitted plat. At this time, a Public Waters Work Permit (PWWP) application has been submitted to DNR regarding the impact to Unnamed Basin #07-71W and DNR is continuing to work with the permittee during the review process.

The preliminary plat for the Mesenbrink subdivision was approved by the Mankato City Council on March 27, 2024 with a number of conditions including the following:

> "Prior to submission of a final plat or a planned unit development, the applicant shall have applied for and obtained all necessary Public Waters Work Permit(s) from the Department of Natural Resources, DNR, for the proposed project."

Currently, a PWWP application has been submitted to DNR and is under review – no PWWP has presently been issued. Given the requirements and timeline of the PWWP application review process, it may be appropriate for the City of Mankato to consider the final plat before the City Council at this time prior to the issuance of a Public Waters Work Permit as there have been no additional changes made to the final plat plan since the last DNR review.

It is important to note that approval of the final plat does not preclude or replace the required issuance of a PWWP and work on the project may not commence until a PWWP is received.

Thank you for your consideration and please let me know if any additional questions arise.

DEPARTMENT OF NATURAL RESOURCES

ECOLOGICAL & WATER RESOURCES
117 ROGERS ST
MANKATO, MN 56001

Sincerely,



Erynn Jenzen
Area Hydrologist
507-389-8809

EC: Todd Kolander, DNR District Manager
Katie Wigen, DNR Area Hydrologist
Dan Petrik, DNR Lake & River Shoreland Program Manager
Molly Westman, City of Mankato Planning Coordinator
Dan Donayre, Bolton & Menk Natural Resource Project Manager
Nate Myhra, Bolton & Menk Survey Project Manager

Flexible Pavement Design, R-Value Method

Ver. 1.2 **For Bituminous Pavement With Aggregate Base**

Inputs

20 Yr Design Lane BESALs =	2,266,000
Design R-value =	10.0

GE Values from R-Value Chart

Minimum Bit (GE) =	12.07
Min. Agg. Base (GE) =	6.00
Total Required GE =	36.90

Project Number

Hoffman Road - Heavy-Duty Pavement

Designer

Alec W. Pietz, P.E.

Date

5/25/2023

DEPARTMENT OF TRANSPORTATION

Calculated Pavement Thickness to Meet GE Requirement

		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		1.36	2.25	3.07
Bituminous Total		5.36	2.25	12.07
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	12.00	0.75	9.00
Select Granular		19.67	0.50	9.83
	Total	43.03	Total	36.90
	Required*	30.00	Required	36.90

Proposed Pavement Thickness

New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	1.5	2.25	3.38
Non-wearing Course	Superpave HMA [2360]	4.0	2.25	9.00
New Bituminous Total		5.5		12.38
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
	Class	Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	18.0	1.00	18.00
Aggregate Layer 2	Select Granular	12.0	0.50	6.00
Aggregate Layer 3	Multiaxial Geogrid *8	1.0	2.00	2.00
Select Granular			0.50	0.00
Aggregate Total		31.0		26.00
	Total	36.50	Total	38.38
			Required	36.90

Messages

Total GE: GOOD
Bituminous Thickness: GOOD
Total Aggregate Base Thickness: GOOD

Last Edited 6/5/19

State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with default Heavy Commerical Traffic values; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.
Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).
You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date		
Forecast Performed by		
Name of County or City		
Project Number		
Project Description	Hoffman Road - Heavy-Duty Pavement	
Route Number		
Base Year (i.e. opening to traffic)	2024	
Number of Lanes (total both directions)	1 = single lane	
Current AADT	9,000	
Urban or Rural	Urban	

Historical AADT (enter a minimum of two years)	Year	AADT
Enter oldest traffic data here	2022	9,000
Enter second oldest traffic data here	2023	9,000
Enter third oldest traffic data here		
Enter fourth oldest traffic data here		
Base Year AADT	2024	9,000
20-Year AADT	2044	9,000
35-Year AADT	2059	9,000
Growth Rate	0.00%	

Vehicle Type	Vehicle Class %	ESAL Factors Flexible	ESAL Factors Rigid
2AX-6TIRE SU	1.45%	0.25	0.24
3AX+SU	0.09%	0.58	0.85
3AX TST	0.12%	0.39	0.37
4AX TST	0.24%	0.51	0.53
5AX+TST	1.76%	1.13	1.89
TR TR, BUSES	0.64%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	**4.29%**	**NA**	**NA**

