

Project Description: Construction of a new salon/spa

Site Location: 1600 North Victory Drive

Submitter: (On behalf of owner)

WEB Construction Co., Inc

320 Saint Andrews Dr, Suite 100

Mankato, MN 56001

Certificate of Design Compliance (CDC) – Detailed Narrative

WEB Construction on behalf of the owner is seeking a certificate of design compliance approval for construction of a new Salon/Spa at 1600 N. Victory Drive in Mankato. This property is currently not developed and is located between CCF Bank and a Multi-tenant building along the south side of N. Victory Drive. The building would be primarily a single story with a 2-story entry atrium. The first floor is approximately 5,800 sf with an 800 sf second floor small office area. Total proposed square footage of 6,633 square feet. Construction would be a wood framed building with a flat roof. Exterior finishes would be comprised of a combination of materials including cultured stone, wood looking aluminum panels, and two different metal panel options. Windows and doors would be a storefront aluminum system in a dark bronze finish with insulated glass units. These materials are shown on the architectural documents provided.

The building uses are further identified on floor plan A1.1. Based on those requirements, a total of 74 parking stalls are required for the property. See attached plan for table showing each use and required stalls per use.

The provided site plans as shown on sheet C6.01 show a total of 78 stalls being provided allowing for four stalls over the current code provision.

The site plans depict a temporary access road that has been designed for two-way vehicle traffic and allows for emergency vehicle turning. This is necessary due to the property to the south that has not entered into the development agreement and there are no current provisions for utility or street easements. The new water service would be extended on this property all the way to the east property line to allow for future lot and main connection to the east. A fire hydrant would also be installed at this time. Additionally, the applicant and owner are currently working on connecting with the south property owner to allow for the extension of the sanitary sewer connection as depicted on the site plan. If an agreement cannot be reached, we would need to look at an alternative to run a sanitary connection directly north to serve the building site only at this time. Both the applicant and the owner understand that the St Andrews Drive connection will be completed in the future and will be responsible for their fair share of improvements at that time. The temporary drive will also be the responsibility of the applicant/owner to maintain and plow snow.

Additionally, the site plan identifies landscape screening along N. Victory Drive and the future road extension of St Andrews Drive. A trash enclosure is provided in the parking lot for refuse containment. A storm surge pond is being constructed along the south side of the property. A bike rack location is planned on the NW corner of the site. There is a sidewalk connection proposed to the existing trail at the NE corner of the property. Snow removal plan is to remove any snow from the site as to not impact the parking requirement.

Future submissions will include a site specific and dark sky compliant exterior lighting plan to include parking lot and building lighting, a signage plan/permit submission.