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NATHAN J. HERMER

DATE: L.C. NO. 54848

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PROJECT

WRESTLING
BROTHERHOOD

WRESTLING
FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225

FILE NAME 32225 C3-SITE

DRAWN BY AAQ

DESIGNED BY AAQ/NJH

REVIEWED BY NJH

ORIGINAL ISSUE DATE -/-/-

CLIENT PROJECT NO. -

TITLE

SITE AND UTILITY
PLAN

SHEET

C3-10

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56001	
ZONING:	R-3 LIMITED MULTIPLE DWELLING DISTRICT	
SITE/LOT AREA:	40,572 SF	(0.9 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	6'	25'
CORNER FRONT YARD	6'	12.5'
SIDE YARD	6'	15.8'
REAR YARD	6'	49.5'

PARKING SURFACE REQUIREMENTS IN SETBACKS

	MAX COVERAGE	PROPOSED COVERAGE
FRONT YARD	3,942 SF x 35.00% = 1,380 SF	1,164 SF / 3,942 SF = 29.53%
CORNER FRONT YARD	1,544 SF x 35.00% = 541 SF	504 SF / 1,544 SF = 32.64%
SIDE YARD	N/A	N/A
REAR YARD	7,803 SF x 35.00% = 2,731 SF	2,332 SF / 7,803 SF = 29.89%

BUILDING REQUIREMENTS

MAX STRUCTURE GROUND COVER	31,215 SF x 35.00% = 10,925 SF
PROPOSED STRUCTURE GROUND COVER	7,008 SF / 31,215 SF = 22.45%
MAX BUILDING HEIGHT	35'

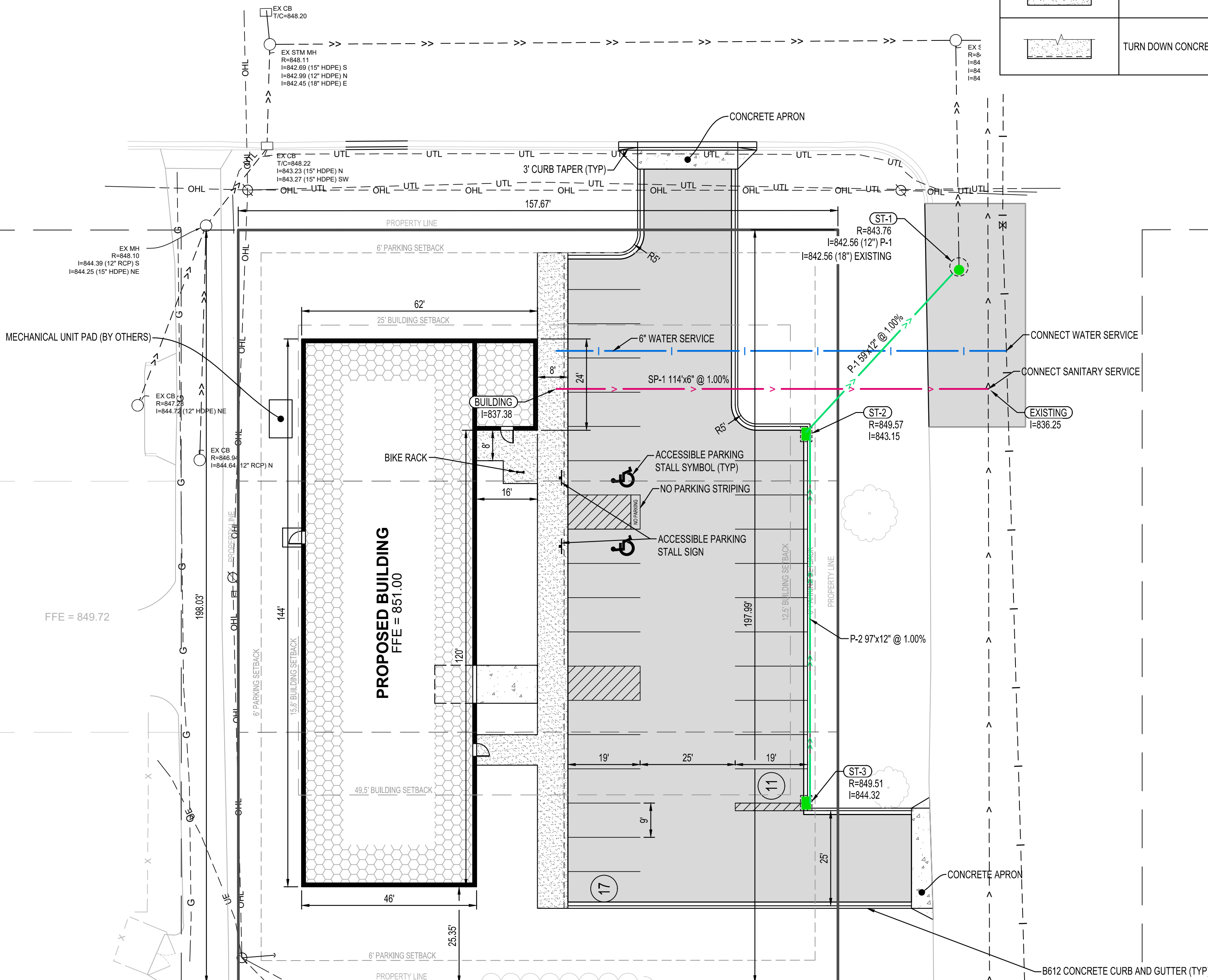
PARKING DATA

LAND USE CLASSIFICATION	GYMNASIUM
PARKING SPACES REQUIRED (CODE)	ONE PARKING SPACE FOR EACH FOUR PERSONS OF THE MAXIMUM OCCUPANT LOAD
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	108 OCCUPANTS / 4 = 27 SPACES

PARKING STALLS PROVIDED	
STANDARD	26
ACCESSIBLE	2
TOTAL	28

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK



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SCALE IN FEET