20-Year Flexible Forecast (10 Ton) = 2,266,000
20-Year Rigid Forecast (10 Ton) = 3,392,000
35-Year Flexible Forecast (10 Ton) = 3,885,000
35-Year Rigid Forecast (10 Ton) = 5,815,000

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:
http://www.dot.state.mn.us/materials/pvmtdesign/software.html

Revised: 5/6/2020

Flexible Pavement Design, R-Value Method

Ver. 1.2 **For Bituminous Pavement With Aggregate Base**

Inputs

20 Yr Design Lane BESALs =	937,000
Design R-value =	10.0

GE Values from R-Value Chart

Minimum Bit (GE) =	9.30
Min. Agg. Base (GE) =	6.00
Total Required GE =	32.60

Project Number

Hoffman Road - Standard Duty Pavement

Designer

Alec W. Pietz, P.E.

Date

8/26/2024

DEPARTMENT OF TRANSPORTATION

Calculated Pavement Thickness to Meet GE Requirement

		Thickness (in)	GE	Layer GE
(2360) Wearing Course		4.00	2.25	9.00
(2360) Non-wearing Course		0.13	2.25	0.30
Bituminous Total		4.13	2.25	9.30
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	6.00	1.00	6.00
Sub Base	Class 3 or 4	12.00	0.75	9.00
Select Granular		16.61	0.50	8.31
	Total	38.74	Total	32.60
	Required*	13.13	Required	32.60

Proposed Pavement Thickness

New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	1.5	2.25	3.38
Non-wearing Course	Superpave HMA [2360]	3.0	2.25	6.75
New Bituminous Total		4.5		10.13
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
	Class	Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	14.0	1.00	14.00
Aggregate Layer 2	Select Granular	12.0	0.50	6.00
Aggregate Layer 3	Multiaxial Geogrid *8	1.0	2.00	2.00
Select Granular			0.50	0.00
Aggregate Total		27.0		22.00
	Total	31.50	Total	32.13
			Required	32.60

Messages

Total GE: GOOD
Bituminous Thickness: GOOD
Total Aggregate Base Thickness: GOOD

Last Edited 6/5/19

State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with default Heavy Commerical Traffic values; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.
Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).
You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date		
Forecast Performed by		
Name of County or City		
Project Number		
Project Description	Hoffman Road - Standard Duty Pavement	
Route Number		
Base Year (i.e. opening to traffic)	2024	
Number of Lanes (total both directions)	1 = single lane	
Current AADT	4,850	
Urban or Rural	Urban	

Historical AADT (enter a minimum of two years)	Year	AADT
Enter oldest traffic data here	2022	4,850
Enter second oldest traffic data here	2023	4,850
Enter third oldest traffic data here		
Enter fourth oldest traffic data here		
Base Year AADT	2024	4,850
20-Year AADT	2044	4,850
35-Year AADT	2059	4,850
Growth Rate	0.00%	

Vehicle Type	Vehicle Class %	ESAL Factors Flexible	ESAL Factors Rigid
2AX-6TIRE SU	1.10%	0.25	0.24
3AX+SU	0.07%	0.58	0.85
3AX TST	0.11%	0.39	0.37
4AX TST	0.21%	0.51	0.53
5AX+TST	1.25%	1.13	1.89
TR TR, BUSES	0.65%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	**3.39%**	**NA**	**NA**

20-Year Flexible Forecast (10 Ton) = 937,000
20-Year Rigid Forecast (10 Ton) = 1,384,000
35-Year Flexible Forecast (10 Ton) = 1,607,000
35-Year Rigid Forecast (10 Ton) = 2,372,000

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:
http://www.dot.state.mn.us/materials/pvmtdesign/software.html

Revised: 5/6/2020

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ENGINEER'S PRELIMINARY COST ESTIMATE

