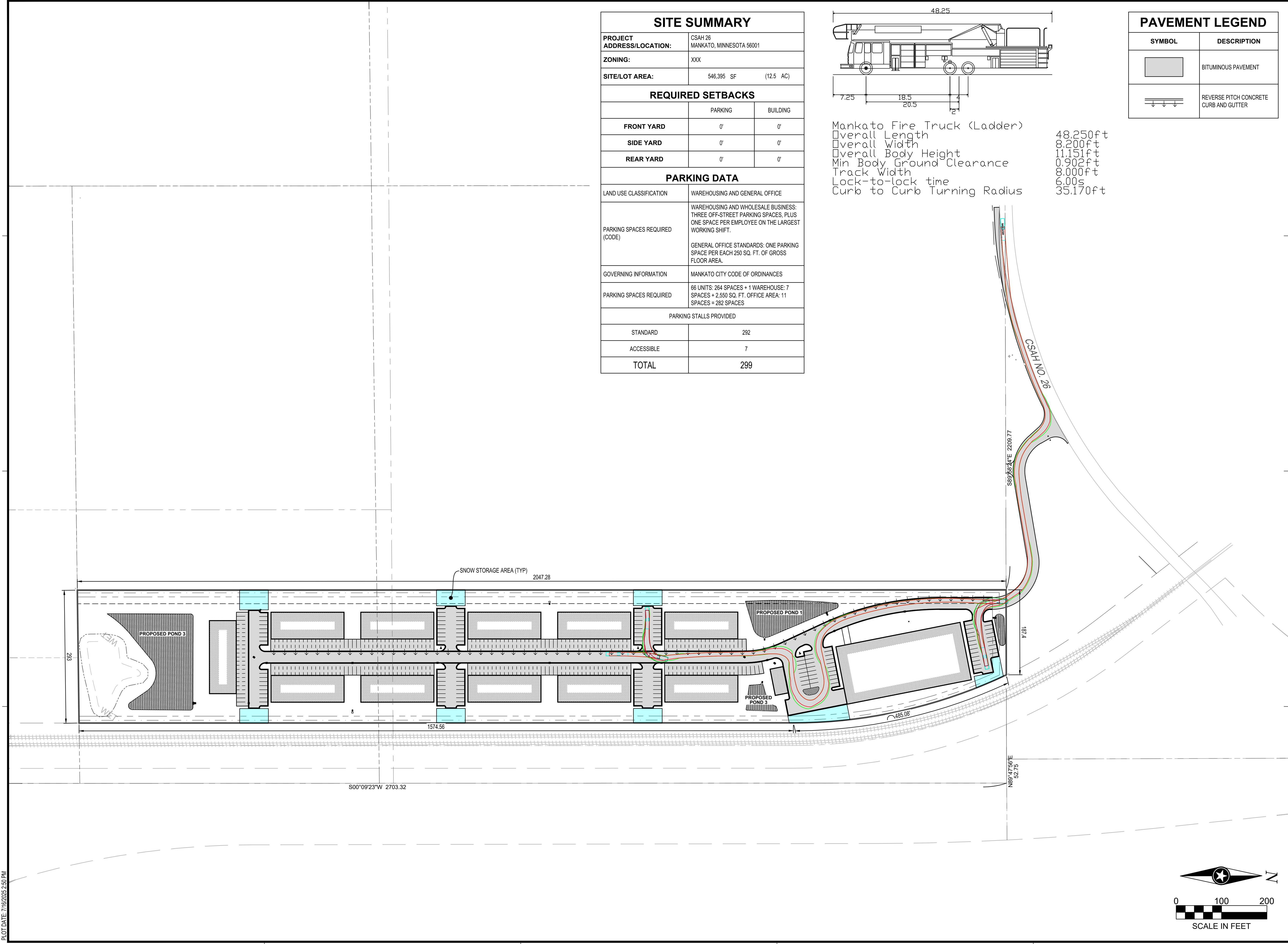
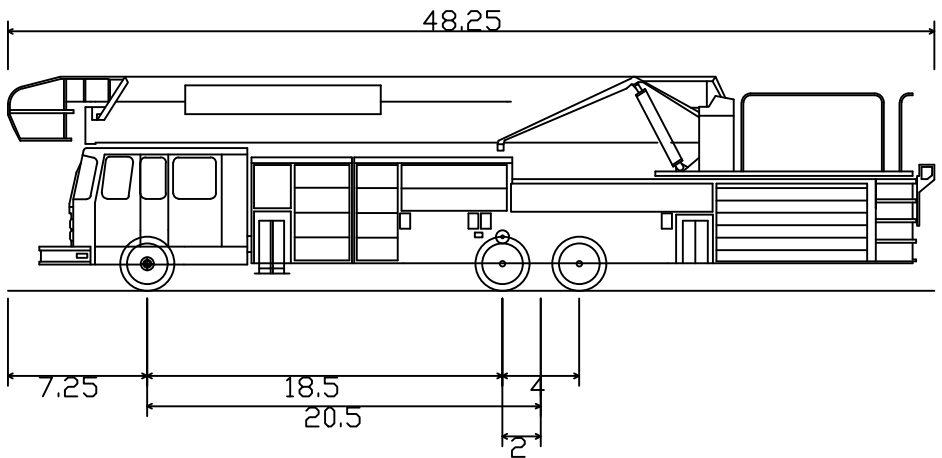




SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	CSAH 26 MANKATO, MINNESOTA 56001	
ZONING:	XXX	
SITE/LOT AREA:	546,395 SF	(12.5 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'
PARKING DATA		
LAND USE CLASSIFICATION	WAREHOUSING AND GENERAL OFFICE	
PARKING SPACES REQUIRED (CODE)	WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	66 UNITS: 264 SPACES + 1 WAREHOUSE: 7 SPACES + 2,550 SQ. FT. OFFICE AREA: 11 SPACES = 282 SPACES	
PARKING STALLS PROVIDED		
STANDARD	292	
ACCESSIBLE	7	
TOTAL	299	



Mankato Fire Truck (Ladder)
Overall Length 48.25ft
Overall Width 8.20ft
Overall Body Height 11.15ft
Min Body Ground Clearance 0.90ft
Track Width 8.00ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 35.17ft

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER



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.

DATE: LIC. NO.

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.

DATE: LIC. NO.

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-OVERALL SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/11/24
CLIENT PROJECT NO.	-

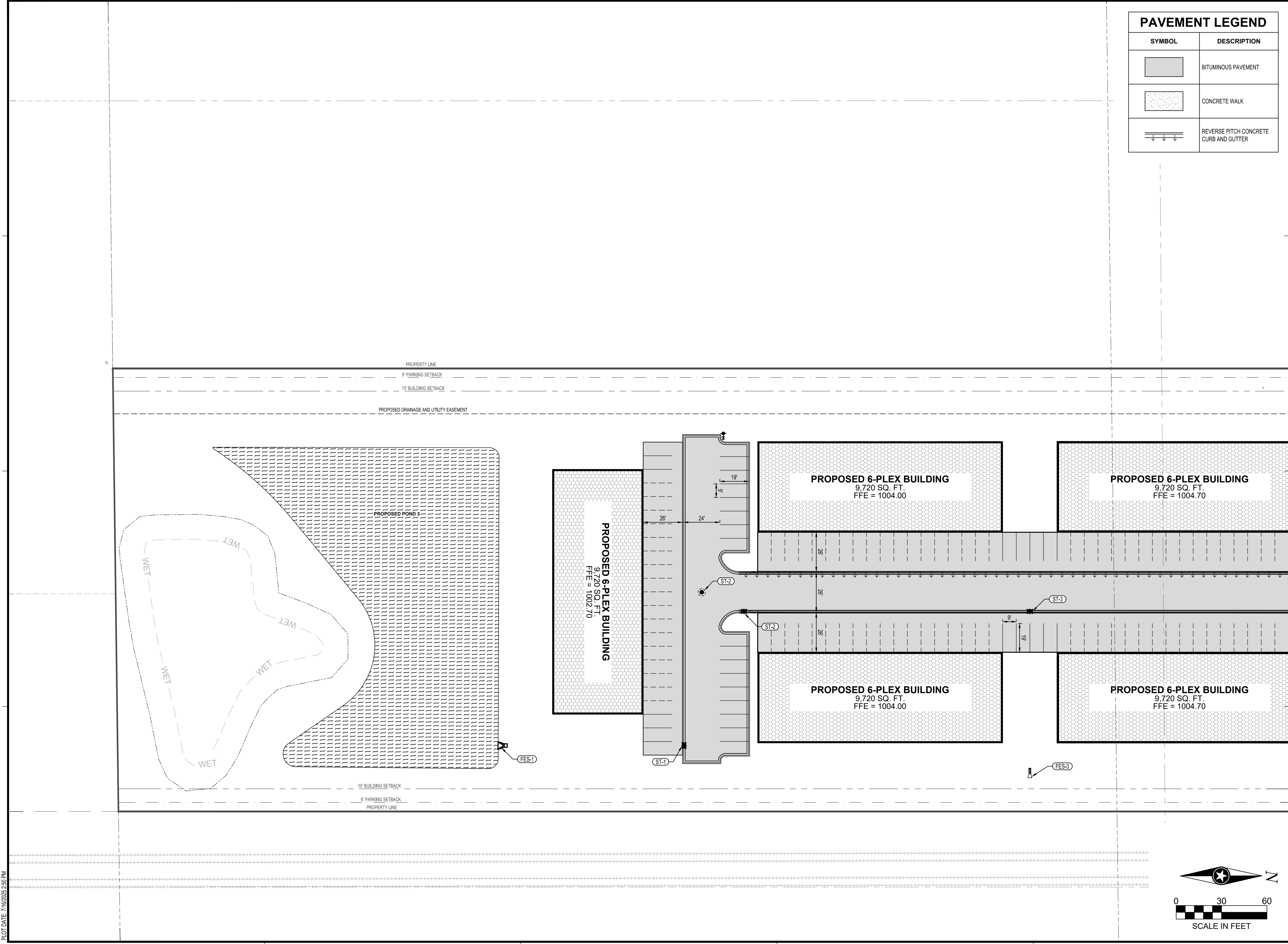
TITLE

OVERALL SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	7/16/25
CLIENT PROJECT NO.	-