MESENBRINK SUBDIVISION - MANKATO, MINNESOTA

BMI Project No.: 0M1.128460

Item No.	MnDOT Item No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Amount
1	2021.501	MOBILIZATION		1	LS	$125,567.14	$125,567.14
2	2104.503	REMOVE SEWER PIPE (STORM)		24	LF	$8.00	$192.00
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)		160	LF	$4.00	$640.00
4	2104.503	REMOVE CURB AND GUTTER		135	LF	$4.00	$540.00
5	2104.602	RELOCATE STREET LIGHT		1	EA	$2,500.00	$2,500.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT		210	SY	$6.00	$1,260.00
7	2105.507	POND EXCAVATION (P)	(1) (5)	25300	CY	$3.00	$75,900.00
8	2105.507	TOPSOIL STRIP (EV) (P)	(2)	19550	CY	$3.00	$58,650.00
9	2105.507	COMMON EXCAVATION (EV) (P)	(3) (5)	1850	CY	$3.00	$5,550.00
10	2105.507	SELECT GRANULAR BORROW (CV) (P)		5525	CY	$25.00	$138,125.00
11	2105.604	GEOGRID		17450	SY	$2.25	$39,262.50
12	2106.507	COMMON EMBANKMENT (CV) (P)	(4)	21400	CY	$3.00	$64,200.00
13	2211.509	AGGREGATE BASE, CLASS 5 (CV) (P)		7500	CY	$32.00	$240,000.00
14	2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 3.0" THICK (TEMPORARY CUL-DE-SAC)		875	SY	$17.25	$15,093.75
15	2360.504	TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK (STREET WEAR COURSE)		11600	SY	$10.25	$118,900.00
16	2360.504	TYPE SP 12.5 NON WEAR CRS MIX (3,C) 1.5" THICK (2 LIFTS) (STANDARD DUTY SECTION)		11650	SY	$9.25	$107,762.50
17	2360.504	TYPE SP 12.5 NON WEAR CRS MIX (3,C) 2.0" THICK (2 LIFTS) (HEAVY DUTY SECTION)		11575	SY	$11.75	$136,006.25
18	2501.502	15" RC PIPE APRON		1	EA	$1,750.00	$1,750.00
19	2501.502	24" RC PIPE APRON		3	EA	$2,750.00	$8,250.00
20	2501.502	30" RC PIPE APRON		3	EA	$3,500.00	$10,500.00
21	2501.502	36" RC PIPE APRON		2	EA	$4,500.00	$9,000.00
22	2501.502	48" RC PIPE APRON		1	EA	$6,000.00	$6,000.00
23	2501.502	51" X 31" RC ARCH PIPE APRON		1	EA	$6,500.00	$6,500.00
24	2502.503	6" PERF PVC PIPE DRAIN, SDR 35		5225	LF	$14.50	$75,762.50
25	2502.602	6" PVC PIPE DRAIN CLEAN-OUT		18	EA	$350.00	$6,300.00
26	2503.503	15" RC PIPE SEWER DESIGN 3006		417	LF	$70.00	$29,190.00
27	2503.503	18" RC PIPE SEWER DESIGN 3006		12	LF	$80.00	$960.00
28	2503.503	24" RC PIPE SEWER DESIGN 3006		181	LF	$115.00	$20,815.00
29	2503.503	30" RC PIPE SEWER DESIGN 3006		888	LF	$175.00	$155,400.00
30	2503.503	36" RC PIPE SEWER DESIGN 3006		292	LF	$225.00	$65,700.00
31	2503.503	48" RC PIPE SEWER DESIGN 3006		136	LF	$325.00	$44,200.00
32	2503.503	51" X 31" RC ARCH PIPE		299	LF	$400.00	$119,600.00
33	2503.602	CONNECT TO EXISTING STORM SEWER		1	EA	$1,000.00	$1,000.00
34	2503.603	12" PIPE SEWER (STORM)		101	LF	$50.00	$5,050.00
35	2503.603	15" PIPE SEWER (STORM)		144	LF	$60.00	$8,640.00
36	2503.603	18" PIPE SEWER (STORM)		52	LF	$70.00	$3,640.00
37	2503.603	24" PIPE SEWER (STORM)		40	LF	$90.00	$3,600.00
38	2503.603	30" PIPE SEWER (STORM)		77	LF	$125.00	$9,625.00
39	2503.603	36" PIPE SEWER (STORM)		453	LF	$175.00	$79,275.00
40	2506.602	STORM SEWER CASTING ASSEMBLY		23	EA	$850.00	$19,550.00
41	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		18.5	LF	$600.00	$11,100.00
42	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020		13.4	LF	$850.00	$11,390.00
43	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020		15.8	LF	$1,200.00	$18,960.00
44	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020		14.7	LF	$1,750.00	$25,725.00
45	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022		5.5	LF	$600.00	$3,300.00
46	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022		29.1	LF	$850.00	$24,735.00
47	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4022		6.2	LF	$1,200.00	$7,440.00
48	2506.602	CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3		7	EA	$3,000.00	$21,000.00
49	2506.602	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 1		1	EA	$13,500.00	$13,500.00
50	2511.507	RANDOM RIPRAP CLASS III/A		378	CY	$80.00	$30,240.00
51	2521.518	3" BITUMINOUS WALK		20950	SF	$2.75	$57,612.50
52	2521.518	4" CONCRETE WALK		11850	SF	$7.50	$88,875.00
53	2521.518	6" CONCRETE WALK		775	SF	$16.00	$12,400.00
54	2531.503	CONCRETE CURB & GUTTER DESIGN B618		5460	LF	$18.00	$98,280.00

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ENGINEER'S PRELIMINARY COST ESTIMATE

MESENBRINK SUBDIVISION - MANKATO, MINNESOTA

BMI Project No.: 0M1.128460

Item No.	MnDOT Item No.	Item	Notes	Estimated Quantity	Unit	Unit Price	Amount
55	2531.503	CONCRETE CURB & GUTTER DESIGN B624		230	LF	$22.00	$5,060.00
56	2531.504	4" CONCRETE MEDIAN		215	SY	$55.00	$11,825.00
57	2531.504	8" CONCRETE DRIVEWAY		455	SY	$80.00	$36,400.00
58	2531.618	TRUNCATED DOMES		84	SF	$55.00	$4,620.00
59	2545.502	LIGHTING UNIT TYPE E		14	EA	$3,000.00	$42,000.00
60	2545.502	LIGHTING UNIT TYPE SPECIAL		1	EA	$3,750.00	$3,750.00
61	2545.502	LUMINAIRE (LED)		16	EA	$500.00	$8,000.00
62	2545.502	LIGHT FOUNDATION DESIGN STEEL E		15	EA	$1,015.00	$15,225.00
63	2545.502	INSTALL LIGHTING SERVICE CABINET (MANKATO 100 AMP)		1	EA	$3,500.00	$3,500.00
64	2545.502	EQUIPMENT PAD		1	EA	$3,000.00	$3,000.00
65	2545.503	2" NON-METALLIC CONDUIT		2400	LF	$9.00	$21,600.00
66	2545.503	UNDERGROUND WIRE 1/C #6 AWG		7200	LF	$3.00	$21,600.00
67	2545.503	GROUNDWIRE 1/C #8 INS. GR.		2400	LF	$1.40	$3,360.00
68	2557.502	ELECTRICAL GROUND		9	EA	$225.00	$2,025.00
69	2563.601	TRAFFIC CONTROL		1	LS	$5,000.00	$5,000.00
70	2564.502	OBJECT MARKER		1	EA	$150.00	$150.00
71	2564.518	SIGN PANELS TYPE C		71.39	SF	$125.00	$8,923.75
72	2564.518	SIGN PANELS TYPE SPECIAL		1	EA	$2,000.00	$2,000.00
73	2565.602	TRANSFORMER AND SERVICE EQUIPMENT (DESIGN BY OTHERS)		1	EA	$5,000.00	$5,000.00
74	2571.524	DECIDUOUS TREE 2" CAL B&B - BICOLOR OAK		28	TREE	$750.00	$21,000.00
75	2571.524	DECIDUOUS TREE 2" CAL B&B - DISCOVERY ELM		27	TREE	$750.00	$20,250.00
76	2571.524	DECIDUOUS TREE 2" CAL B&B - HACKBERRY		23	TREE	$750.00	$17,250.00
77	2571.524	DECIDUOUS TREE 2" CAL B&B - HONEY LOCUST		26	TREE	$750.00	$19,500.00
78	2573.501	STORM DRAIN INLET PROTECTION		21	EA	$250.00	$5,250.00
79	2573.501	STABILIZED CONSTRUCTION EXIT		1	EA	$2,500.00	$2,500.00
80	2573.503	SILT FENCE, TYPE MS		3100	LF	$3.25	$10,075.00
81	2574.508	FERTILIZER TYPE 3		2520	LB	$2.50	$6,300.00
82	2575.504	ROLLED EROSION PREVENTION CATEGORY 20		15000	SY	$2.50	$37,500.00
83	2575.505	SEEDING		8.4	AC	$1,000.00	$8,400.00
84	2575.508	SEED MIXTURE 25-141		160	LB	$4.00	$640.00
85	2575.508	SEED MIXTURE 33-261		100	LB	$4.00	$400.00
86	2575.508	SEED MIXTURE 35-221		265	LB	$4.00	$1,060.00
87	2575.508	HYDRAULIC MULCH MATRIX		18550	LB	$1.00	$18,550.00
88	2582.503	4" SOLID LINE PAINT (WR)		4710	LF	$1.60	$7,536.00
89	2582.503	6" SOLID LINE PAINT (WR)		800	LF	$2.00	$1,600.00
90	2582.503	24" SOLID LINE PAINT (WR)		62	LF	$22.00	$1,364.00
91	2582.503	4" BROKEN LINE PAINT (WR)		1150	LF	$1.60	$1,840.00
92	2582.503	4" DOUBLE SOLID LINE PAINT (WR)		400	LF	$3.20	$1,280.00
93	2582.503	12" DOTTED LINE PREFORM PAINT		27	LF	$22.00	$594.00
94	2582.518	PAVEMENT MESSAGE PREFORM PAINT		7	EA	$400.00	$2,800.00
95	2582.518	CROSSWALK PREFORM PAINT		144	SF	$22.00	$3,168.00
						TOTAL ESTIMATED CONSTRUCTION SUBTOTAL:	**$2,636,909.89**
						CONTINGENCIES (10%):	$263,700.00
						CONSTRUCTION ENGINEERING (CITY OF MANKATO) (4%):	$105,500.00
						TOTAL ESTIMATED PROJECT COST:	**$3,006,109.89**

NOTES:

(1) TOTAL EXCAVATED VOLUME INCLUDING TOPSOIL

(2) ASSUMES 2-FEET OF TOPSOIL REMOVAL OVER ALL PROPOSED RIGHT-OF-WAY, EXCESS TOPSOIL TO REMAIN WITHIN THE SUBDIVIDED LOTS; LOCATION TO BE COORDINATED WITH OWNER

(3) EXCAVATION IN THE RIGHT-OF-WAY BELOW THE ASSUMED 2-FEET OF TOPSOIL STRIPPING, DOES NOT INCLUDE PIPE AND MANHOLE SPOILS

(4) RAW FILL VOLUME WITH THE ASSUMED 2-FEET OF TOPSOIL REMOVED, SUITABLE EXCAVATED MATERIAL CAN BE USED DEPENDENT ON APPLICATION

(5) ALL MATERIAL TO STAY WITHIN SUBDIVISION TO BE USED FOR RIGHT-OF-WAY COMMON EMBANKMENT OR WITHIN THE SUBDIVIDED LOTS; LOCATION TO BE COORDINATED WITH OWNER

Luminaires	
Wattage	Amps
129	1.08

FPA - 120/240V		Max Voltage Drop	3.6
120	Volts	Current Voltage Drop	1.74316625
Conductor Resistance	0.41	Conductor Size	#6

Conduit Segment	Distance	Resistance	Current (amps)	Voltage Drop
SERVICE TO B1	25	0.01025	7.53	0.07713125
B1 TO B2	180	0.0738	6.45	0.47601
B2 TO B3	180	0.0738	5.38	0.396675
B3 TO B4	180	0.0738	4.30	0.31734
B4 TO B5	180	0.0738	3.23	0.238005
B5 TO B6	180	0.0738	2.15	0.15867
B6 TO B7	180	0.0738	1.08	0.079335

Conductor Size	Resistance
#12	1.62
#10	1.018
#8	0.6404
#6	0.41
#4	0.259
#2	0.162
#0	0.102
#00	0.0811

ATTENTION

To add more Conduit Segments,

Fill in the green & drag down the white table

Luminaires	
Wattage	Amps
129	1.08

FPA - 120/240V		Max Voltage Drop	3.6
120	Volts	Current Voltage Drop	2.159675
Conductor Resistance	0.41	Conductor Size	#6

Conduit Segment	Distance	Resistance	Current (amps)	Voltage Drop
SERVICE TO C1	160	0.0656	7.53	0.49364
C1 TO C2	180	0.0738	6.45	0.47601
C2 TO C3	180	0.0738	5.38	0.396675
C3 TO C4	180	0.0738	4.30	0.31734
C4 TO C5	180	0.0738	3.23	0.238005
C5 TO C6	180	0.0738	2.15	0.15867
C6 TO C7	180	0.0738	1.08	0.079335

Conductor Size	Resistance
#12	1.62
#10	1.018
#8	0.6404
#6	0.41
#4	0.259
#2	0.162
#0	0.102
#00	0.0811

ATTENTION

To add more Conduit Segments,

Fill in the green & drag down the white table