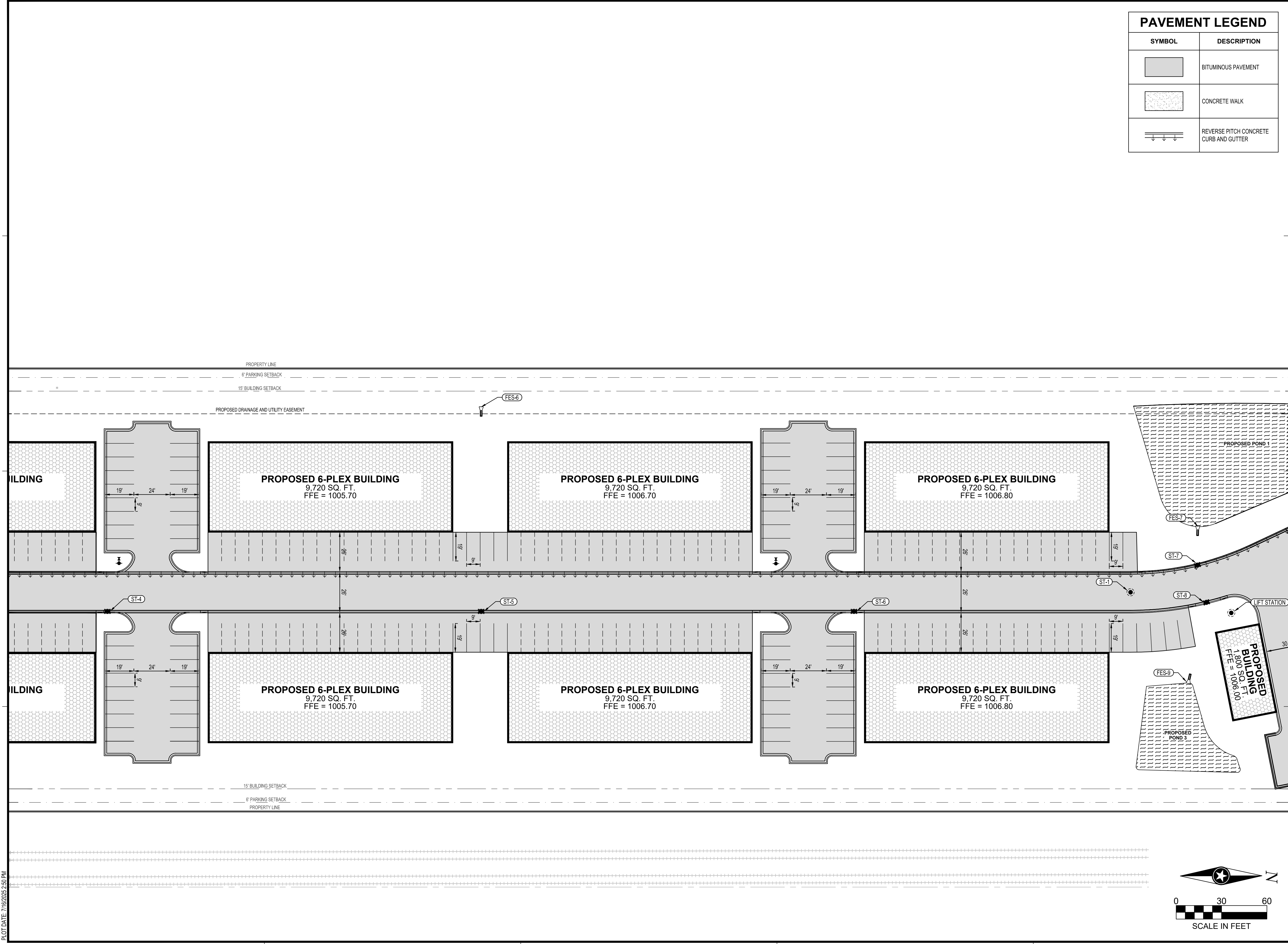
TITLE

SITE PLAN

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-24
CLIENT PROJECT NO.	-

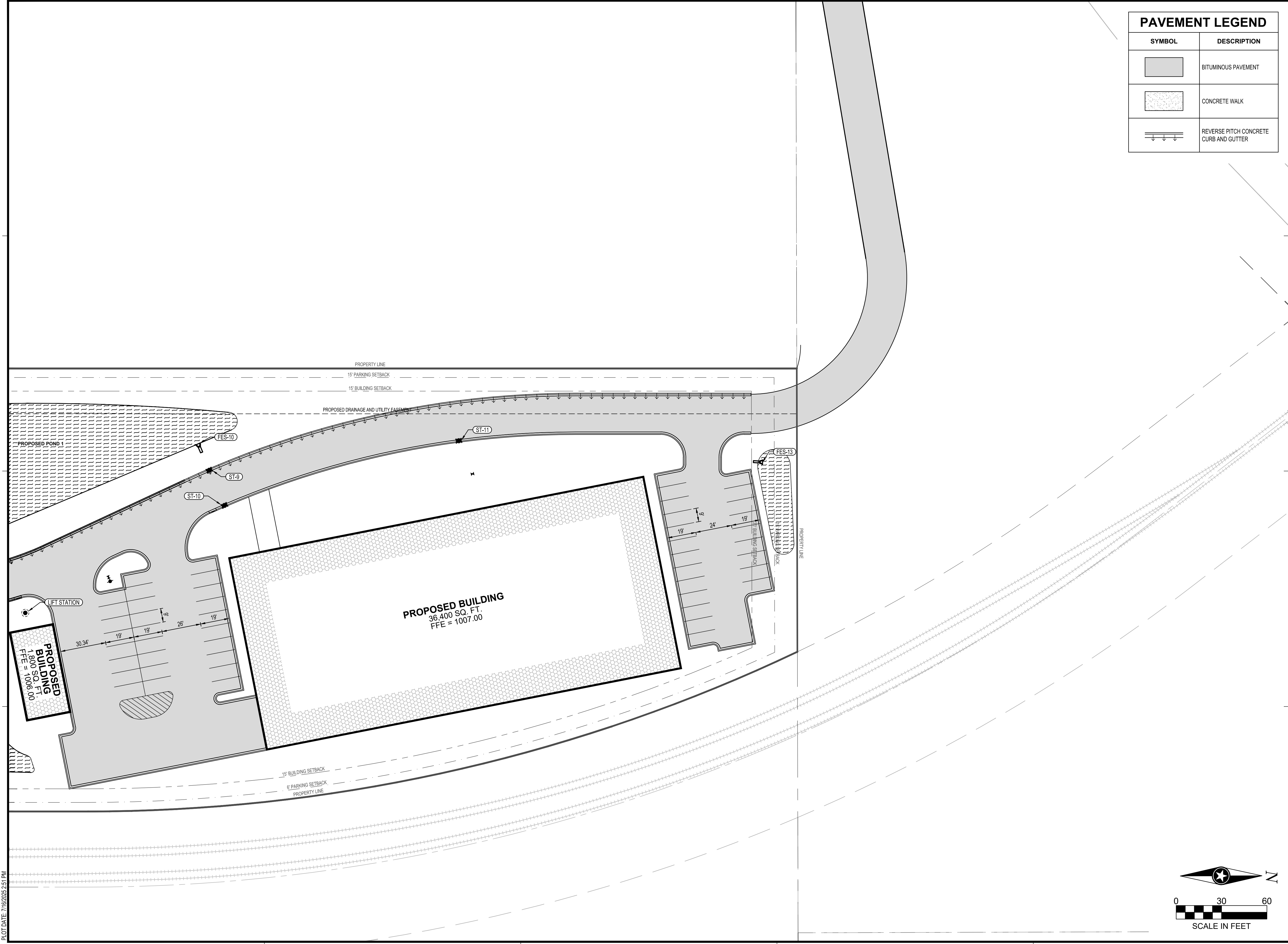
TITLE

SITE PLAN

SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION