



MANKATO PLANNING COMMISSION
Regular Meeting June 25, 2025 - 6:00 p.m.
Intergovernmental Center
Mankato Room

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **May 28, 2025 Draft Planning Commission meeting minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. **CY28-25**

Request of Trellis, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to O-R, Office Residential; for a preliminary and final plat review of Mankato Housing LP subdivision; for a planned unit development; for the vacation of alleys generally described as a 15-foot wide public alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot public alley running north-south between Linder Avenue and Sibley Parkway, together with a 15-foot wide public alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway; for the vacation of a portion of Sibley Parkway street, dedicated as Patterson Avenue, on the plat of Oakwood Addition and being generally described as located between Poplar Street and the Abandon Chicago, Milwaukee and St. Paul Railway, an area containing 15,221 square feet, more or less. The subject properties are generally described as the north 46.66 feet of south half of Block 17, Oakwood Addition, all of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 25-foot-wide property in Block 17, All of Block 17 West of the Chicago, Milwaukee and St. Paul Railway except the north 46 2/3 feet of the south 1/2 of said Block 17, all according to the map of Oakwood Addition, Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County. (Blue Earth County PIDs

R010813253001, R010813253002, R010813253010, etal, 750 Linder).

The anticipated date of City Council action is July 28, 2025.

2.

CY29-25

Request of Fisher Development for rezoning of properties from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District. The subject properties are described as Columbia Park Add, Block 10, Lot 4; Columbia Park Add Block 9, Lots 1,2; Columbia Park Add Block 7, Lots 9-16; Columbia Park Add Block 8, Lots 1-8; Germania Park Add Block 24 Lots 1-6, City of Mankato (Blue Earth County PID R010906331009, R010906184004, R010906180008, etal).

The anticipated date of City Council action is July 28, 2025.

3.

CY30-25

Request of Widseth, with permission of the property owner, for the preliminary plat review of Good Counsel Meadows subdivision. The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 1, 18, Block 13, Shaw’s Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID R010905379004, R010905379005, etal).

The anticipated date of City Council action is July 14, 2025.

4.

CY31-25

Request of Northern Natural Gas Co. for a conditional use permit to allow the expansion of an existing essential service utility facility located in the R-1, one-family dwelling district, and for a variance to allow for the continuation of an 8’ barbed wire fence in the residential district. The subject property is described as a tract of land located in the north 13.90 acres of the Northeast Quarter of the Northeast Quarter of Section 19, Township 108 North, Range 26 West, Blue Earth County. (Blue Earth County PID R010919226001 and R010919226002, 1204 and 1210 Warren Street).

The anticipated date of City Council action is July 28, 2025.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting

3. 1.

Meeting Date: 06/25/2025

Title

May 28, 2025 Draft Planning Commission meeting minutes

Attachments

Draft May 28, 2025 Minutes



MINUTES

**Mankato Planning Commission
May 28, 2025 - 6:00 p.m.
IGC - Mankato Room**

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

2. **APPROVAL OF AGENDA**

Ms. Johnson made a motion to approve the agenda. Ms. Surdy seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from April 23rd, 2025. Mr. Meister seconded the motion. The motion carried unanimously.

1. **April 23, 2025 Draft Planning Commission Meeting Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1. **CY20-25**

Request of Big Blue Hospitality, LLC, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Public-Semi Public to Central Business District. The subject properties are described as Lots 1, 2, 3, 8, 9, 10 and the northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and the northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County (Blue Earth County PID R010918107001, 401 S. 2nd Street).

Ms. Mitchell reports staff submits the following findings of fact that the Land Use Plan Amendment conforms to the following goals of the Land Use Plan and future review of

development proposals will be conditions to the following:

1. Promote quality building design standards. The reuse of the historic post office building preserves the architectural character of the area and will incorporate new architectural designs that will harmonize with the surrounding built environment.
2. Support the goals and objectives of the Mankato Area Transportation and Planning Study and Parks and Open Space Plan. The property is in proximity to a public transit stop. The development will incorporate high-quality landscaping and streetscape improvements. As well as contributing to a more pedestrian-friendly urban environment.
3. Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed. The future development will revitalize an underused property in the center of Mankato's business district. Preserving the historic integrity of the post office building and introducing new economic and social vitality with a hotel and parking garage addition. The development aims to support and promote tourism and local businesses.
4. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments. The reuse of the post office demonstrates urban preservation while also introducing modern commercial functionality. The proposed hotel and parking garage designs will integrate contemporary principles that encourage urban livability.
5. Provide multi-modal transportation connectivity between destination points and high-density developments. The property is in proximity to existing sidewalks, access to bike routes, and public transportation stops which will encourage pedestrian and vehicle transportation in the downtown area.
6. Promote infill development. Infill development is the main objective of the land use amendment in order to repurpose an existing property within a currently developed area. The redevelopment of the east parking lot into a future hotel and parking garage will make use of a currently vacated lot.

Ms. Mitchell reports that staff additionally submits the findings that the proposed Land Use Plan amendment conforms to the following location criteria for designating commercial property in the Land Use Plan.

1. The property is adjacent to an existing low and medium-density residential neighborhood, commercial, and office residential.
2. The property is adjacent to a principal arterial or connections to a principal arterial via minor arterial or collector streets via 2nd Street, Broad Street, and Jackson St.
3. The property is served by public transportation. There is a public transit stop within walking distance.

Ms. Mitchell reports that in order for the development to better conform to the goals of the Land Use Plan and the Strategic Plan for the City of Mankato, staff recommended the following:

1. Any future approvals shall be completed in conformance with the permitting requirements such as replatting, rezoning, dedication or right of way, vacation of any easements, and planned unit development review.
2. The submitted traffic study will be reviewed by staff to see if any traffic improvements are required. The applicant may be required to be a willing petitioner in those improvements.
3. The building should conform to the historic facade easement that has been placed on the property.

Chair Zehnder wanted to confirm that the land use district would not govern the parking, but this would rather be governed by any future zoning changes.

Mr. Konz indicated that both zoning and the use of the building would be reviewed by the planning commission to determine if there is sufficient parking. A recommendation would then be forwarded to the City Council.

Ms. Surdy questioned if the hotel was proposed to go along Jackson Street.

Ms. Mitchell indicated that these were only potential development ideas, but the hotel would sit adjacent to Jackson St. and a parking garage would fill the remainder of the lot.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Ms. Johnson made a motion to approve the Land Use Plan Amendment. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is July 14, 2025.

2.

CY21-25

Request of Wrestling Brotherhood, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

Ms. DePrenger reports that City staff submitted the following findings of fact:

1. Promote adequate low and medium-density housing for all income levels and age groups. The proposed use is not a housing project, however it is a recreational use.
2. Support the goals and objectives of Mankato Area Transportation and Planning Study and the parks and open space plan. The site is served by city transportation via flex routes and mobility rides. The area is currently served by Bienapfl Park.
3. Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed. The applicant is proposing to redevelop a currently vacant lot which in the past was used as a restaurant and bar.
4. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments. The applicant is proposing a recreational facility that is innovative to the area as it is redeveloping a currently vacant lot.
5. Provide pedestrian connectivity between neighborhoods and destination points. There is no proposed sidewalk that is planned in the area according to the City of Mankato trail and sidewalk plan.
6. Facilitate neighborhood commercial node development. The proposed use of the property is private recreational use.

Ms. DePrenger reports that in order for the development to better conform to the goals of the Land Use Plan and Strategic Plan for the City of Mankato, the Land Use Plan is recommended by the following:

1. Any future approvals shall be completed in conformance with the permitting requirements such as rezoning, and conditional use permit reviews, and other applicable zoning reviews.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve the Land Use Plan amendment. The motion was seconded by Mr. Meister. The motion passed unanimously.

The anticipated date of City Council action is July 14, 2025.

3.

CY22-25

Request of Archer-Daniels Midland Company for the final plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

Ms. Westman reports that staff respectfully submit the following findings of fact:

1. General Requirements

1. The site is an existing manufacturing complex and changes to the existing development are not proposed at this time. In the future, as redevelopment or future improvements to the site occur, the site will be required to be brought into conformance.
2. Because site improvements are not currently proposed, a drainage study has not been submitted to verify compliance with the City drainage requirements. At such time as future site modifications occur, drainage, as would be applicable with a future improvement, will be required.
3. The site provides existing storm connections. In the future, if redevelopment or additional site infrastructure is proposed, stormwater will need to be provided in conformance with City Codes and as allowed by any required MS4 permit.
4. On-site wetlands have been delineated and are shown on the plat.

2. Streets

1. The street right-of-way widths are in line with the existing street right-of-way widths along the 3rd Avenue Corridor. No changes are proposed to the Mills Street, AKA Lind Street, and Second Avenue right of ways.

3. Easements

1. The plat provides the standard easements required in Chapter 11 of the Mankato City Code where currently feasible. As future development on the site occurs where not currently feasible to dedicate easement because of current conditions, dedication of standard easements will be necessary.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as an industrial lot. Changes to the current use of the site are not proposed.

5. Lot Standards

1. The lots within the subdivision are intended for industrial uses and are designed to accommodate the existing use of the site.
2. Concept plans have not been submitted for the industrial development as redevelopment is not proposed.

6. Public Sites and Open Spaces

1. The applicant will be required to make a payment in lieu of parkland dedication based on the 2025 values.

Ms. Westman reports that, based on the conformance with the recommendations in the preliminary plat review, staff recommended approval of the final plat.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Ms. Johnson made a motion to approve the final plat. The motion was seconded by Ms. Surdy. The motion passed unanimously.

The anticipated date of City Council action is June 9, 2025.

4.

CY23-25

Request of Jay Sallstrom for a conditional use permit to allow gym/fitness center/health club use in the B-2, General Business District. The subject property is described as Unit 100 and 73% interest in the common element A, Common Interest Community Plat Number 118, Riverfront Commercial Properties (1215 N. Riverfront Drive).

Ms. DePrenger reports that staff submit the following findings of fact for other uses that are allowed within the B-2, General Business District, which are of the same character as the applicant's proposal:

1. "Dance Halls" generally host classes that are instructor-run and in a group setting and are structured. The applicant is proposing a similar use.
2. "Health equipment and sporting goods store" The proposed use remains consistent with a retail space in nature, as it involves regular customer traffic for scheduled classes and group exercise sessions. The use includes health and fitness equipment, such as stationary bikes for cycling classes and appropriate sporting goods for karate instruction.
3. "Meeting halls", which are designed for people to gather for a common purpose. The proposed use is similar as it involves groups gathering for a shared activity.
4. "Professional service offices" The proposed uses are led by trained professionals in their respective fields, similar to the operation of professional service offices. Professional offices provide specialized expertise, such as the class instructors provide for group exercise classes.
5. "Dental, Medical, and Scientific clinics and laboratories". Similar to these uses, customers will arrive at the site by appointment for scheduled classes or sessions. As a result, traffic patterns will consist of multiple vehicles arriving and departing throughout the hours of operation, rather than the high-volume traffic typical of traditional retail stores.

Ms. DePrenger reports that the proposed development's overall intensity is not greater than the intensity characteristic of other uses allowed within the B-2, General Business District.

1. The proposed use as a karate and spin studio has the same general character as the permitted and conditional uses found in Section 10.46, B-2, General Business District, which is a conditional use within the section.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial", which allows a wide variety of uses which may include: a spin studio and karate organization.

3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The North Riverfront corridor has other commercial uses.
4. The proposal is served by public facilities and services.
5. The proposal does not cause undue traffic congestion.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. DePrenger reports that staff recommend the approval of the Conditional Use Permit with the following conditions:

1. There shall be no outside storage of any material.
2. A master sign plan for the development shall be provided which provides for the total site signage. The master plan shall be submitted and approved prior to the submission, issuance, or installation of any signs upon development.
3. Parking stalls shall be hard surfaced and striped.
4. Uses in development shall conform to permitted uses in the B-2, General Business District uses and self-storage approved with a Conditional Use Permit. Prior to application for a building permit, future tenants shall confirm uses with city staff to determine if a conditional use permit is required.
5. Conditions and recommendations from the previously approved Conditional Use Permit for self-storage garages will continue to apply.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Meister made a motion to approve the Conditional Use Permit with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

The anticipated date of City Council action is June 9, 2025.

5.

CY24-25

Request of Mankato Area Public Schools for a conditional use permit to allow for a parking lot providing off-street parking for a permitted use, a school, in the R-1, one-family dwelling district. The subject property is described as a 36.27 acre tract located between Riverfront Drive and West Pleasant Street, except a .475 acre tract and Stoltzman Road, Section 13, Township 108 Range 27, City of Mankato (West High School, 1351 S. Riverfront Drive).

Ms. Mitchell reports that staff respectfully submit the following findings:

1. The use, parking lot expansion at West High School, is considered a conditional use permit in the R-1, one-family dwelling district.
2. The request is in keeping with the comprehensive planning policies of the City by facilitating safe and efficient access to an educational facility. The expansion promotes improvement of public infrastructure and institutions within an established residential neighborhood.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The expansion design aims to be compatible with the surrounding land uses and includes revised interior landscaping, lighting controls, and buffering/screening to minimize impacts on adjacent properties.

4. The proposal will be served by public utilities and services. Any necessary modifications will be coordinated with city staff.
5. The proposal will not cause undue traffic congestion. The parking lot expansion is expected to increase traffic entering and exiting at certain times during the day. A recent intersection control evaluation was conducted that analyzed future traffic conditions. It was determined that despite the increase in traffic, congestion would not be an issue.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. The proposal will not cause a negative cumulative effect on the City as a whole. The parking lot expansion is a necessary extension of an existing institutional use. By expanding the existing parking it will minimize the need for students to cross Pleasant St during busy commute times. Improving safety and accessibility.
9. To the extent known, the proposal conforms to all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Mitchell reports that staff recommend the approval of the requested Conditional Use Permit with the following conditions:

1. The applicant shall submit a preliminary and final plat for review and approval by the city council.
2. All exterior lighting shall conform to Mankato City Code, section 10.89 standards. Lighting shall be directed away from adjacent properties.
3. The parking lot shall be stripped, curbed, and hard surfaced.
4. Bicycle parking shall be provided in compliance with the City Code.
5. The landscaping plan shall be submitted to the City at the time of building permit submission.
6. A snow removal plan shall be submitted at the time of building permit submission.
7. Any new driveway access shall be approved by Blue Earth County prior to the building permit application.

Chair Zehnder opened the public hearing for comment.

Rick Straka, 211 Willard St. Mankato, MN. Mr. Straka indicated that he was very supportive of the project but wanted to focus on condition 2. He indicated that the current lighting in the parking lot does spill over into the neighborhood and has a significant impact. He would ask if the project moved forward, the lighting impact should be considered.

Chair Zehnder questioned if the lights would be facing away from the surrounding properties.

Mr. Konz indicated that this was a requirement in the City Code, and they should adhere to it. He indicated the City would look at the current lighting and notify Mankato Area Public Schools.

With no one wishing to speak further, the public hearing was closed.

Ms. Johnson made a motion to approve the Conditional Use Permit with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is June 9, 2025.

Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to signage in the O-R, Office Residential, zoning district.

Ms. Westman presented the staff report pertaining to signage in the O-R, office residential, zoning district.

Ms. Westman reports that staff recommends approval of the ordinance amendments.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Meister made a motion to approve the ordinance amendments. The motion was seconded by Ms. Surdy. The motion passed unanimously.

The anticipated date of City Council action is July 14, 2025.

7.

CYL26-25

Request of Minnesota Paving and Materials for the review of Registered Land Survey No. 178. The subject property is described as the West 957 feet of the South 1365 1/2 feet of the SE 1/4 of Sec. 30-109-26 West and all that part of the N 1/2 of NW 1/4 Sec. 31 and the S 1/2 of SW14 Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE 1/4 of the NW 1/4 of Sec. 31 to the northwest corner of the SW 1/4 of the SW 1/4 of Sec. 30, being a triangular piece of land containing 80 acres; The West 16.92 acres of the North 24 acres of the NW 1/4 NE 1/4 of Sec. 31; The west 1 1/2 acres of the south 2 acres of the north 50 acres of the N 1/2 of NE 1/4 of said Sec. 31 and the following triangular piece or parcel of land: Beginning at the southeast corner of the N 1/2 of the NW 1/4 of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26; EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE 1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning; AND EXCEPT Beginning at a point on the North line of Section 31-T109W R-26W, 1998.8 feet East of the N.W. corner of said section, thence west on said section line 312.8 feet, thence South 3°03' West 195.0 feet, thence South 44°55' East 142.5 feet, thence South 46°00' East 250.0 feet, thence North 56°56' East 213.0 feet, thence North 0°07' West 41.15 feet, thence North 15°43' East 60.0 feet, thence North 20°52' East 40.0 feet, thence North 32°19' East 38.0 feet, thence North 44° 26' West 258.7 feet to the point of beginning and containing 3.64 acres more or less; AND EXCEPT Plat of a tract of land in the NE 1/4 of the NW 1/4 of Section 31 Twp. 109 N. Range 26 W. Beginning at a point 2179.8 feet East of the NW corner and 184.6 feet South of North line of said Section 31, thence South 44°26

minutes East 520.5 feet, thence South 0 degrees 30 minutes West 414.75 feet, thence North 53 degrees 32 minutes West 61 feet thence North 49 degrees 26 minutes West 100 feet, thence North 47 degrees 14 minutes West 50 feet, thence North 42 degrees West 56 feet, thence North 36 degrees 10 minutes West 45.2 feet, thence South 56 degrees 59 minutes West 165.15 feet, thence North 45 degrees 35 minutes West 458.85 feet, thence North 56 degrees 56 minutes East 327 feet, thence North 0 degrees 7 minutes West 41.15 feet, thence North 15 degrees 43 minutes East 60 feet thence North 20 degrees 52 minutes East 40 feet, thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less; AND EXCEPT Tract A of Registered and Survey No. 172. (Blue Earth County PID R400430300006, R400430400015, R400431100013, and R400431200034).

Ms. Potts reports that staff respectfully submit the following findings:

1. The proposed use will ensure that to the maximum extent possible, all lands will be developed with adequate protection provided for the health and safety of residents by requiring necessary services such as properly designed streets and adequate sewage and water service. The applicant will be coordinating plans with Blue Earth County for a compliance inspection of the sewer and to bring all wells on site up to conformance.
2. The applicant will be required to continually work with Blue Earth County and Minnesota Department of Natural Resources to ensure that effective protection is given to the natural resources of the community, especially groundwater and surface waters.
3. The proposed preliminary plat encourages a well-planned division of land through the establishment of adequate design standards.
4. The Preliminary Plat will not cause inferior developments that might adversely affect the local tax base.
5. The proposal does not place the cost of improvement against those benefitting from their construction.
6. The Preliminary Plat's outcome will produce a single family dwelling that will contribute to the neighborhood which will be of lasting credit to the community
7. The proposed use will not affect the township or county in facilitating adequate provisions for transportation and other public facilities.
8. The proposal does secure the rights of the public with respect to public lands and waters.
9. The approval of the preliminary plat will improve land records by the establishment of standards for land divisions, surveys, and plats.
10. The safeguard the interests of the public, the homeowner, the subdivider and local units of government will remain in tact since the use will remain the same as the current the only difference is the way the land is divided. Tract one will continue to be used as a mine and Tract 2 will continue to be used as a landscaping business.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Ms. Potts reports that staff respectfully submit the following findings in relation to the variance:

1. The use is in harmony with the general purposes and intent of the ordinance.
2. The request is consistent with the comprehensive plan.
3. There are practical difficulties in complying with the ordinance, given that the road is now considered a private drive and no longer a public right-of-way.
4. The use will remain the same, thus conforming to the Industry zoning district within the Lime Township.

Ms. Potts reports that staff recommends approval of the preliminary plat to reconfigure parcels owned by the property owner into five new tracts of land with the following conditions:

1. The applicant shall apply for a compliance inspection for the sewers located on the proposed Tract 1, with Blue Earth County prior to the final plat application.
2. The applicant shall submit documentation of the proposed sealed wells and use/plan of action for the remaining monitor wells and well.
3. A completed Preliminary Title opinion letter and Final Title opinion letter, written by developer's attorney, shall be submitted in the final plat application.
4. A drainage report describing pre-development flows, expected post development flows, and measures to be taken to ensure that post-development flows do not exceed pre-development flows shall be submitted in the final plat application.
5. A topographic map with contours of the toe and top of the Bluff shall be submitted in the final plat application.
6. Proposed easements for drainage, slope protection, flood protection, and protection of the wetlands and waterbodies, including stormwater storage areas shall be submitted in the final plat application.

Ms. Potts reports Staff recommends approval of the variance request to reduce the required 150 feet of frontage abutting a public right-of-way to 0 feet with the following conditions:

1. The applicant, Minnesota Paving and Materials, will continue to maintain the private drive of 231st Lane.

Mr. Dieken questioned whether the reciprocal access easement agreement was a permanent agreement.

Ms. Potts indicated that this was correct.

Terry Overn (Minnesota Paving & Materials), 1905 3rd Ave, Mankato, MN. Mr. Overn was present as an aggravate permit agent for MPM. He mentioned that this was a registered land survey and there is no preliminary plat, but rather, this would be the final plat. Mr. Overn also referred to (in relation to the variance) a cemetery on one side and a cliff on the other. This would explain the need to reduce the frontage required by code from 150 ft down to 0. He also stated that the plat itself shows all the land as purchased from the previous owner and there have been no changes to any of the land.

Chair Zehnder opened the public hearing for comment.

Jeff Schmidt. Mr. Schmidt was present at the meeting as an adjacent property owner. He questioned the use of some of the parcels that were being sold.

Mr. Overn indicated he did research with the county recorder in addition to the township in relation to the parcel on the east side of County Road 5. He was curious if anyone had ever indicated that this was a road, but the road does go about 750 ft, and they would be giving this away for \$1.

Mr. Konz indicated that what the applicant was proposing to do was to create a new parcel line on the western edge abutting County Road 5. The northern section of that will be sold to the property to the north and the southern section will be sold to the property owner to the south. Additionally, the portion that is located on County Road 5 (tract 3) will be given to the County.

Mr. Overn stated that they would not be doing anything with the property owned by Mr.

Schmidt.

With no one wishing to speak further, the public hearing was closed.

Mr. Wilke made a motion to approve the preliminary plat and variance request. The motion was seconded by Mr. Dieken. The motion passed unanimously.

The anticipated date of Lime Township Board action is June 10, 2025.

8.

CYL27-25

Request of Lime Township Board for review of the addition of Section 16 to the Lime Township Zoning Ordinance related to the adoption of a Recreation and Campground Ordinance.

Ms. Potts reports that staff respectfully submits the finding that the proposed ordinance conforms to the goals of Lime Township Land Use Plan.

Ms. Potts reports that staff recommends approval of the proposed addition of Section 16, Recreation and Campground Ordinance, to the Lime Township Zoning Ordinance.

Mr. Wilke questioned why an interim use permit.

Christine Gregory, Township Supervisor. Ms. Gregory stated that the reason for the interim is to be able to monitor it because of the time and oversight of the project compared to a conditional use that has a longer duration.

Mr. Wilke wanted to clarify if the potential project was considered temporary.

Ms. Gregory indicated that it can be perpetual. However, within that approval the conditions allow it to be reviewed depending on interim use.

Mr. Wilke questioned if it would be reviewed periodically.

Ms. Gregory indicated that this was correct and was one of the desires of the Lime Township Board.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Chair Zehnder clarified that, based on his previous training, if you have a conditional use permit where you want to have a review of it periodically, an interim use permit would be what is recommended.

Mr. Meister made a motion to approve the proposed ordinance. The motion was seconded by Ms. Johnson. The motion passed unanimously.

The anticipated date of Lime Township Board action is June 10, 2025.

6. **MISCELLANEOUS**

Mr. Konz indicated that the City Council recently adopted modifications to the City Code. He indicated that many of the numbers in relation to code references will change at some point next week and wanted to make the Commission members aware of it.

Mr. Konz indicated that next month would be the last month as Planning Commission members for Ms. Johnson and Mr. Meister.

7. **ADJOURNMENT**

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister. The meeting adjourned at 7:03 p.m.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 06/25/2025

Title

CY28-25

Request of Trellis, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to O-R, Office Residential; for a preliminary and final plat review of Mankato Housing LP subdivision; for a planned unit development; for the vacation of alleys generally described as a 15-foot wide public alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot public alley running north-south between Linder Avenue and Sibley Parkway, together with a 15-foot wide public alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway; for the vacation of a portion of Sibley Parkway street, dedicated as Patterson Avenue, on the plat of Oakwood Addition and being generally described as located between Poplar Street and the Abandon Chicago, Milwaukee and St. Paul Railway, an area containing 15,221 square feet, more or less. The subject properties are generally described as the north 46.66 feet of south half of Block 17, Oakwood Addition, all of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 25-foot-wide property in Block 17, All of Block 17 West of the Chicago, Milwaukee and St. Paul Railway except the north 46 2/3 feet of the south ½ of said Block 17, all according to the map of Oakwood Addition, Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County. (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

The anticipated date of City Council action is July 28, 2025.

Applicant

The applicant is Trellis, with permission of the property owner.

Request

The applicant is requesting a rezone of the subject properties from M-1, Light Industrial, to O-R, Office Residential; for a preliminary and final plat review of Mankato Housing LP subdivision; for a planned unit development; for the vacation of alleys generally described as a 15-foot wide public alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot public alley running north-south between Linder Avenue and Sibley Parkway, together with a 15-foot wide public alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway; for the vacation of a portion of Sibley Parkway street, dedicated as Patterson Avenue, on the plat of Oakwood Addition and being generally described as located between Poplar Street and the Abandon Chicago, Milwaukee and St. Paul Railway, an area containing 15,221 square feet, more or less.

Location

The subject properties are described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

Existing Land Use

The existing uses are two vacant lots and a roadway.

Zoning

The properties are currently zoned M-1, Light Industrial.

Other Board or Commission

The Planning Commission reviewed a Land Use Plan Amendment (LUPA) for the subject property at their April 23rd, 2025 Meeting. Final action on that request occurred at the May 12th, 2025, City Council meeting. (CY17-25)

Environmentally Sensitive Areas

There are no known environmentally sensitive areas.

Public Utilities

The subject properties will be served by City Utilities.

City Code

Mankato City Code Chapter 10. Article II. Division 8. Regarding the OR Office Residential district can be found here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV8OROFSDI

Mankato City Code Chapter 10. Article XII. Division 7. Provides standards for Planned Unit Developments (PUD). Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL_DIV7PLUNDEPU

Mankato City Code Chapter 10. Article XI. Division 4. Provides standards for Planned Unit Developments. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV4PLUNDE

Mankato City Code Chapter 10. Article XII provides standards for Subdivision and Development Regulations (Platting). Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL

The City of Mankato Code Chapter 14. Section 14-12. Provides standards for the Vacation of Streets. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH14STSIOTPUPL_ARTIINGE_S14-12VAST

The City of Mankato Code Chapter 14. Section 14-60. Provides standards for Right-of-way vacations. Linked Here:

Mankato City Charter Section 10.04.a. provides standards for the vacation of public ways, streets and alleys. Linked Here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTICH_CH10MIPR_S10.04.AVAPUWASTAL

Mankato City Charter Section 10.04.b. provides standards for the vacation of easements on private property. Linked Here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTICH_CH10MIPR_S10.04.BVAEAPRPR

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their June 10th, 2025 meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

- a. The City of Mankato will need a sanitary sewer easement dedicated on the final plat and an agreement stating that the City of Mankato will not be responsible for surface restoration and that agreement language will be reviewed by the city prior to adoption. The easement shall be a 20-foot-wide utility easement and it shall be centered on the sanitary sewer line. *Noted. Updated plat drawings are attached.*
- b. Applicant shall provide proof of parking in the event that additional parking is needed or the use of the property changes. If Parking on-site parking needs are found to be insufficient per the PUD leniency, additional on-site parking shall be created to account for resident parking shortages. Applicant shall provide a parking lot expansion concept plan. *See attached for proof of parking drawings indicating future possibility for parking.*
- c. Applicant is encouraged to use green space for storm water management. *From BKBM, the civil engineer: Due to the clayey soils on the site, BKBM does not recommend infiltration stormwater treatment be installed. The installation of filtration systems, would add cost and challenges to the site design. At this time, BKBM recommends a sump catch basin with a skimmer device be installed on the last proposed storm sewer structure prior to the connection to the public storm sewer. See attached.*
- d. The applicant will be subject to Water Access Connection and Sewer Access Connection fees. The fees shall be \$101,082.80 and shall be submitted prior to issuance of a building permit. *Trellis acknowledges*
- e. Applicant shall provide Hydrant coverage map. Additional hydrants shall be installed for gaps in the coverage. *Additional hydrant is proposed near building; refer to civil drawing.*
- f. Applicant shall provide an in-depth description in narrative format of the “services” provided on-site that support residents of the proposed Supportive Housing project. *See attached narrative from Trellis.*
- g. Applicant shall be aware that Dewey Lane is the closest bus stop that is currently active. *Trellis acknowledges*
- h. A Wetland Report shall be provided to City Staff prior to the June 18th TEP notification deadline. *Trellis will provide*
- i. The applicant should provide a rate at which parking would be provided on site. Example: at 0.95 stalls per dwelling unit. The applicant shall also discuss the number of parking stalls necessary for the support staff visiting the site. *Parking is currently provided at .975 / unit. The current demand is expected to be lower than the provided stalls based on the management’s experience. See attached document with a description. Staff is a maximum of 5 people at a time.*
- j. Applicant shall provide a snow removal plan. *Owner will plow the snow from sidewalks and parking lots, and the planned snow storage areas are indicated on the updated site plan.*
- k. Applicant shall provide turning movements (garage truck, & fire). *See attached civil drawings.*
- l. 751 Poplar Street is the assigned address for the Supportive Housing Structure. *Trellis acknowledges*
- m. City Staff & Trellis should work through how the sidewalk system to those around, as the current proposal only gives connection to the Red Jacket Trail, and not any of the sidewalks on Linder, Sibley Parkway, or Poplar. *The sidewalks are currently proposed along the public ROW along Poplar and Linder. Should the sidewalk be extended through the adjacent parcel on Sibley parkway, the owner would be willing to install the sidewalk to finalize the connection to the current existing sidewalk along Poplar.*
- n. General note: if the project is recommended for approval, it is likely that a condition of approval will be included, stating that, if any deviations to the business plan, the housing type, number of units, unit configuration, staffing, services, or any other changes are proposed in the future, additional review and approval will be required. *Trellis acknowledges*
- o. General note: if not already complete, please log into the online portal and make notification fee payment. *Trellis acknowledges*

Review

Trellis is requesting a preliminary and final plat review of Mankato Housing LP; a rezone of the proposed Lot 1, Block 1 from M-1, Light Industrial, to O-R, Office Residential; for a planned unit development; for the vacation of a 15-foot wide public alley running east-west, together with a 15-foot wide public alley running north-south; and for the vacation of a portion of Sibley Parkway.

The applicant intends to develop a 40-unit supportive housing complex within a three-story apartment building, providing permanent housing for individuals and families experiencing or at risk of homelessness.

Associated with the Land Use Plan Amendment, LUPA, approved by the Planning Commission on 04/23/2025, a traffic study was submitted with the LUPA application. A traffic report was developed for the year 2028 build conditions which has a 1% growth rate, which is consistent with forecasted growth within the *MAPO 2045 Transportation Plan*. The 1% estimate is considered a relatively conservative estimate for analysis purposes as the study area has been historically steady or decreasing over the last 10 years. The traffic study shows that, as the results of the year 2028, build capacity analysis indicates that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m and p.m peak hours; minimum changes to intersection delays and queues are expected. A condition was included with the LUPA that the applicant would be a willing petitioner to proposed future intersection improvements.

A public transit stop is located on the block to provide transportation services for the proposed use. The primary access to the development will be off of Poplar Street.

Preliminary and Final Plat

The proposed Mankato Housing LP subdivision contains one lot on one block and an outlot. In addition, the proposed subdivision dedicates a new portion of Sibley Parkway, which will align the current portion of the street with the intersection of Poplar Street, replacing the existing platted area of Sibley Parkway that runs East-West and is unimproved through the proposed project area.

Block one of the subdivision contains one 1.77-acre lot and encompasses the entire proposed development area bounded by Linder Ave, Poplar Street, and Sibley Parkway. The proposed Outlot A encompasses the 0.57-acre area NE of the currently improved area of Sibley Parkway. The proposed dedicated portion of Sibley Parkway will better align with the current roadway improvements within the subject area. The subject area includes several existing and vacated easements for sewer and other utility purposes and proposes to dedicate the standard drainage and utility easements, as well as a 20' wide utility easement through the middle of Lot 1 for the purposes of preserving an existing active sewer utility line. These easements will remain on the subject parcel. The subject property contains a number of vacated and proposed-to-be vacated rights-of-ways and alleyways.

As is standard practice during the platting process, Bolton & Menk, on behalf of Trellis, conducted an assessment of wetlands in the subject area (Delineation Concurrence) and provided a "No Wetlands Memo", stating that the subject area does not contain any wetlands.

Rezoning

The applicant is proposing to rezone the proposed Lot 1, Block 1 identified on the Mankato Housing LP plat from M-1, Light Industrial, to O-R, Office Residential.

The proposed rezoning is consistent with the underlying land use, as the City Council approved a LUPA on May 12, 2025, changing the land use designation from Heavy Industrial to Office Residential, associated with facilitating the development of a supportive housing project.

The proposed rezoning is consistent with the O-R, Office Residential Zoning designation of the residential complex located east of the subject property.

The proposed project area is part of the area identified in the [Sibley Parkway redevelopment](#) project and the [City Center Renaissance Plan](#). This included redevelopment of previously developed industrial areas into primarily residential and commercial properties. At this time, the majority of the residential redevelopment has occurred north of Hwy 169. This would be one of the next areas for residential redevelopment south of Hwy 169. These guidelines were adopted in 2005/2006 & 2007 and rezoning of the proposed area would be consistent with these redevelopment plans.

Planned Unit Development

A Planned Unit Development is being sought to allow flexibility on the required development parking. The site plan submitted depicts 39 off-street parking stalls for the supportive housing development. This is at a rate of less than 1.0 parking stalls per unit.

Trellis, the applicant, stated that the proposed parking would be sufficient for residents and staff, as based on similar Trellis development projects, they estimate that 20-30% of Mankato Supportive Housing residents will own cars.

The applicant is requesting 39 off-street parking stalls be constructed at the proposed project site.

Mankato City Code requires 2 parking stalls per dwelling unit for multifamily developments in similar zoning classifications, which would require the development to provide 80 parking stalls for the residential units. The planned unit development provisions in City Code allow the City Council the authority in approving any planned unit development to change, alter, modify, or waive any portion of the applicable standards as they apply to the proposed planned unit development. In allowing flexibility, the City Council shall find that the proposed planned unit development will achieve the purpose of a planned unit development and will not violate the general purpose, goals, and objectives of this chapter and of any plans adopted by the Planning Agency or the City Council. Parking flexibility for the supportive housing project is sought as a result of the project being a supportive housing project that would provide housing with supportive services for those at risk of experiencing or currently experiencing homelessness.

To allow for flexibility, a "public benefit" must be provided by the proposed project. Addressing this, the applicant's narrative states that: *"The proposed development is located on an underutilized site currently used as gravel overflow parking. Its location near downtown, the trail system, and the river makes it convenient for multi-unit housing, supporting the goal of the city to provide a variety of housing types. It is a continuation of the development pattern in recent years that has provided multi-unit housing along Linder Ave and Sibley Parkway. Residents bring vitality to the area that currently has a grocery store, restaurants, and downtown entertainment within convenient distances. The development is also reserving the south portion of the site for future development, and incorporates the area to the north that will be preserved for Sibley Parkway ROW and open natural space. As utilities are already located adjacent to the site, it is an efficient use of the utility network without having to extend sewer or water beyond the site. The current site plan includes a sidewalk which will connect the river trail to the north to future sidewalk infrastructure to the south, creating a pedestrian network for the public common good. The Mankato Supportive Housing project will create much-needed housing for the City's lowest-income residents. By pairing permanent housing with supportive services, Trellis and Partners for Housing will promote resident success and prevent the return to homelessness. The need for affordable housing for individuals struggling with homelessness has been a documented priority for the City of Mankato since 2020, when the Mankato Supportive Housing project was first conceptualized."*

The applicant states that the proposed 39 off-street parking stalls will be sufficient to serve the proposed supportive housing use, which the applicant refers to as "Poplar Apartments". The following statement provides the applicant's reasoning for their determination: *"A maximum of five staff members from Trellis and Partners for Housing will be on site during work hours. It is reasonable to estimate that all five will utilize a parking stall. The remaining 34 parking stalls will be available for residents, a ratio of .85 per housing unit. Using the most conservative data from other Trellis and Partners for Housing supportive housing projects, the developer estimates that residents of Poplar Apartments will utilize up to 23 parking stalls. The remaining parking stalls will be available for visiting service providers and guests of residents. Occasionally, supportive housing staff may host resources or activities from outside providers, utilizing up to three parking stalls. In planning for Poplar Apartments, Trellis and its development partners reviewed parking needs in supportive housing properties that it already owns and manages. At Park 7 Apartments in Minneapolis, 1 of 61 residents owns a car. Management staff report that this is representative of residents being placed in housing through the coordinated entry system. At Dale Street Place in Saint Paul, approximately 20% of residents own cars. At the Belfry Apartments in Minneapolis, approximately 30% of residents have cars. At the St. Peter transitional housing project, up to four of seven residents have vehicles, a ratio of .57 per housing unit."*

The applicant has provided an on-site parking expansion concept plan. The concept plan depicts two possible variations of on-site parking expansions to increase the number of off-street parking stalls provided for the development. The first concept plan shows an added 12-stall row of parking on the south side of the currently proposed parking lot (a total of 51 stalls). The second concept plan depicts a full parking lot expansion into the vacant southern portion of the lot, adding 46 additional off-street parking stalls (a total of 85 stalls). This concept plan was requested in order to prove that on-site parking could reasonably be provided in the instance that the proposed 39-stalls are not sufficient to serve the development. A condition has been included stating that, *"The applicant shall construct the concept parking improvements, if on-site parking is found to not adequately serve the subject use."*

A snow storage plan was provided by the applicant demonstrating the capability to manage and store snow removed from parking and walking surfaces on site.

Project Details:

The Mankato Supportive Housing project will create permanent housing for singles and families who are homeless or at risk of homelessness. The building will not function as a temporary shelter. Building amenities will include a community room and lounge, fitness center, and computer lab. The project will consist of 40 supportive housing units subsidized by project-based rental assistance. Rent collection and capitalized reserves will provide the funding needed for long-term building operation and maintenance.

The Mankato Supportive Housing project will provide offices for Trellis Property management staff. Trellis staff are responsible for front desk staffing, leasing, marketing, and building and grounds maintenance. The site manager will be on-site approximately 30 hours per week, maintenance will be on-site approximately 20 hours per week, and the front desk will be staffed 24 hours per day.

In addition to the housing units, the building will provide office and meeting space for Partners for Housing, a non-profit organization that supports individuals and families experiencing homelessness. Two full-time staff members will serve building residents utilizing a housing-first, client-centered approach and provide supportive services that include case management and referrals to address physical wellness, mental health, employment, transportation and employment navigation. A Reserve and Committed Operating Grants for Case management will pay the Partners for Housing staff on an ongoing basis.

In addition to property management and services staffing, this development promises to serve as a hub for local service and non-profit providers. The community and meeting rooms will be made available to groups that work with the property's residents and provide additional benefits such as cooking classes, workforce referrals, or pop-up food shelves.

Partners for Housing and Trellis staff will be on-site Monday through Friday during business hours to serve residents. The front desk will be staffed 24 hours per day for added security at night and on weekends. The building will remain locked during and after business hours and residents and staff will access the building using a fob system.

Site improvements will include an outdoor patio, recreational areas, landscaping, sidewalks, and parking for staff and residents. Outdoor amenity space will be fenced in to discourage non-resident usage. Outdoor recreational areas have been designed/oriented to limit the impact of outdoor noise pollution from Hwy 159 & the Railroad. This is achieved by utilizing the three-story building as an obstruction between the source and residents seeking comfortable use of outdoor amenities.

Support Services:

Support Services will be coordinated by Partners For Housing. The purpose of this development is to support households transitioning from homelessness by "strengthening their living, social, housing, and employment skills by ensuring they have a stable and dependable environment, while dealing with any other personal issues that may have led to their homeless situation initially". Partners For Housing will use a community-based service model that focuses on helping and enabling households to access existing community resources. They state three reasons for this method: 1) "Service delivery is more cost-effective because efforts are not duplicated by several providers". 2) "Participating residents engage in a more holistic and specialized service plan, which addresses more of their needs over the long term". 3) "Residents accessing services in the community where they live learn self-sufficiency skills in locating and obtaining the things they need". Residents will not be required to participate in any of the available services. However, they will retain the right to request those services at any time during their residency.

The applicant worked with Partners For Housing to provide the following narrative describing the support services provided to residents:

Services:

"The applicant will be allowed to move into the unit once they have met the homeless and income eligibility requirements. The applicant will perform a screening and need assessment as part of their initial occupancy. The screening and needs assessment, conducted by a tenant service coordinator from Partners for Housing, will include a functional assessment, individual community support plan, referral, and assistance in getting needed mental health and other services, coordination of services and monitoring of the delivery of services."

Case Management:

"The role of each resident's service coordinator is that of overseeing their total treatment plan, assessing, and helping to provide for their basic living needs, and coordinating services needed by the residents or family members. Service Coordinators will meet with their residents weekly or as needed to assess their functioning and progress and assist with any needs or problems. Service Coordinators will continue supervising their residents until it is determined that their services are no longer needed because the residents have reached their treatment goals. Service Coordinators will be responsible for helping the residents to access the services needed."

Public Assistance:

"When needed, residents will be assisted in acquiring food and economic assistance so that they can maintain adequate living conditions and provide nutrition for themselves and their children."

Transportation:

"The City of Mankato provides transit services for its residents. A fixed stop is located near the project site on Dewey Lane. Access to employment, school, medical facilities, and retail areas through this service allows the household to secure its own use of local services. Gas vouchers and other transportation assistance are available through the Salvation Army, MVAC, and area church partnerships."

Basic Life Skills Classes:

"As applicable, residents meet with employment counselors at the Minnesota Workforce Center to assess their skills and training needs, and then are matched to appropriate training, internship, and employment opportunities, or referred to other providers who can assist in working on some other basic skills first. This type of training is needed for individuals who lack some of the requisite skills for basic employment. Education for specific skill sets can be attained through other providers, including University of Minnesota Extension Services and Minnesota Assistance Council for Veterans."

Education:

"Public Schools offer Adult Basic Education and English Language Learner classes. Taught by qualified teachers, these courses are provided to small groups at a variety of times and locations. Effective communication and basic math and reading skills are necessary to acquire and retain employment. Welfare-To-Work: The Minnesota Department of Human Services manages the Diversionary Work Program (DWP) through local Workforce Centers. DWP is a four-month program with the goal of helping low-income Minnesota parents immediately go to work rather than go on welfare. Parents are expected to sign an employment plan, they can receive financial assistance to meet their basic needs and get other support services, such as food support and child and healthcare assistance."

Employment:

"On the job training and paid work experience programs coordinated with local employers can set residents on the path to long-term employment. The MN Workforce Center provides access to employment through job application and interviews with local employers. Residents meet with employment counselors at the Workforce Center to assess their skills and training needs and then are matched to employers. Referrals may also be made to the Life-Work Planning Center depending on the needs and background of the resident."

Availability of Services:

"Primary service coordination will be available in the housing project. When community services are needed, the resident's Service Coordinator will assist in organizing transportation and childcare for the resident. Residents in crisis will also have access to crisis lines and the local hospital ER. Case managers will assist residents in contacting and receiving services from community organizations in the greater Mankato area. The available community organizations can be classified into the following categories:

- *Adult Mental Health Services*
- *Chemical Dependency Inpatient and Outpatient Services*
- *Specialized Case Management and Advocacy Services*
- *Veteran Services*
- *Education Services*
- *Financial/Budget Management Services*
- *Independent Living Skill/Hygiene Services*
- *Employment Training/Readiness Services*
- *Parent Training/Mentoring Services*
- *Children's Services (education, truancy, behavioral health, etc.)"*

Vacations

Two alleys and an unimproved portion of a public street, "Sibley Parkway", are proposed to be vacated.

The first alley to be vacated is described as a 15-foot-wide public alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot public alley running north-south between Linder Avenue and Sibley Parkway. The second alley is a 15-foot-wide public alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway.

The other half of the vacation request is for the vacation of an estimated 15,221-square-foot portion of Sibley Parkway, which had been dedicated as "Patterson Avenue", on the plat of Oakwood Addition. This area is generally described as being located between Poplar Street and the Abandoned Chicago, Milwaukee and St. Paul Railway. This area remained as a Public Right-of-way, but was not improved, as a preferred intersection orientation that created a 4-way with Poplar Street and Sibley Parkway's trestle crossing was improved instead.

Findings

Staff respectfully submits the following findings of fact for the preliminary and final plat:

1. General Requirements
 1. No wetlands were determined to exist within the subject property.
 2. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
 3. A grading and drainage plan has been submitted for review by City Engineering Staff.
2. Streets
 1. The applicant will not construct any new public street and one curb-cut will provide access to the development from the already developed Poplar Street.
 2. The plat dedicates a new portion of Sibley Parkway, which better aligns with the current roadway improvements.
 3. The address for the development on Lot 1 will be assigned the name "751 Poplar Street".
3. Easements
 1. The plat provides the standard easements required in Chapter 10. Article 7 of the Mankato City Code.
 2. The plat dedicates a 20' wide utility easement through the center of Lot 1, Block 1.
4. Block Standards
 1. The one-block, one-lot subdivision within the subdivision was designed for the intended end use as a multifamily residential development.
5. Lot Standards
 1. The subject parcel is a corner lot* and provides sufficient depth for building setbacks along all three street frontages.
 2. The proposed lot depicts a development that achieves front yard setbacks of 20'.
 3. The proposed lot is proposed with a double-frontage (lots with frontage on two parallel streets), which is essential to overcome conditions which render subdividing otherwise unreasonable. The proposed lot provides an additional depth of at least 20 feet in order to allow space for screen planting along the rear lot line.
 4. The proposed lot is an adequate size to allow space for all facilities associated with the intended end use as a multifamily residential development.
6. Public Sites and Open Spaces
 1. The applicant will not be paying a parkland dedication fee, as all parcels within the plat have previously been platted.

Staff respectfully submits the following findings of fact for the planned unit development:

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.
5. The development identifies public benefits, which allows for flexibility from the Minimum Parking Standards for multifamily developments.

Staff respectfully submits the following findings for the proposed rezoning of the subject parcel to OR, Office Residential:

1. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council. The Land Use Plan identifies the subject property as Office Residential, which is consistent with the proposal.
2. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property. Multiple properties located to the East are zoned as Office Residential and developed with multifamily residential structures. These properties were previously subject to equivalent Land Use and Zoning amendments as proposed here.
3. There are adequate public facilities and services to serve the proposed development.

Staff respectfully submits the following findings of fact pertaining to the requested alley vacation:

1. The owner of the affected property has petitioned to vacate the two alleys proposed for vacation.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Utility companies did not identify any utilities located in the vacated alleys. Based on this response, the alleys are no longer needed for public purposes.
3. An active Sewer Line runs through both alleys proposed to be vacated. A 20' utility easement has been proposed to be dedicated at the time of platting of the subject property.
4. The proposed vacation is necessary for the development of the subject parcel.

Staff respectfully submits the following findings of fact pertaining to the requested roadway vacation:

1. The City of Mankato has petitioned to vacate the subject portion of Sibley Parkway.
2. The portion of Sibley Parkway proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The City of Mankato states that the subject portion of Sibley Parkway is not necessary for traffic circulation, and therefore, the vacation of the described portion of roadway would relieve the City of any responsibility for maintenance or construction.
4. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Utility companies did not identify any utilities located in this portion of Sibley Parkway. Based on this response, the street is no longer needed for utility purposes.
5. The proposed vacation is necessary for the development of the subject parcel.

Recommendation

Staff recommends the approval of the preliminary plat and final plat.

Staff recommends the approval of rezoning of the property from M-1, Light Industrial, to OR, Office Residential District.

Staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall obtain a rental license prior to the occupancy of the units.
2. The applicant shall prohibit outside storage, refuse, or other debris.
3. The applicant shall submit association documents to the City at the time of request for the first building permit for the development. Association documents shall address ownership, financing, and maintenance of all common areas, utilities, and streets/private roads.
4. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
5. The applicant shall provide common open space amenities for gathering, such as an outside patio or gathering area or areas with benches or other seating within the development.
6. Any tree removal from the public right of way will need to be replaced in conformance with City Ordinance.
7. The applicant shall agree to install a sidewalk along the portion of Sibley Parkway abutted by the subject property in conjunction with future sidewalk improvements on adjacent properties along Sibley Parkway.
8. The applicant has provided a parking concept plan representing on-site parking improvements that would occur should the reduced parking flexibility of .975 stalls per unit be insufficient. The applicant shall construct the concept parking improvements if on-site parking is found to not adequately serve the subject use.
9. The applicant will be subject to Water Access Connection and Sewer Access Connection fees. The fees shall be \$101,082.80 and shall be submitted prior to issuance of a building permit.
10. If the future use of the property changes from the approved Planned Unit Development, parking and other zoning requirements shall achieve the Mankato City Code unless an amended Planned Unit Development has been granted by the Mankato City Council.

Staff recommends approval of vacation of the 15-foot-wide alley running east-west in Block 17, Oakwood Addition.

Staff recommends approval of vacation of the 15-foot-wide alley running north-south in Block 17, Oakwood Addition.

Staff recommends approval of vacation of an estimated 15,221-square-foot portion of Sibley Parkway, publicly dedicated as "Patterson Avenue" on the plat of Oakwood Addition to Mankato.

Attachments

General Location Map
Aerial Map
Preliminary Plat
Final Plat
Rezoning Maps
Site Plan
Rendering
Exterior Elevations
Floor Plans
Landscaping Plan
Civil Plans
Photometric Plan
Narrative - Operations
Narrative - Public Benefit
Narrative - Parking
Narrative - Support Services
Parking Concept Plan
Snow Storage Plan
ALTA Survey
Traffic Study
Vacation Petition
Wetland Memo

General Area Map



Date: June 2025

Author:

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

Aerial Map



Date: June 2025

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 misuses or misinterpretation.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250070873.

CHARTER COMMUNICATIONS - CHART12
CHS INC - CHSN001
CITY OF MANKATO - CMNKT001
JAGUAR COMMUNICATIONS - JAGCOM01
CENTER POINT ENERGY - MINGAS04

CONSOLIDATED COMMUNICATIONS 1 - MNKCT001
MNDOT - MNSD0701
SPRINT/COSENT COMMUNICATIONS - USSPNT01
XCEL ENERGY - XCELO2

ZONING INFORMATION:

Per the appraisal letter prepared by Robinson Appraisal & Associates, dated July 12, 2023, the subject property is zoned M - 1, Light Industrial District, and will be rezoned to OR, Office - Residential District. Setback requirements, height and floor space area restrictions and parking requirements are not specified in said letter and are not depicted hereon.

PRELIMINARY PLAT FOR:
Trellis Co.

EXISTING LEGAL DESCRIPTION:

North 46.66 feet of South Half of Block 17, Oakwood Addition to City of Mankato, lying West of the abandoned Railroad right of way of Chicago, Milwaukee & St. Paul Railway Co., according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

All of Chicago, Milwaukee, St Paul and Pacific Railroad Company's 25 foot wide property in Block 17 lying southerly of the center line of the east-west alley running through Block 17, Oakwood Addition, according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

All of Block 17 West of the Chicago, Milwaukee & St. Paul Railway, except the North 46 2/3 feet of the South 1/2 of said Block 17 all according to the Map of Oakwood Add. to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State, and except Parcel 224A on Minnesota Department of Transportation Right of Way Plat Numbered 07-29, according to the recorded plat thereof, Blue Earth County, Minnesota.

AND

Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County, Minnesota.

AND

The vacated alleys, publicly dedicated within Block 17, OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, being over, under and across those parts of said alleys being described as follows:

A 15-foot wide Public Alley running east-west is said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot Public Alley running north-south between Linder Avenue and Sibley Parkway;

Together with a 15-foot wide Public Alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway.

AND

Vacated Sibley Parkway, publicly dedicated as Patterson Avenue on the plat of OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, and being described as:

Beginning at the intersection of the southerly right of way line of said Sibley Parkway with the westerly line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway, as depicted on said plat of OAKWOOD ADDITION TO MANKATO, thence South 88 degrees 56 minutes 37 seconds West, assumed bearing, along said southerly right of way line of Sibley Parkway, a distance of 279.25 feet to the intersection of said southerly right of way line with the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29; thence North 15 degrees 44 minutes 07 seconds East, along said easterly right of way line, a distance of 18.11 feet, thence continuing along said easterly right of way line, 34.90 feet along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 07 degrees 24 minutes 21 seconds, to the intersection of said easterly right of way line with the northerly right of way line of said Sibley Parkway, thence North 88 degrees 56 minutes 37 seconds East, along said northerly right of way line, a distance of 329.55 feet to the intersection of said northerly right of way line with said westerly right of way line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway, thence southwesterly 84.55 feet, along said westerly right of way line, on a non-tangential curve concave to the southeast, having a radius of 1158.47 feet, a central angle of 04 degrees 10 minutes 53 seconds, and a chord bearing of South 52 degrees 40 minutes 33 seconds West, to the point of beginning.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1 and Outlot A, MANKATO HOUSING LP, Blue Earth County, Minnesota.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Blue Earth County coordinate grid (NAD 83-2011 Adj.).
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc. as issuing agent for Old Republic National Title Insurance Company, Commitment No. 68417, Revision No. 1, dated January 23, 2025.
 - The surveyed property has direct access to Poplar Street, Sibley Street, Linder Street, all public rights of way, and the public alley, as plotted in OAKWOOD ADDITION, lying westerly of the surveyed property, as shown and labeled hereon.
 - This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
 - The address of the property described hereon is 102 Poplar Street, Mankato, MN 56002.
 - The property described hereon lies within Flood Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27013C 0092 F, dated February 22, 2024.
 - The total area of the property described hereon is 124,578 square feet or 2.85991 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument MNDT RIVER.
Elevation = 810.78 feet. (NAVD 88)
- SITE BENCHMARK: Top of 5/8" rebar with EFN cap at the southwest corner of the surveyed property.
Elevation = 779.40 feet. (NAVD 88)
9. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 250070873. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

PROPOSED LOT AREAS:

Proposed Lot 1, Block 1:	77,434	Square Feet	1.77763	Acres
Proposed Outlot A:	25,032	Square Feet	0.57465	Acres
Proposed Sibley Parkway:	22,112	Square Feet	0.50763	Acres
Total	124,578	Square Feet	2.85991	Acres

CONTACT INFORMATION:

Owner/Subdivider: City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001
507-387-8600

Designer/Surveyor: Egan, Field & Nowak, Inc.
475 Old Highway 8, Suite 200
New Brighton, MN 55112
612-466-3300

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- GATE VALVE
- HYDRANT
- AIR CONDITIONER
- ELECTRIC BOX
- ELECTRIC METER
- COMMUNICATION BOX
- GAS METER
- UTILITY POLE
- GUY WIRE
- SIGN
- BOLLARD
- CHAIN LINK FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- UNDERGROUND TELECOMMUNICATION
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- RECORD BEARING PER PLAT OF SIBLEY PARKWAY NO. 2

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.

Date of survey: April 17, 2025.
Date of signature: May 12, 2025.

Christopher A. Terawo
Minnesota License No. 53536
clterawo@efnsurvey.com



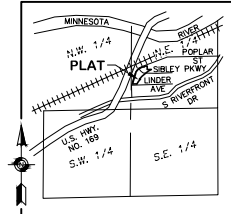
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

Egan, Field & Nowak, Inc.
land surveyors since 1872

MANKATO HOUSING LP

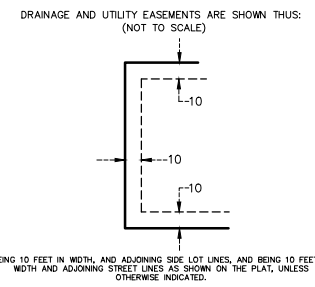
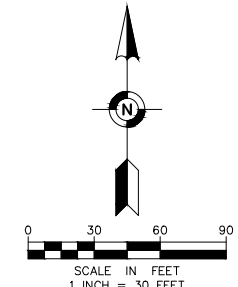
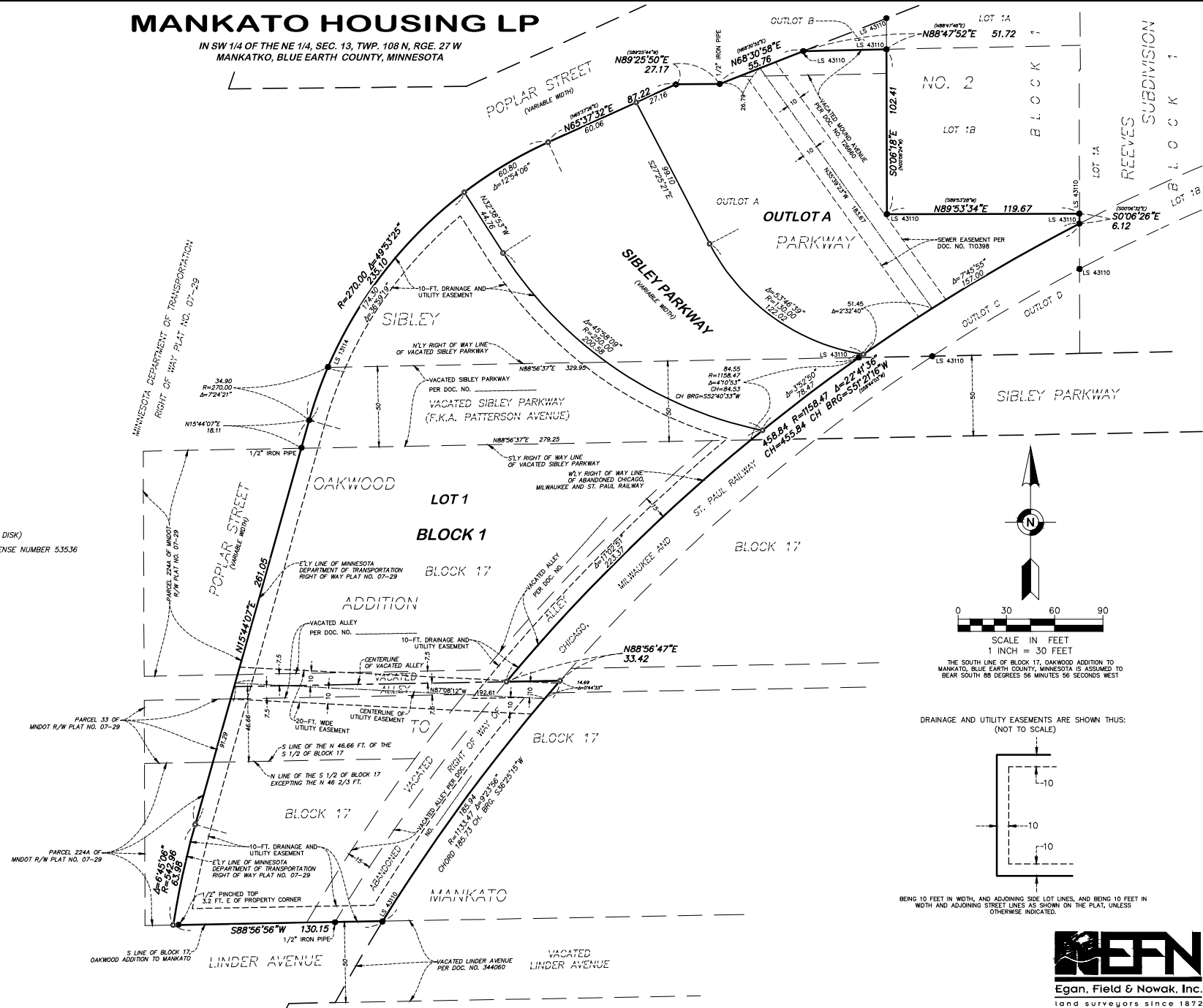
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MANKATO, BLUE EARTH COUNTY, MINNESOTA

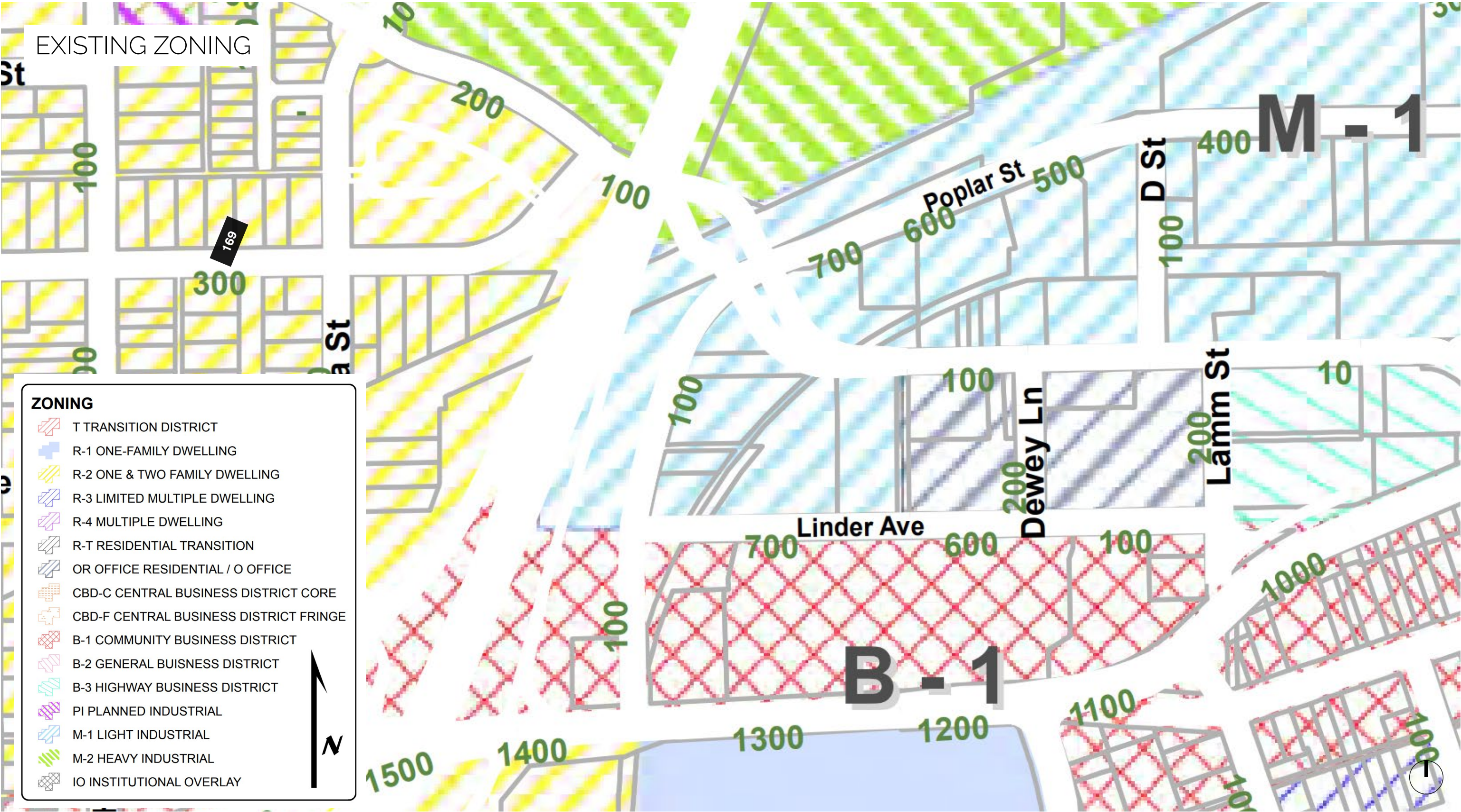
SECTION 13, T 108 N, R 27 W



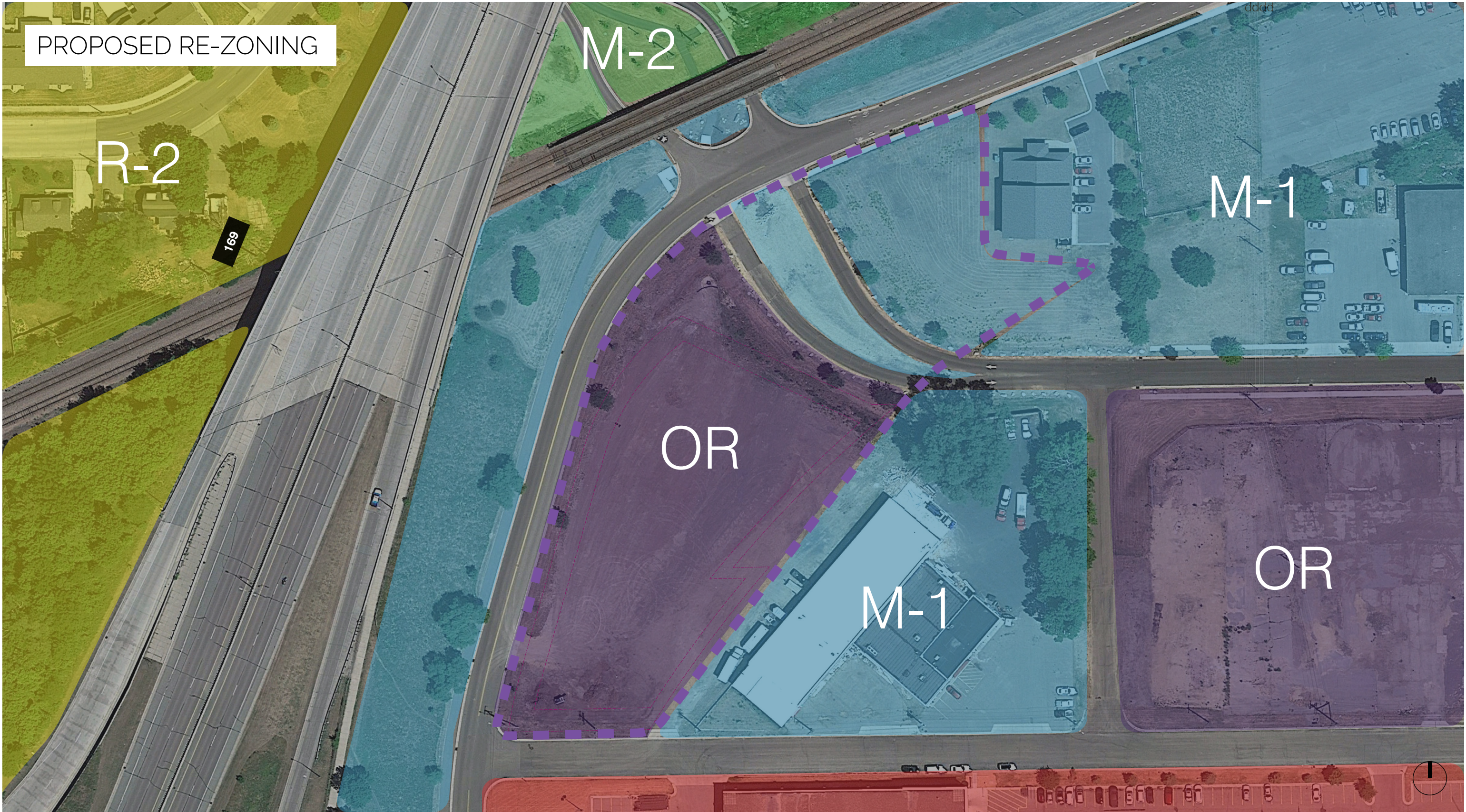
VICINITY MAP
NO SCALE

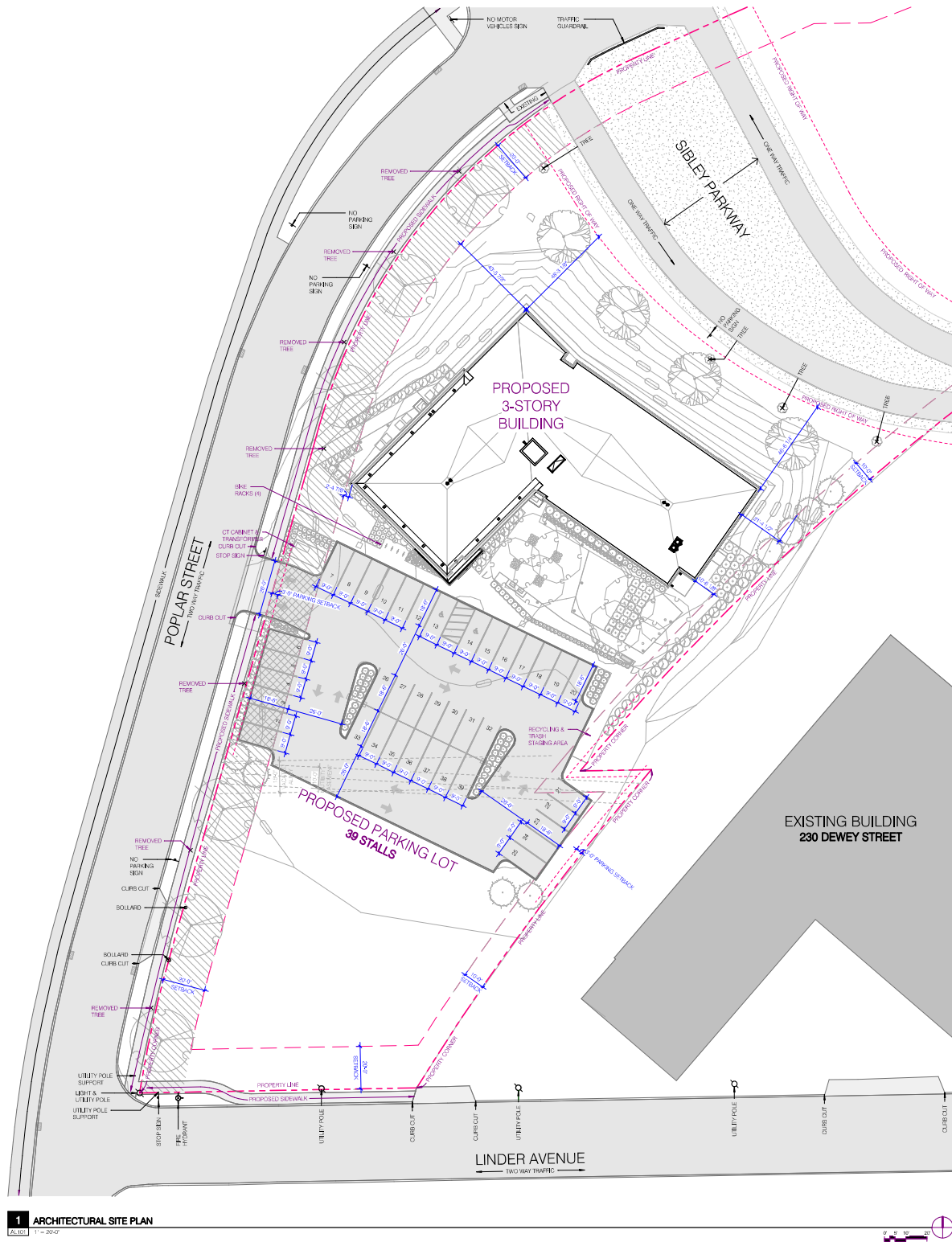
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536





PROPOSED RE-ZONING





1 ARCHITECTURAL SITE PLAN

APPLICABLE CODES:

IBC	INTERNATIONAL BUILDING CODE	2018
MSBC	MINNESOTA STATE BUILDING CODE (WITH AMENDMENTS TO IBC (CHAPT. 1305) INTERNATIONAL FIRE CODE	2020
IFC	INTERNATIONAL FIRE CODE	2018
MFC	MINNESOTA FIRE CODE (CHAPT. 7518)	2020
IMC	INTERNATIONAL MECHANICAL CODE	2018
MPC	MINNESOTA PLUMBING CODE (CHAPT. 4715)	2020
MMC	MINNESOTA MECHANICAL CODE (CHAPT. 1348)	2020
NEC	NATIONAL ELECTRICAL CODE	2020
ANSI 117.1	ACCESSIBILITY CODE	2020
MN STATE ACCESSIBILITY CODE (CHAPT. 1341)		2022
NFPA 10.1	PORTABLE FIRE EXTINGUISHERS	2022
ENERGY	MINNESOTA ENERGY CODE (CHAPT. 1303) ASHRAE 90.1-2019 W/ MIN AMENDMENTS	2020

AREA SEPARATION (TABLE 608.4)

1 HR BETWEEN R2 AND S-2 (W/ AUTOMATIC SPRINKLER)
1 HR BETWEEN R2 AND R2 (W/ AUTOMATIC SPRINKLER)

EGRESS WIDTH PER OCCUPANT SERVED

STAIRWAYS (SPRINKLED)	0.37/1000
OTHER EGRESS COMPONENTS (SPRINKLED)	0.27/1000

EXIT ACCESS TRAVEL DISTANCE

S-2 OCCUPANCY (SPRINKLED)	207
S-2 OCCUPANCY (SPRINKLED)	407

BUILDING INFORMATION:

CONSTRUCTION TYPE	TYPE I/A	TYPE
OCCUPANCY GROUP	R-3	R-2 RESIDENTIAL
FIRE RESISTANCE RATHER:		
STRUCTURAL FRAME	2 HR	1 HR
BEARING WALLS - EXTERIOR	2 HR	1 HR
BEARING WALLS - INTERIOR	2 HR	1 HR
NONBEARING WALLS AND PARTITIONS - EXTERIOR (TABLE 605)		
<10" FIRE SEPARATION DET.	1 HR	1 HR
10" - 20" FIRE SEPAR. DET.	1 HR	1 HR
>20" FIRE SEPARATION DET.	0	0
NONBEARING WALLS AND PARTITIONS - INTERIOR	SEE SECTION 402	0
FLOOR CONSTRUCTION	2 HR	1 HR
ROOF CONSTRUCTION	1 HR	1 HR
FIRE SEPARATION ASSEMBLIES		
STAIRWAY ENCLOSURES	2 HR	2 HR
ELEVATOR SHAFT	2 HR	2 HR
ELEVATOR LOBBY	2 HR	2 HR
MECHANICAL ROOMS	1 HR	1 HR
TRASH CHUTE	2 HR	2 HR
UNIT SEPARATION	1 HR	1 HR
COMMON STORAGE	1 HR	1 HR
OTHER DETAILS	2 HR	2 HR

SITE

AREA	
<LOT 1	77,434 SQ. FT.
<LOT OF A	55,036 SQ. FT.
<SIBLEY PARKWAY	25,112 SQ. FT.
<TOTAL	124,578 SQ. FT.

BLVD. 6 YARDS & SETBACKS

1,478.35 SQ. FT. - TOTAL HARD SURFACE FOR DRIVEWAYS AND PARKING

9,897.61 SQ. FT. - TOTAL FRONT YARD SETBACK

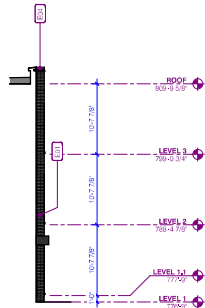
15%

KEY

BLACK TEXT = EXISTING

MAGENTA TEXT = PROPOSED

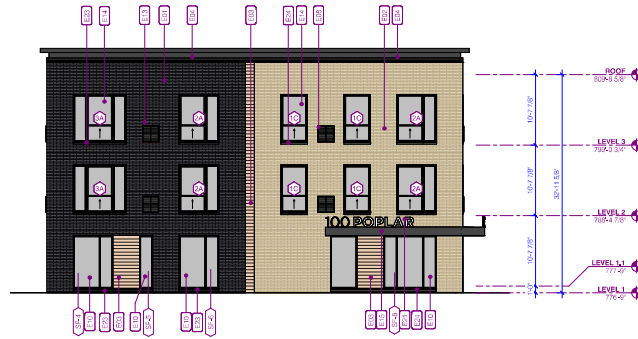




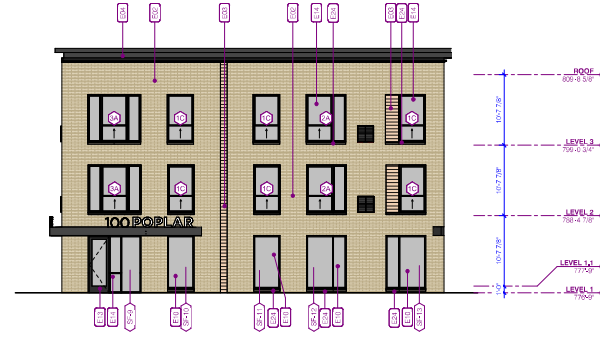
2 SOUTH RETURN WALL ELEVATION
A301 1/8" = 1'-0"



1 SOUTH ELEVATION - OVERALL
A301 1/8" = 1'-0"



4 SOUTH-WEST ELEVATION
A301 1/8" = 1'-0"



3 SOUTH-EAST ELEVATION
A301 1/8" = 1'-0"



5 EAST ELEVATION - OVERALL
A301 1/8" = 1'-0"

GENERAL EXTERIOR NOTES:

1. REFER TO 0003 FOR TYPICAL SYSTEMS
2. REFER TO SPECIFICATIONS FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

- E01 MASONRY VENEER: MANGANESE BROWN/SPOT VELOUR MODULAR
- E02 MASONRY VENEER: RED/CHERRY GREY
- E03 LONGBOARD HORIZONTAL WOOD-LOOK EXTRUDED METAL PANEL W/ CONCEALED FASTENERS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E04 PREFINISHED METAL: PAINT: BLACK
- E05 HANGUL UPHOLDERS/CLIMBING RINGS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E06 MADE-TO-ORDER: CUSTOM COLOR TO MATCH ADJACENT SURFACE
- E10 ALUMINUM STOREFRONT SYSTEM
- E11 ALUMINUM ENTRY DOOR SYSTEM
- E12 EXTERIOR HOLLOW METAL DOOR: PAINTED
- E13 ALUMINUM ENTRY DOOR SYSTEM
- E14 HINGE/CLAS WINDOW SYSTEM
- E15 ALUMINUM FABRICATION: BUILDING CANOPY
- E16 1/8" COMPAGN/CLIMBING RINGS/CLIMBING IDENTIFICATION BRANCH
- E23 CAST STONE/ELL: CHARCOAL
- E24 CAST STONE/ELL: TAN



MANKATO SUPPORTIVE HOUSING
751 POPLAR STREET
MANKATO, MN 56001

URBANWORKS

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

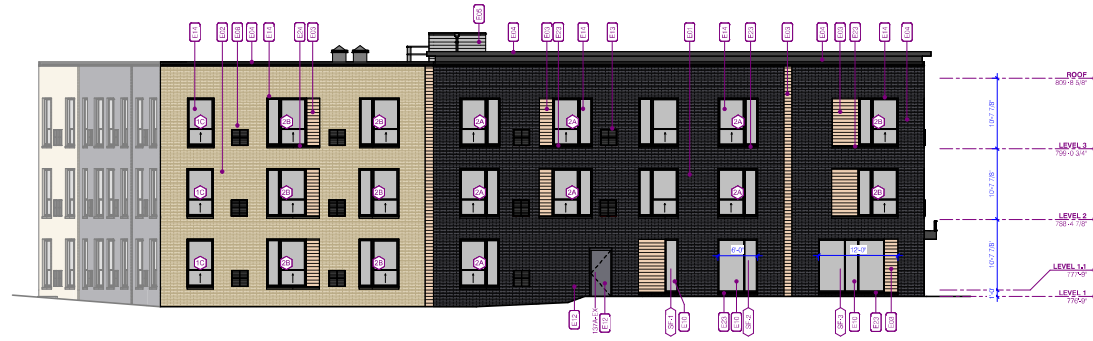
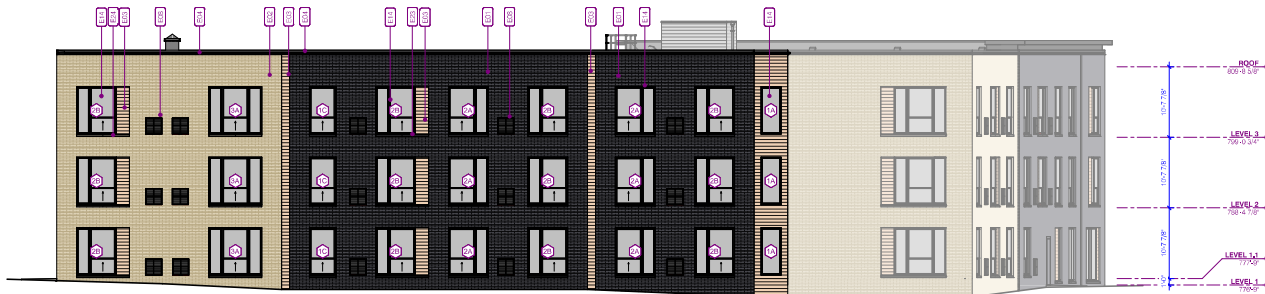
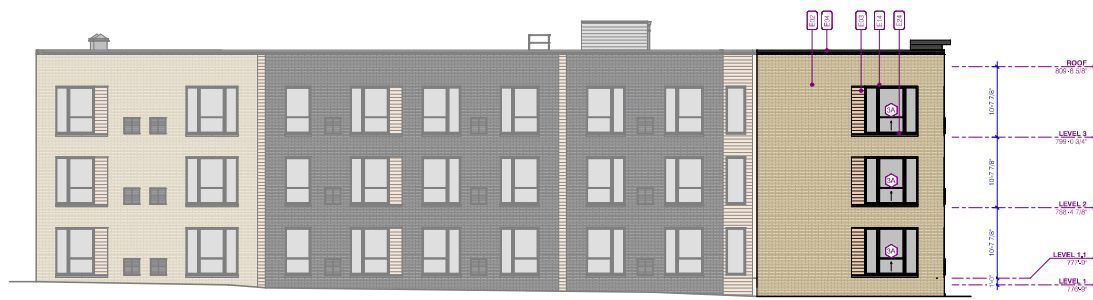
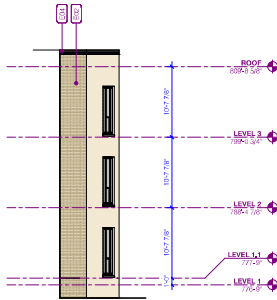
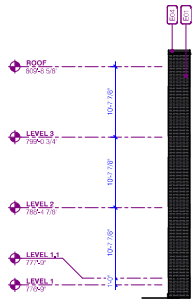
SITE PLAN REVIEW
05/22/2025

REVISIONS

DATE 05/22/2025
PROJECT # 22-0055
PHASE DD
DRAWN BY GL SA
CHECKED BY DPH

BUILDING
ELEVATIONS

A301



GENERAL EXTERIOR NOTES:

1. REFER TO 0005 FOR TYPICAL SYSTEMS
2. REFER TO SPECIFICATIONS FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

- E01 MASONRY VENEER - MANGANESE BROWN/SPOT VELOUR MODULAR
- E02 MASONRY VENEER - HERRINGBONE GREY
- E03 LONGBOARD HORIZONTAL WOOD-LOOK EXTRUDED METAL PANEL W/ CONCEALED FASTENERS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E04 PREFINISHED METAL FINISH - BLACK
- E05 HATCH APPLICATION/COMMENT: REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E06 MADE-PINE CLADDING - CUSTOM COLOR TO MATCH ADJACENT SURFACE
- E10 ALUMINUM STOREFRONT SYSTEM
- E11 ALUMINUM ENTRY DOOR SYSTEM
- E12 EXTERIOR HOLLOW METAL DOOR - PAINTED
- E13 ALUMINUM ENTRY DOOR SYSTEM
- E14 HERRINGBONE WINDOW SYSTEM
- E15 ALUMINUM FABRICATION - BUILDING CANOPY
- E17 1/8" COMPACTADURITE INTERLOCK T-FLUT BUILDING IDENTIFICATION BRONZE
- E23 CAST STONE SILL - CHARCOAL
- E24 CAST STONE SILL - TAN



1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING

2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED

3. DIMENSIONS AT JUNCTIONS ARE TO CENTRIFUGE OF WALLS

4. DIMENSIONS AT CHIMNEY TO FACE OF CHIMNEY UNLESS OTHERWISE NOTED

5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED

6. EXTEND ALL SHAPES TO UNDERSCORE OF GRAFT SHEATHING OR TOP OF FOOT FOUNDATION UNLESS APPLICABLE

7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHUTT WALLS UNLESS THEY EXPRESSLY SURVIVE THE SHUT

8. RESULTANT CENTER GRAVITY OF EACH UNIT SHALL BE LOCATED AS FOLLOWS:

A. TYPE I AND II: V_A, V_B, V_C, V_D, V_E, V_F, V_G, V_H AND V_I SHALL BE FINDING WITH ACCUSTIC RATING.

B. TYPE III: CORNER WALLS AT WOOD STUD LOCATIONS ARE TYPE IV_A AND TYPE IV_B FINDING WITH ACCUSTIC RATING OF 10 DB.

C. TYPE IV_A AND IV_B: TYPE IV_A IS AGGRESSIVE UNLESS OTHERWISE NOTED

D. TYPE IV_B: TYPE IV_B IS AGGRESSIVE UNLESS OTHERWISE NOTED

E. PRIMEWALL: BLOOD CATCHER BETWEEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A4000

A11	STEEL PIPE BOLLARD, PAINT YELLOW
A38	TRASH CHUTE VENTS
A39	TRASH CHUTE, 1% DEGREE OFFSET MAX.
A40	TRASH & RECYCLING CONTAINERS SHOWN FOR REFERENCE ONLY, INC
A61	2-WAY COMMUNICATION AT ELEVATOR LANDINGS, TYP., REFER TO AS SHEETS
A42	ELEVATOR OVERVIEW
A44	ELEVATOR SHADE CURTAIN
A47	ROOF DRAIN, REFER TO PLUMBING DESIGN BUILD
A48	OVERFLOW ROOF DRAIN, REFER TO PLUMBING DESIGN BUILD
A52	ROOFTOP WALKWAY PADS
A56	FLOOR DRAIN

Trellis
MANKATO SUPPORTIVE HOUSING
751 POPLAR STREET
MANKATO, MN 56001



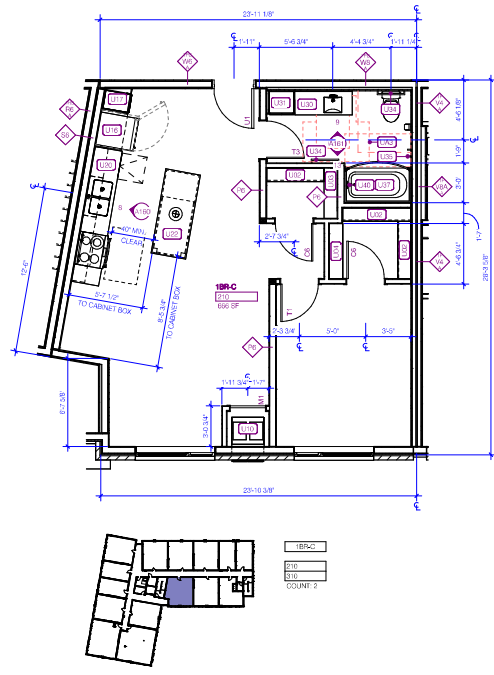
C:\Users\qig1recon1\Documents\23-0005 A25 Central_GJohnson@urban-works.com.rvt
5/23/2025 9:38:49 AM

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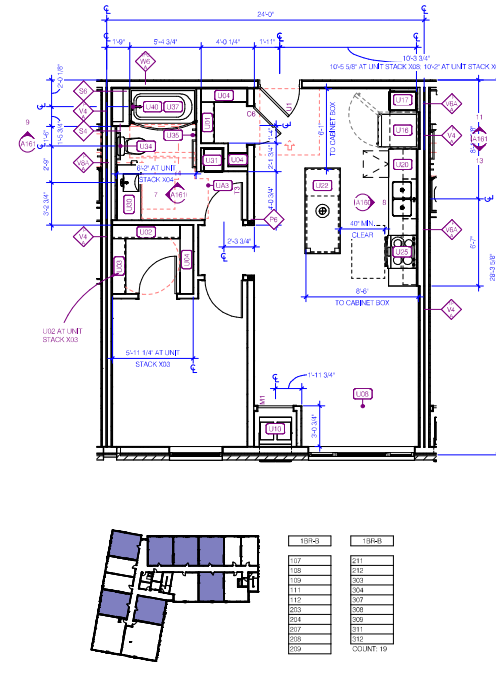
1. PROVIDE GRAB BARS FOR ALL TYPE II UNITS.
2. PROVIDE TUB/SHOWER SEATS FOR ALL TYPE II UNITS.
3. PROVIDE TOILET TANK FLUSH CONTROL, ON SIDE AWAY FROM WALL, TYP.
4. AT ROLLER SINKS WITH FRONT APPROACH, INSULATE PIPES; OBTAIN TO RELOCATE SINK TRAP IN AREA BEYOND REACHED CLEARANCES
5. AT ROLLER SINKS WITH FRONT APPROACH, CONTINUE FLOODING UNDER SINK
6. PROVIDE LIGHT SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS WITHIN ACCESSIBLE REACH RANGE (SEE GENERAL NOTES FOR ADDITIONAL DESCRIPTION OF REACH RANGE INFORMATION)
7. PROVIDE OUTLETS AND SWITCHES FOR KITCHEN EXHAUST AND UNDER CABINET LIGHT WITHIN 24" MAX. REACH RANGE, ABOVE COUNTER

[illegible]

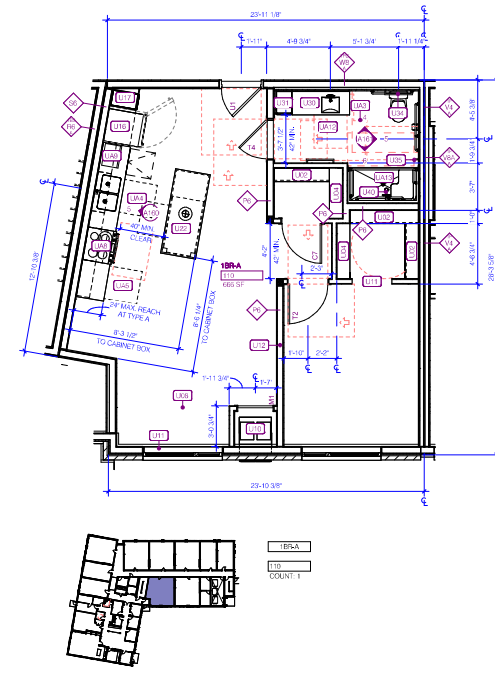
5/27/2025 11:23:27 AM C:\Users\jason\Documents\25-0056_A2_Cemr_Culmsee@urbanworks.com.rvt



3 ONE BEDROOM - C
1/4" = 1'-0"



10 ONE BEDROOM - B
1/4" = 1'-0"



7 ONE BEDROOM - A
1/4" = 1'-0"

GENERAL UNIT NOTES:

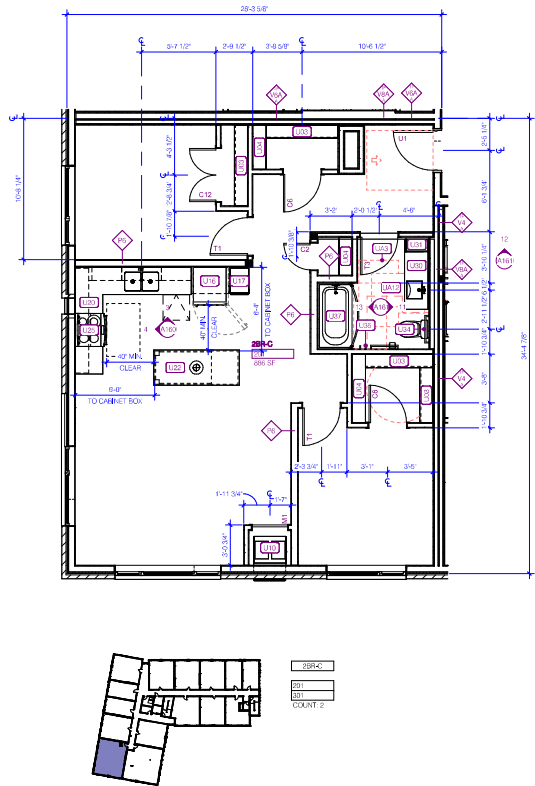
1. REFER TO ROOF FOR TYPICAL "ACCRIBLUF" CODES AND CLEARANCES REQUIRED.
2. INSTALL GRAB BAR AND SEAT CLOTHING IN ALL UNITS. REFER TO SHEET 1000 FOR DETAILS.
3. WITHIN UNITS, ALL WALLS ARE 5/8" AT AND ABOVE. UNLESS OTHERWISE NOTED.
4. HVAC RETURN LOCATED IN SIDE WALL OF KITCHEN. PACK CLOSET, TRANSFER DUCTS ARE LOCATED IN WALLS BETWEEN ROOMS. REFER TO MECHANICAL FOR DETAILS.
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHIRT WALLS.
6. PROVIDE FLOORING AND SINK AT REFRIGERATOR AND RANGE LOCATIONS. NOTE REQUIRED VARIATION FOR TYPE 'M' UNITS.
7. OVERLAP BOARD SOFFIT ELEVATIONS NOTED ON REFLECTED CEILING PLANS.
8. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLenums (WALLS AND SOFFIT).
9. REFER TO ROOF FOR ALL MOUNTING HEIGHTS (LIGHT SWITCHES, OUTLETS, THERMOSTATS, ENVIRONMENTAL CONTROLS, CLOTHES ROOS, SHOWER, HORIZONTAL DRAIN, ETC.). NOTE REQUIRED VARIATIONS FOR TYPE 'M' UNITS.
10. NOTE: THIS SHIRT WALL ELEVATION MAY BE REVERSED. APPROVED FROM DRAINAGE. SEE ELEVATIONS SHOWN. REFER TO ACTUAL UNIT PLANS FOR LOCATIONS.
11. ACQUISITION, INSULATION IN WALLS IN BATHROOM, LAUNDRY, BEDROOMS, MECHANICAL ROOMS, AND IN ANY FUTURE WALL. THIS IS ADJACENT TO A DUCT WITH MECHANICAL UNIT, ELEVATOR SHAFT, OR STAIR SHAFT.
12. DIMENSIONS AT PART WALLS ARE TO CENTERLINE. DIMENSIONS WITHIN UNITS ARE TO FACE OF WALLS UNLESS OTHERWISE NOTED.
13. PROVIDE FINISHED END AT EXPOSED CABINETRY IN KITCHEN AND BATHROOM VANTY.
14. ALL INTERIOR UNIT DOORS ON LEVEL 1 TO BE BUCCED OUT W/ 2X FRAMING.
15. FURNITURE NOT IN CONTRACT. FOR REFERENCE ONLY.
16. CLOSET DOORWAYS TO HAVE A CLEAR OPENING OF 30" MINIMUM FROM DOOR STOP TO DOOR STOP.
17. CLEARANCE BETWEEN BASE CABINETS, COUNTER TOPS, SPRINKLER OR WALLS WITHIN REACHES TO BE 40" MINIMUM.
18. UNIT PLAN SHEETS ARE FOR GENERAL LAYOUT REFERENCE. ACTUAL UNIT LAYOUT MAY HAVE A MINOR DISCREPANCY. REFER TO OVERALL BUILDING PLANS FOR ACTUAL UNIT DIMENSIONS.

TYPE 'A' UNIT NOTES:

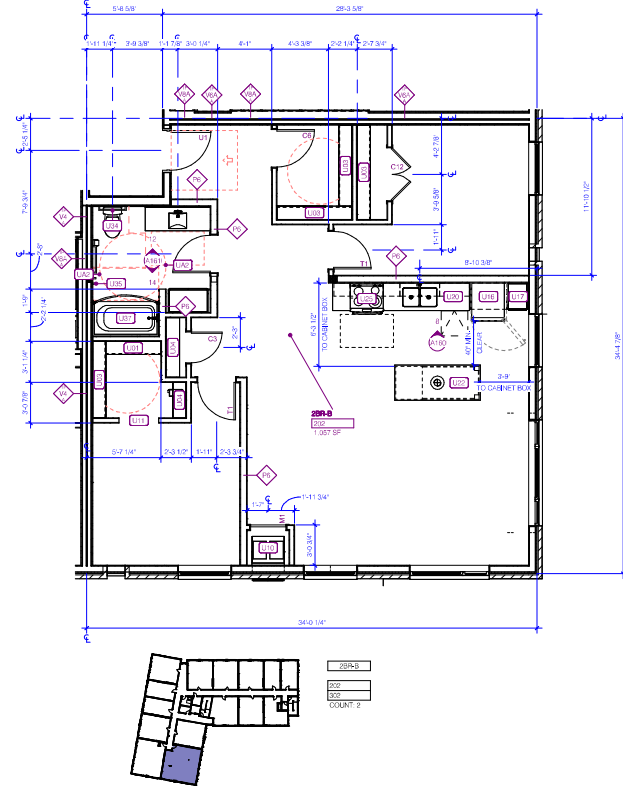
1. PROVIDE GRAB BARS FOR ALL TYPE 'M' UNITS.
2. PROVIDE TOILET SEATERS FOR ALL TYPE 'M' UNITS.
3. PROVIDE TOILET TANK FLUSH CONTROL, ON SIDE AWAY FROM WALL TYP.
4. AT ROLL-UNDER SINKS WITH FRONT APPROACH, INSULATE HPSS. OPEN TO RELOCATE SINK TRAP IN AREA BEYOND REQUIRED KINET CLEARANCES.
5. AT ROLL-UNDER SINKS WITH FRONT APPROACH, CONTINUE FLOORING UNDER SINK.
6. PROVIDE LIGHT SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS WITH ACCESSIBLE REACH RANGE (SEE GENERAL NOTES FOR ACTUAL DISCREPANCY OF REACH RANGE INFORMATION).
7. PROVIDE OUTLETS AND SWITCH FOR KITCHEN EXHAUST AND UNDER CABINET LIGHT WITHIN 24" MAX. REACH RANGE, ABOVE COUNTER.

KEYNOTES:

- U01 WIRE SHELF IN INTEGRAL ROOF, 12" DEEP. REFER TO A103.
- U02 TWO (2) WIRE SHELVES, BOTTOM W/ INTEGRAL ROOF, 12" DEEP. REFER TO A103.
- U03 TWO (2) WIRE SHELVES IN INTEGRAL ROOF, 12" DEEP. REFER TO A103.
- U04 TWO (2) WIRE SHELVES, 12" DEEP. REFER TO A103.
- U05 LINE OF SOFFIT ABOVE, COORDINATE W/ MECHANICAL W/ MECH.
- U06 FRAME OPENING HEAD AT 20' 30" MIN. CLEAR PASSAGE.
- U07 PROVIDE FLOORING UNDER SINK. REFER TO TYPE 'M' UNITS.
- U08 PROVIDE 30" DEEP UNDER SINKS ABOVE REFRIGERATOR.
- U09 PROVIDE W/ DEEP PARTS W/ THE 30" MINIMUM SHELVES. REACH DISPOSED SINKS, TYP.
- U10 FULL HEIGHT PANEL ADJACENT TO SINK.
- U11 PROVIDE VALANCE AND UNDER CABINET LIGHT ABOVE SINK. COORDINATE W/ ELECTRICAL.
- U12 PLUM COUNTERTOP, 2 CM QUARTZ ALTERNATE. REFER TO A111.
- U13 4" MIN BACKSLASH W/ STAINLESS STEEL GREASE SHIELD AT RANGE. CERAMIC TILE ALTERNATE. REFER TO A111.
- U14 BUILT-IN BENCH. REFER TO A103. PROVIDE COORDINATE W/ ELECTRICAL. REFER TO A111.
- U15 REFRIG. LIGHT. PROVIDE ABOVE REFRIG. TYP. REFER TO INTERIORS. COORDINATE W/ ELECTRICAL.
- U16 ELECTRIC RANGE. ENSURE 40" MIN. CLEAR FROM FACE. NO COUNTER OVERHANG AT RANGE.
- U17 MICROWAVE WITH DIRECT VENT HOOD EXHAUST. SOFFIT TO CEILING. REFRIG. HOOD W/ REFRIG. UNIT. COORDINATE W/ ELECTRICAL. REFER TO A111.
- U18 VERIFY REFRIGERATOR SPECIFICATIONS. ENSURE DOOR SWING ALLOWS DOOR TO OPEN FULLY.
- U19 CULTURED MARBLE VANTY TOP W/ INTEGRAL BOWL, 2" DEEP. BACKSLASH.
- U20 UNDER CABINET 72" TALL. PROVIDE SOFFIT IF WALLS ADJACENT. ALTERNATE W/ VANTY TOP ALTERNATE.
- U21 TRANSFER SINK. REFER TO A103 & A111.
- U22 VANTY SOURCE. LIGHT BENTURE. REFER TO INTERIORS. COORDINATE W/ ELECTRICAL.
- U23 TWO (2) TOWEL BARS PER BATHROOM. PROVIDE WALL. COORDINATE W/ ELECTRICAL. REFER TO A111 & A103.
- U24 TWO (2) ROSE HOOKS PER BATHROOM. REFER TO A103 & A100.
- U25 TOILET PAPER HOLDER. REFER TO INTERIORS.
- U26 CONTINUOUS GYP. WALL BOARD BEHIND PERRGLASS SURROUND. VERIFY SUBS. REQUIREMENTS W/ MANUFACTURER IN ACQUISITION. TO LION ASSEMBLY (PENDING).
- U27 CURTAIN CLIP. REFER TO A111.
- U28 SHOWER HEAD. MOUNT AT 72" TO 78" TO A111.
- U29 PULL-DOWN FAUCET AT KITCHEN. REFER TO INTERIORS.
- U30 30" COUNTER CLEAR FLOOR SPACE INDICATED BY DASHED CIRCLE.
- U31 30" TOWARD CLEAR FLOOR SPACE INDICATED BY DASH CIRCLE.
- U32 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CUPBET. CONTINUE FLOORING UNDER SINK. COORDINATE SINK DEPTH W/ PLUMBING.
- U33 30" FORWARD APPROACH AT WORK SURFACE. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U34 COORD. KITCHEN LIGHT SWITCH ABOVE COUNTER, 48" MAX. HT.
- U35 LOCATE EXHAUST HOOD SWITCH ABOVE COUNTER, 48" MAX. HT.
- U36 FRONT COUNTER AT RANGE.
- U37 COUNTER TOP MICROWAVE. VERIFY SWITCHES ARE CLEAR OF MICROWAVE. COORDINATE W/ ELECTRICAL.
- U38 BRIST. W/Y. SHOWER HOOD. SOFFIT TO CEILING. REFRIG. HOOD W/ REFRIG. UNIT. COORDINATE W/ ELECTRICAL. REFER TO A111 & A103.
- U39 STRAIGHT CURTAIN ROD. COORDINATE W/ PLUMBING.
- U40 HANDED SHOWER ON GRABBAR BAR W/ 30" MIN. HOSE LENGTH.



4 TWO BEDROOM - C
A182 1/4" = 1'-0"



3 TWO BEDROOM - B
A182 1/4" = 1'-0"

GENERAL UNIT NOTES:

1. REFER TO ROOF FOR TYPICAL "ACCRIBLUE" COLORED AND CLEARANCES REQUIRED.
2. INSTALL GRAB BAR AND SEAT CLOTHING IN ALL UNITS. REFER TO SHIRT ROOM FOR DETAILS.
3. WITHIN UNITS, ALL WALLS ARE 1/2" AT AND ABOVE UNLESS OTHERWISE NOTED.
4. HVAC RETURN LOCATED IN SIDE WALL OF MAJOR PACK CLOSET. THINER DUCTS ARE LOCATED IN WALLS BETWEEN ROOMS. REFER TO MECHANICAL FOR DETAILS.
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHIRT WALLS.
6. PROVIDE FLOORING AND BASE AT REFRIGERATOR AND RANGE LOCATIONS. NOTE REQUIRED VARIATION FOR TYPE 'A' UNITS.
7. CROWN MOULD SOFFIT ELEVATIONS NOTED ON REFLECTED CEILING PLANS.
8. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLenums (WALLS AND SOFFIT).
9. REFER TO ROOF FOR ALL MOUNTING HEIGHTS (LIGHT SWITCHES, OUTLETS, THERMOSTATS, ENVIRONMENTAL CONTROLS, CLOTHES ROSS, SHOWER, HORIZONTALS, ETC.). NOTE REQUIRED VARIATIONS FOR TYPE 'A' UNITS.
10. NOTE THAT ALL ELEVATIONS MAY BE INTENDED, UNMOUNTED FROM DRAINAGE. SEE ELEVATIONS SHOWN. REFER TO ACTUAL UNIT PLANS FOR LOCATIONS.
11. ACQUISITION, INSULATION IN WALLS AT BATHROOM, LAUNDRY, BEDROOMS, MECHANICAL ROOMS, AND IN ANY FUTURE WALL THAT IS ADJACENT TO A DUCT WHEN MECHANICAL UNIT, ELEVATOR SHAFT, OR STAIR SHAFT.
12. DIMENSIONS AT PARTY WALLS ARE TO CENTERLINE. DIMENSIONS WITHIN UNITS ARE TO FACE OF WALLS UNLESS OTHERWISE NOTED.
13. PROVIDE FINISHED END AT EXPOSED CABINETRY IN KITCHEN AND BATHROOM VANTY.
14. ALL DOOR UNITS DOORS ON LEVEL 1 TO BE BLOCKED OUT W/2X FRAMING.
15. FURNITURE NOT IN CONTRACT. FOR REFERENCE ONLY.
16. CLOSET DOORWAYS TO HAVE A CLEAR OPENING OF 30" MINIMUM FROM DOOR STOP TO DOOR STOP.
17. CLEARANCE BETWEEN BASE CABINETS, COUNTER TOPS, SPRINKLER OR WALLS WITHIN UNITS TO BE 40 MINIMUM.
18. UNIT PLAN SHEETS ARE FOR GENERAL LAYOUT REFERENCE. ACTUAL UNIT LAYOUT MAY HAVE A MINOR DIFFERENCE. REFER TO OVERALL BUILDING PLANS FOR ACTUAL UNIT DIMENSIONS.

TYPE 'A' UNIT NOTES:

1. PROVIDE GRAB BARS FOR ALL TYPE 'A' UNITS.
2. PROVIDE FLOOR POWER SEATS FOR ALL TYPE 'A' UNITS.
3. PROVIDE TOILET TANK FLUSH CONTROL, ON SIDE AWAY FROM WALL TYPE.
4. AT ROLL-UNDER SINKS WITH FRONT APPROACH, INSULATE HPSS; OPTION TO RELOCATE SINK TRAP IN AREA BEYOND REQUIRED KNEE CLEARANCES.
5. AT ROLL-UNDER SINKS WITH FRONT APPROACH, CONTINUE FLOORING UNDER SINK.
6. PROVIDE LIGHT SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS WITHIN ACCESSIBLE REACH RANGE (SEE GENERAL NOTES FOR ACTUAL DIMENSIONS OF REACH RANGE INFORMATION).
7. PROVIDE OUTLETS AND SWITCH FOR KITCHEN EXHAUST AND UNDER CABINET LIGHT WITHIN 24" MAX. REACH RANGE, ABOVE COUNTER.

KEYNOTES:

- U01 WIRE SHELF IN INTEGRAL ROD, 12" DEEP. REFER TO A183.
- U02 TWO (2) WIRE SHELVES, BOTTOM W/ INTEGRAL ROD, 12" DEEP. REFER TO A183.
- U03 TWO (2) WIRE SHELVES IN INTEGRAL RODS, 12" DEEP. REFER TO A183.
- U04 TWO (2) WIRE SHELVES, 12" DEEP. REFER TO A183.
- U05 LINE OF SOFFIT ABOVE, COORDINATE W/ MECHANICAL, METEOROLOGICAL UNIT W/ CUSTOM COLOR, COORD. W/ MECH.
- U06 FRAME OPENING HEADER AT 20' 30" MIN. CLEAR PASSAGE.
- U07 PROVIDE BLOODING FOR HANGING ADJUSTABLE REFRIGERATOR.
- U08 PROVIDE 30" DEEP UPPER CABINET ABOVE REFRIGERATOR.
- U09 PROVIDE 30" DEEP LOWER CABINET ABOVE REFRIGERATOR.
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A201





URBANWORKS

CONSULTANT

DAMON FARMER

LANDSCAPE ARCHITECTS

315 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p 612.332.7022

DATE 05.23.2020

PROJECT # 23-000

PHASE 01

DRAWN BY EMS

CHECKED BY JS

© URBANWORKS ARCHITECTURE, LLC 2020

500 NORTH 7TH STREET, SUITE 145, MINNEAPOLIS, MN 55401

752 Park Avenue
Madison, MN 55001

LANDSCAPE PLAN

L100

recipients

CITY SUBMITTAL
5.23.2020

MANKATO SUPPORTIVE HOUSING

SITE AND LANDSCAPE NOTES

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT, ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL. (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCERS.
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MIDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.

WARRANTY

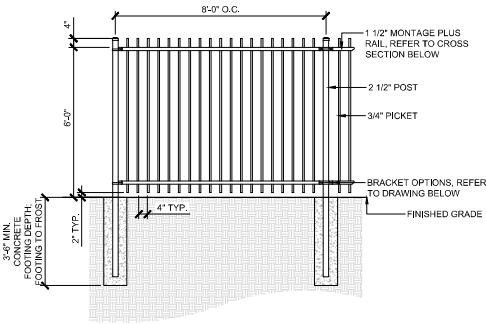
1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL BE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

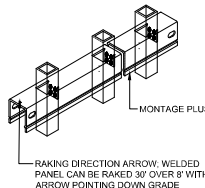
IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
5. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.



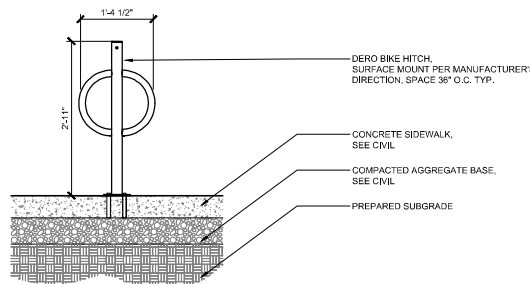
- NOTES:**
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS POST SIZING CHART.
 2. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

RAIL & PICKET ENLARGEMENT



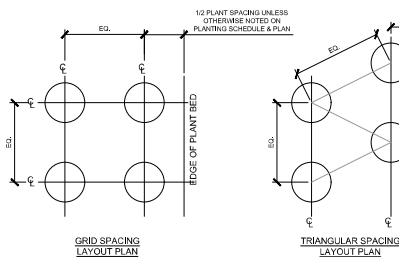
3 DETAIL - 6' HGT. STEEL PICKET FENCE (FE-01)

P-24.250.20



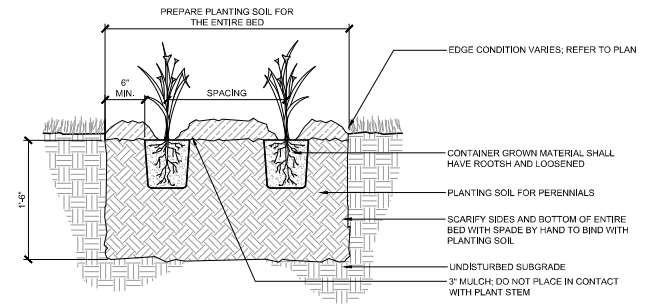
5 BIKE RACK, SURFACE MOUNT (SF-01)

P-24.250.76



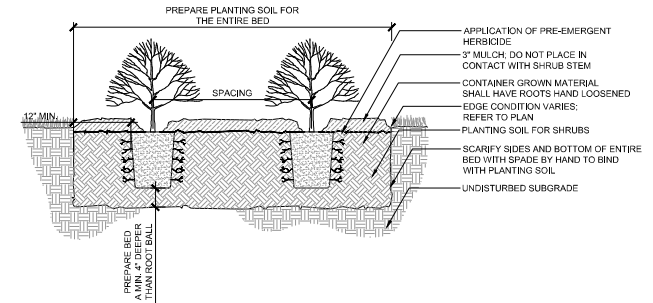
4 DETAIL - PLANT SPACING

P-24.250.03



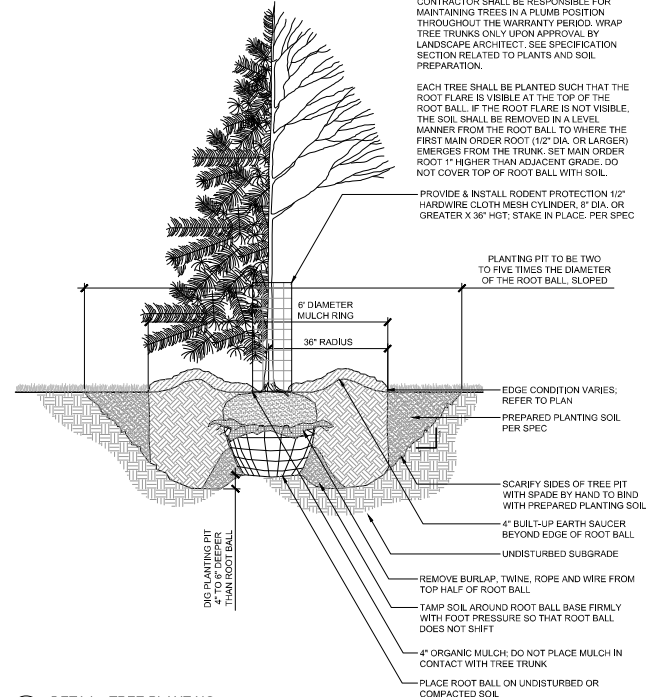
3 DETAIL - PERENNIAL PLANTING

P-24.250.14



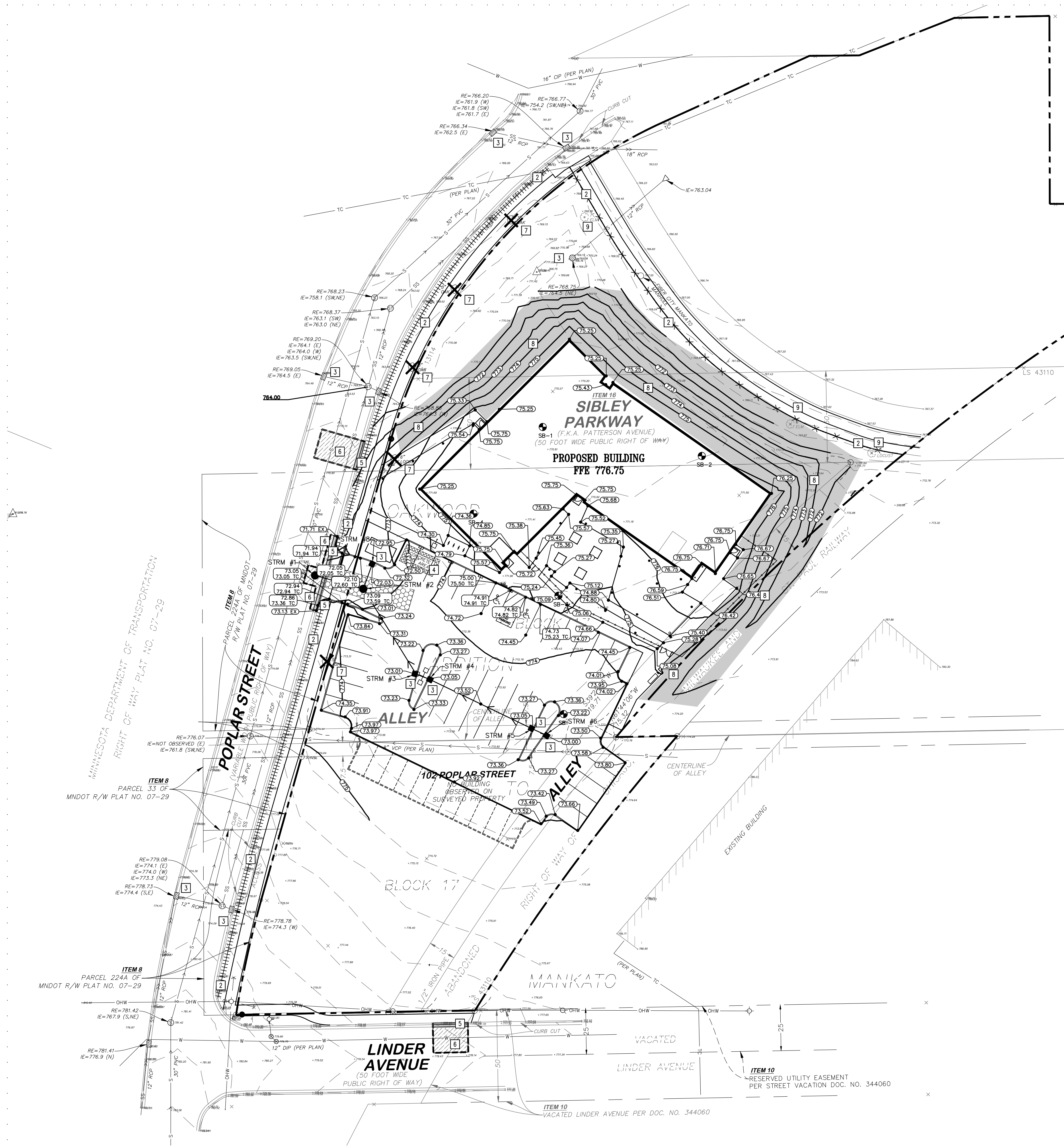
2 DETAIL - SHRUB PLANTING

P-24.250.32



1 DETAIL - TREE PLANTING

P-24.250.18



1 C100 SELECTIVE SITE DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 3/C400 AND 4/C400.
 3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C400.
 4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 5. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 6. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 8. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 9. PROTECT TREE AT ALL TIMES.

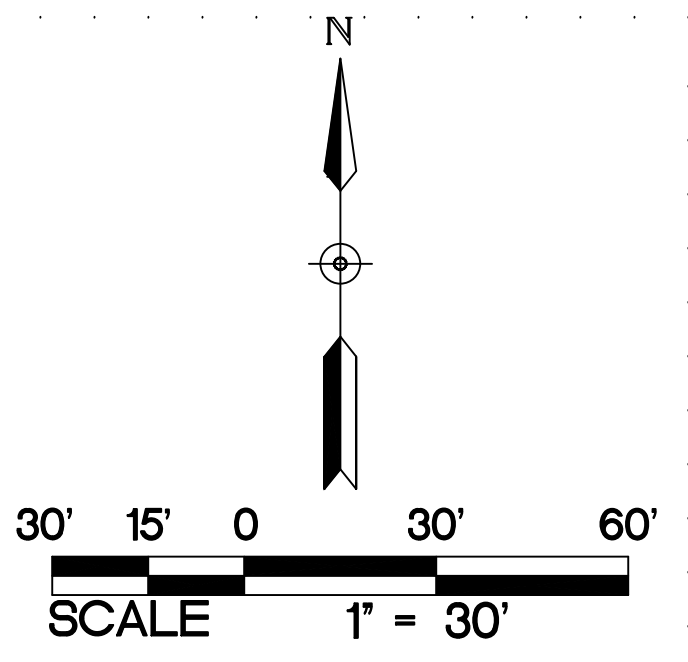
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
ROCK CONSTRUCTION ENTRANCE	[Pattern]
BITUMINOUS REMOVAL	[Pattern]
PROPOSED CONTOUR	772.0
STORM SEWER	---
CATCH BASIN	[Symbol]
MANHOLE	[Symbol]
EROSION CONTROL BLANKET (TEMPORARY)	[Symbol]
SPOT ELEVATION	75.95
SOIL BORING	[Symbol]
CONCRETE WASHOUT AREA	[Pattern]
TREE REMOVAL	[Symbol]

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
BS	Bottom of Step
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
NWL	Normal Water Level
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
TC	Top of Curb
TS	Top of Step
TW	Top of Wall
W.O.	Washout
WQE	Water Quality Elevation

APPROXIMATE DISTURBED AREA IS X.XX ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C300 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.



EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - A. ALL SEEDING AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - E. ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 50 POUNDS PER ACRE.
 - F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE / 800.
 - G. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - H. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - I. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND CURB SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

DEMOLITION AND REMOVAL NOTES:

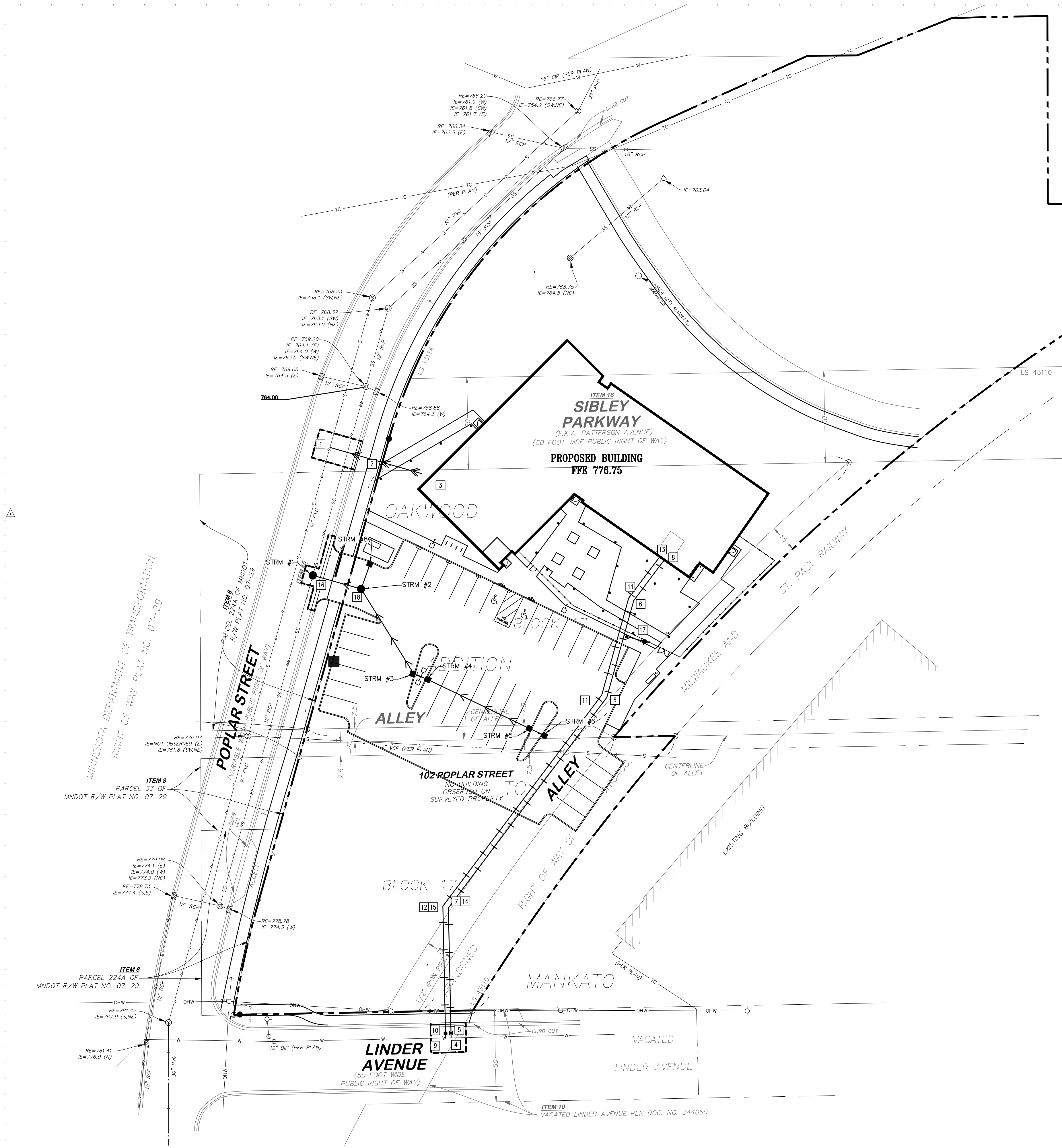
1. CONTRACTOR SHALL FOLLOW ALL CITY OF MANKATO STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF MANKATO. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT CIPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
7. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT. ANY CURB AND GUTTER, SIDEWALK, AND PAVEMENT NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. THE BACKGROUND INFORMATION WAS PREPARED BY EGAN, FIELD & NOWAK, INC. (612) 466-3300.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF MANKATO. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF MANKATO STANDARDS AND SPECIFICATIONS.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY EGAN, FIELD & NOWAK, INC. (612) 466-3300.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT CIPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 75.05, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 775.05.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE. IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS, SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL, STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS:
AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
 - 17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF MANKATO AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF MANKATO FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.



KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- CONNECT TO EXISTING 30-INCH PVC WITH 30-INCH BY 6-INCH SADDLE TEE FOR PROPOSED PIPE CONNECTION. APPROXIMATE INVERT OF EXISTING PIPE IS 759.82. APPROXIMATE INVERT OF 6-INCH PIPE IS 761.86. PRIOR TO INSTALLATION OF SADDLE TEE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.
- INSTALL 52'-FEET OF 6-INCH PVC PIPE AT 2.00% TO INVERT OF 771.75. STUB TO WITHIN 5'-FEET OF PROPOSED BUILDING. REFER TO DETAIL 6/C400. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH WET TAP. REFER TO DETAIL 8/C400.
- INSTALL 8-INCH GATE VALVE. REFER TO DETAILS 7/C400 AND 9/C400.
- INSTALL 8-INCH 22.5-DEGREE BEND WITH THRUST BLOCKING.
- INSTALL 8-INCH 11.25-DEGREE BEND WITH THRUST BLOCKING.
- STUB 8-INCH FIRE PROTECTION LINE TO WITHIN 5'-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 4-INCH WET TAP. REFER TO DETAIL 8/C400.
- INSTALL 4-INCH GATE VALVE. REFER TO DETAILS 7/C400 AND 9/C400.
- INSTALL 4-INCH 22.5-DEGREE BEND WITH THRUST BLOCKING.
- INSTALL 4-INCH 11.25-DEGREE BEND WITH THRUST BLOCKING.
- STUB 4-INCH DOMESTIC WATERLINE TO WITHIN 5'-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
- INSTALL 4-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
- CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 12-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 767.15. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.
- INSTALL 8x8-INCH TEE, 6-INCH GATE VALVE AND FIRE HYDRANT. REFER TO DETAIL 1/C401. HYDRANT SHALL BE PLACED ON PUBLIC SIDE OF FENCE.
- INSTALL SUMP MANHOLE PER DETAIL 2/C200.

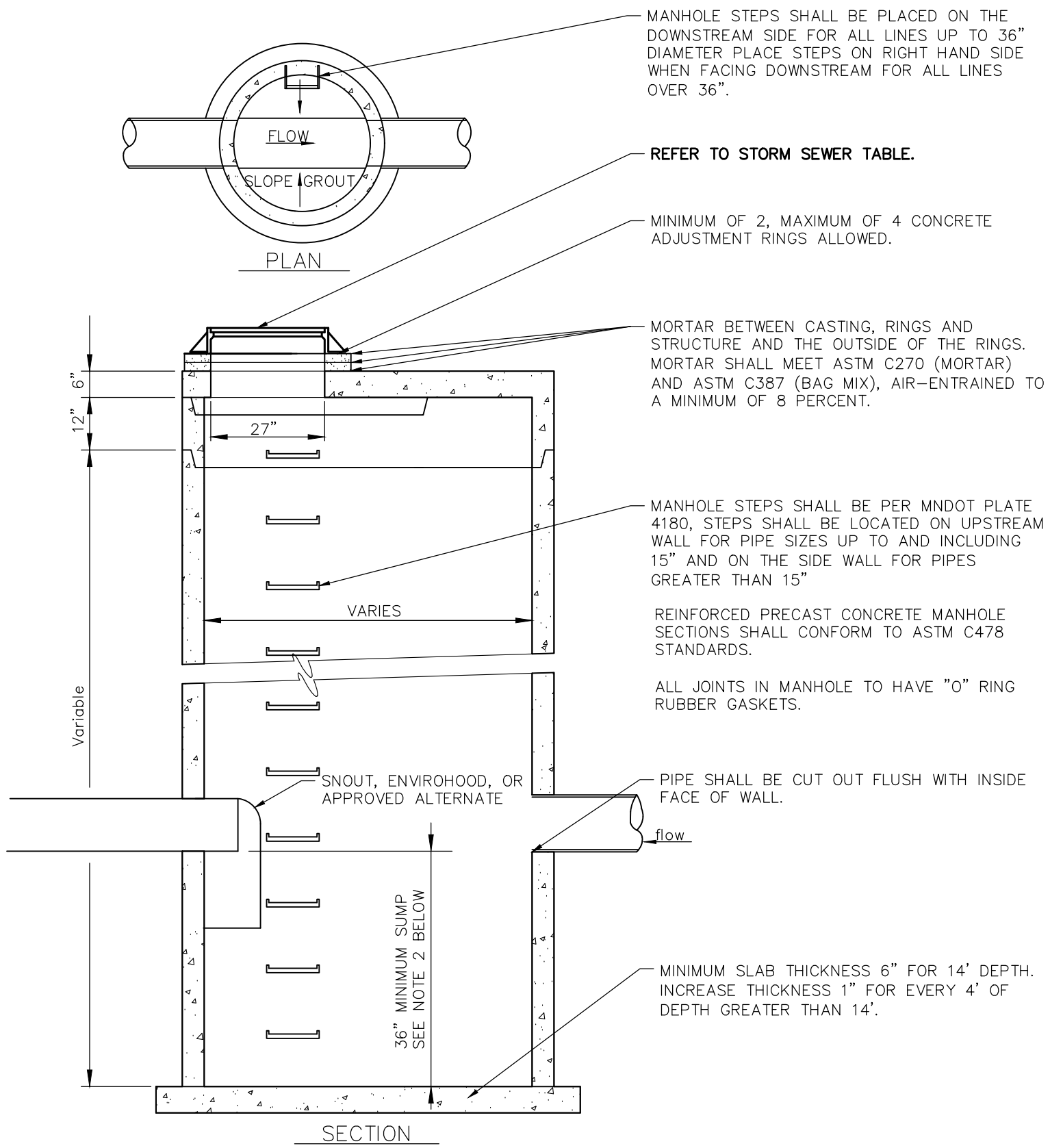
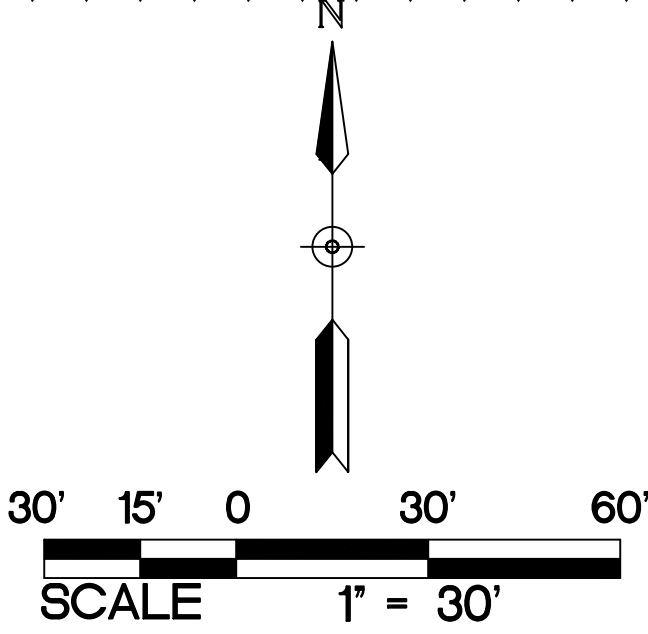
UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF MANKATO STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AND SIZES AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF MANKATO STANDARDS.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF MANKATO. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- SANITARY SEWER PIPING SHALL BE ASTM D2034 SDR 26 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
- ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILLED.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10'-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
SANITARY SEWER	---
WATER PIPE	---
STORM SEWER	---
FIRE HYDRANT	---
GATE VALVE	---
FIRE CONNECTION	---
CATCH BASIN	---
MANHOLE	---

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain
WQE	Water Quality Elevation



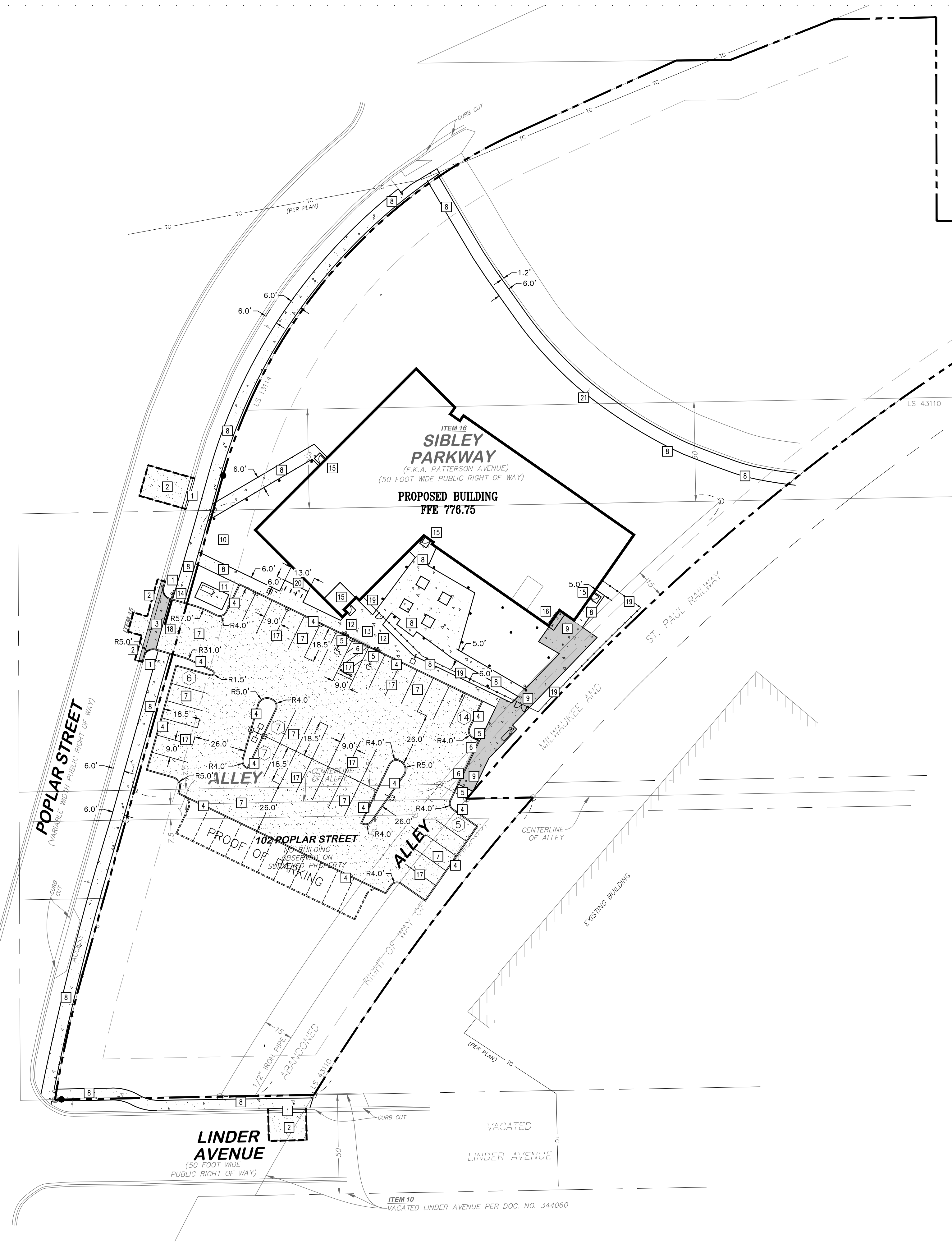
- NOTE:
- SNOUT OR ENVIROHOOD DEVICE SHALL HAVE A CROSS-SECTIONAL AREA GREATER THAN OR EQUAL TO THE CROSS-SECTIONAL AREA OF THE OUTLET PIPE OF THE SUMP MANHOLE.
 - SUMP DEPTH SHALL BE EQUAL TO 3 TIMES THE OUTLET PIPE DIAMETER, WITH A MAXIMUM SUMP DEPTH OF 9 FEET.

2 SUMP CATCH BASIN MANHOLE
C200 NOT TO SCALE

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEEDHAM CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	60" MH	R-1733	772.43	N = 767.15 SE = 767.35 E = 768.50	27 L.F. OF 12" PVC @ 1.00% STRM #2
STRM #2	48" MH	R-1733	772.68	W = 768.77 SE = 768.77 N = 769.00	55 L.F. OF 12" PVC @ 0.59% STRM #3 15 L.F. OF 10" PVC @ 1.97% STRM #8
STRM #3	48" CB MH	R-3067	773.01	NW = 769.10 E = 769.10	7 L.F. OF 12" PVC @ 0.59% STRM #4
STRM #4	48" CB MH	R-3067	773.05	W = 769.14 SE = 769.14	63 L.F. OF 12" PVC @ 0.59% STRM #5
STRM #5	48" CB MH	R-3067	773.05	NW = 769.51 SE = 769.51	7 L.F. OF 10" PVC @ 0.59% STRM #6
STRM #6	48" CB MH	R-3067	773.00	NW = 769.55	-----
STRM #8	24"x36" CB	R-3067	772.03	S = 769.30	-----

A

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 07-29



1 PAVING AND GEOMETRIC PLAN
C300 1"=30'

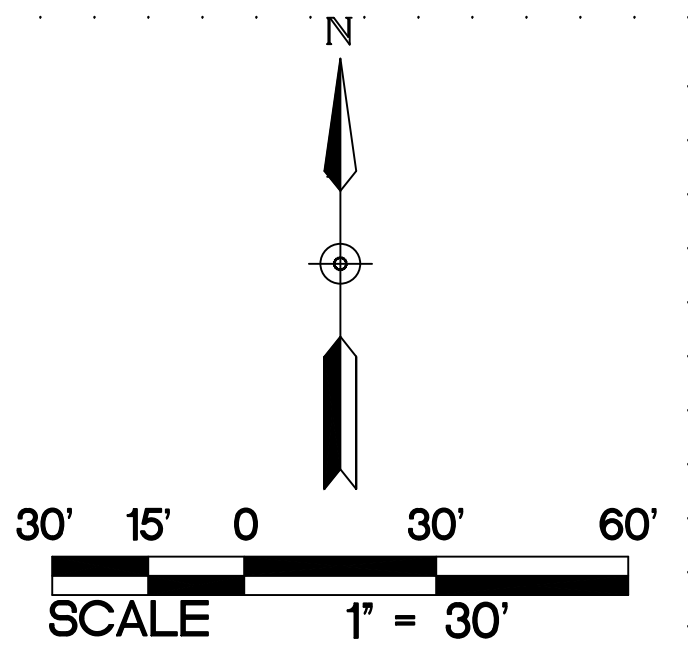
KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- 1. INSTALL 5'-418 MODIFIED CONCRETE CURB AND GUTTER. REFER TO DETAIL 4/C401.
 - 2. INSTALL BITUMINOUS PAVEMENT. INTENT IS TO MATCH EXISTING PAVEMENT SECTION. FOR BIDDING PURPOSES REFER TO DETAIL 9/C401.
 - 3. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 8/C401.
 - 4. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C401.
 - 5. INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 6/C401.
 - 6. INSTALL FLAT CURB SECTION. REFER TO DETAIL 7/C401.
 - 7. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 9/C401.
 - 8. INSTALL CONCRETE WALK. REFER TO DETAIL 11/C401.
 - 9. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 10/C401.
 - 10. INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS AND MANUFACTURERS' DETAILS.
 - 11. INSTALL CONCRETE EQUIPMENT PAD. REFER TO MECHANICAL DRAWINGS AND MANUFACTURERS' DETAILS.
 - 12. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 12/C401.
 - 13. INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 12/C401.
 - 14. INSTALL STOP SIGN. REFER TO DETAIL 12/C401.
 - 15. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
 - 16. CONCRETE APRON. REFER TO STRUCTURAL PLANS AND DETAILS.
 - 17. PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
 - 18. STRIPE STOP BAR, 24" WIDE AND WHITE IN COLOR WITH 4" BLACK STRIPES TO EITHER SIDE WHEN PLACED ON CONCRETE.
 - 19. BIKE FENCE. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND DETAILS.
 - 20. BIKE RACKS. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND DETAILS.
 - 21. RELOCATE SIGN. COORDINATE LOCATION WITH CITY OF MANKATO ENGINEERING DEPARTMENT.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
CONCRETE PAVEMENT	[Symbol]
FLAT CURB AND GUTTER	[Symbol]
ACCESSIBLE PARKING SYMBOL	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices



PAVING NOTES:

- 1. CONTRACTOR SHALL FOLLOW ALL CITY OF MANKATO STANDARDS AND SPECIFICATIONS.
- 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- 3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
- 4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
- 5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
- 6. FOLLOW ALL CITY OF MANKATO AND BLUE EARTH COUNTY RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
- 7. STRIPE PARKING LOT AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18.5 FEET LONG, UNLESS NOTED OTHERWISE.
- 8. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502), WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
- 9. THE CONTRACTOR IS TO CONTACT THE CITY OF MANKATO FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
- 10. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
- 11. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
- 12. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
- 13. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- 14. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
- 15. INSTALL DRIVE ENTRANCE PER CITY OF MANKATO STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF MANKATO AND BLUE EARTH COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.
- 16. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

Trellis
MANKATO SUPPORTIVE HOUSING

URBANWORKS

CONSULTANT
BKBM 6120 Earle Brown Drive, Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com
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BKBM Project No. 25180.5

75% CD
05.30.2025

REVISIONS

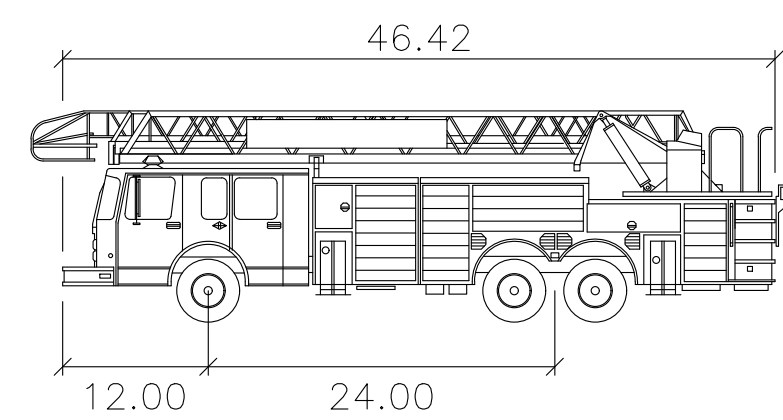
DATE 06.16.2025
PROJECT # 23-0005
PHASE CITY RESUBMITTAL
DRAWN BY WH
CHECKED BY KAM

PAVING AND
GEOMETRIC
PLAN

C300

751 POPLAR STREET
MANKATO, MN 56001

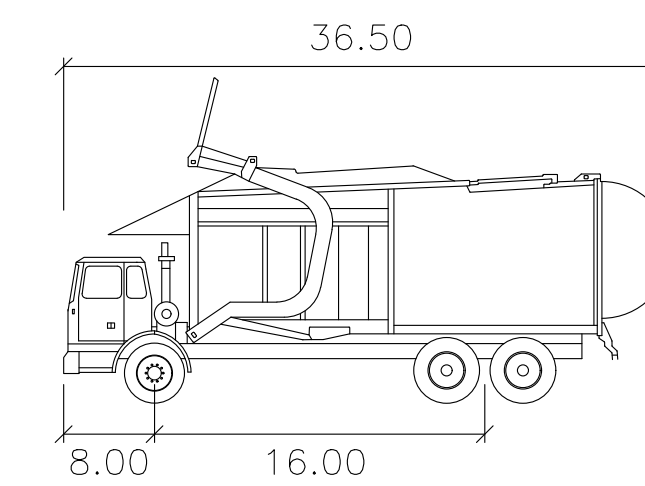
© URBANWORKS ARCHITECTURE LLC, 2025
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401



Mankato Fire Truck Ladder

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.8

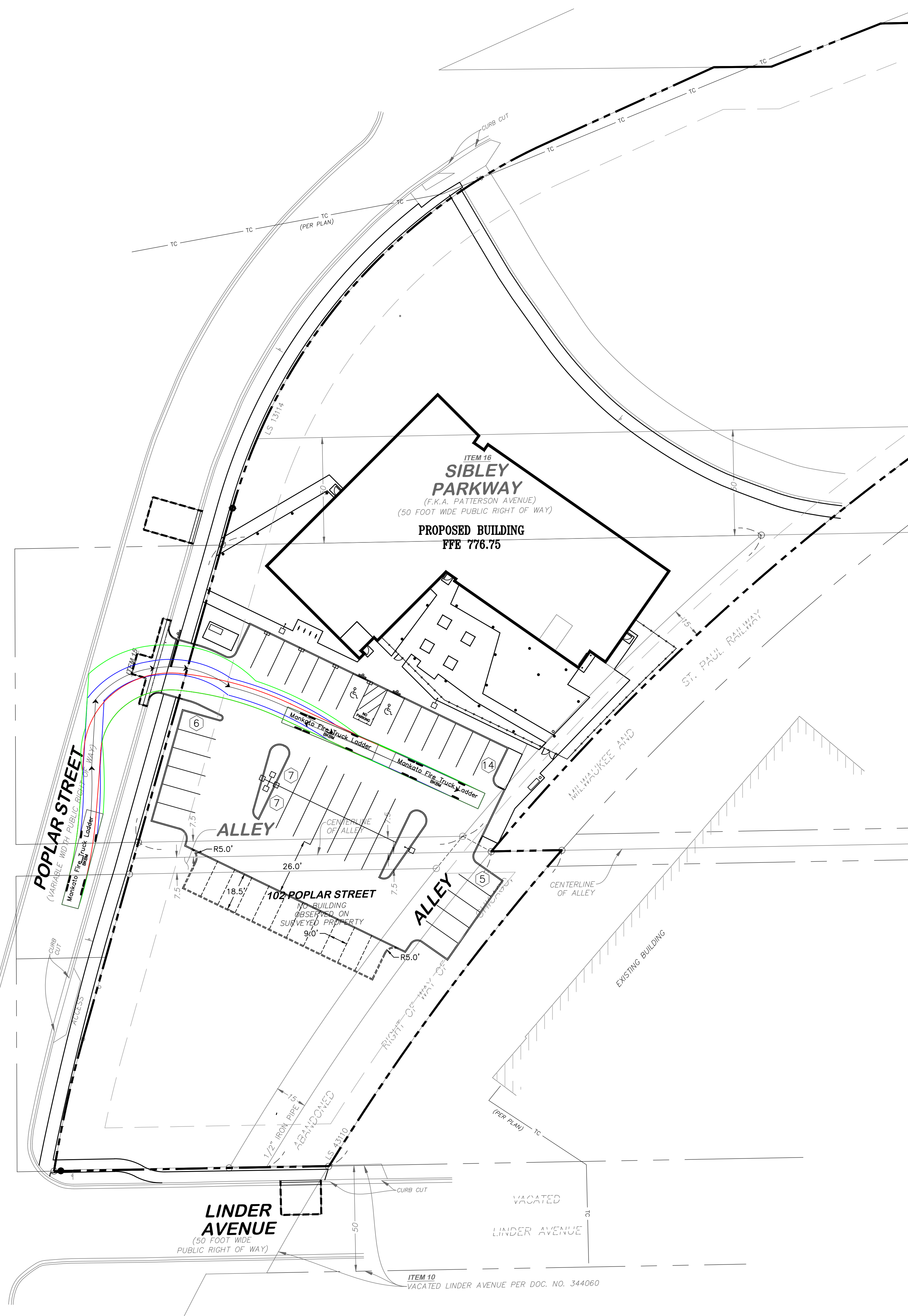
2 FIRE TRUCK VEHICLE PROFILE
C301 NOT TO SCALE



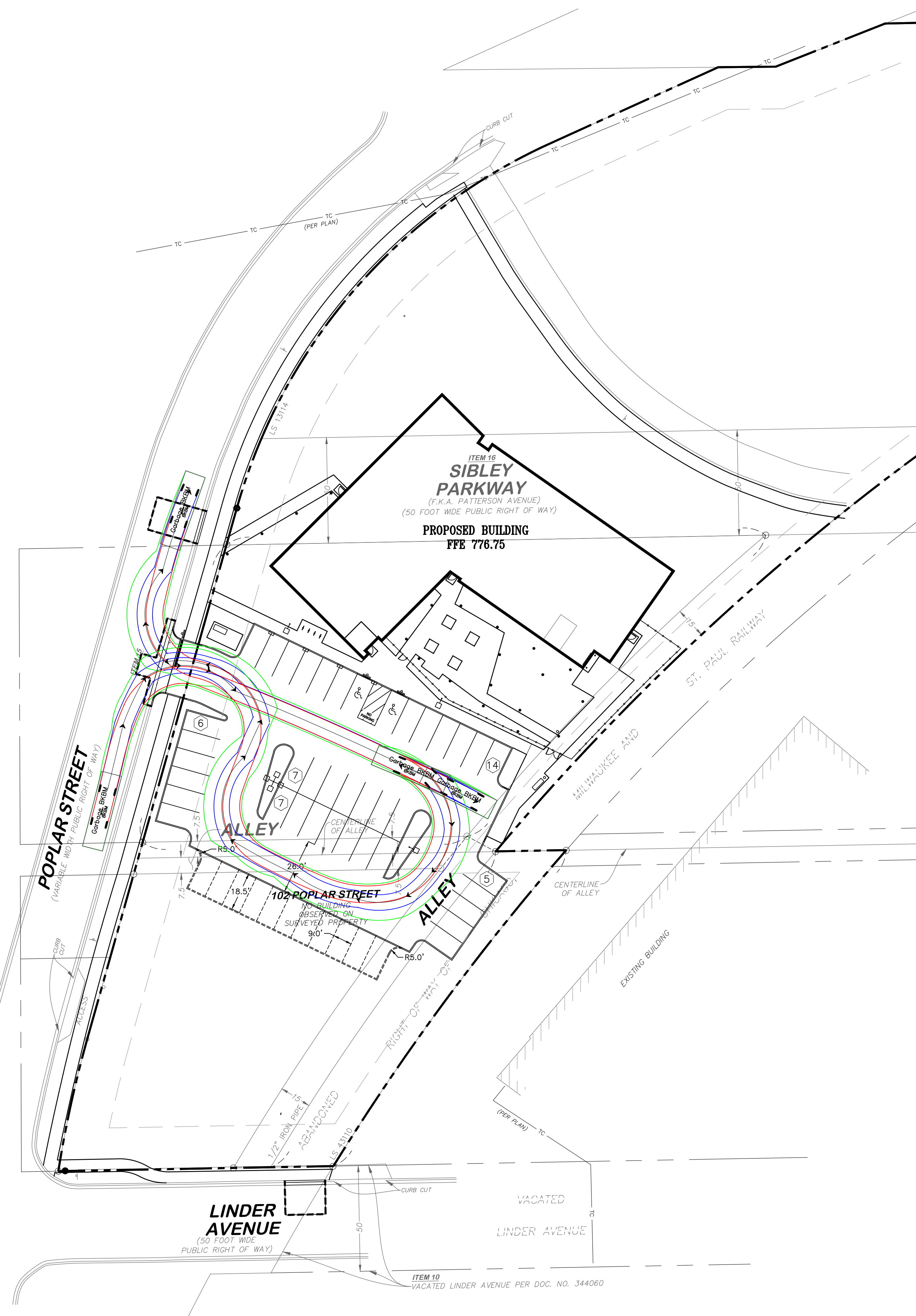
Garbage BKBM

	feet
Width	: 9.75
Track	: 8.25
Lock to Lock Time	: 11.7
Steering Angle	: 31.0

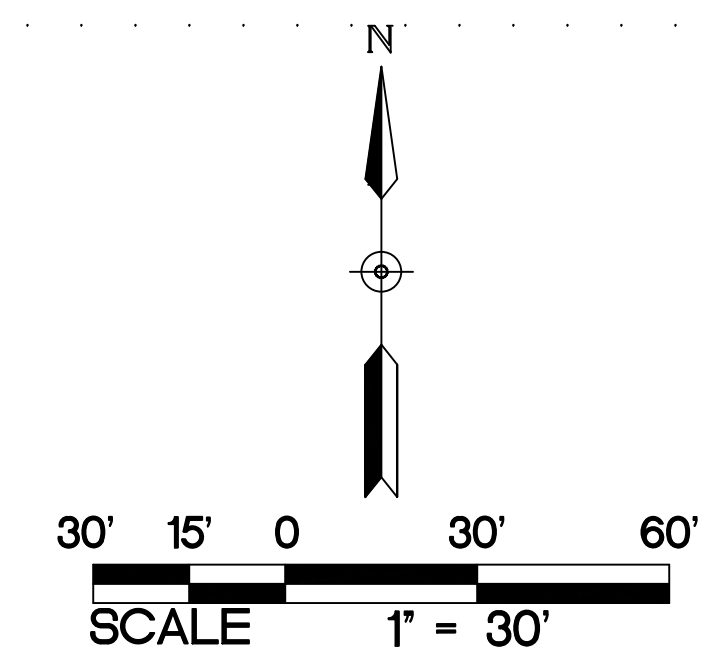
4 REFUSE TRUCK PROFILE
C301 NOT TO SCALE



1
C301 FIRE TRUCK VEHICLE TURNING
1"=30'



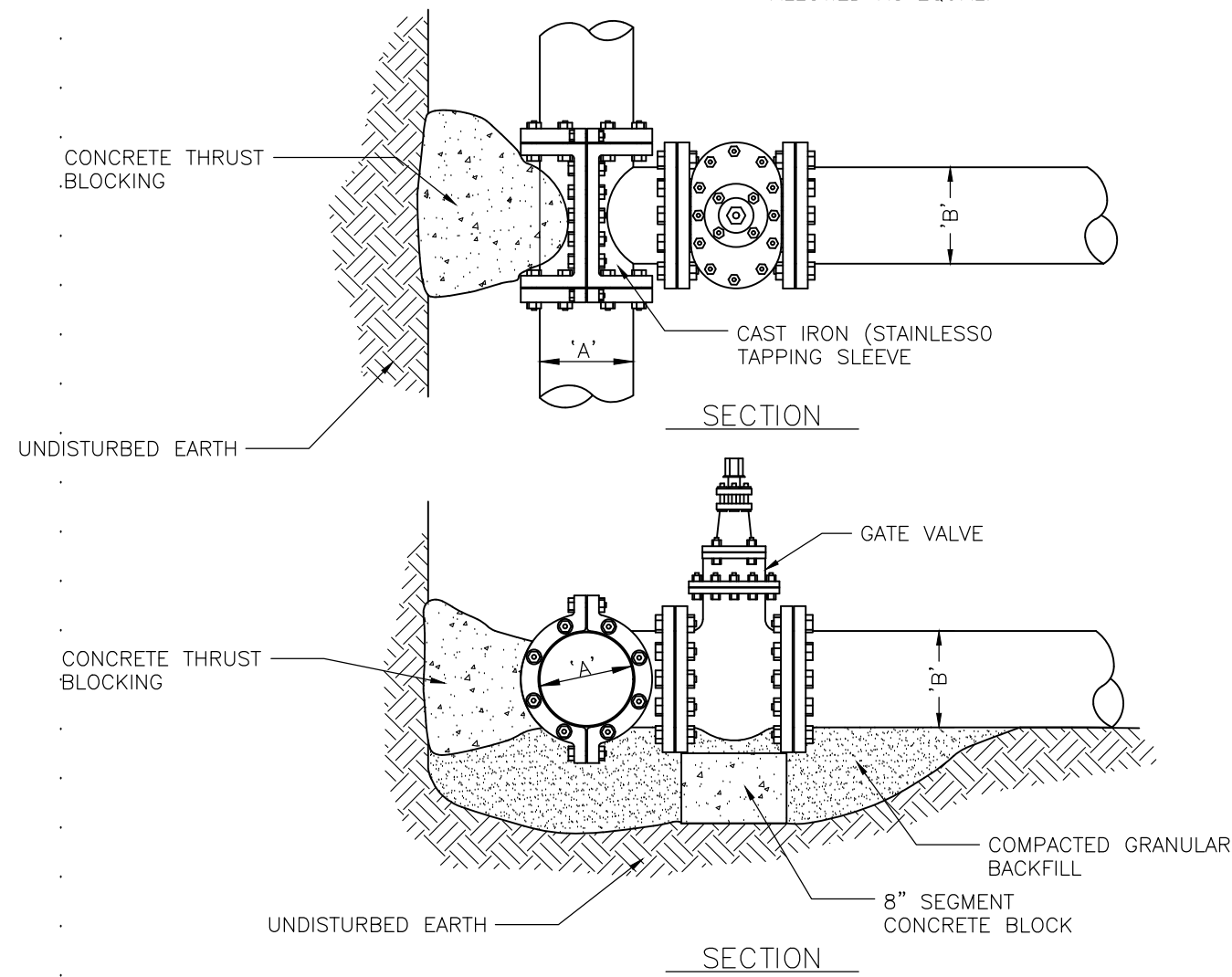
3 REFUSE TRUCK TURNING
C301 1"=30'



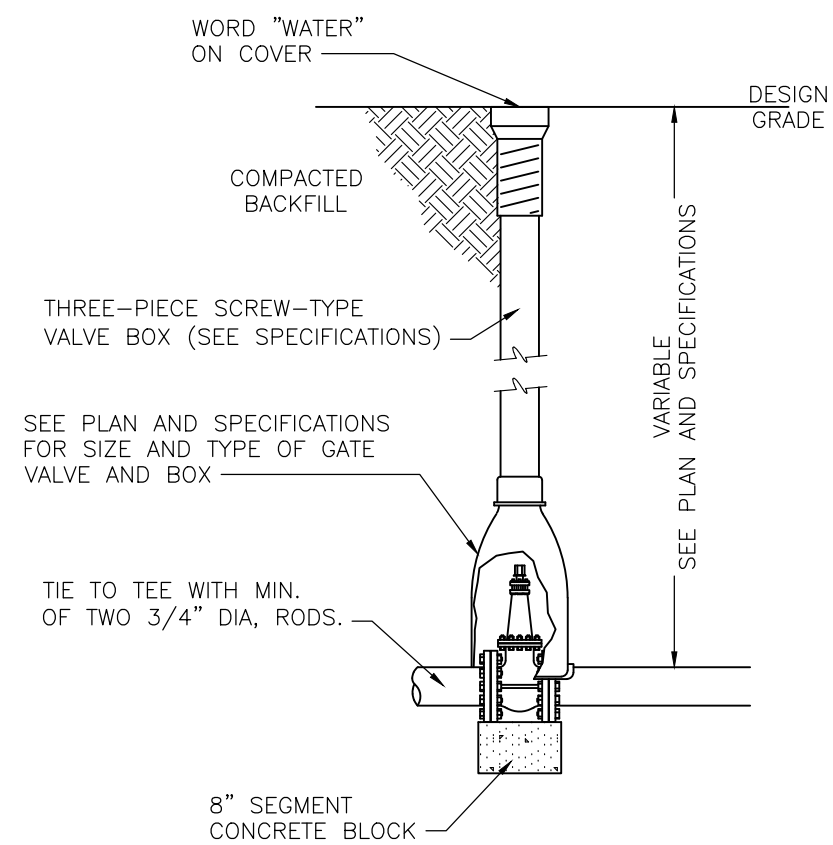
		EXISTING PIPE "A"						
BRANCH PIPE "B"	12"	C/D	C/D	C	C			
	10"	C/D	C/D	C/D	C			
	8"	C/D	C/D	C/D	C/D	C	C	
	6"	C/D	C/D	C/D	C/D	C/D	C	C
	4"	C/D	C/D	C/D	C/D	C/D	C/D	C

C - CLOW F-5205, TCW A212A OR EQUAL.
FULL CAST IRON TAPPING SLEEVE.
D - KENNEDY SQUARESEAL OR EQUAL.
CAST IRON TAPPING SLEEVE.

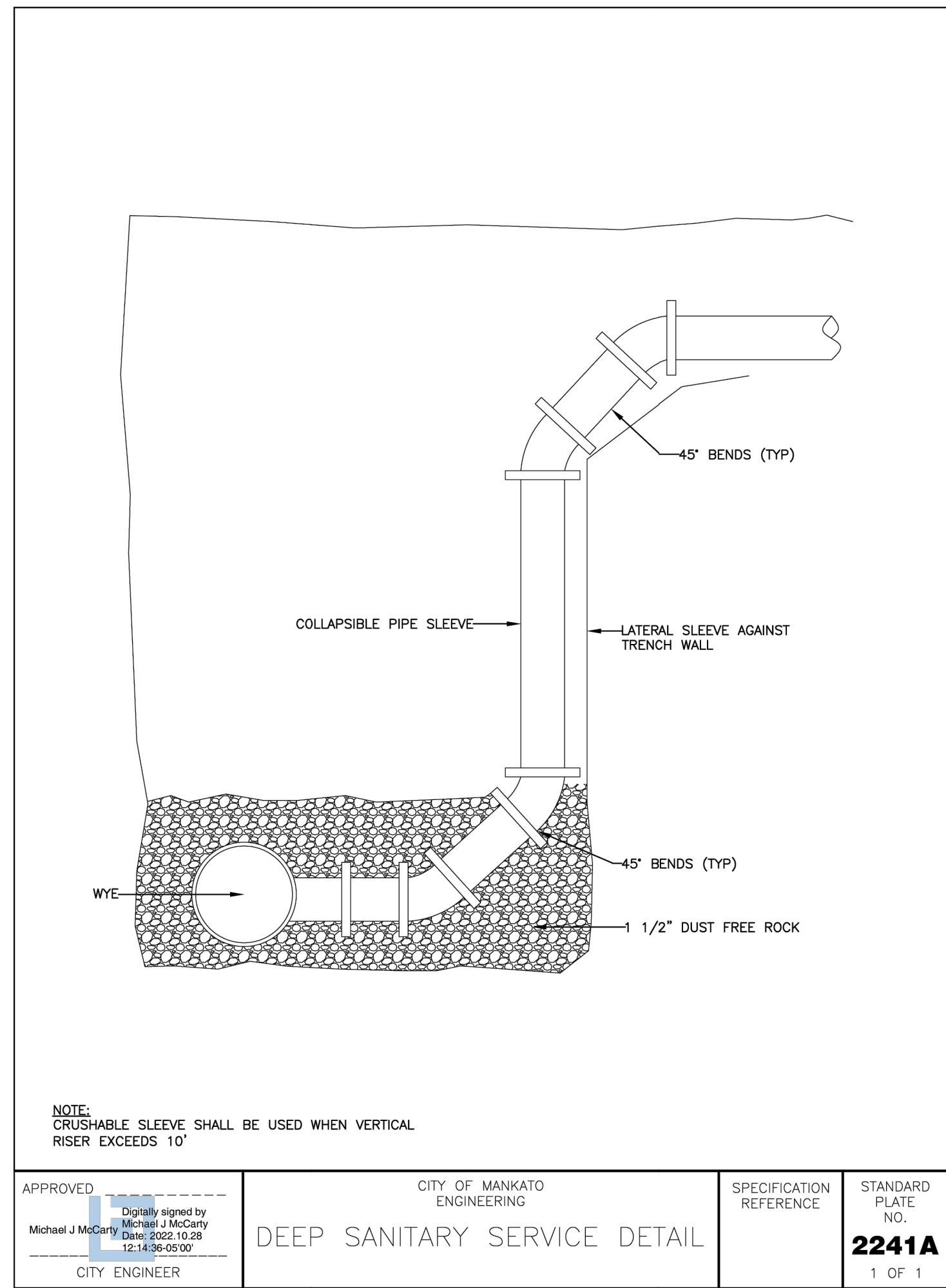
NOTE:
STAINLESS TAPPING SLEEVES
ALLOWED AS EQUAL.



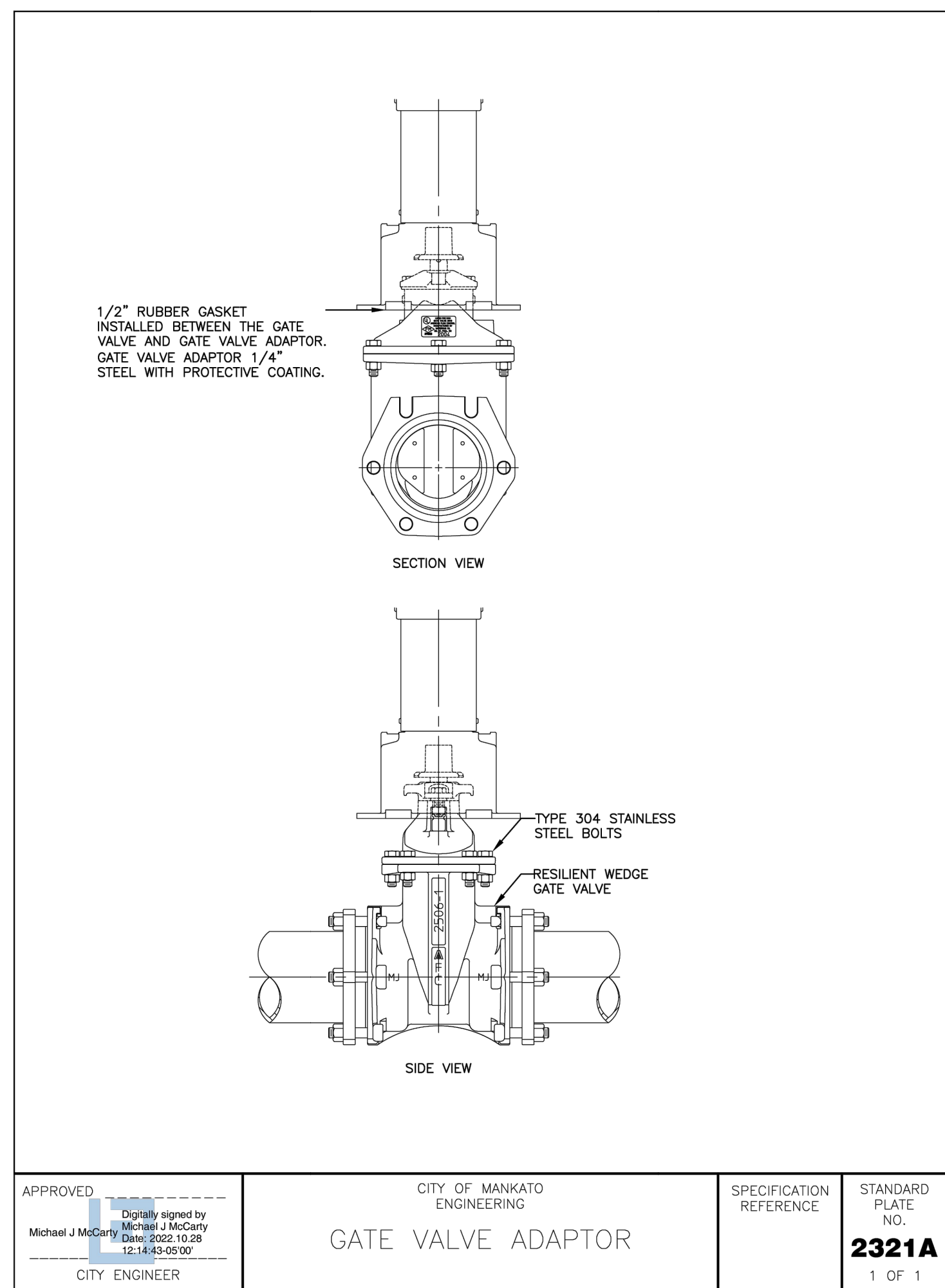
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C400 WATERMAIN WET TAP (TYP.)
NOT TO SCALE



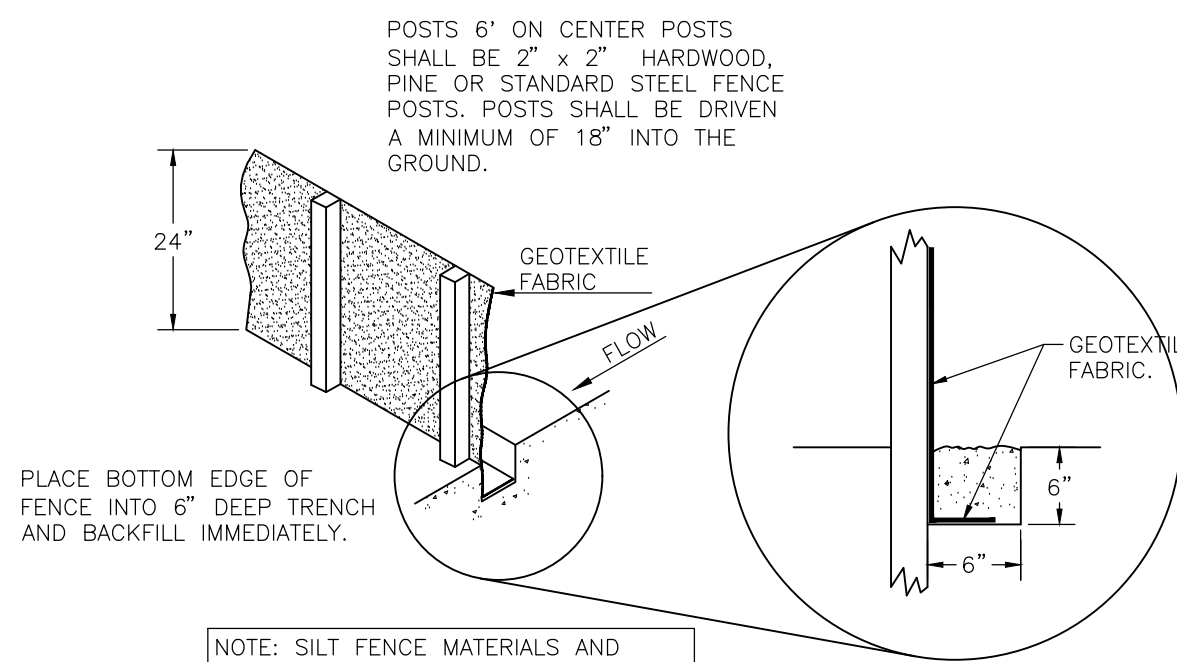
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C400 GATE VALVE AND BOX INSTALLATION
NOT TO SCALE



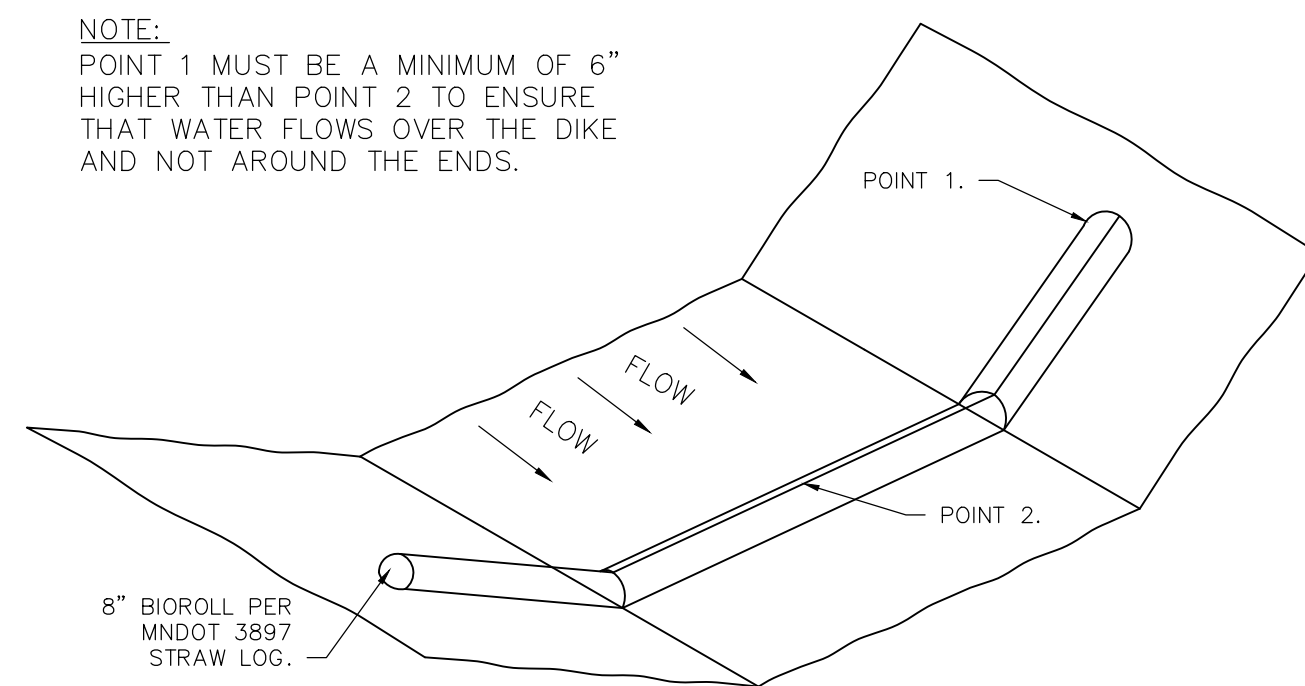
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C400 SANITARY SEWER SERVICE
NOT TO SCALE



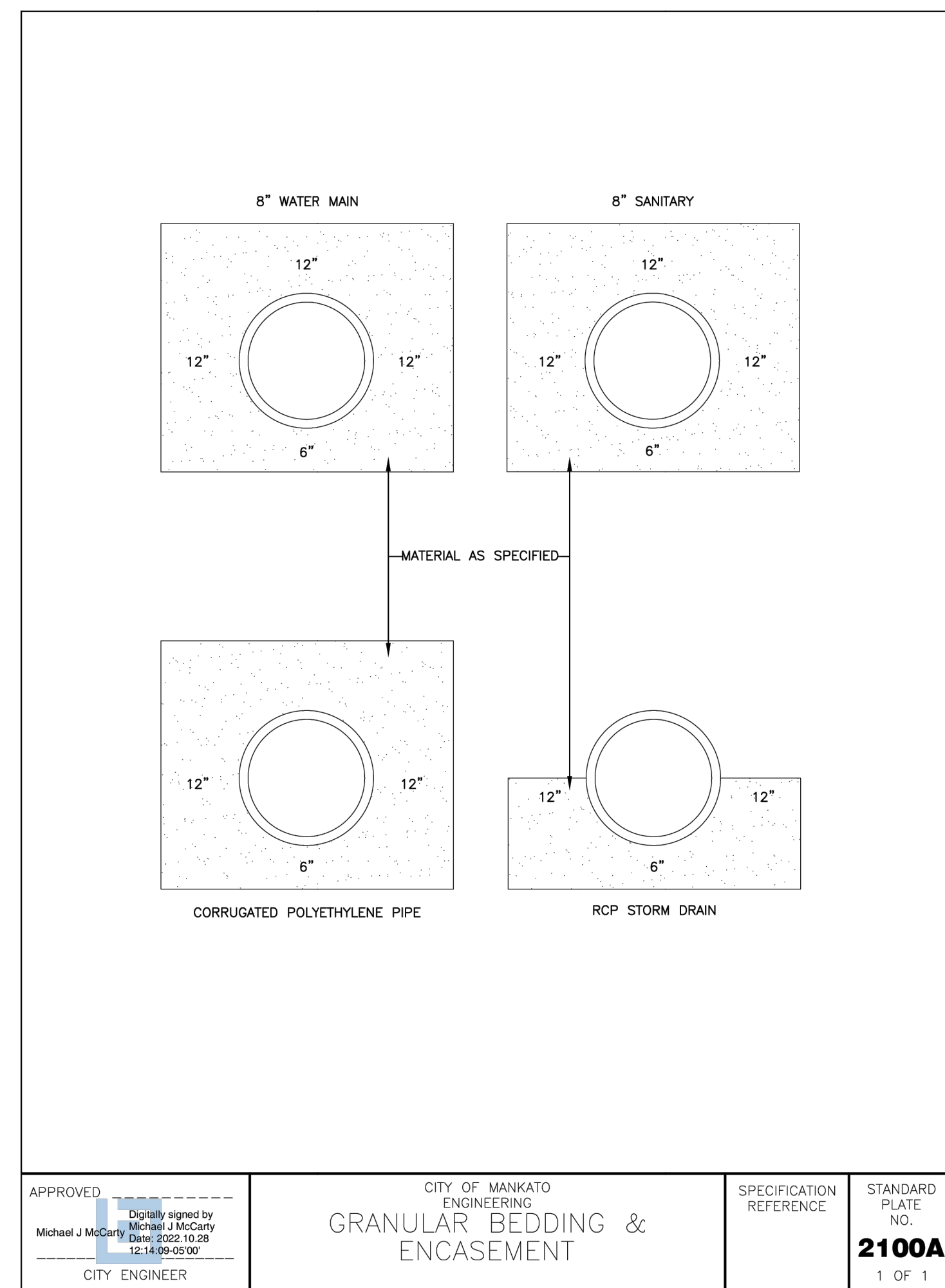
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C400 GATE VALVE ADAPTOR
NOT TO SCALE



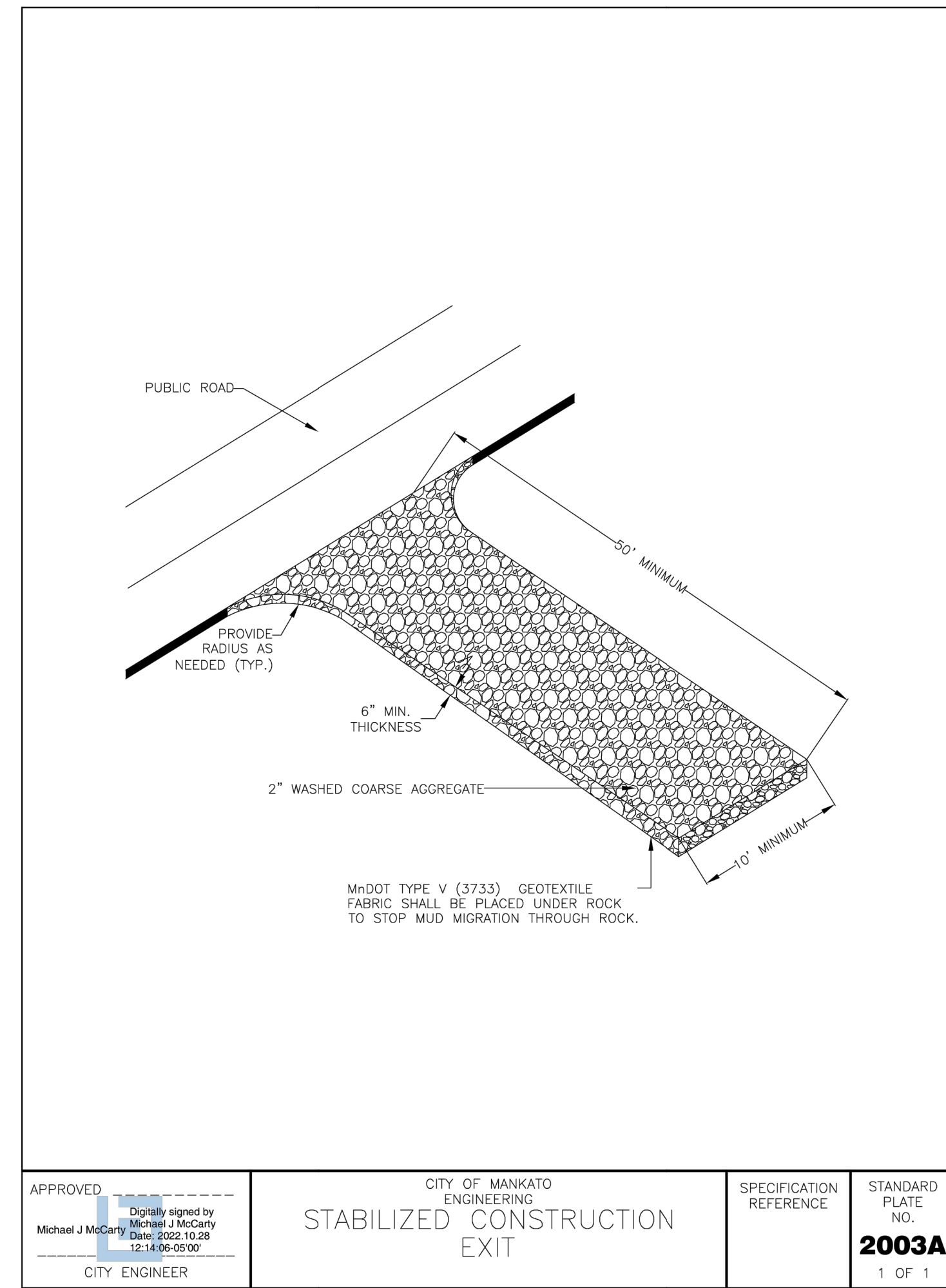
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C400 SILTATION FENCE
NOT TO SCALE



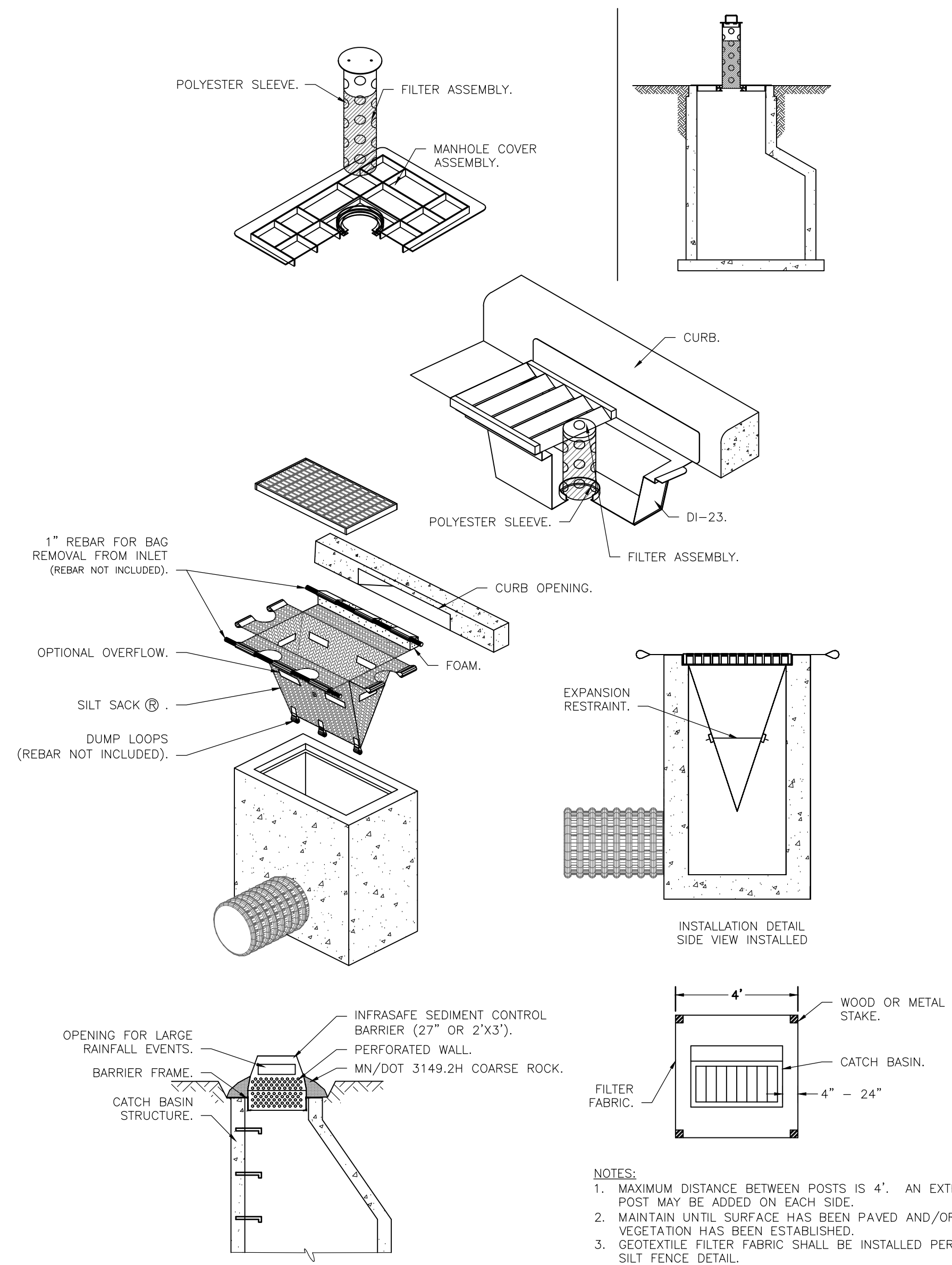
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C400 BIO ROLL
NOT TO SCALE



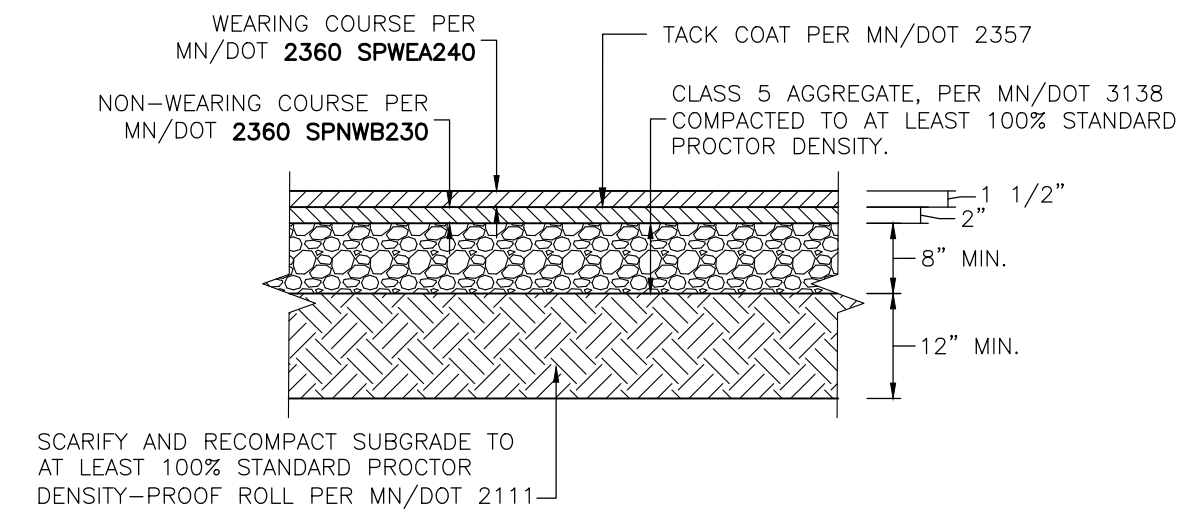
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C400 PIPE BEDDING & ENCASEMENT
NOT TO SCALE



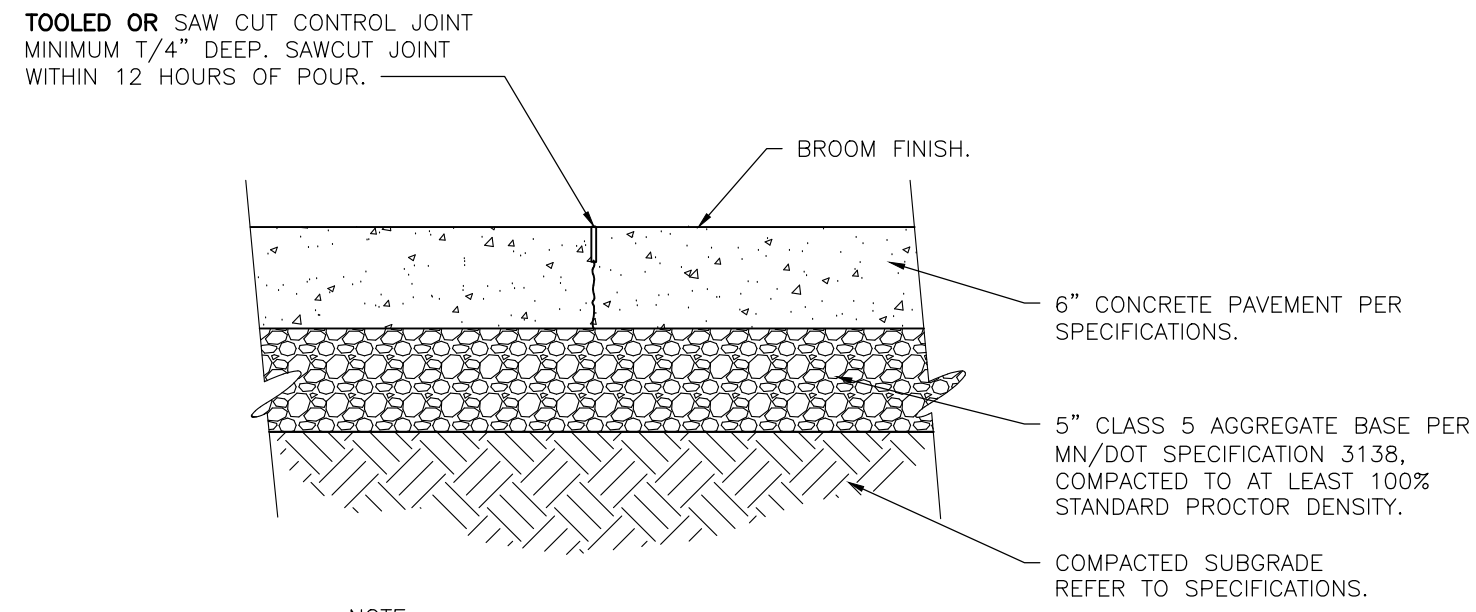
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C400 CONSTRUCTION ENTRANCE
NOT TO SCALE



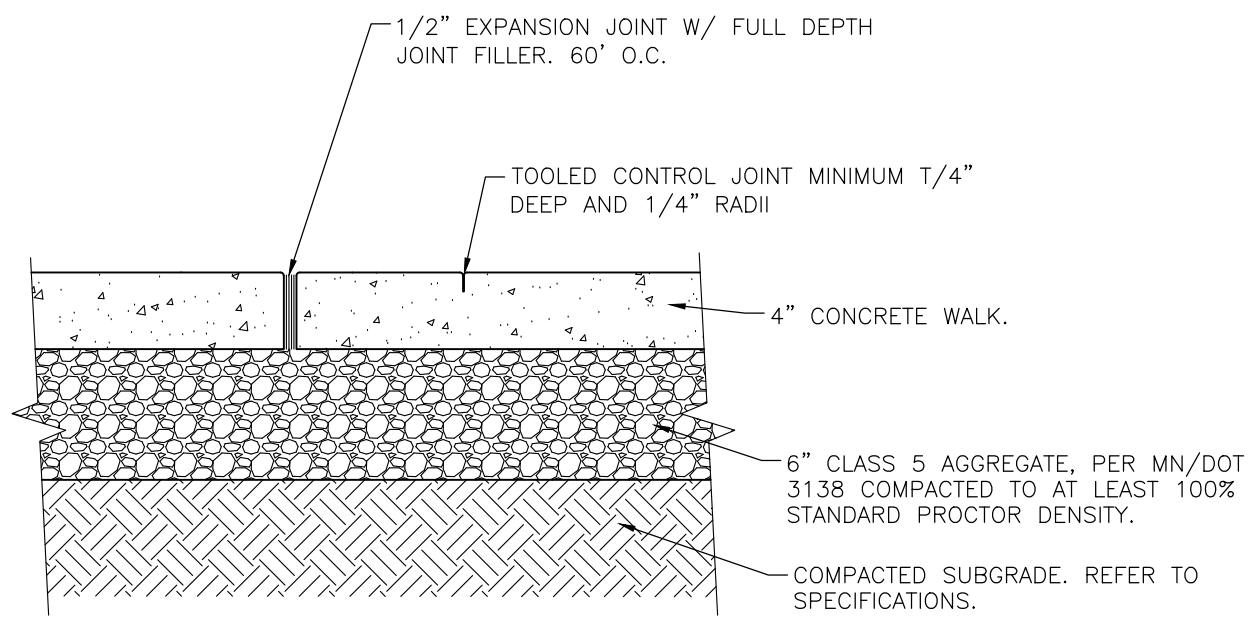
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C400 INLETS SEDIMENTATION PROTECTION OPTIONS
NOT TO SCALE



9
C401 BITUMINOUS PAVEMENT
NOT TO SCALE



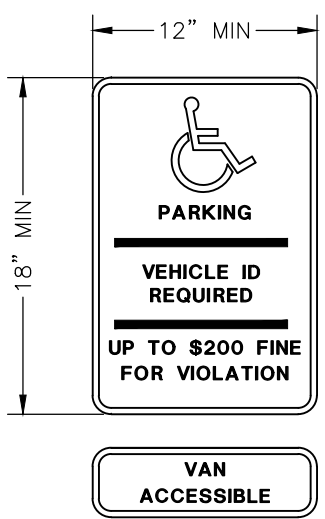
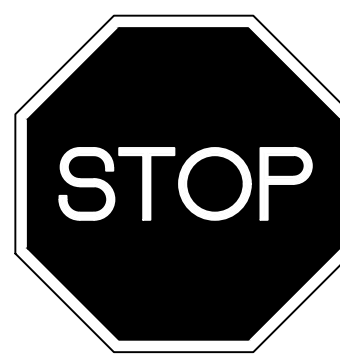
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C401 CONCRETE PAVEMENT
NOT TO SCALE



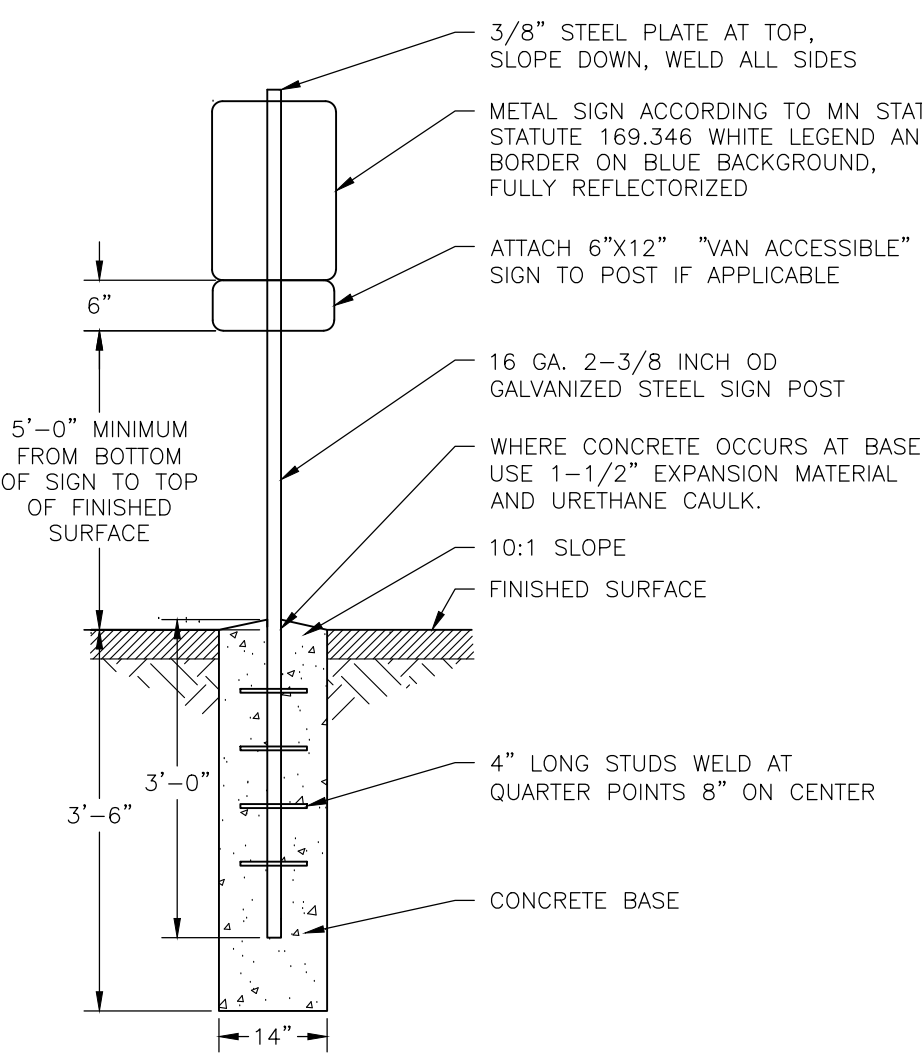
NOTE:
1. JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

11
C401 CONCRETE SIDEWALK (TYP.)
NOT TO SCALE

24" OCTAGON
WHITE LEGEND
AND BORDER ON
RED BACKGROUND
SIGN: R1-1

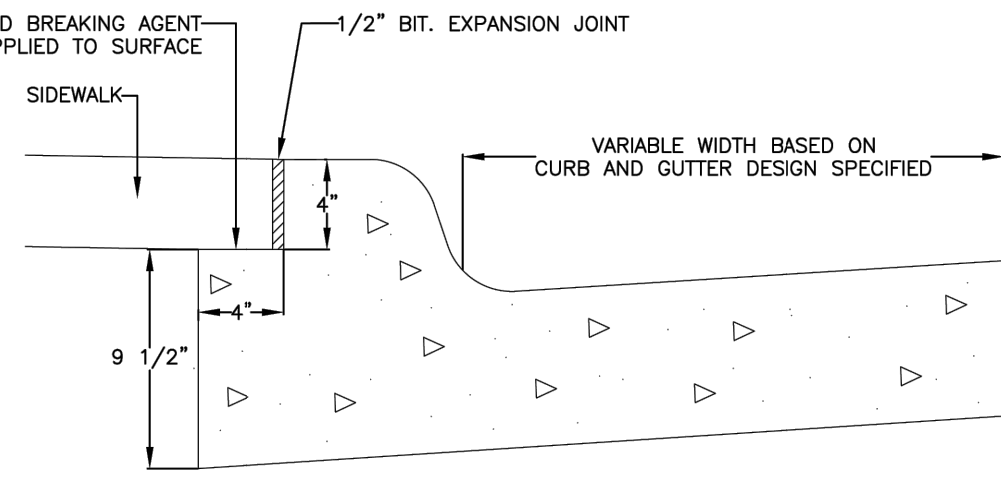


REFER TO MUTCD
SIGN R7-1 FOR
SIGN DETAILS



IMPERIOUS SURFACE POST WITH SIGN

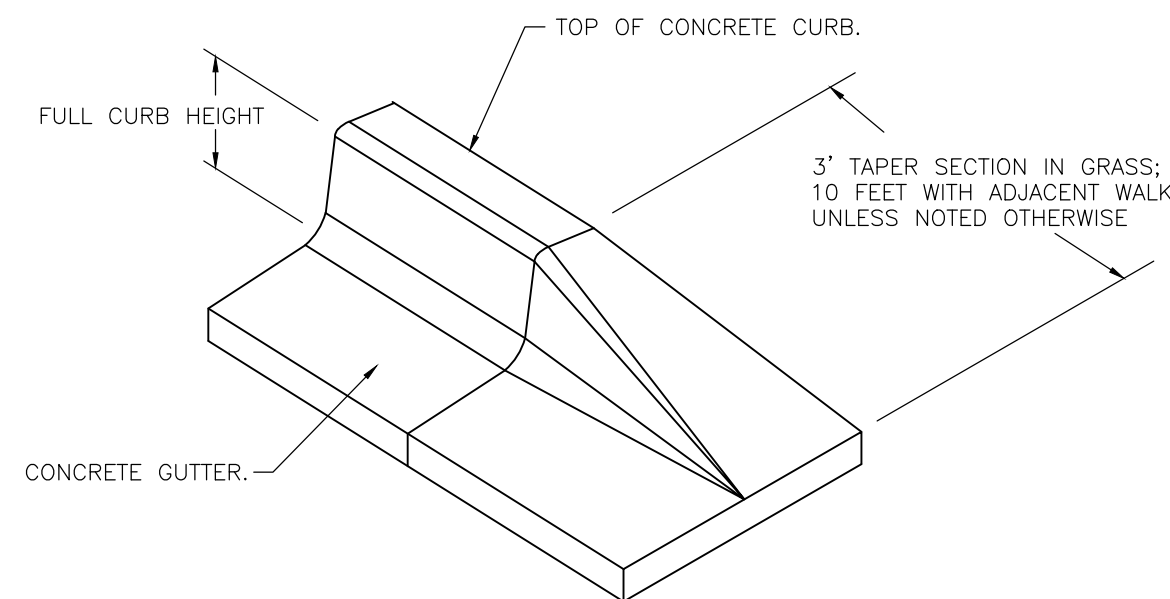
12
C401 SIGN AND POST
NOT TO SCALE



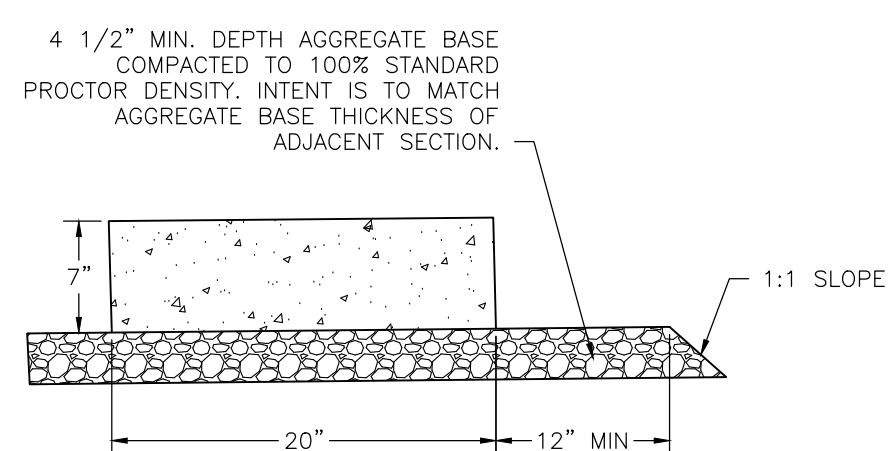
NOTE:
B-STYLE CURB AND GUTTER IS TO BE USED WHEN CURB
SIDE SIDEWALK IS PRESENT

APPROVED	CITY OF MANKATO ENGINEERING	SPECIFICATION REFERENCE	STANDARD PLATE NO.
Michael J. McCarty 12-18-11-09097	B-STYLE MODIFIED CURB AND GUTTER		2501A
CITY ENGINEER			1 OF 1

5
C401 B-STYLE CURB AND GUTTER
NOT TO SCALE

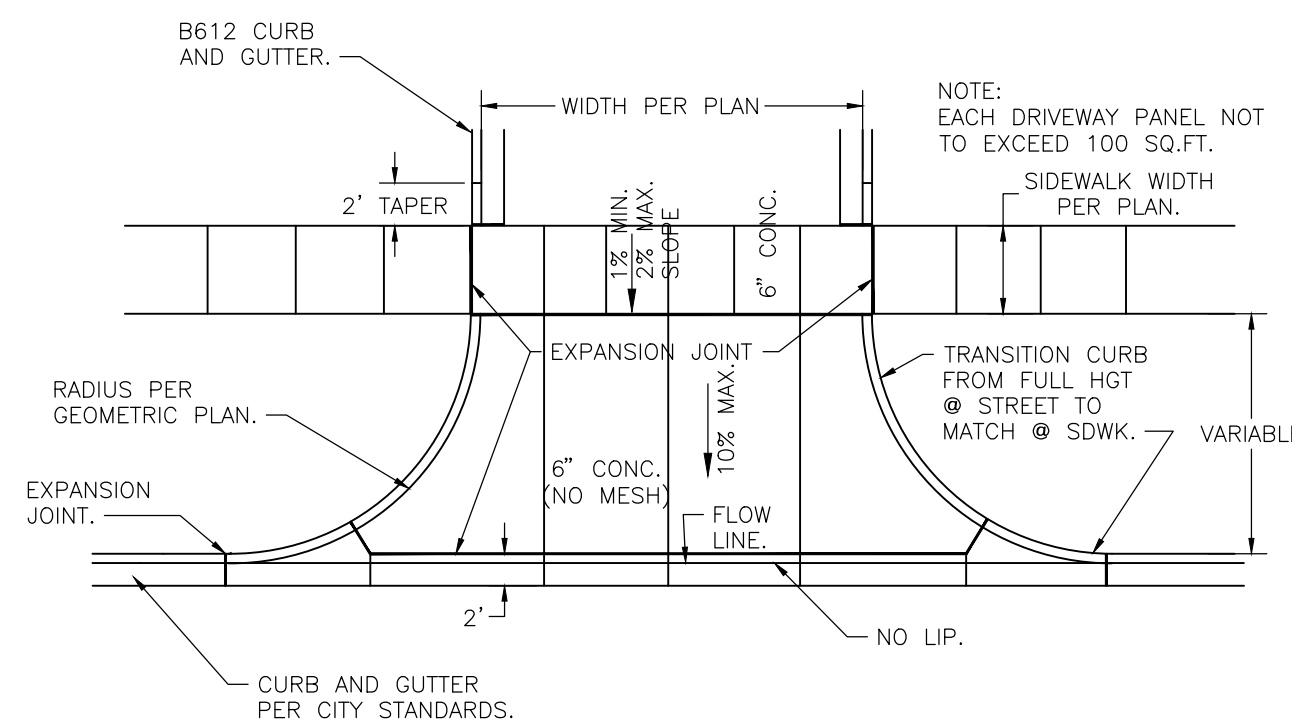


6
C401 NOSE-DOWN CURB SECTION
NOT TO SCALE

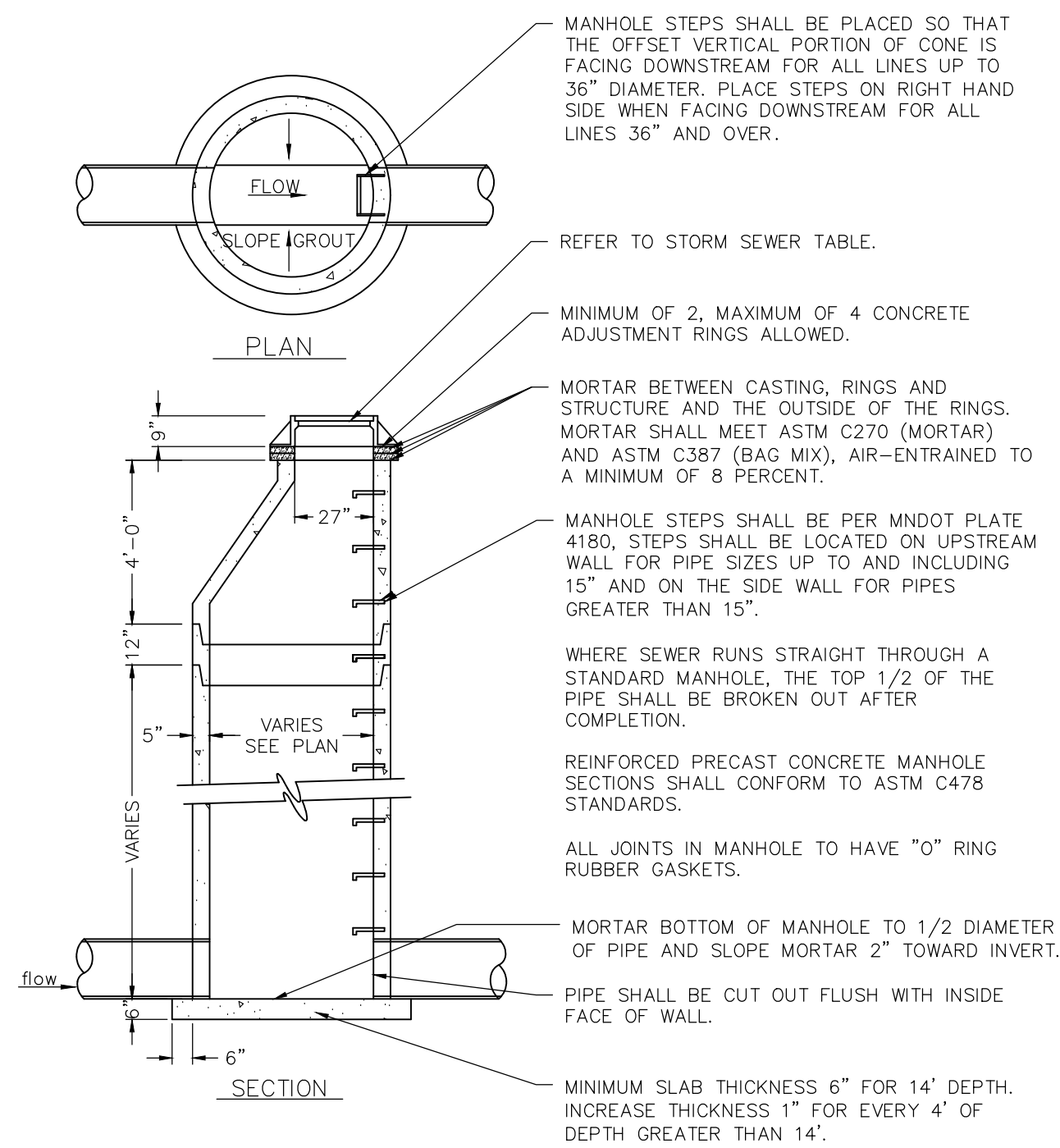


NOTE:
1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER
GRADING PLAN. TRANSITION INTO B612 CURBING USING
NOSE-DOWN CURB SECTION.

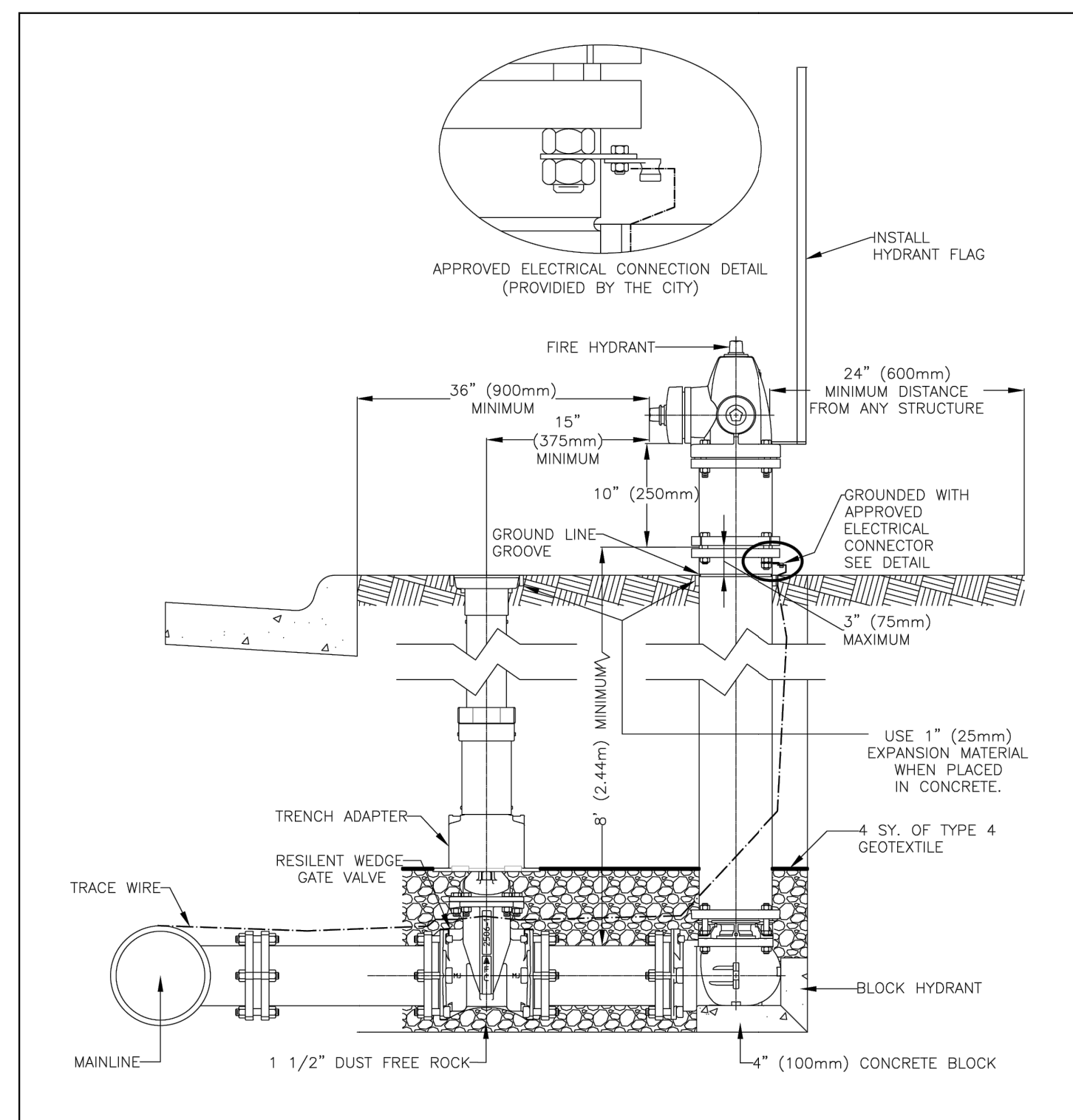
7
C401 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



8
C401 CONCRETE DRIVE ENTRANCE
NOT TO SCALE



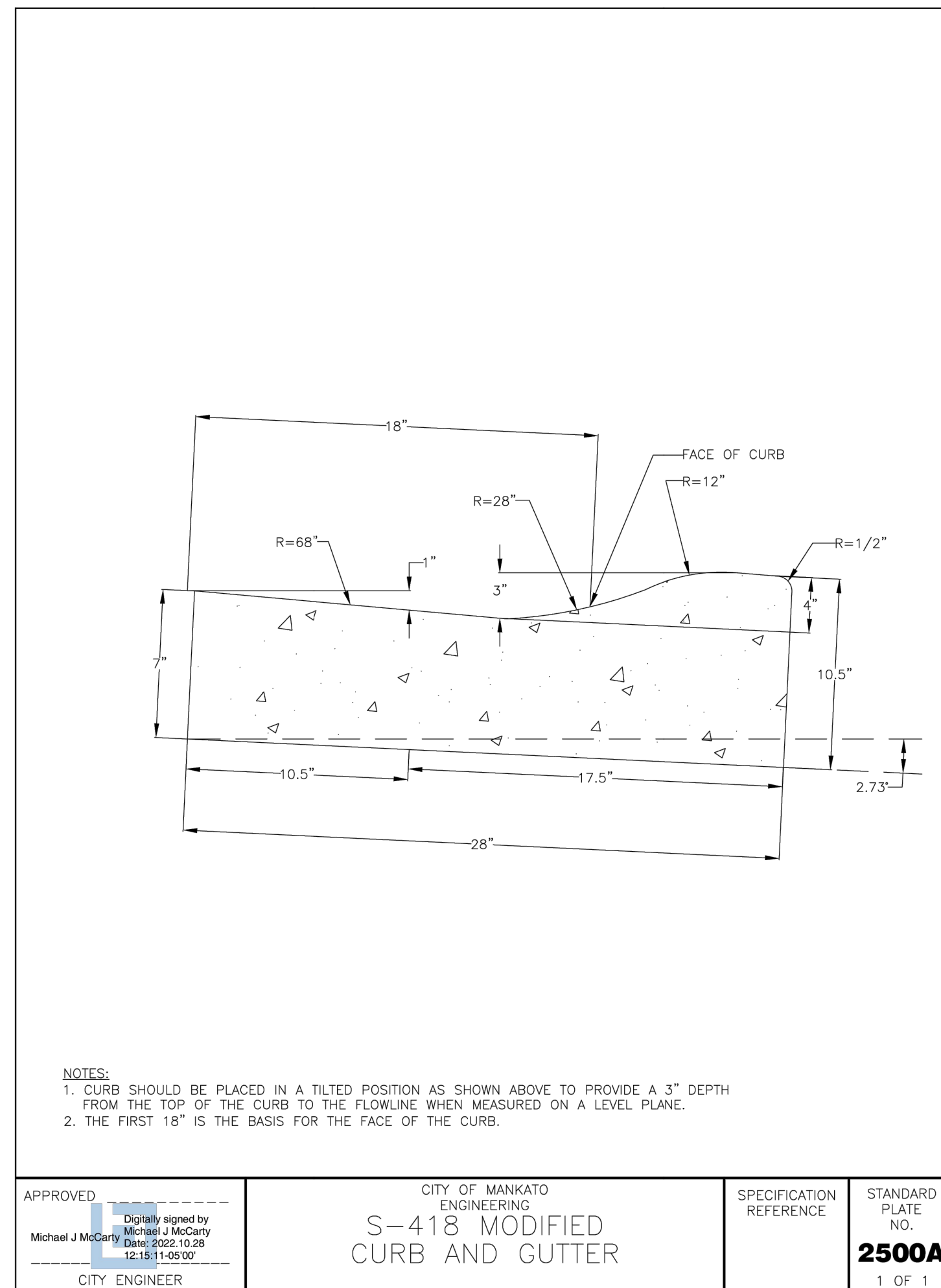
3
C401 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE



NOTES:
1. WHEN PVC WATERMAIN IS USED, THE TRACE WIRE SHALL BE
EXTENDED AND ATTACHED TO THE FLANGE OF THE HYDRANT
WITH APPROVED ELECTRICAL CONNECTOR.
2. VALVE SHALL BE TIED INDEPENDENTLY TO MAIN LINE AND HYDRANT
SHALL BE TIED INDEPENDENTLY TO VALVE USING APPROVED
MECHANICAL JOINT RESTRAINING GLANDS.
3. 5. 1/4" x 8"(13mm x 2.4m) HYDRANT SHALL BE: WATERLOUS
WB07 MODEL, MODIFIED KENNEDY GUARDIAN OR APPROVED EQUAL.
4. HYDRANT BREAK OFF: 0.33' TO 0.4' ABOVE TOP BACK OF CURB.
5. HYDRANT FLAG: ORANGE 48 INCH FLEXSTAKE MARKERS.

APPROVED	CITY OF MANKATO ENGINEERING	SPECIFICATION REFERENCE	STANDARD PLATE NO.
Michael J. McCarty 12-18-11-09097	HYDRANT DETAIL		2322A
CITY ENGINEER			1 OF 1

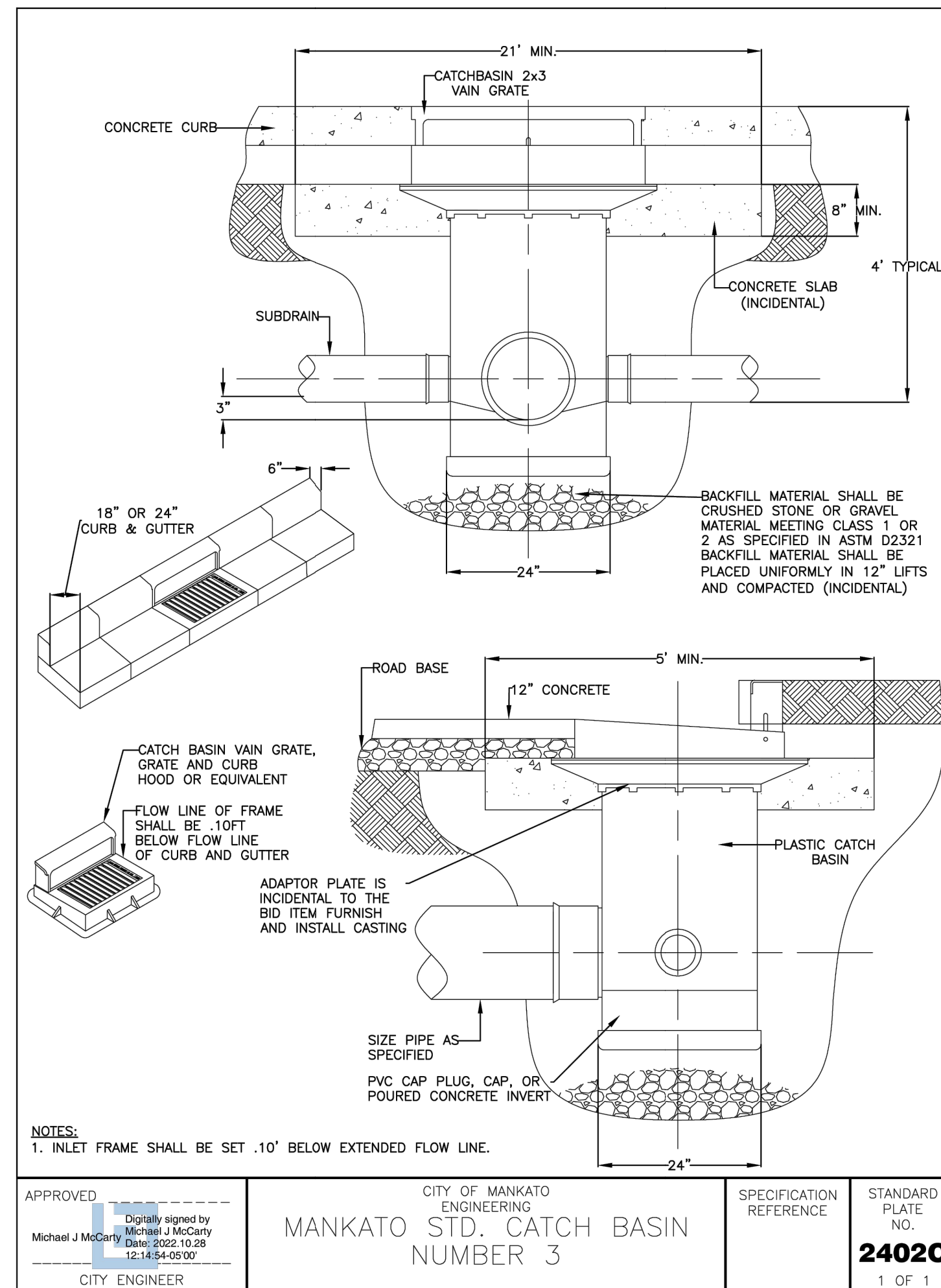
1
C401 HYDRANT DETAIL
NOT TO SCALE



NOTES:
1. CURB SHOULD BE PLACED IN A TILTED POSITION AS SHOWN ABOVE TO PROVIDE A 3" DEPTH
FROM THE TOP OF THE CURB TO THE FLOWLINE WHEN MEASURED ON A LEVEL PLANE.
2. THE FIRST 18" IS THE BASIS FOR THE FACE OF THE CURB.

APPROVED	CITY OF MANKATO ENGINEERING	SPECIFICATION REFERENCE	STANDARD PLATE NO.
Michael J. McCarty 12-18-11-09097	S-418 MODIFIED CURB AND GUTTER		2500A
CITY ENGINEER			1 OF 1

4
C401 S-4018 CURB AND GUTTER
NOT TO SCALE



NOTES:
1. INLET FRAME SHALL BE SET .10' BELOW EXTENDED FLOW LINE.

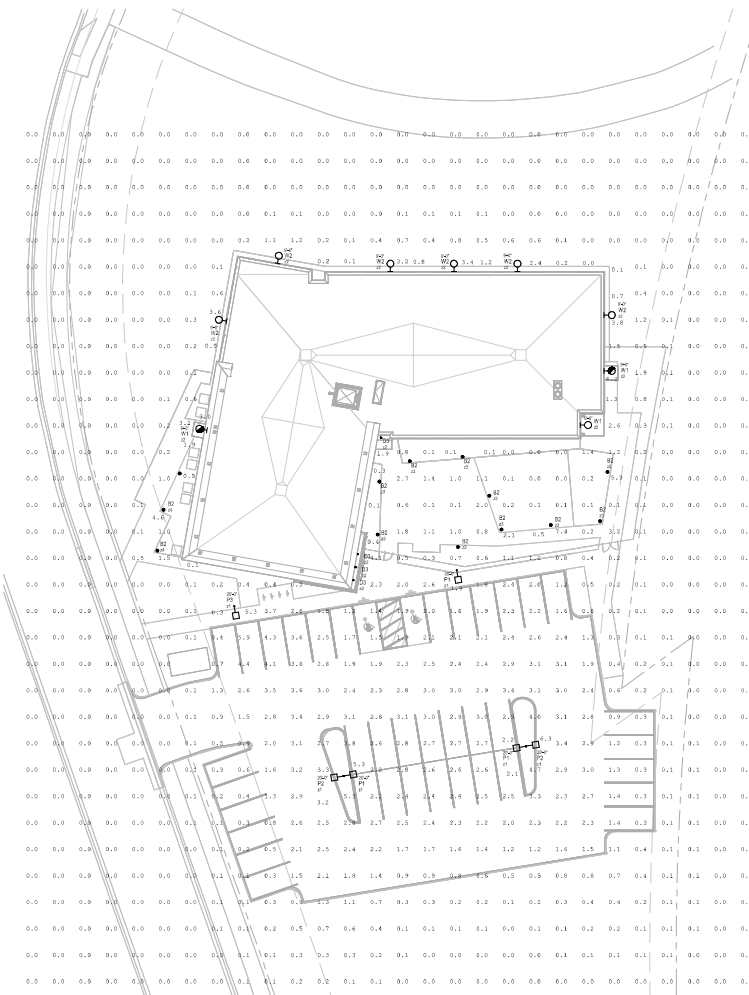
APPROVED	CITY OF MANKATO ENGINEERING	SPECIFICATION REFERENCE	STANDARD PLATE NO.
Michael J. McCarty 12-18-11-09097	MANKATO STD. CATCH BASIN NUMBER 3		2402C
CITY ENGINEER			1 OF 1

2
C401 STANDARD CATCH BASIN
NOT TO SCALE

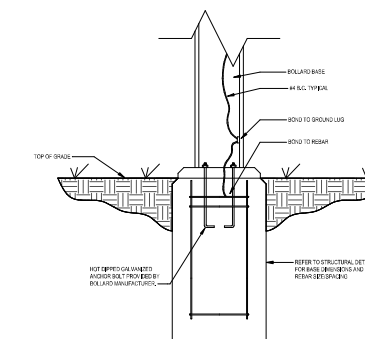
- A. REFER TO SHEET 004 FOR OUTSHEETS.
- B. LIGHTING LEVELS ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.80 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. WALL SPACE MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.
- D. SEE LIGHT POLE FOUNDATION DETAIL ON SHEET 000 FOR LIGHT POLE FOUNDATIONS.

[illegible]

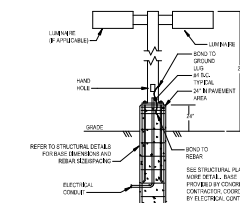
Calculator Summary							
Label	Chicletype	units	AVG	Max	min	Avg/Max	Max Min
Exam Prep Time	Fluorinated	Fo	0.35	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



2 BOLLARD BASE DETAIL R6
NO SCALE



③ POLE BASE DETAIL B1
NO SCALE

Project

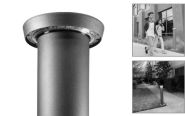
Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison BRT6 Bollard

Round LED Pedestrian Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)

Product Certifications





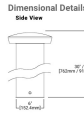


Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (SW - 4W)
- Efficiency up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

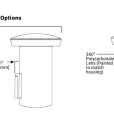
Side View



DTI and USB Options



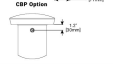
SMI Option



Top View



CSP Option



Height	Weight
30"	12.5 lbs (5.7 kg)
36"	8.5 lbs (3.9 kg)
42"	10.5 lbs (4.8 kg)

Not shown without option in circles

1 FXTURE TYPE B1
NO SCALE

Project

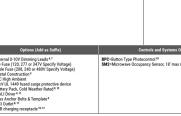
Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison BRT6 Bollard

Round LED Pedestrian Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)

Product Certifications





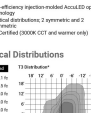


Quick Facts

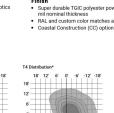
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (SW - 4W)
- Efficiency up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

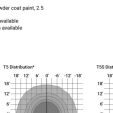
Side View



DTI and USB Options



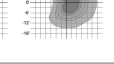
SMI Option



Top View



CSP Option



Height	Weight
30"	12.5 lbs (5.7 kg)
36"	8.5 lbs (3.9 kg)
42"	10.5 lbs (4.8 kg)

Not shown without option in circles

2 FXTURE TYPE D3
NO SCALE

Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 1](#)

Product Certifications







Quick Facts

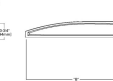
- Lumen packages range from 3,330 - 102,700 (33W - 155W)
- 17 optical distributions
- Efficiency up to 73.1 LPW

Dimensional Details

Standard Pole Mount Arm



Pole Mount Pattern



Number of Light Fixtures	Width "W"	Height Length "H"	Height with Standard 40' Pole "H"	Height with Standard 40' Pole "H"
1-4	10"	27"	29.5"	6.95'
5-9	22"	27"	29.5"	6.95'
10-18	22"	27"	29.5"	6.95'

NOTE: For complete dimensions and additional details, see the following sheet notes.

3 FXTURE TYPE P1, P2 AND P3
NO SCALE

Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 1](#)

Product Certifications







Quick Facts

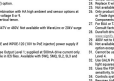
- Lumen packages range from 3,330 - 102,700 (33W - 155W)
- 17 optical distributions
- Efficiency up to 73.1 LPW

Dimensional Details

Standard Pole Mount Arm



Pole Mount Pattern



Number of Light Fixtures	Width "W"	Height Length "H"	Height with Standard 40' Pole "H"	Height with Standard 40' Pole "H"
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5-9	22"	27"	29.5"	6.95'
10-18	22"	27"	29.5"	6.95'

NOTE: For complete dimensions and additional details, see the following sheet notes.

Project

Catalog #

Type

Prepared by

Notes

Date



WEDGE1 LED Architectural Wall Scope

Specifications

Depth (D1): 1.5"
 Depth (D2): 1.5"
 Height: 8"
 Width: 6"
 Weight: 0.1 lbs (without option)

Introduction

The WEDGE1 LED family is designed to meet specifiers' every well-mounted lighting need in a widely accepted shape that blends with any architecture. The down rail fixture design comes in four sizes with lumen packages ranging from 1,000 to 25,000 lumens, providing that the wide solution.

WEDGE1 delivers up to 2,200 lumens with a soft, non-pointed light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door well-mounted lighting solution.

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI PV MVL0T SM PED D08K

Series	Package	Color Temperature	CR	Dimensions	Weight	Mounting
WEDGE1 P1	10K	2700K	80CRI	1.5" x 1.5" x 8"	0.1 lbs	1/4"
WEDGE1 P2	10K	2700K	80CRI	1.5" x 1.5" x 8"	0.1 lbs	1/4"
WEDGE1 P3	10K	2700K	80CRI	1.5" x 1.5" x 8"	0.1 lbs	1/4"
WEDGE1 P4	10K	2700K	80CRI	1.5" x 1.5" x 8"	0.1 lbs	1/4"

Options

Option	Description	Price
EMR	Emergency battery backup, UL 924 Type I, 100% battery backup	\$100
EMR	Emergency battery backup, UL 924 Type I, 100% battery backup	\$100
EMR	Emergency battery backup, UL 924 Type I, 100% battery backup	\$100
EMR	Emergency battery backup, UL 924 Type I, 100% battery backup	\$100
EMR	Emergency battery backup, UL 924 Type I, 100% battery backup	\$100

4 FXTURE TYPE W1 AND W2
NO SCALE

Project

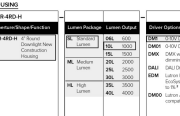
Catalog #

Type

Prepared by

Notes

Date



LITEISTRY LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)

Product Certifications







Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (SW - 4W)
- Efficiency up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

Side View



DTI and USB Options



SMI Option



Top View



CSP Option



Height	Weight
30"	12.5 lbs (5.7 kg)
36"	8.5 lbs (3.9 kg)
42"	10.5 lbs (4.8 kg)

Not shown without option in circles

5 FXTURE TYPE W1 AND W2
NO SCALE

Project

Catalog #

Type

Prepared by

Notes

Date



LITEISTRY LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 1](#)
- Optical Distributions [page 1](#)
- Energy and Performance Data [page 3](#)

Product Certifications






Quick Facts

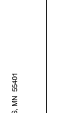
- 4 Optical Distributions
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Side View



DTI and USB Options



SMI Option

Top View



CSP Option



Height	Weight
30"	12.5 lbs (5.7 kg)
36"	8.5 lbs (3.9 kg)
42"	10.5 lbs (4.8 kg)

Not shown without option in circles

Operational Details

Housing

The Mankato Supportive Housing project will create permanent housing for singles and families who are homeless or at risk of homelessness. The building will not function as temporary shelter. Building amenities will include a community room and lounge, fitness center, and computer lab.

The project will consist of 40 supportive housing units subsidized by project-based rental assistance. Rent collection and capitalized reserves will provide the funding needed for long-term building operation and maintenance.

Property Management

The Mankato Supportive Housing project will provide offices for Trellis Mgmt. property management staff. Trellis staff are responsible for front desk staffing, leasing, marketing, and building and grounds maintenance. The site manager will be on-site approximately 30 hours per week, maintenance will be on-site approximately 20 hours per week, and the front desk will be staffed 24 hours per day.

Supportive Services

In addition to the housing units, the building will provide office and meeting space for Partners for Housing, a non-profit organization that supports people experiencing homelessness. Two full-time staff will serve building residents utilizing a housing-first, client-centered approach and provide supportive services that include case management and referrals to address physical wellness, mental health, employment, transportation and employment navigation. A reserve and committed operating grants for case management will pay the Partners for Housing staff on an on-going basis.

In addition to property management and services staffing, this development promises to serve as a hub for local service and non-profit providers. The community and meeting rooms will be made available to groups that work with the property's residents and provide additional benefits such as cooking classes, workforce referrals, or pop-up food shelves.

Building Hours

Partners for Housing and Trellis staff will be on-site Monday through Friday during business hours to serve residents. The front desk will be staffed 24 hours per day for added security at night and on weekends. The building will remain locked during and after business hours and residents and staff will access the building using a fob system.

Site Details

Site improvements will include an outdoor patio, recreational areas, landscaping, sidewalks, and parking for staff and residents. Based on similar Trellis development projects, the developer estimates that 20-30% of Mankato Supportive Housing residents will own cars. Outdoor amenity space will be fenced in to discourage non-resident usage.

Public Benefit

The proposed development is located on an underutilized site currently used as gravel overflow parking. Its location near downtown, the trail system, and the river makes it convenient for multi-unit housing, supporting the goal of the city to provide a variety of housing types. It is a continuation of the development pattern in recent years that has provided multi-unit housing along Linder Ave. and Sibley Parkway. Residents bring a vitality to the area that currently has grocery, restaurants, and downtown entertainment within convenient distances.

The development also is reserving the south portion of the site for future development, and incorporates the area to the north that will be preserved for Sibley Parkway ROW and open natural space. As utilities are already located adjacent to the site, it is an efficient use of the utility network without having to extend sewer or water beyond the site.

The current site plan is including a sidewalk which will connect the river trail to the north to future sidewalk infrastructure to the south, creating a pedestrian network for the public common good.

The Mankato Supportive Housing project will create much-needed housing for the City's lowest income residents. By pairing permanent housing with supportive services, Trellis and Partners for Housing will promote resident success and prevent the return to homelessness. The need for affordable housing for individuals struggling with homelessness has been a documented priority for the City of Mankato since 2020, when the Mankato Supportive Housing project was first conceptualized.

Parking

Poplar Apartments will have 39 parking stalls for 40 units of housing.

A maximum of five staff members from Trellis and Partners for Shelter will be on site during work hours. It is reasonable to estimate that all five will utilize a parking stall.

The remaining 34 parking stalls will be available for residents, a ratio of .85 per housing unit. Using the most conservative data from other Trellis and Partners for Housing supportive housing projects, the developer estimates that residents of Poplar Apartments will utilize up to 23 parking stalls.

The remaining parking stalls will be available for visiting service providers and guests of residents. Occasionally, supportive housing staff may host resources or activities from outside providers, utilizing up to three parking stalls.

In planning for Poplar Apartments, Trellis and its development partners reviewed parking needs in supportive housing properties that it already owns and manages. At Park 7 Apartments in Minneapolis, 1 of 61 residents owns a car. Management staff report that this is representative of residents being placed in housing through the coordinated entry system. At Dale Street Place in Saint Paul, approximately 20% of residents own cars. At the Belfry Apartments in Minneapolis, approximately 30% of residents have cars. At the St. Peter transitional housing project, up to four of seven residents have vehicles, a ratio of .57 per housing unit. At the St. Peter shelter, one of five shelter guests may have a car.

Supportive Services

Services Approach/philosophy: This development supports households transitioning from homelessness by strengthening their living, social, housing, and employment skills by ensuring they a stable and dependable environment, while dealing with any other personal issues that may have led to their homeless situation initially.

The project uses a community-based service model. This model focuses on assisting households to access the resources already available through mainstream programs in the community. The result of this method is threefold:

- Service delivery is more cost-effective because efforts are not duplicated by several providers.
- Participating residents engage in a more holistic and specialized service plan, which addresses more of their needs over the long term.
- Residents accessing services in the community where they live learn self-sufficiency skills in locating and obtaining the things they need.

In this project, services will be coordinated by Partners for Housing.

Services: The applicant will be allowed to move into the unit once they have met the homeless and income eligibility requirements. The applicant will perform a screening and need assessment as part of their initial occupancy. The screening and needs assessment, conducted by a tenant service coordinator from Partners for Housing, will include a functional assessment, individual community support plan, referral, and assistance in getting needed mental health and other services, coordination of services and monitoring of the delivery of services.

Case management: The role of each resident's service coordinator is that of overseeing their total treatment plan, assessing, and helping to provide for their basic living needs, and coordinating services needed by the residents or family members. Service Coordinators will meet with their residents weekly or as needed to assess their functioning and progress and assist with any needs or problems. Service Coordinators will continue supervising their residents until it is determined that their services are no longer needed because the residents have reached their treatment goals. Service Coordinators will be responsible for helping the residents to access the services needed.

Programming and supportive services for independent functioning: Integral with individual development plans are services to help individuals to develop skills of independent living, job seeking, and job maintenance. The services listed below are available:

Public Assistance: When needed, residents will be assisted in acquiring food and economic assistance so that they can maintain adequate living conditions and provide nutrition for themselves and their children.

Transportation: The City of Mankato provides transit services for its residents. A fixed stop is located near the project site on Dewey Lane. Access to employment, school, medical facilities, and retail areas through this service allows the household to secure its own use of local services. Gas vouchers and other transportation assistance are available through Salvation Army, MVAC, and area church partnerships.

Basic Life Skills Classes: As applicable, residents meet with employment counselors at Minnesota Workforce Center to assess their skills and training needs, and then are matched to appropriate training, internship, and employment opportunities, or referred to other providers who can assist in working on some other basic skills first. This type of training is needed for individuals who lack some of the requisite skills for basic employment. Education for specific skill sets can be attained through other providers, including University of Minnesota Extension Services and Minnesota Assistance Council for Veterans.

Education: Public Schools offer Adult Basic Education and English Language Learner classes. Taught by qualified teachers, these courses are provided to small groups at a variety of times and locations. Effective communication and basic math and reading skills are necessary to acquire and retain employment.

Welfare–To–Work: The Minnesota Department of Human Services manages the Diversionary Work Program (DWP) through local Workforce Centers. DWP is a four-month program with the goal of helping low-income Minnesota parents immediately go to work rather than go on welfare. Parents are expected to sign an employment plan, they can receive financial assistance to meet their basic needs and get other support services, such as food support and child and health care assistance.

Employment: On the job training and paid work experience programs coordinated with local employers can set residents on the path to long-term employment. The MN Workforce Center provides access to employment through job application and interviews with local employers. Residents meet with employment counselors at the Workforce Center to assess their skills and training needs and then are matched to employers. Referrals may also be made to Life-Work Planning Center depending on the needs and background of the resident.

Availability of services: Primary service coordination will be available in the housing project. When community services are needed, the resident's Service Coordinator will assist in organizing transportation and childcare for the resident. Residents in crisis will also have access to crisis lines and the local hospital ER. Case managers will assist residents in contacting and receiving services from community organizations in the greater Mankato area. The available community organizations can be classified in the following categories:

- Adult Mental Health Services
- Chemical Dependency Inpatient and Outpatient Services
- Specialized Case Management and Advocacy Services
- Veteran Services
- Education Services
- Financial/Budget Management Services
- Independent Living Skill/Hygiene Services
- Employment Training/Readiness Services
- Parent Training/Mentoring Services
- Children's Services (education, truancy, behavioral health, etc.)

Service participation: Residents will not be required to participate in any of the available services, however, they will retain the right to request those services at any time during their stay.



AL101.1



AL101

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250070873.
CHARTER COMMUNICATIONS - CHARTER12 CONSOLIDATED COMMUNICATIONS I - MNKCT01
CITY OF MANKATO - CMNKT01
JAGUAR COMMUNICATIONS - JAGU001
KCEL ENERGY - KCEL02

ZONING INFORMATION:

Per the appraisal letter prepared by Robinson Appraisal & Associates, dated July 12, 2023, the subject property is zoned M-1, Light Industrial District, and will be rezoned to S-2, Office - Residential District. Subsequent requirements, height and floor space area restrictions and parking requirements are not specified in said letter and are not depicted hereon.

ALTA/NSPS LAND TITLE SURVEY FOR:
Trellis Co.

LEGAL DESCRIPTION:

Parcel 1:
North 46.66 feet of South Half of Block 17, Oakwood Addition to City of Mankato, lying West of the abandoned Railroad right of way of Chicago, Milwaukee & St. Paul Railway Co., according to the recorded plat thereof, Blue Earth County, Minnesota.
(Abstract Property)

Parcel 2:
All of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 25 foot wide property in Block 17 lying southerly of the center line of the east-west alley running through Block 17, Oakwood Addition, according to the recorded plat thereof, Blue Earth County, Minnesota.
(Abstract Property)

Parcel 3:
All of Block 17 West of the Chicago, Milwaukee & St. Paul Railway, except the North 46 2/3 feet of the South 1/2 of said Block 17 as according to the Map of Oakwood Add. to Mankato, according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for said County and State, and except Parcel 22A, on Minnesota Department of Transportation Right of Way Plat Numbered 07-29, according to the recorded plat thereof, Blue Earth County, Minnesota.
Being registered land as is evidenced by Certificate of Title No. 29.044.

Parcel 4:
Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 29.044.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Blue Earth County coordinate grid (NAD 83-2011 Adj.).
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance, prepared by Guaranty Commercial Title, Inc., as Issuing agent for Old Republic National Title Insurance Company, Commitment No. 69417, Revision No. 1, dated January 23, 2025.
 - The surveyed property has direct access to Poplar Street, Sibley Street, Linder Street, all public rights of way, and the public alley, as shown in CHAMBERLAIN ADDITION, lying westerly of the surveyed property, as shown and labeled hereon.
 - This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
- OPTIONAL TABLE A ITEMS:**
- Monuments have been placed at all major corners of the surveyed property described herein, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described herein is 102 Poplar Street, Mankato, MN 56002.
 - The property described herein lies within Flood Zone X (Area of 0.25 annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot & 1% to 10% average areas less than 1 square mile, and less protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27013C 0092 F, dated February 22, 2024.
 - The total area of the property described herein is 101,184 square feet or 2.32287 acres.
 - The corners depicted hereon are per station data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument MNDOT RIVER.
Elevation = 810.78 feet. (NAVD 88)
- SITE BENCHMARK: Top of 5/8" rebar with EFN cap at the southwest corner of the surveyed property.
Elevation = 778.40 feet. (NAVD 88)
- See Zoning Information Note.
- No buildings were observed in the process of conducting the fieldwork.
 - No buildings were observed in the process of conducting the fieldwork.
 - No buildings were observed in the process of conducting the fieldwork.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described herein contains no delineated parking spaces.
 - Existing utilities, services and/or underground structures observed hereon, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 250070873. However, lacking excavation, the final location of underground utilities and/or structures is to be determined by excavation. Completion of the field survey and information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - The names of adjoining owners according to current law records are depicted hereon.
 - The intersection of Poplar Street and Linder Avenue lies at the southeast corner of the surveyed property.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
 - The platable office assessments or services disclosed in documents provided to the surveyor are depicted hereon.

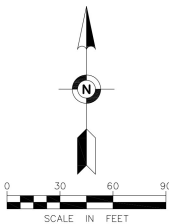
SURVEY ITEMS PER SCHEDULE B:

- Veisting deed from Parcel 1 uses a description of the North 46.66 feet of the South Half of Block 17, Oakwood Addition to City of Mankato. The vesting deed for Parcel 3 uses a legal description of all of Block 17 except the North 46 2/3 feet of the South Half of Block 17, Oakwood Addition to the City of Mankato. The legal description of Parcel 1 leaves a potential small gap between the parcels. (Parcel 1)
- Terms and conditions of Minnesota Department of Transportation Right of Way Plat No. 07-29 filed December 3, 1991 as Document No. 3226300, (Parcel 1)
Said right of way plat adjains the surveyed property to the west, as depicted hereon. The portion of Parcel 1 located westerly of the center line of said plat is depicted as is the taking (Parcel 3) on said plat, which is not represented in the legal description per the vesting deed, Doc. No. 37328780, provided for said Parcel 1.
- All minerals and mineral rights were reserved by State of Minnesota, in a Conveyance of Farmland Land filed as Document No. 47328363, (Parcel 2)
Said reservation of rights affects the surveyed property. No platable items to depict.
- Terms and conditions of City of Mankato, vacating a portion of Linder Avenue, filed September 01, 1983 as Document No. 344060, (Parcel 2)
The vacated part of Linder Avenue and reserved utility easement per said document are located southeasterly of the surveyed property as depicted hereon. There appears to be no indication of said vacation in currently available Blue Earth County parcel data.
- Subject to the rights and interests of the Chicago, Milwaukee, St. Paul and Pacific Railway Company as set forth in deed recorded in Block 17 of Deeds on page 423 in the office of the Registrar of Deeds in and for Blue Earth County, Minnesota, as shown on the Certificate of Title, (Parcel 3)
Said documents have not been provided to the surveyor.
- Storm and sanitary sewer easement(s) over part of the Land in favor of City of Mankato, as created in Easement for Sewer Line filed August 22, 1981 as Document No. 310386, (Parcels 3 and 4)
Said easement affects the surveyed property and is depicted hereon. The temporary construction easement per said document has no expiration date, it may affect the surveyed property. It is not mathematically defined and is not depicted hereon.
- Highway easement over part of the Land and taking rights of access to Highway 256 in favor of State of Minnesota, as created in Final Certificate filed May 22, 1987 as Document No. 173516, (Parcels 3 and 4)
Said easement does not affect the surveyed property and is not depicted hereon.
- Terms and conditions of City of Mankato Resolution, vacating a portion of Mount Avenue, filed April 16, 1980 as Document No. 125660, (Parcels 3 and 4)
Said vacated right of way of Mount Avenue affects the surveyed property as depicted hereon.
- Terms and conditions of City of Mankato Resolution, renaming West Street to Poplar Street, filed February 09, 1983 as Document No. 145237, (Parcels 3 and 4)
Poplar Street, as presently located and adjoining the surveyed property is depicted hereon. West Street as dedicated on the plat of CHAMBERLAIN ADDITION lies within MNDOT Right of Way Plat No. 07-29 and is not depicted hereon.
- Terms and conditions of City of Mankato Resolution, changing street names, filed December 28, 2010 as Document No. 1108787, (Parcels 3 and 4)
Sibley Parkway as indicated in said resolution, presently located and adjoining the surveyed property is depicted hereon. Patterson Court as indicated in said resolution does not affect the surveyed property and is not depicted hereon.
- Subject to title to and easements in Linder Street and Poplar Street as laid out and fronted.
Linder Street and Poplar Street as presently located and adjoining the surveyed property are depicted hereon.

CERTIFICATION:

To Trellis Co., a Minnesota nonprofit corporation, the City of Mankato, a Minnesota municipal corporation, Guaranty Commercial Title, Inc. and Old Republic National Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16 and 18 of Table A thereof. The fieldwork was completed on April 17, 2025.
Date of Plat or Map: April 21, 2025

Christopher A. Terwede
Minnesota License No. 53536
ctarwede@terveysurvey.com



- FOUND IRON MONUMENT
- FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

BENCHMARK
MNDOT RIVER
ELEV=810.78 FT. (NAVD 88)

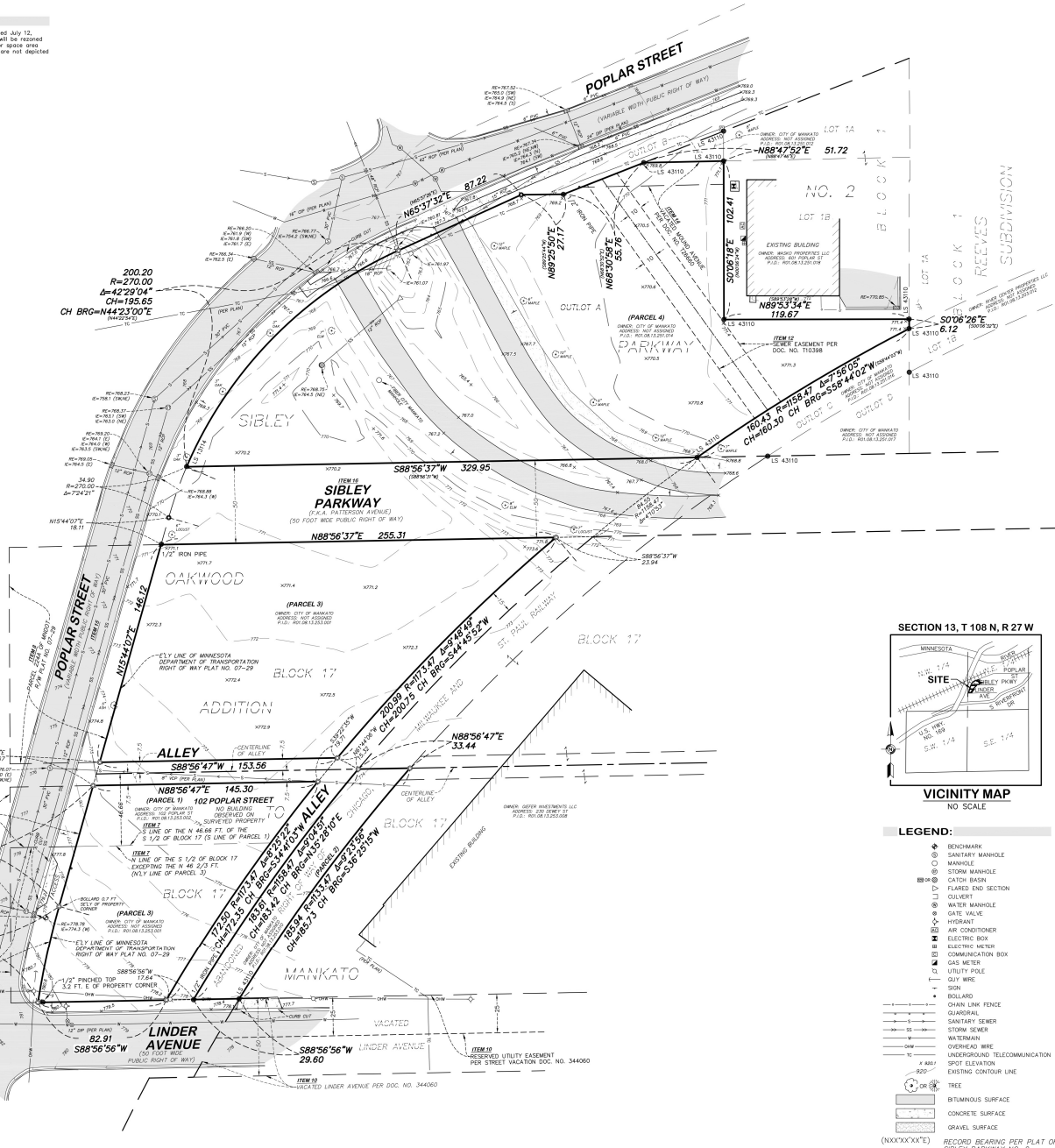
MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 07-29

ITEM 1
PARCEL 1
MNDOT R/W PLAT NO. 07-29

ITEM 2
PARCEL 2
MNDOT R/W PLAT NO. 07-29

ITEM 3
PARCEL 3
MNDOT R/W PLAT NO. 07-29

ITEM 4
PARCEL 4
MNDOT R/W PLAT NO. 07-29



SECTION 13, T 108 N, R 27 W



VICINITY MAP
NO SCALE

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- COLLECTOR
- WATER MANHOLE
- GATE VALVE
- HYDRANT
- AIR CONDITIONER
- ELECTRIC BOX
- ELECTRIC METER
- COMMUNICATION BOX
- GAS METER
- UTILITY POLE
- OUT WIRE
- SIGN
- ROLLUP
- CHAIN LINK FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- UNDERGROUND TELECOMMUNICATION
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

RECORD BEARING PER PLAT OF SIBLEY PARKWAY NO. 2

FIELD BOOK	PAGE	FIELDWORK	REVISIONS
CHARTER	82.91	NO. DATE	DESCRIPTION
DRAWN BY:	DL	1 2025/04/23	REVISED TITLE COMMITMENT
CHECKED BY:	CAT		
DRAWING NAME:	250070873 ALTA/NSPS		
JOB NO.:	626434		
FILE NO.:	4719		

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Trellis Co.

PROPERTY ADDRESS:

102 Poplar Street
Mankato, Minnesota 56001

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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To: Justin Eilers, Vice President - Housing Development
Trellis Co.

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

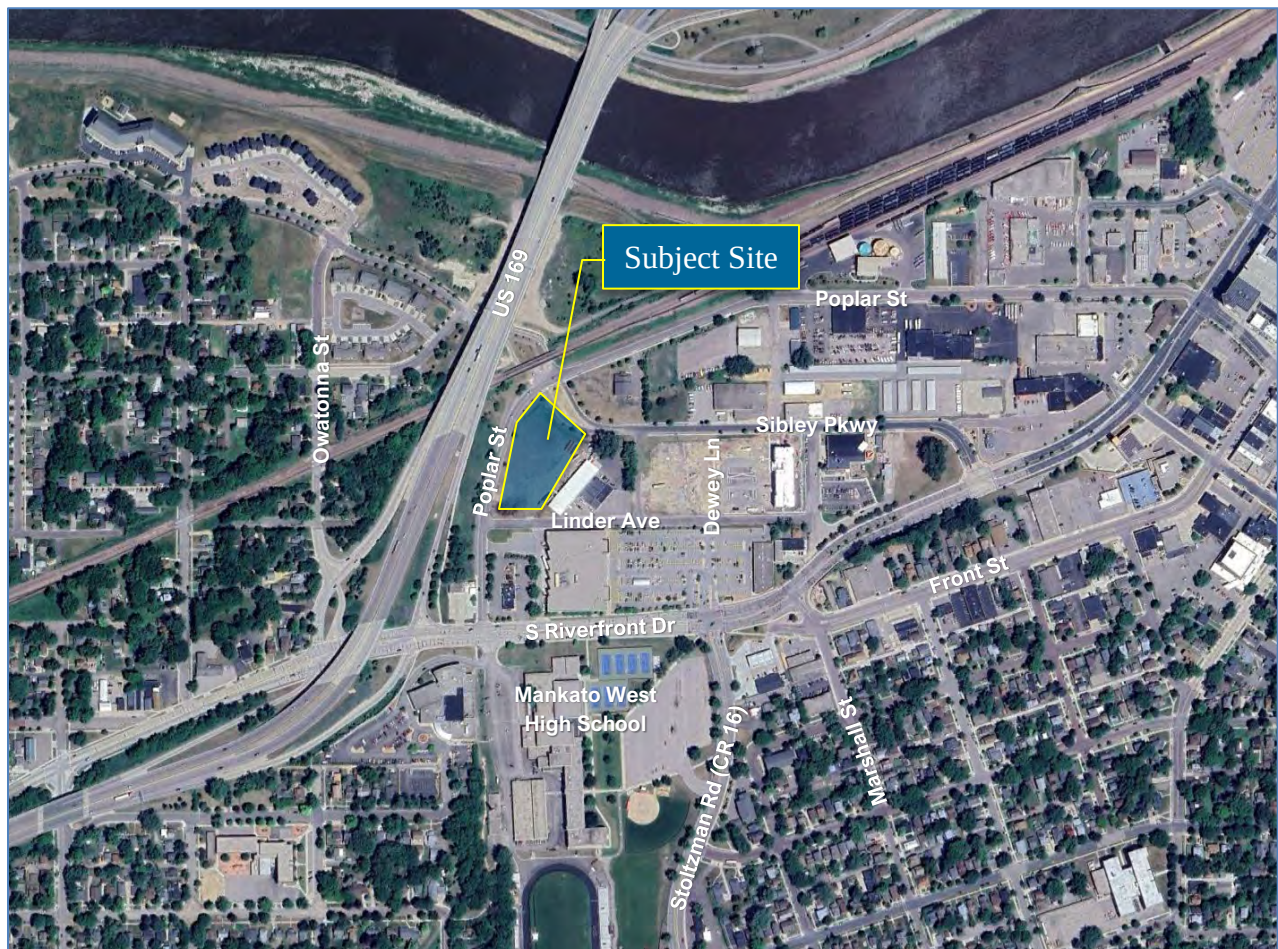
Date: March 6, 2025

Subject: Mankato Supportive Housing Development Traffic Study

INTRODUCTION

TC2 completed a traffic study for the proposed Supportive Housing Development in the City of Mankato. The subject site, shown in [Figure 1](#), is generally bound by Poplar Street to the west, Sibley Parkway to the north, Dewey Lane to the east, and Linder Avenue to the south. The main objectives of the study are to quantify existing traffic operations within the study area, evaluate potential impacts of the proposed development, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement and pedestrian / bicyclist counts were collected on Thursday February 13, 2025 from 7 to 9 a.m. and 3 to 6 p.m. at the following locations.

- Poplar Street and Sibley Parkway
- Poplar Street and Linder Avenue
- Riverfront Drive and Poplar Street
- Riverfront Drive and Stoltzman Road / CR 16
- Riverfront Drive and Marshall Street*
- Riverfront Drive and Sibley Parkway

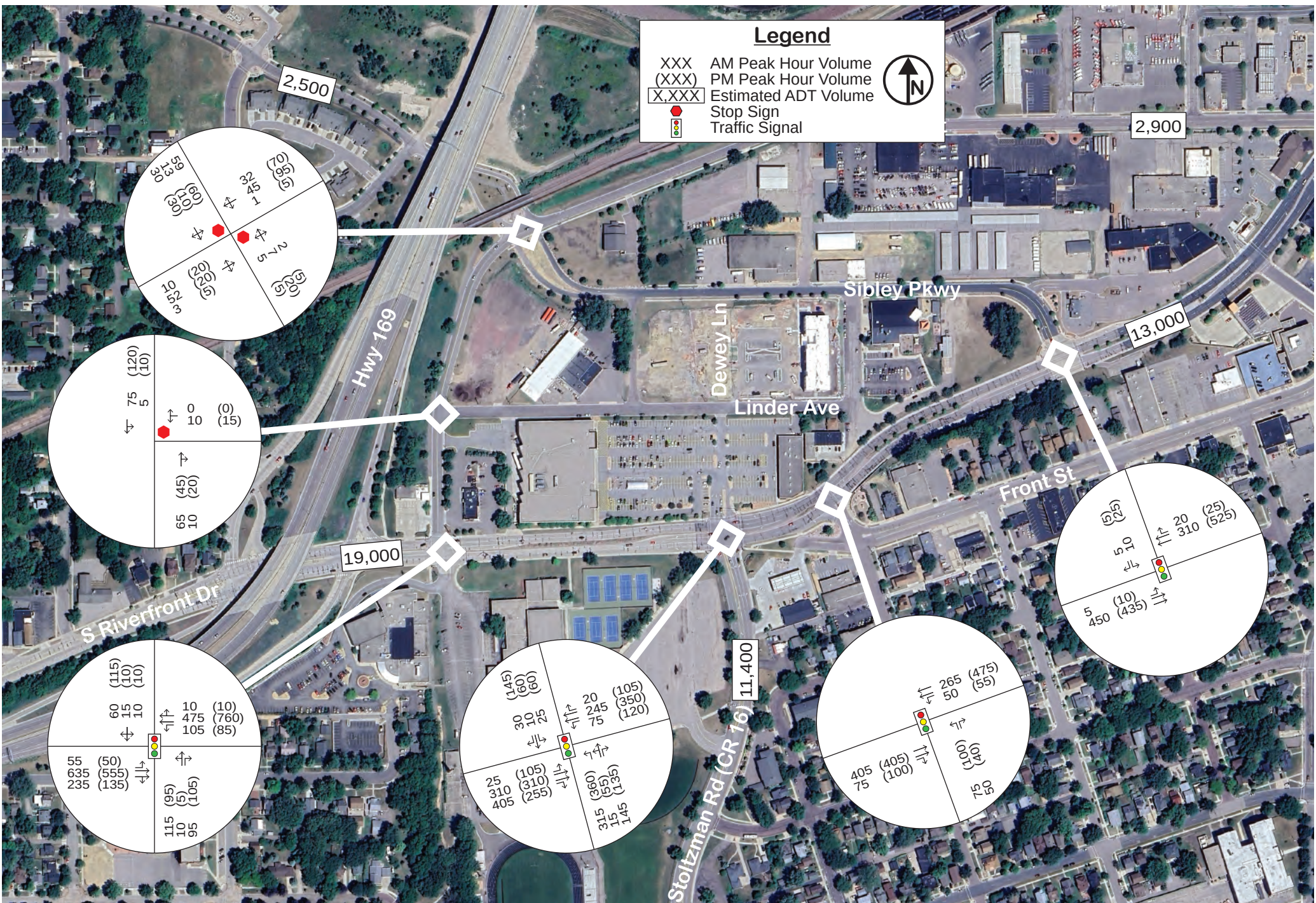
Note that the Marshall Street intersection was estimated based on the adjacent intersection counts and historical traffic data. The a.m. and p.m. peak hours within the study area represent 7:45 to 8:45 a.m. and 3:15 to 4:15 p.m. These time periods coincide with the start / end times associated with the adjacent Mankato West High School which has hours of operation from 8:40 a.m. to 3:35 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **S Riverfront Drive** – a 4-lane divided minor arterial roadway with left- and right-turn lanes at key intersections. There is sidewalk along both sides of the roadway and the speed limit is 30-mph.
- **Stoltzman Road (CR 16)** – a 4-lane undivided minor arterial roadway with left-turn lanes at key intersections. There is sidewalk along the east side of the roadway and the speed limit is 30-mph.
- **Poplar Street** – a 2-lane undivided local roadway with limited turn lanes. There is a multimodal facility (trail or sidewalk) on the west side of the roadway between S Riverfront Drive and Sibley Parkway. East of Sibley Parkway there are on-street bike lanes along both sides of the roadway and a sidewalk on the south side of the roadway. The speed limit is 30-mph.
- **Sibley Parkway** – a 2-lane undivided local roadway with limited turn lanes. There is sidewalk along both sides of the roadway, except a short gap near the proposed development; there is also a multiuse trail to the west of Poplar Street. The speed limit is 30-mph.
- **Linder Avenue** – a 2-lane undivided local roadway with no turn lanes. There is sidewalk along the north side of the roadway between Dewey Lane and Lamm Street. The speed limit is 30-mph.

All other study area roadways are local 2-lane facilities with sidewalk along at least one side of the roadway. The intersections along S Riverfront Drive at Poplar Street, Stoltzman Road (CR 16), Marshall Street, and Sibley Parkway are signalized, while all other study intersections have side-street stop control. Existing geometrics, traffic controls, and volumes within the study area are shown in [Figure 2](#).



Crash History

Five (5) years of crash history were reviewed from 2020 through 2024 using *MnDOT's Crash Mapping Analysis Tool (MnCMAT)*, which identified a total of 50 intersection related crashes within the study area. Most crashes occurred along S Riverfront Drive at Poplar Street (21 crashes), Stolzman Road / CR 16 (23 crashes), Marshall Street (4 crashes), or Sibley Parkway (1 crash); there was one (1) crash that occurred at the Poplar Street / Sibley Parkway intersection. The crash frequency at these intersections is similar to or less than intersections with similar characteristics. In addition, there were no fatal or serious injury crashes reported within the study area. Therefore, there does not appear to be any existing intersection crash issues in the study area. Note that there have been nine (9) crashes at the railroad bridge to the northwest of the Poplar Street / Sibley Parkway intersection.

Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors. Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A through LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Existing signal timing was provided by the City and used for the capacity analysis.

Level of Service	Average Delay / Vehicles	
	Stop, Yield, and Roundabout	Signalized Intersections
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which accounts for the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis results, summarized in [Table 1](#), indicate that all study intersections and approaches operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours. Existing queues are generally maintained within the turn lanes provided; queues along Stoltzman Road (CR 16) at S Riverfront Drive can extend approximately 200 to 250 feet during the peak period and occasionally impact the Kwik Trip driveways. However, these queues do not significantly impact operations and quickly dissipate. Thus, there are no significant existing operational issues from an intersection capacity perspective.

Table 1 Existing Intersection Capacity

Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Poplar Street and Sibley Parkway	SSS	A / A (6)	A / A (7)
Poplar Street and Linder Avenue	SSS	A / A (5)	A / A (5)
Riverfront Drive and Poplar Street	Signal	B (14)	B (12)
Riverfront Drive and Stoltzman Road / CR 16	Signal	B (17)	C (24)
Riverfront Drive and Marshall Street	Signal	A (5)	A (6)
Riverfront Drive and Sibley Parkway	Signal	A (2)	A (3)

SSS – Side-Street-Stop

PROPOSED DEVELOPMENT

The proposed development is generally bound by Poplar Street to the west, Sibley Parkway to the north, Dewey Lane to the east, and Linder Avenue to the south. As proposed, the 1.56 acre project includes a total of 40 multi-family supportive housing units, which includes a combination of studio, one-, and two-bedroom units. The site is currently vacant. For study purposes, the project was assumed to be open for residents in the year 2027.

The existing access along Linder Avenue, which is about 150 feet east of Poplar Street, will provide the only access to the proposed development. The existing access along Poplar Street will be closed as part of the project. A total of 34 parking spaces are proposed, as well as sidewalk along the south, west, and north sides of the property. There are no plans to provide a roundabout at the Poplar Street and Sibley Parkway intersection.



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2028 build conditions, which represents one-year after opening. The traffic forecasts account for general background growth, known adjacent development(s), and trip generation from the proposed development. The following information summarizes the traffic forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one (1) percent was applied to the existing traffic volumes to develop year 2028 background traffic forecasts. This growth rate is consistent with forecasted growth within the *MAPO 2045 Transportation Plan*. However, it should be noted that historical ADT volumes within the study area have been steady or decreasing over the last 10 years. Therefore, the assumed growth rate provides a relatively conservative estimate for analysis purposes.

Adjacent Developments

Discussion with City staff indicates there are multiple area projects in various planning / development stages. These adjacent projects include the 64-unit Lewis Lofts affordable senior housing development planned to open this spring, as well as approximately 105 townhome / multifamily units planned / under construction to the northwest of the Poplar Street and Sibley Parkway intersection. To account for these adjacent developments, trip generation estimates were developed, and their respective trips were distributed to the adjacent roadway network in a similar pattern as the proposed development. A summary of the adjacent development trip generation is included in [Table 2](#).

Development Trip Generation

Trip generation estimates for the proposed and adjacent developments were created using the *ITE Trip Generation Manual, 11th Edition* and includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. The proposed development, shown in [Table 2](#), is estimated to generate 25 a.m. peak hour (7 in / 18 out), 27 p.m. peak hour (16 in / 11 out), and 290 daily (145 in / 145 out) trips. The adjacent developments are estimated to generate a total of 63 a.m. peak hour (17 in / 46 out), 76 p.m. peak hour (44 in / 32 out), and 960 daily (480 in / 480 out) trips. No modal reductions were applied to provide a more conservative estimate.

Table 2 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
<u>Adjacent Developments</u>						
Lewis Lofts (252)	64 units	4	9	9	7	210
NW Area Developments (215)	105 units	13	37	35	25	750
Total Adjacent Development Trips		17	46	44	32	960
<u>Proposed Development</u>						
Affordable Housing (223)	40 units	7	18	16	11	290

Site generated trips for the proposed and adjacent developments were distributed throughout the study area using the directional distribution shown in [Figure 3](#), which is based on a combination of existing area travel patterns and engineering judgment. [Figure 3](#) also shows the proposed and adjacent development site trips at the study intersections. The resultant year 2028 build condition traffic forecasts are illustrated in [Figure 4](#).

YEAR 2028 CONDITIONS

To understand impacts associated with the proposed and adjacent developments, a future intersection capacity analysis was completed for year 2028 build conditions. Results of the year 2028 build capacity analysis shown in [Table 3](#) indicate that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours. Minimal change to intersection delays and queues are expected, which is a result of the relatively low trip generation of the developments, as well as the robust transportation network that provides multiple options for motorists to access the sites. Thus, no operational issues are expected as a result of the area developments from an intersection capacity perspective.

Table 3 Year 2028 Build Intersection Capacity

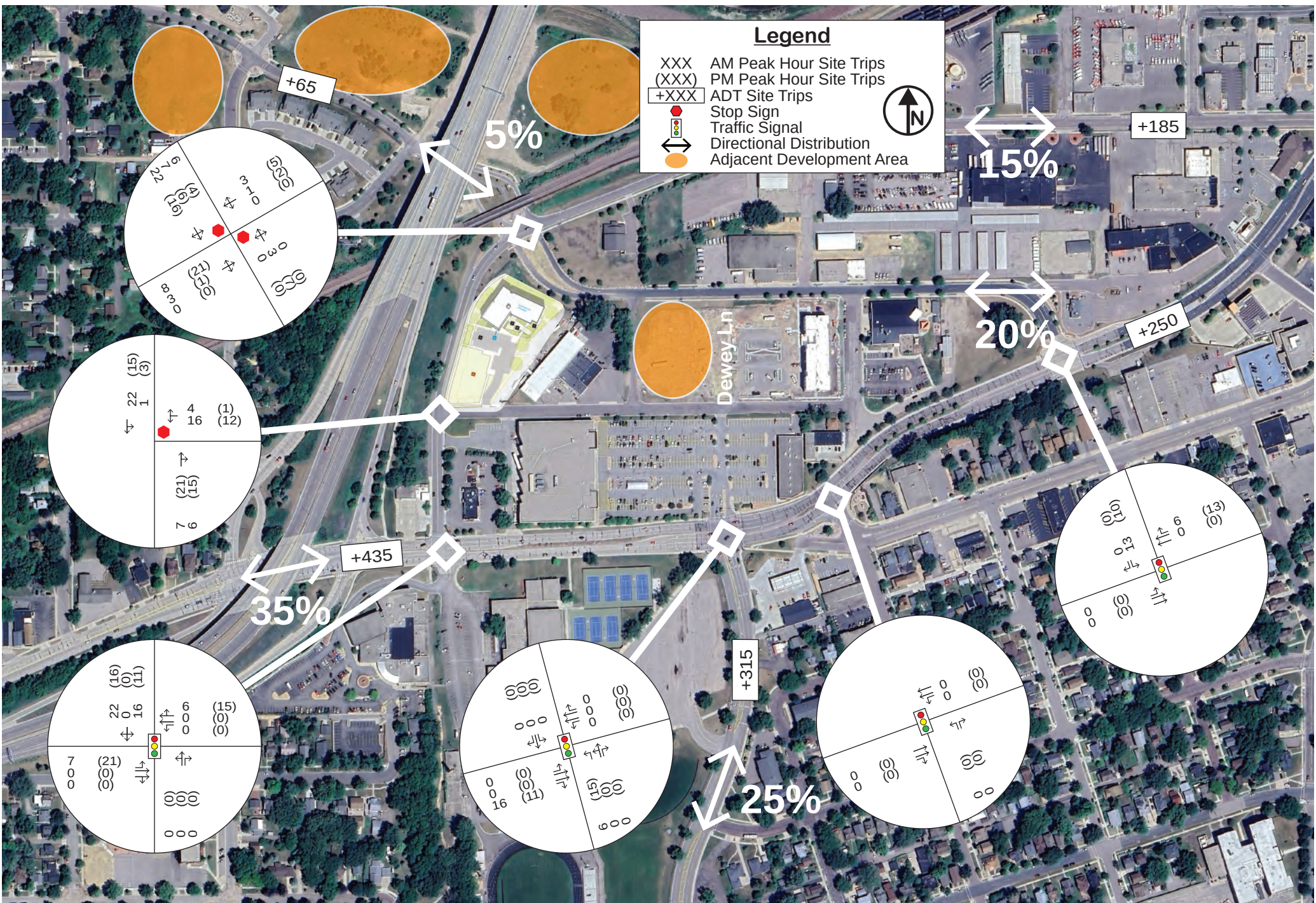
Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Poplar Street and Sibley Parkway	SSS	A / A (6)	A / A (8)
Poplar Street and Linder Avenue	SSS	A / A (5)	A / A (6)
Riverfront Drive and Poplar Street	Signal	B (15)	B (12)
Riverfront Drive and Stoltzman Road / CR 16	Signal	B (18)	C (24)
Riverfront Drive and Marshall Street	Signal	A (6)	A (6)
Riverfront Drive and Sibley Parkway	Signal	A (3)	A (4)

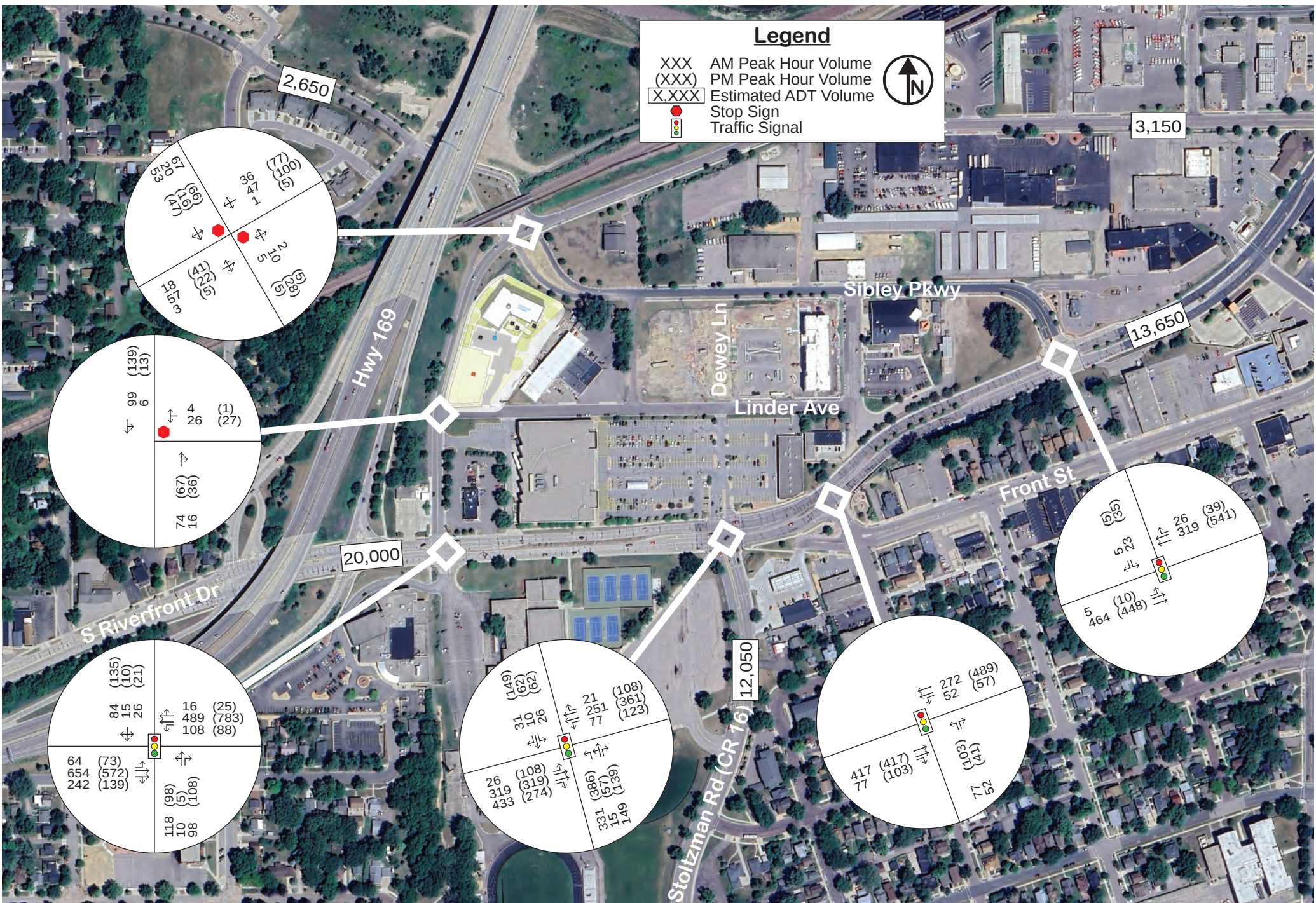
SSS – Side-Street-Stop

SITE PLAN CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between the City and / or project team.

- Locate signage and landscaping to avoid creating any sight distance issues.
- Review truck maneuverability to limit potential internal circulation conflicts; a second access may be needed to support internal truck maneuverability, such as an access to Poplar Street.
- Install appropriate internal traffic controls (i.e., stop signs, etc.) per coordination with City staff.





CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) There are no existing intersection crash frequency or severity issues within the study area.
- 2) All study intersections and approaches operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours; there are no significant existing operational issues from an intersection capacity perspective.
- 3) The project includes a total of 40 multi-family supportive housing units, which includes a combination of studio, one-, and two-bedroom units.
 - a. Adjacent projects accounted for in this study include the 64-unit Lewis Lofts affordable senior housing development planned to open this spring, as well as approximately 105 townhome / multifamily units planned / under construction to the northwest of the Poplar Street and Sibley Parkway intersection.
- 4) Traffic forecasts were developed for year 2028 build conditions, which includes a one (1) percent annual background growth rate and trip generation from the proposed and adjacent developments.
 - a. The proposed development is estimated to generate 25 a.m. peak hour (7 in / 18 out), 27 p.m. peak hour (16 in / 11 out), and 290 daily (145 in / 145 out) trips.
 - b. The adjacent developments are estimated to generate a total of 63 a.m. peak hour (17 in / 46 out), 76 p.m. peak hour (44 in / 32 out), and 960 daily (480 in / 480 out) trips
- 5) Results of the year 2028 build capacity analysis indicate that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours; minimal change to intersection delays and queues are expected.
 - a. No operational issues are expected because of the area developments from an intersection capacity perspective.
- 6) The following site plan related items are offered for further consideration.
 - a. Locate signage and landscaping to avoid creating any sight distance issues.
 - b. Review truck maneuverability to limit potential internal circulation conflicts; a second access may be needed to support internal truck maneuverability, such as an access to Poplar Street.
 - c. Install appropriate internal traffic controls (i.e., stop signs, etc.) per coordination with City staff.



**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:

City of Mankato

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

See attached legal description.

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

See attached exhibits with the legal description of the requested vacated areas.

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley 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 22nd day of May, 20 25.

Susan MH Arntz
Petitioner Susan MH Arntz, City Manager

10 Civic Center Plaza, Mankato, MN 56001

Mailing Address

507-387-8695

Phone

sarntz@mankatomn.gov

Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22nd day of May, 20 25.



Jennifer E. Guerrero
Notary Public

EXHIBIT "A"

Parcel 1

North 46.66 feet of South Half of Block 17, Oakwood Addition to City of Mankato, lying West of the abandoned Railroad right of way of Chicago, Milwaukee & St. Paul Railway Co., according to the recorded plat thereof, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 2

All of Chicago, Milwaukee, St Paul and Pacific Railroad Company's 25 foot wide property in Block 17 lying southerly of the center line of the east-west alley running through Block 17, Oakwood Addition, according to the recorded plat thereof, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 3

All of Block 17 West of the Chicago, Milwaukee & St. Paul Railway, except the North 46 2/3 feet of the South 1/2 of said Block 17 all according to the Map of Oakwood Add. to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State, and except Parcel 224A on Minnesota Department of Transportation Right of Way Plat Numbered 07-29, according to the recorded plat thereof, Blue Earth County, Minnesota..

Being Registered land as is evidenced by Certificate of Title No. 29,044.

Parcel 4

Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 29,044.

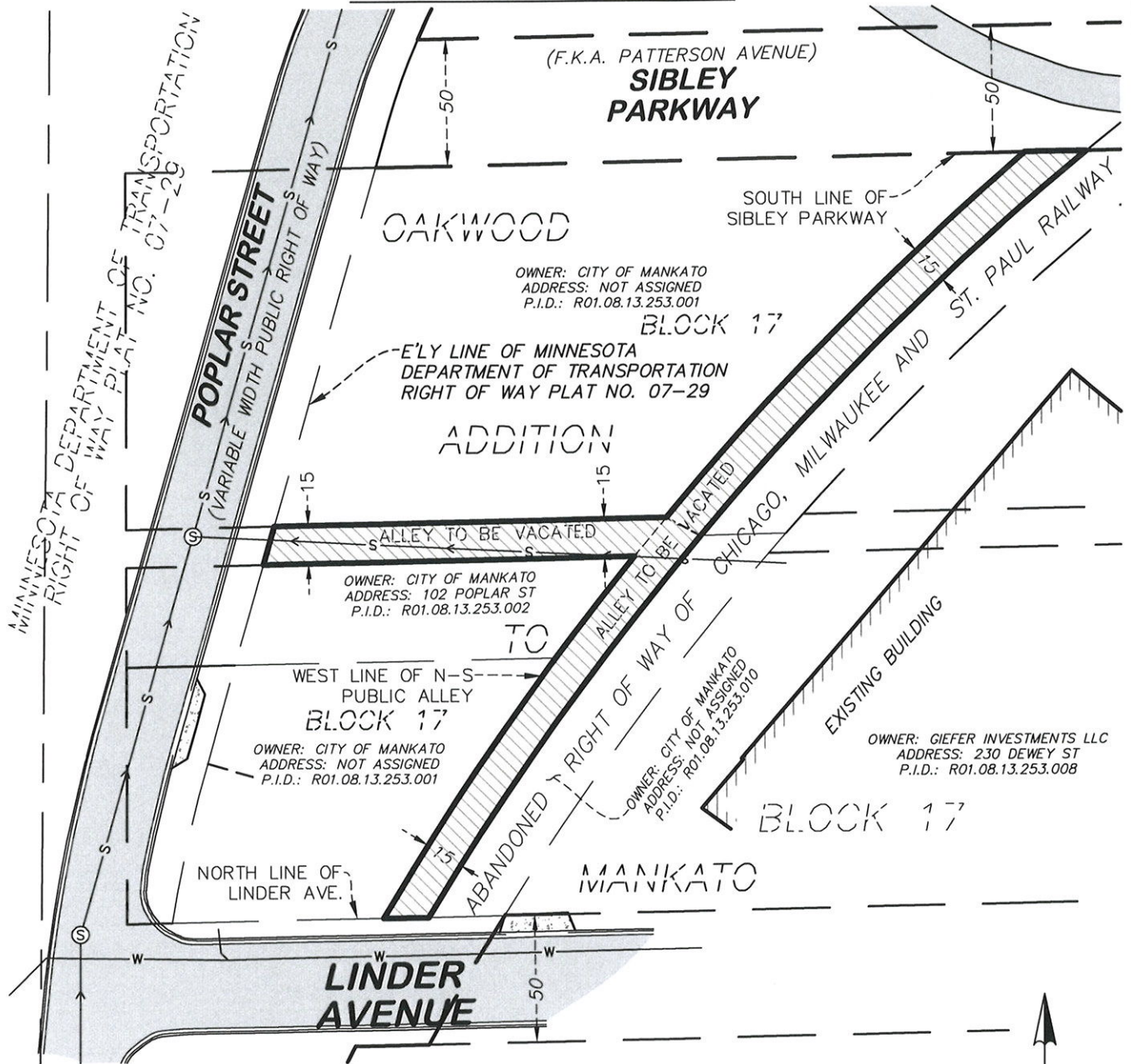
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ALLEY VACATION EXHIBIT



A vacation of publicly dedicated alleys within Block 17, OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, being over, under and across those parts of said alleys being described as follows:

A 15-foot wide Public Alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot Public Alley running north-south between Linder Avenue and Sibley Parkway;

Together with a 15-foot wide Public Alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway.

Containing 8,171 square feet or 0.1876 acres, more or less.



ALLEY VACATION EXHIBIT EXHIBIT FOR:

TRELLIS CO.

SITE LOCATION: Site Address
City, State Zip Code
X County Tax P.I.D.



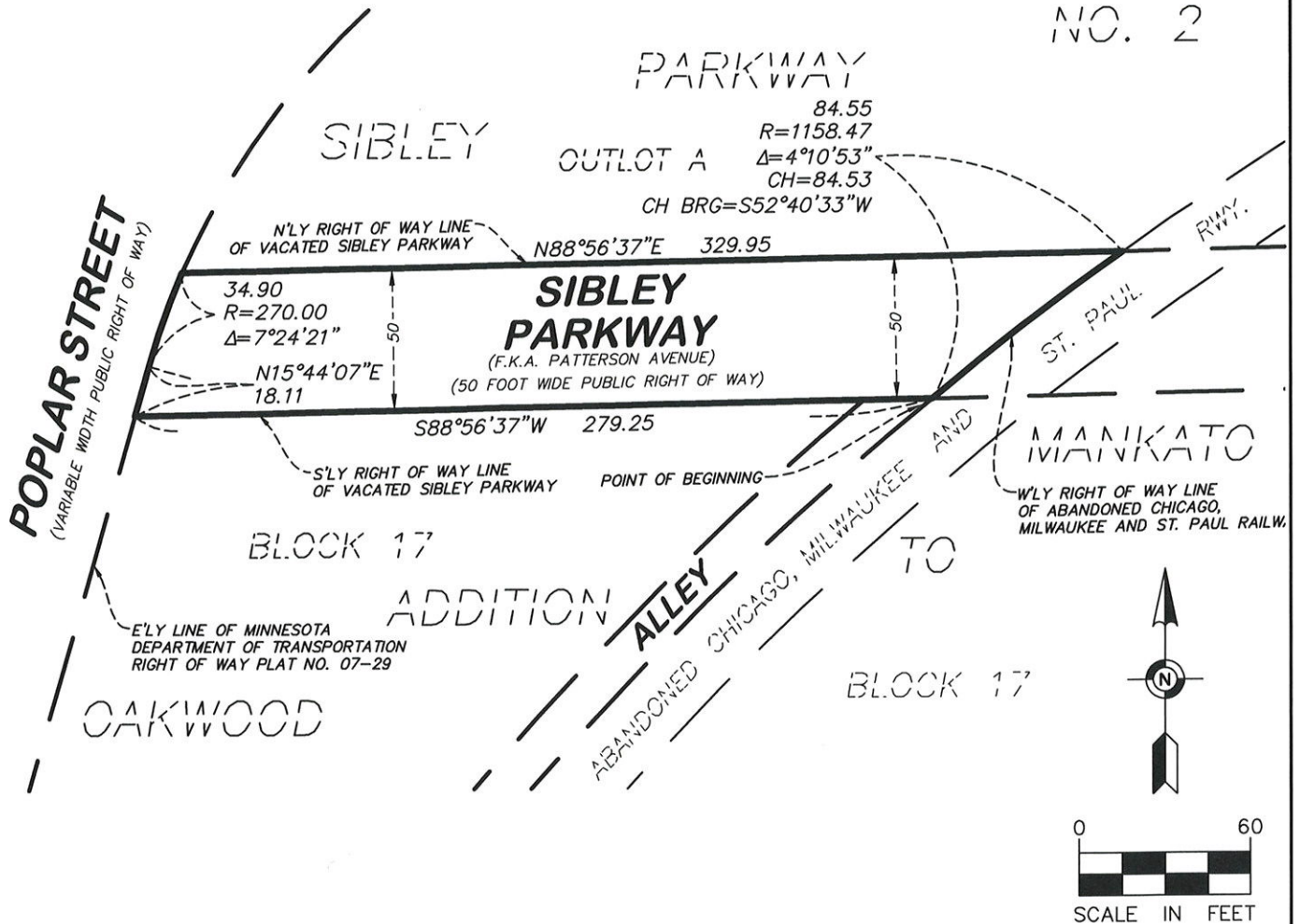
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land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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STREET VACATION EXHIBIT

NO. 2



A vacation of Sibley Parkway, publicly dedicated as Patterson Avenue on the plat of OAKWOOD ADDITION TO MANKATO, according to the recorded plat thereof, Blue Earth County, Minnesota, being described as:

Beginning at the intersection of the southerly right of way line of said Sibley Parkway with the westerly line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway, as depicted on said plat of OAKWOOD ADDITION TO MANKATO, thence South 88 degrees 56 minutes 37 seconds West, assumed bearing, along said southerly right of way line of Sibley Parkway, a distance of 279.25 feet to the intersection of said southerly right of way line with the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29; thence North 15 degrees 44 minutes 07 seconds East, along said easterly right of way line, a distance of 18.11 feet; thence continuing along said easterly right of way line, 34.90 feet along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 07 degrees 24 minutes 21 seconds, to the intersection of said easterly right of way line with the northerly right of way line of said Sibley Parkway; thence North 88 degrees 56 minutes 37 seconds East, along said northerly right of way line, a distance of 329.95 feet to the intersection of said northerly right of way line with said westerly right of way line of the abandoned right of way of the Chicago, Milwaukee and St. Paul Railway; thence southwesterly 84.55 feet, along said westerly right of way line, on a non-tangential curve concave to the southeast, having a radius of 1158.47 feet, a central angle of 04 degrees 10 minutes 53 seconds, and a chord bearing of South 52 degrees 40 minutes 33 seconds West, to the point of beginning.

Containing 15,221 square feet or 0.34943 acres, more or less.

ALLEY VACATION EXHIBIT EXHIBIT FOR:

TRELLIS CO.

SITE LOCATION: 102 Poplar Street
Mankato, Minnesota 56001
Blue Earth County

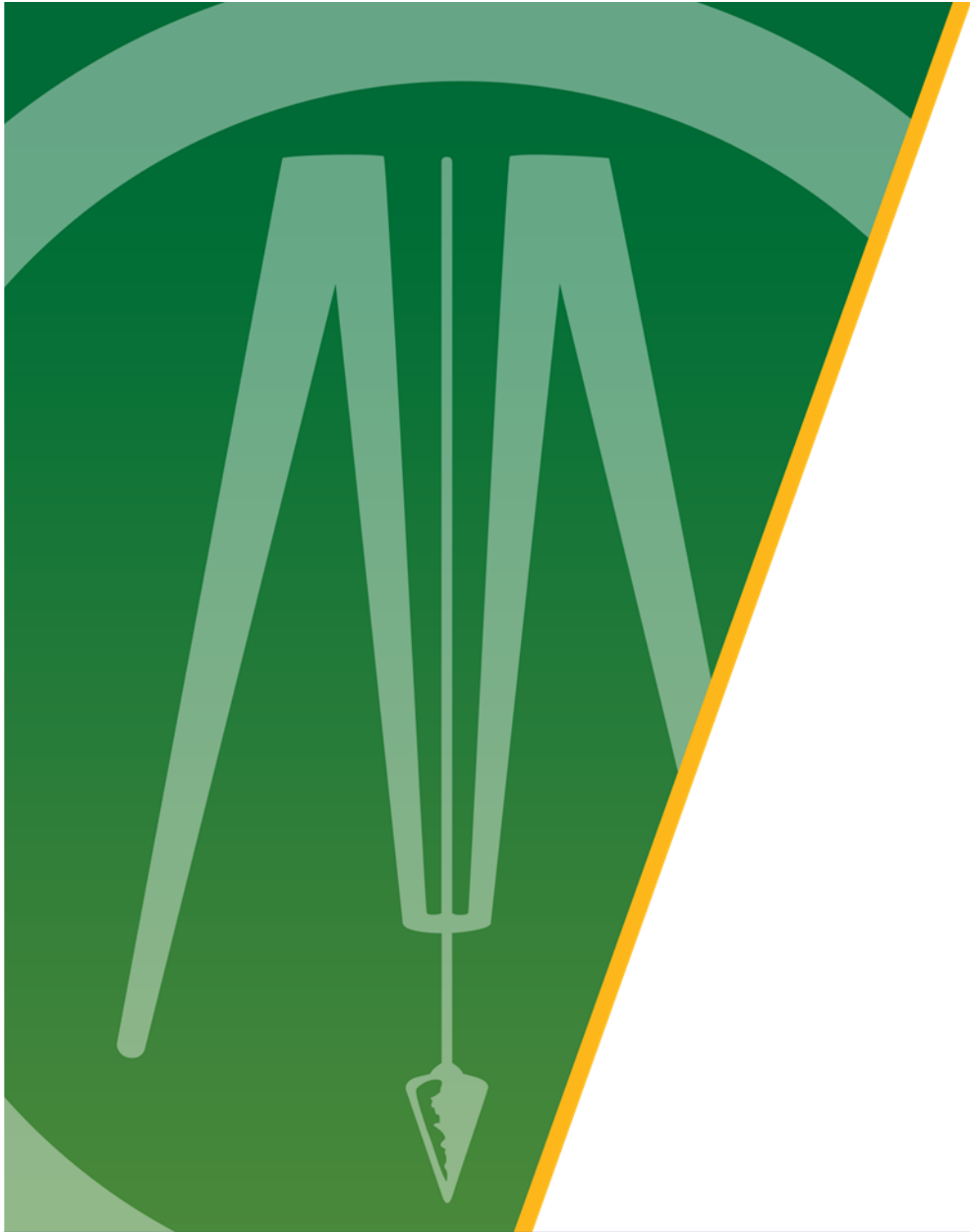


Egan, Field & Nowak, Inc.

land surveyors since 1872

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New Brighton, Minnesota 55112
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Mankato Supportive Housing Development

Type & Boundary Application

Trellis Company
June 10, 2025

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 902-2409



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Appendix

NO WETLANDS MEMO

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	Trellis Co. Justin Eilers Vice President – Housing Development
Mailing Address:	614 1 st Street North, Suite 100 Minneapolis, MN 55401
Phone:	(319) 431-6464
E-mail Address:	jeilers@trellismn.org

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Dan Donayre Natural Resources Lead
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	(507) 902-2409
E-mail Address:	Dan.donayre@bolton-menk.com

PART TWO: Site Location Information

County: Blue Earth

City/Township: City of Mankato

Parcel ID and/or Address: R010813253001, R010813253002, R010813251014

Legal Description (Section, Township, Range): 13, 108N, 27W

Lat/Long (decimal degrees): 44.161818, -94.017946

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 1.72 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: Justin Eilers Date: 6/11/2025

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Prepared by: Bolton & Menk, Inc.

Mankato Supportive Housing Development | 25X139330000

Appendix

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☐ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

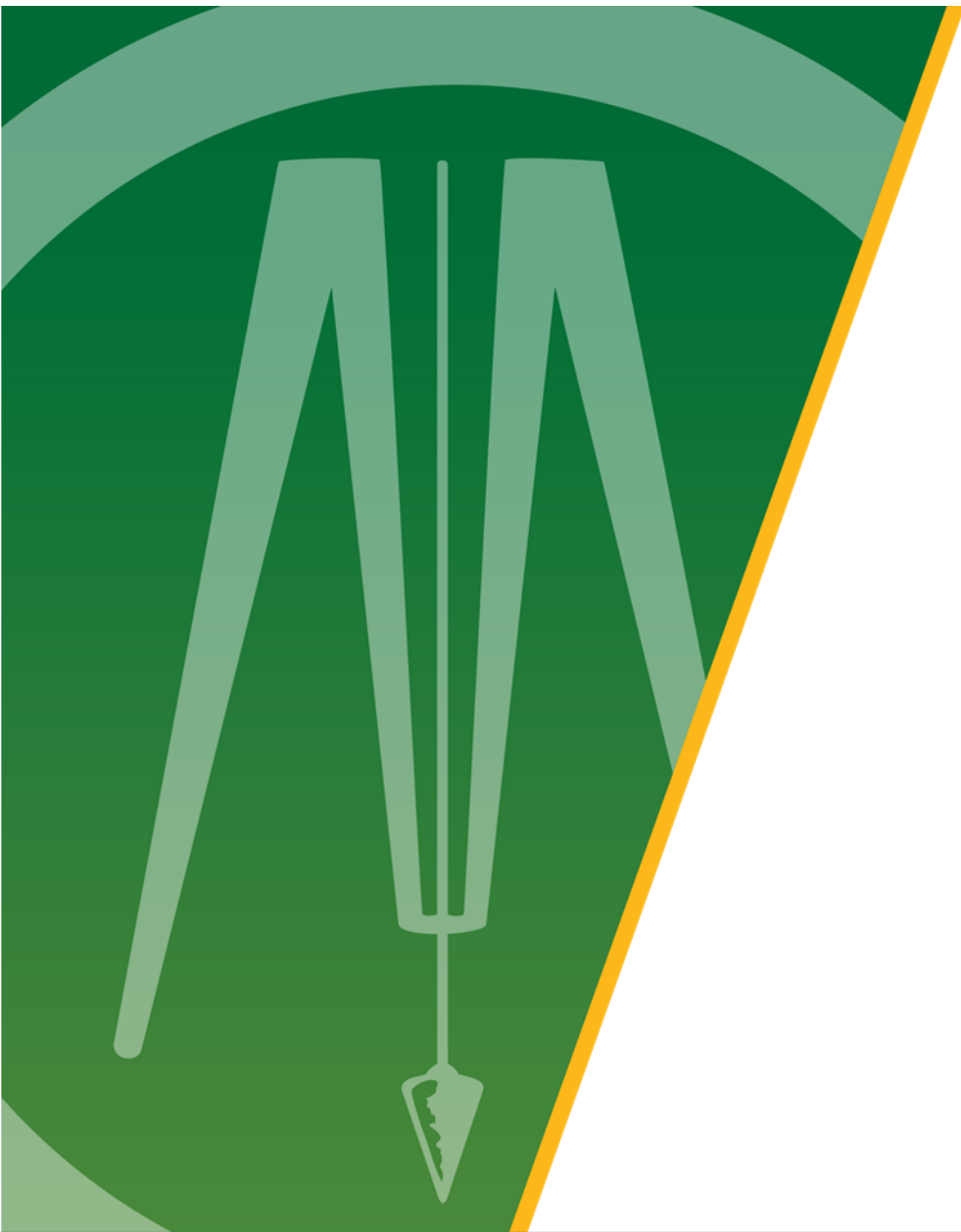
☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Appendix



Mankato Supportive Housing Development

No Wetlands Memorandum

Trellis Company
June 10, 2025

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 902-2409





Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

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

MEMORANDUM

Date: June 10, 2025
From: Baylee Johnson, Natural Resources Technician
Subject: Mankato Supportive Housing Development
Project No.: 25X139330000

Trellis Company is proposing to construct the Supportive Housing Development located north of Linder Avenue on the east side of Poplar Street and south of the Sibley Parkway intersection. Construction activities include a three-story apartment building development. An off-site assessment for the existence of wetlands on the property was completed. This assessment included the review of the following items:

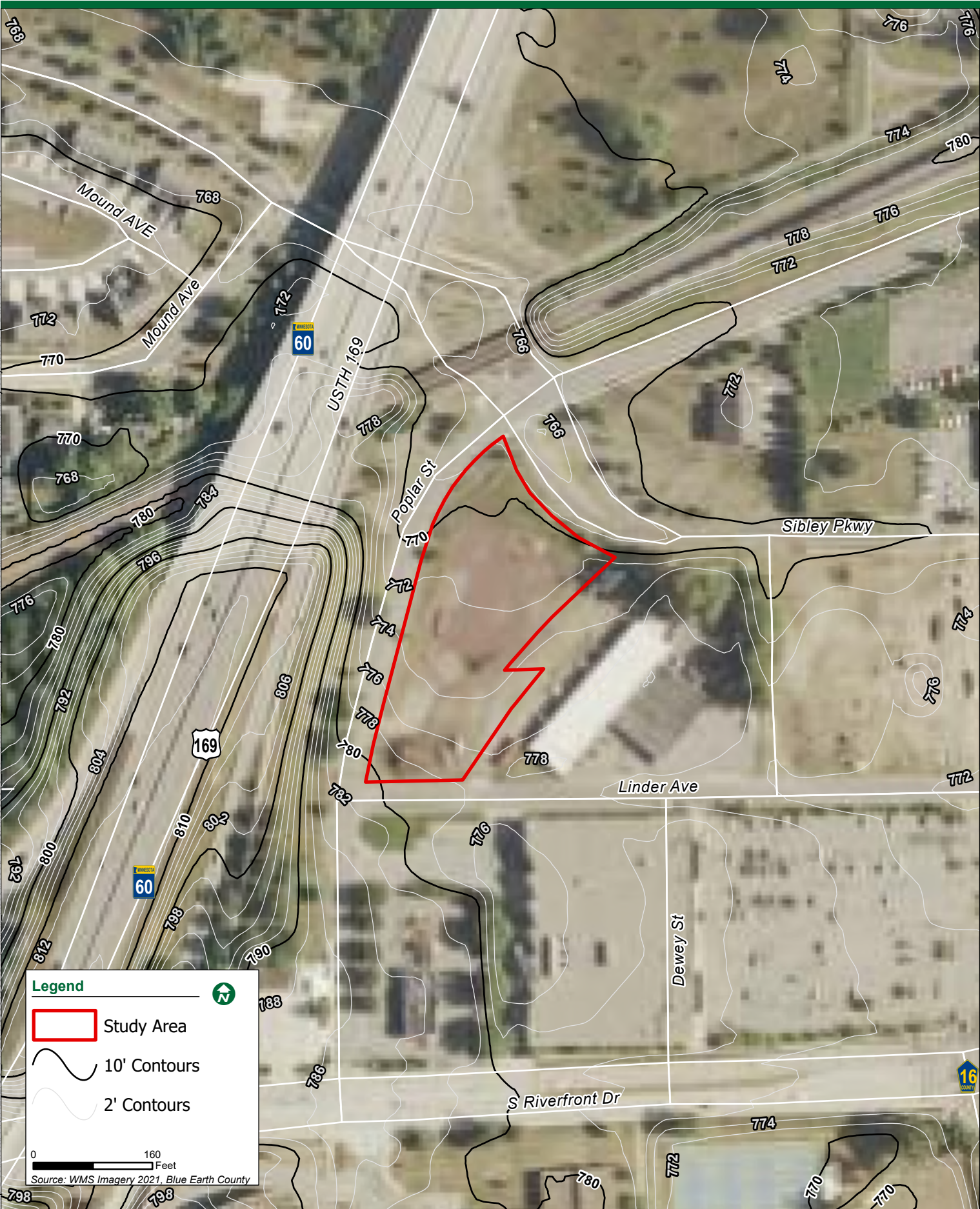
- Location Map (Exhibit A)
- Blue Earth County 2-foot LiDAR contours (Exhibit B).
- The National Wetland Inventory (Exhibit C).
- The Public Waters Inventory (Exhibit D).
- Blue Earth County Soil Survey (Exhibit E).
- Historical Imagery (Exhibit F1 & F2)

No hydric soils, NWI wetlands, or PWI waterbodies were determined to exist within the study area. Wetland signatures were not observed during the review of historical imagery. Over the years, the city-owned property has been utilized for snow storage, street maintenance material storage, and other related municipal operations. A drainage swale was excavated and culvert installed in the northern part of the study area in 2019 (**See Exhibit F2**) and is therefore not considered a historic water feature.

Using methods described in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)", it has been determined that no wetlands exist in the area being considered for development. The attached exhibits illustrate the findings of this study.



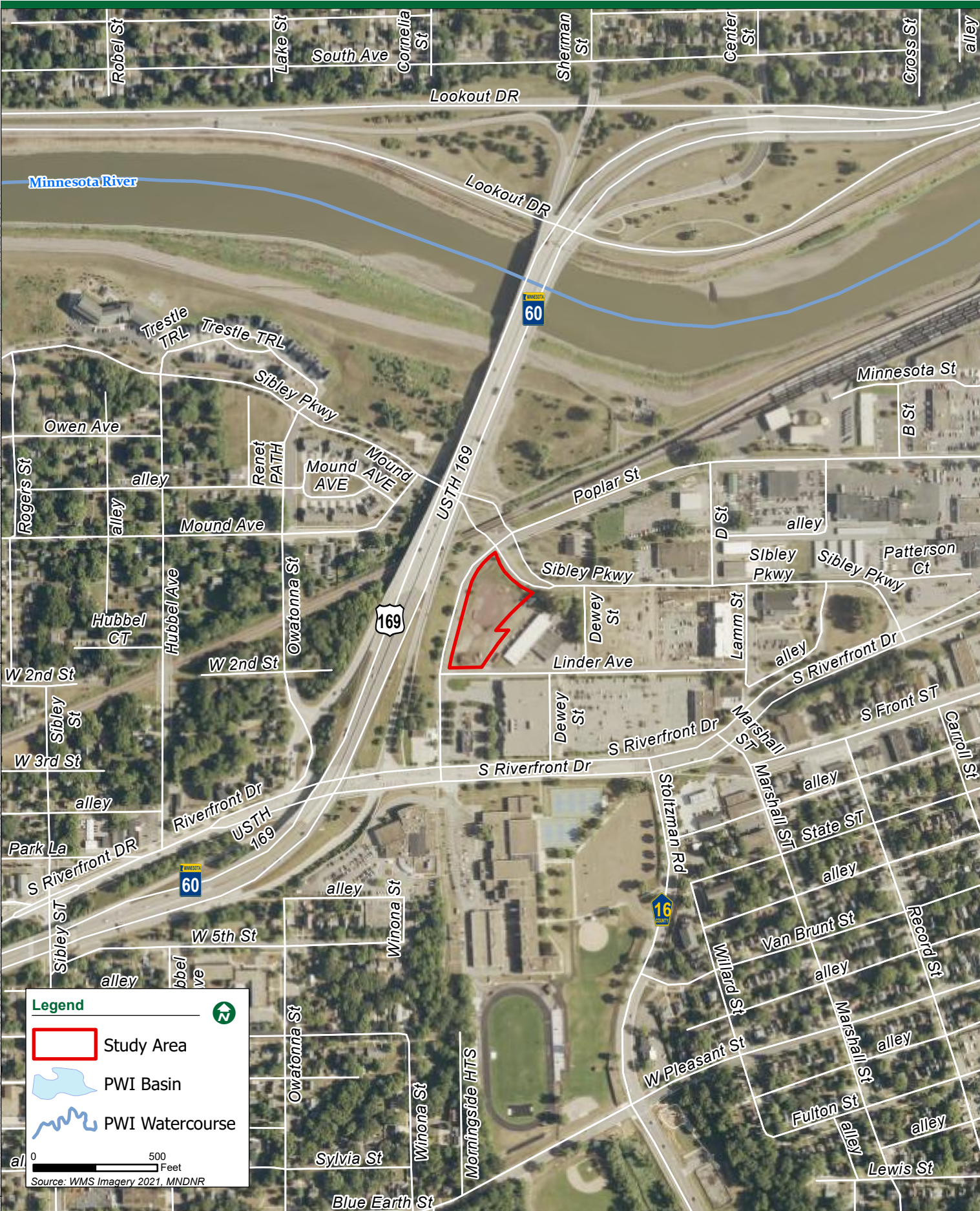
Map Document: H:\TRELLIS\CO_PR\25X139330000\GIS\Natural_Resources\Pro\25X139330000 No Wetlands Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/10/2025 10:19 AM





Map Document: H:\TRELLIS\CO_PROJ\25X139330000\GIS\Natural_Resources\Pro\25X139330000 No Wetlands Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/9/2025 5:30 PM

Map Document: H:\TRELLIS\CO_PR\25X139330000\GIS\Natural_Resources\Pro\25X139330000 No Wetlands Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/9/2025 5:30 PM



Symbol	Name	Slopes	Hydric Rating	Hydric Class
853	Copaston-Urban land bouldery complex	1-4%	No	10
855	Dourchester-Urban land complex	1-3%	No	10
961	Storden complex, very steep	0%	No	0
1002	Alluvial land, frequently ponded	0%	Yes	100
1007	Alluvial-Urban land complex	0%	No	20
1039	Urban land	0-2%	No	0

Legend

 Study Area

County Soils

 Water

 Non-Hydric Soils

 Unranked

 Hydric Soils

0100

Feet

Source: WMS Imagery 2021, NRCS

Map Document: H:\TRELLIS\CO_PR25X139330000\GIS\Natural_Resources\Pro25X139330000_No_Wetlands_Memo_aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/9/2025 5:30 PM





Meeting Date: 06/25/2025

Title

CY29-25

Request of Fisher Development for rezoning of properties from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District. The subject properties are described as Columbia Park Add, Block 10, Lot 4; Columbia Park Add Block 9, Lots 1,2; Columbia Park Add Block 7, Lots 9-16; Columbia Park Add Block 8, Lots 1-8; Germania Park Add Block 24 Lots 1-6, City of Mankato (Blue Earth County PID R010906331009, R010906184004, R010906180008, etal).

The anticipated date of City Council action is July 28, 2025.

Applicant

The applicant is Fisher Development, with permission of the property owner.

Request

The request is to rezone the subject properties from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District.

Location

The subject properties are located on 8th Avenue in the Germania Park neighborhood.

Existing Land Use

The properties are currently vacant parcels.

Zoning

The properties are zoned P-I, Planned Industrial.

Environmentally Sensitive Areas

The properties on the western side of 8th Avenue contain areas that meet the definition of bluff/slope in Mankato City Code.

Public Utilities

Upon development, public utilities will be necessary. Utilities are planned in conjunction with the upcoming street project.

City Code

Mankato City Code Chapter 10, Article XI, Chapter 9 related to zoning amendments can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV9AM

Site Plan Review Comments

The item was reviewed at the Site Plan and Traffic Advisory Committee meeting on June 10, 2025, and comments provided to the applicant were reflective of making appropriate notification and application payments, which the applicant has addressed.

Review

Fisher Development, with permission of the property owner, is requesting the rezoning of properties located on 8th Avenue from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District.

The subject properties are described as Columbia Park Add, Block 10, Lot 4; Columbia Park Add Block 9, Lots 1,2; Columbia Park Add Block 7, Lots 9-16; Columbia Park Add Block 8, Lots 1-8; Germania Park Add Block 24 Lots 1-6, City of Mankato. The Blue Earth County Parcel Identification Numbers associated with the parcels include R010906331009, R010906184004, R010906180008, etal.

The applicant is seeking to rezone the subject parcels to R-3, Limited Multiple Dwelling District, from the current zoning of P-I, Planned Industrial.

The rezoning request is consistent with the adjacent neighborhood to the east of the subject site, which is also zoned R-3. Properties used for residential purposes are located just to the north and south of the subject site and those properties maintain the P-I, Planned Industrial, zoning designation and will do so until such a time as those property owners seek a rezoning of the subject properties. The property located to the west of the subject site, the former quarry, is zoned M-2, Heavy Industrial.

The proposed rezoning is in keeping with the recently amended land use plan for the area. On May 12, 2025, the City Council of the City of Mankato adopted a Land Use Plan amendment that changed the guided land use of the subject properties from Light Industrial to Medium

Density Residential to allow for the construction of single-family dwellings, either attached or detached. The Council approval incorporated findings from the Jefferson Quarry Redevelopment Plan, which was a small area plan developed and adopted on September 11, 2023 for guidance in the redevelopment of the Jefferson quarry area.

While the street is currently unpaved and the lots are not served by public utilities, the subject properties are proposed to be served by public utilities through the Germania Park Phase 5 Capital Improvement Plan project. A recommended condition is included herein that development on the subject parcels, including the issuance of any building permits, will be considered only after the street is complete, and the public utility infrastructure has been installed.

The Land Use Plan Amendment was adopted with the following conditions, and those conditions, with slight modifications for this request, are also recommended in the consideration for rezoning of the subject parcels.

1. At the time of any subsequent future zoning requests for the development area, a more in-depth traffic study shall be provided at the time of application submission to assess the need for intersection geometry or traffic control improvements associated with the subject development.
2. The design of the structures in the area shall be thoughtfully integrated into the existing neighborhood and shall provide high-quality design standards.
3. Prior to future development, the applicant will be required to seek rezoning for the subject parcels, as well as any required zoning approvals for the proposed development.
4. The site development shall provide a multi-modal connectivity plan for the site. The plan shall include a future pedestrian connection from the neighborhood into the quarry.
5. Any future changes to the street network included in the traffic memorandum, such as modifications to Cleveland, Harper or Lind, will require a re-evaluation of the traffic impact information provided. Any costs associated with said changes and study updates will be those of the applicant or successors.

Findings

Staff respectfully submits the following findings regarding the proposed rezone from P-I, Planned Industrial, to R-3, Limited Multiple Family Residential.

1. The rezoning from P-I, Planned Industrial, to R-3,Limited Multiple Dwelling District is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the City Council.
2. The rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
3. The proposed R-3 zoning classification is consistent with adjacent properties in the immediate vicinity.
4. The proposed rezoning will not interfere with or diminish the use of property in the immediate vicinity.
5. The properties do not currently have adequate public facilities, but with the implementation of the Germania Park Phase 5 Capital Improvement Project, the development parcels will be served by adequate public facilities, such as streets and utility services.

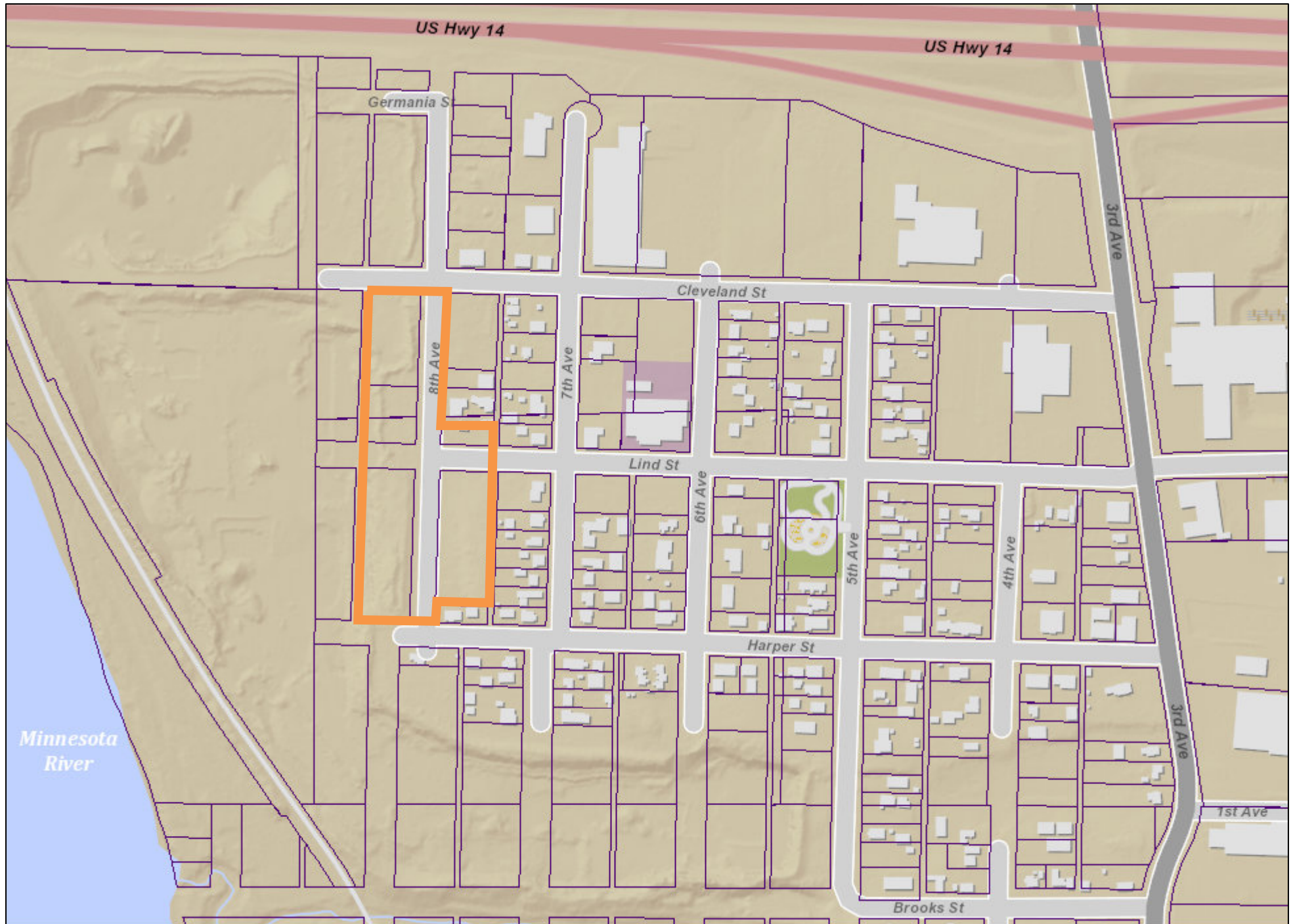
Recommendation

Staff recommends approval of the rezoning of the subject parcels from P-I, Planned Industrial, to R-3, Limited Multiple Family Residential.

Attachments

- General Location Map
 - Aerial Plan
 - Proposed Rezoning
-

General Location Map



Date: March 2025

Author:

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

Aerial Map

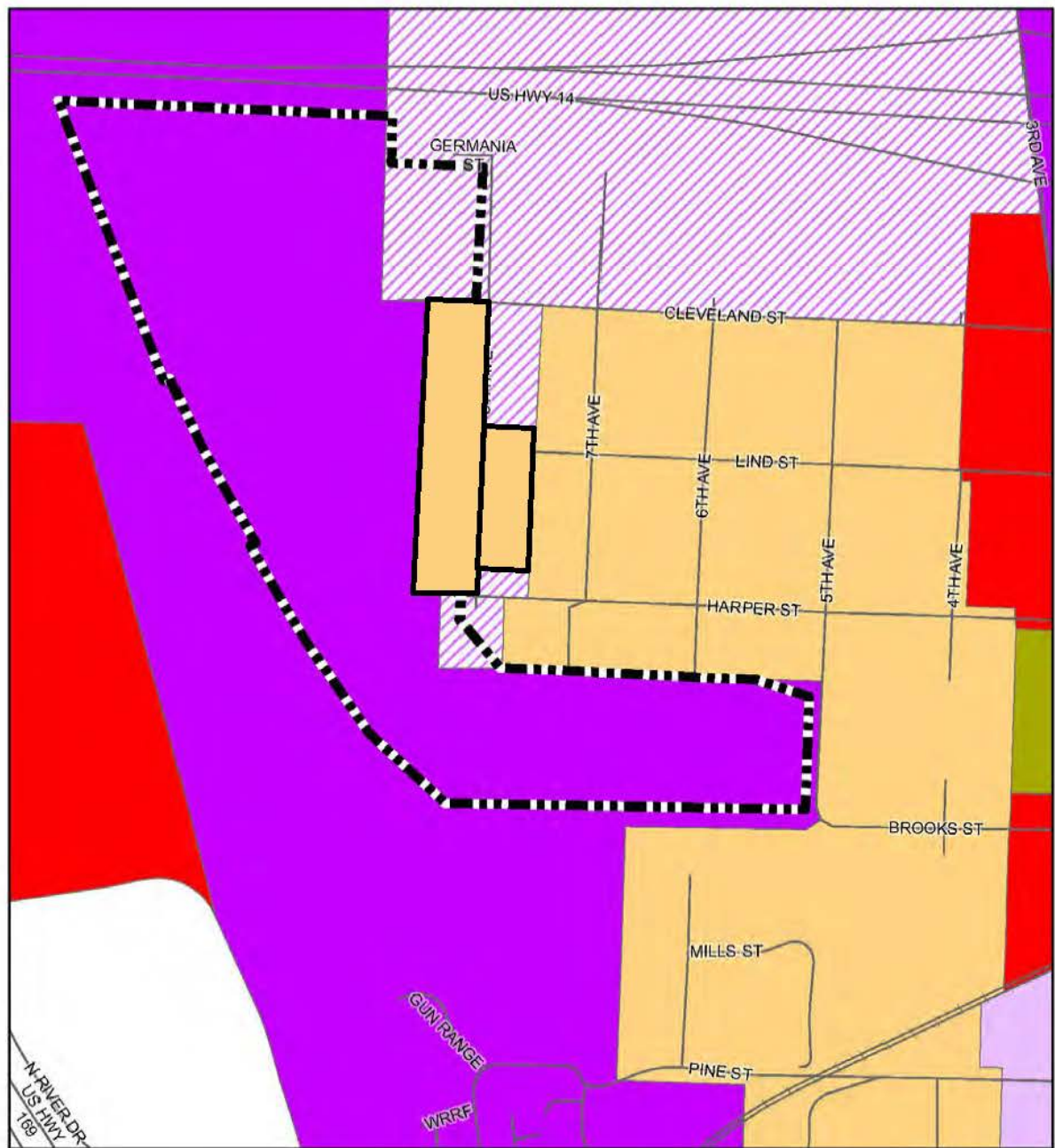


Date: March 2025

Author:

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Figure 7. Zoning

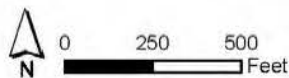


Zoning

Jefferson Quarry Redevelopment Plan

- Project Boundary**
- Zoning**
- Transition District
 - R-1 One-Family Dwelling
 - R-2 One & Two Family Dwelling

- R-3 Limited Multiple Dwelling
- R-4 Multiple Dwelling
- R-T Residential Transition
- OR Office Residential / O Office
- CBD-C Central Business District Core
- CBD-F Central Business District Fringe
- B-1 Community Business District
- B-2 General Business District
- B-3 Highway Business District
- P1 Planned Industrial
- M-1 Light Industrial
- M-2 Heavy Industrial



\\us0291-pptsp01\shared_projects\193805552\193805552 Mankato Working Folder\2.1 GIS\Mankato Jefferson Quarry.aprx

Meeting Date: 06/25/2025

Title

CY30-25

Request of Widseth, with permission of the property owner, for the preliminary plat review of Good Counsel Meadows subdivision. The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 1, 18, Block 13, Shaw’s Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID R010905379004, R010905379005, etal).

The anticipated date of City Council action is July 14, 2025.

Applicant

The applicant is Widseth, on behalf of South West Minnesota Housing Partnership.

Request

The applicant is requesting a preliminary plat review of Good Counsel Meadows subdivision.

Location

The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 17, 18, Block 13, Shaw’s Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID R010905379004, R010905379005, etal).

Existing Land Use

The land use is currently defined as public-semi-public.

Zoning

The subject property is zoned R-2, one and two family dwelling district.

Environmentally Sensitive Areas

The southwestern corner is located within the shoreland district. There are also sloped and wooded areas on the subject property.

Public Utilities

The property is not currently served by public utilities. The developer will be responsible for connecting to existing utilities located in N. 4th Street.

City Code

The R-2 zoning district can be viewed at the link below.

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV4OMIDWDI

Site Plan Review Comments

The site plan and traffic advisory committee met on June 10, 2025. Below are the comments.

1. The alley and sidewalk shall be privately owned and maintained in the back of homes.
2. The stormwater pond shall be privately owned and maintained.
3. The applicant shall provide clarity on the location of the water main and an easement shall be dedicated on Outlot B.
4. The City of Mankato has a sanitary trunk line that is located on both the inside and outside the bounds of this plat. The City of Mankato would request a document for a separate easement for these utilities that exist. This easement shall be 40 ft. in total (20 ft. on each side).
5. The applicant shall provide civil construction plans, alley design should meet City of Mankato standards, a storm water management plan, and a turning template shall be provided in conjunction with submittal of the final plat.
6. The applicant shall be aware that the Y connections shall not cross adjacent lot property lines. The sanitary line shall be within the City of Mankato right-of-way.
7. The applicant shall be required to pay water and sewer connection fees will apply. That fee will be \$2527.07 per residential unit and would apply at time of permitting.
8. The applicant shall provide a connection from the street to the front door of the unit for Public Safety access.

Review

The applicant is requesting review of the preliminary plat of Good Counsel Meadows subdivision.

History

In June 2022, the Mankato City Council approved the final plat review of School Sisters of Notre Dame Subdivision. The subdivision included the replanting of Lots 7-45, Highwood; Lots A-H, Duke's Subdivision; Lots 18-20, Shaw's Addition to Mankato; Outlot No. 1 & 2, Duke's Addition; Part of the Southeast Quarter of Section 5, Township 108 North Range 26 West; and Part of Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North Range 26 West (145 Good Counsel Drive).

The School Sisters of Notre Dame Subdivision contains one-lot and four-outlots. The subdivision was proposed to facilitate the sale of a portion of the property from School Sisters of Notre Dame Central Pacific Province to Mankato Loyola. The subdivision depicted existing uses on the property at the time of subdivision. No future uses are contemplated as part of this subdivision. Lot 1, Block 1 contains 50.18 acres and is the location of Mankato Loyola School. The remaining property within the subdivision is depicted as outlots. Outlot A, encompassing 1.78 acres, is the location of an existing cemetery. Outlot B, depicted as 41.96 acres, is the School Sisters of Notre Dame campus.

Outlot C is the area currently depicted as Highwood Subdivision. The replatting of this property to an outlot required a new plat in conformance with the R-2 standards if any development is proposed for this area. Outlot D is 8.35 acres and is the location of the existing barn building and community garden plots.

Current Proposal

The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 17, 18, Block 13, Shaw's Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID R010905379004, R010905379005, etal).

The applicant is proposing a 2-block, 11-lot subdivision. Block 1 contains 8 single-family dwelling lots. Each lot in Block 1 is 6,500 square feet which exceeds the minimum lot size requirements. The lots were required to provide additional depth to meet the shoreland requirements for Thompson Creek, a protected water.

Block 2 contains 3 lots, which range in size from .37 acres to .84 acres.

Outlot A would serve as the location for the storm water pond for the development. Outlot B is not planned for development at this time, and should future development be considered, replatting of this lot will be required.

Access

The lots on Block 1 would be served by access that would connect to North 4th Street at the intersection of East Ruth Street and East Mabel Street. The applicant will need to provide a refuse and snow removal plan for both the access road and sidewalk serving the development.

Block 2 of the proposed subdivision will have driveways connecting to 4th Street.

Utilities

Utilities are provided to the subdivision via connections to sewer and water services located in the 4th Street right-of-way. The lots in Block 1 will connect directly to the services in 4th Street. A secondary main will be extended to the Block 2 of the subdivision from 4th Street.

Storm water will be directed to the retention pond located to the east of Block 1. The pond will outlet into the storm system within 4th Street.

Findings

The staff recommend the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study has been submitted to verify compliance with the city drainage requirements.
3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City code by meeting the right-of-way standards.
2. The proposal will vacate a portion of Ruth Street.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use as residential lots.

Lot Standards:

1. The lots within the subdivision are intended for residential development. The lots are designed in conformance with the standards set forth in Chapter 10.

2. The concept plan for the residential areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Recommendation

Staff recommends approving the preliminary plat with the following conditions:

1. The applicant shall provide a hydraulic report in conformance with the grading manual.
2. The applicant shall enter into a subdivision agreement for any public improvements made to the property.
3. The proposed ponds should be located on separate outlots and publicly owned.
4. The lighting in the residential areas shall meet the city lighting standards for residential neighborhoods.
5. The applicant dedicate any easements or right-of-way on the final plat.
6. The applicant shall work with the Department of Public Works to determine if the access road be considered private or a public alley.
7. The applicant shall obtain a final plat prior to any construction beginning on the site.
8. The applicant shall be required to pay water and sewer connection fees. That fee will be \$2,527.07 per residential unit and would apply at time of permitting.

Attachments

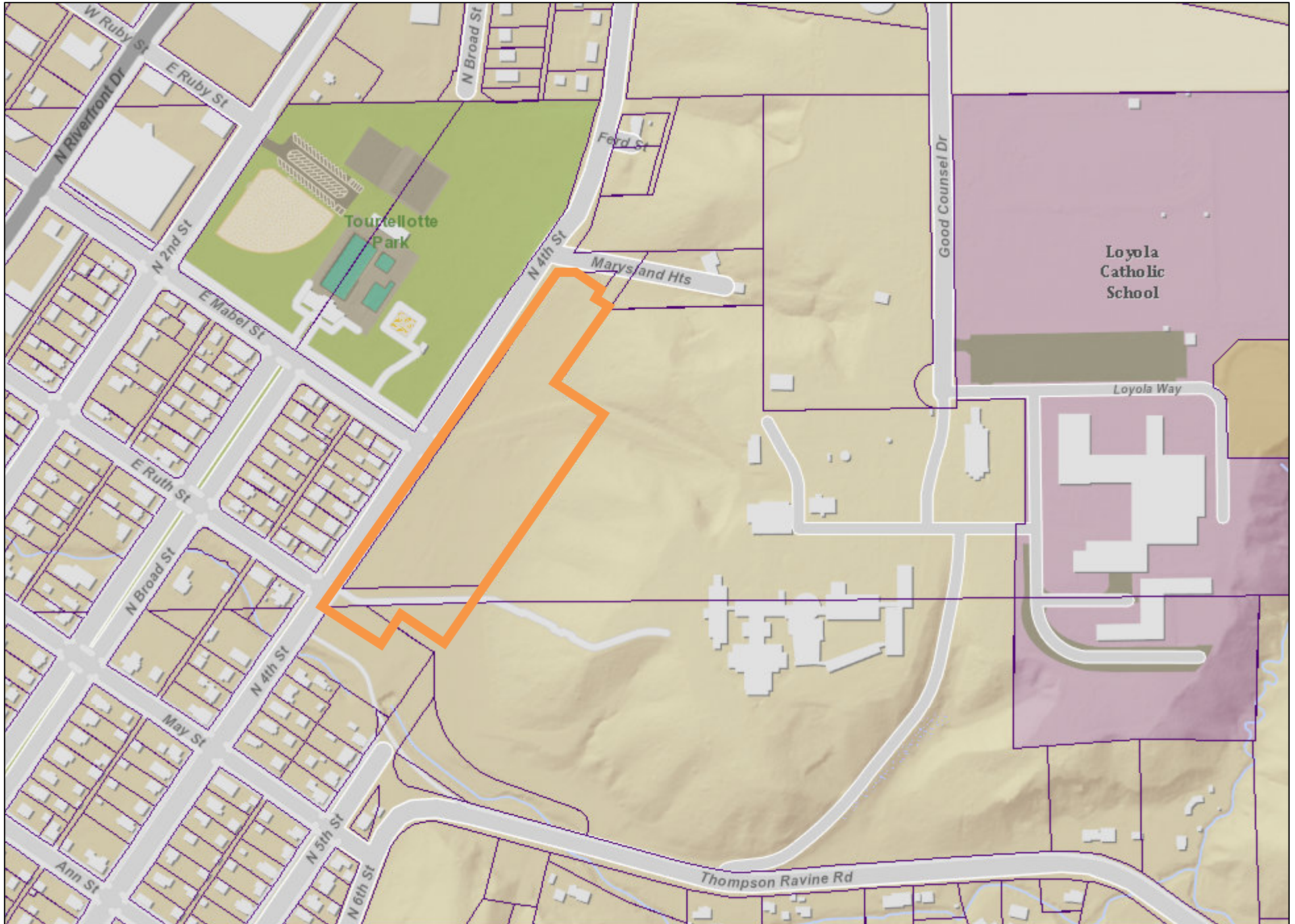
General Location Map

Aerial Plan

Preliminary Plat

Concept Plan

General Location Map

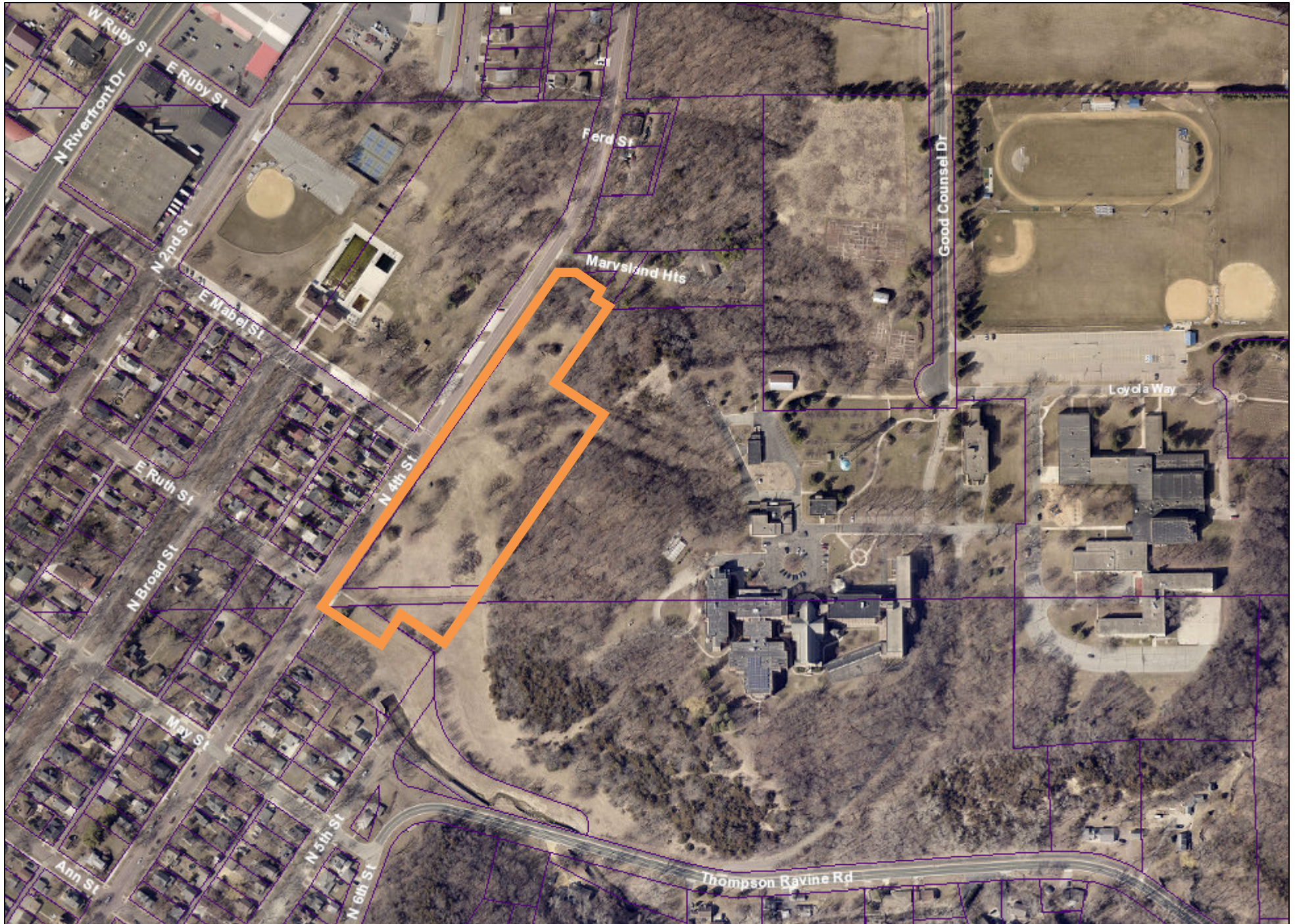


Date: June 2025

Author:

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Aerial Map



Date: June 2025

Author:

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PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

Southwest Minnesota Housing Partnership
140 Homestead Road
Mankato, MN 56001
(507) 836-1608

LAND SURVEYOR

Widseth
3777 40th Ave. NW Suite 200
Rochester, MN 55901
(507) 292-8743

WETLAND SPECIALIST

ISG
115 E Hickory St. Suite 300
Mankato, MN 56001
(507) 387-6651

PROPERTY LEGAL DESCRIPTION

Outlot C, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota.

ALSO

That part of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, lying easterly of 4th Street.

ALSO

That part of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of said Outlot B; thence North 85 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 89.61 feet; thence South 34 degrees 13 minutes 52 seconds West 51.66 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

ALSO

That part of Lots 1, 2, 17 and 18, Block 13, SHAW'S SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota; thence South 89 degrees 05 minutes 18 seconds West, along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 97.49 feet to the easterly right-of-way of 4th Street; thence South 55 degrees 46 minutes 08 seconds East 153.00 feet to the east line of said SHAW'S SUBDIVISION; thence North 34 degrees 13 minutes 52 seconds East, along said easterly line, 56.04 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

SURVEY NOTES

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83-2011.
- Benchmark: TNH at intersection of North 4th St. and East Mabel Street. Elev: 860.93.
- The E911 address of the subject property is: Not Assigned.

4. Property Identification Number: R01.09.05.379.004.

5. Total Acreage: 284,767.28 sq.ft. or 6.54 acres.

6. Contours shown are 1 foot contours, NAVD88 Datum.

7. There are no wetlands on the subject property according to the Wetland Delineation completed by Nick McCabe, ISG, Certified Wetland Delineator No. <Lic. Number>, on April 27, 2021.

8. According to FEMA Community Panel Number 115, Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).

9. The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:

- Front Yard: 30 feet
- Side Yard: 6 feet
- Rear Yard: 25 feet

10. The building setback lines are shown according to the City of Mankato zoning ordinance.

11. This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.

12. The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 251221584 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.

13. The fieldwork was performed on May 7, 8 & 15, 2025.

GOOD COUNSEL MEADOWS

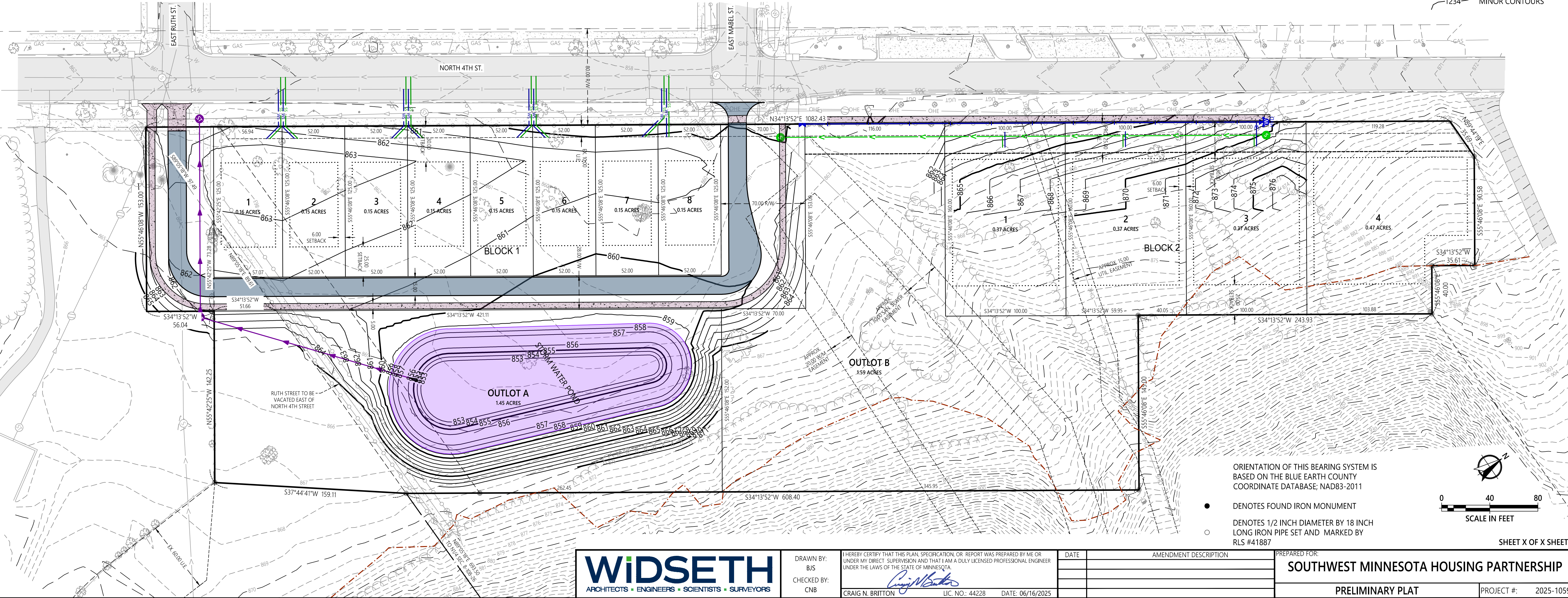
SEC. 5 & 8, TWN.108, RGE. 26

EXISTING LEGEND

SECTION LINE	GUY WIRE ANCHOR
EASEMENT LINE	SIGN - SINGLE
DEEDED LOT LINE(S)	FENCE - CHAINLINK
PLATTED LOT LINE(S)	TELECOM MANHOLE
SUBJECT TRACT(S) BOUNDARY	TELECOM PEDESTAL
SUBJECT TRACT SETBACK LINE(S)	FOC UNDERGROUND FIBER OPTIC CABLE
MAJOR CONTOURS (WITH LABEL)	UGT UNDERGROUND TELEPHONE CABLE
MINOR CONTOURS (WITH LABEL)	LIGHT POLE
TREE - CONIFER	MANHOLE
TREE - DECIDUOUS	PEDESTAL
EDGE OF WOODS	ELECTRIC POLE
BITUMINOUS PAVEMENT	TRANSFORMER
CONCRETE PAVEMENT	OHE OVERHEAD ELECTRIC WIRE

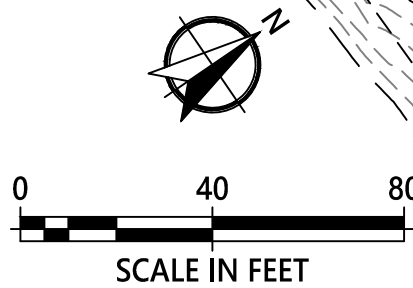
PROPOSED LEGEND

BITUMINOUS PAVEMENT
CONCRETE PAVEMENT
CURB & GUTTER
MANHOLE
GRAVITY MAIN PIPE
SERVICE PIPE
MANHOLE
GRAVITY MAIN PIPE
HYDRANT
WATER MAIN VALVE
WATER MAIN PIPE
WATER SERVICE PIPE
MAJOR CONTOURS
MINOR CONTOURS



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE BLUE EARTH COUNTY
COORDINATE DATABASE; NAD83-2011

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH
LONG IRON PIPE SET AND MARKED BY
RLS #41887



SHEET X OF X SHEETS

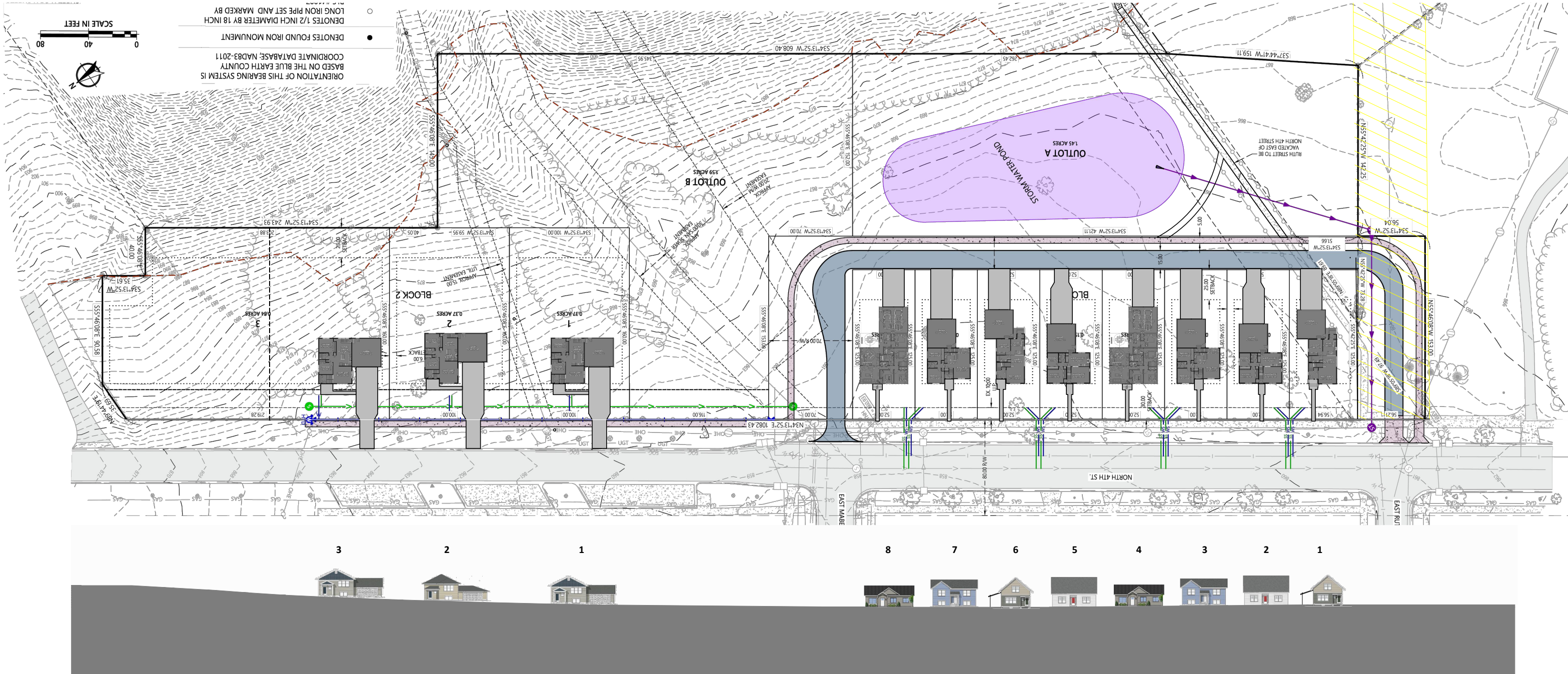
WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
BJS
CHECKED BY:
CNB

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.
Craig N. Britton
CRAIG N. BRITTON LIC. NO.: 44228 DATE: 06/16/2025

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:	SOUTHWEST MINNESOTA HOUSING PARTNERSHIP
PRELIMINARY PLAT	PROJECT #: 2025-10591



GOOD COUNSEL MEADOWS ARCHITECTURAL CONCEPT PLAN

JUNE 2025

Meeting Date: 06/25/2025

Title

CY31-25

Request of Northern Natural Gas Co. for a conditional use permit to allow the expansion of an existing essential service utility facility located in the R-1, one-family dwelling district, and for a variance to allow for the continuation of an 8' barbed wire fence in the residential district. The subject property is described as a tract of land located in the north 13.90 acres of the Northeast Quarter of the Northeast Quarter of Section 19, Township 108 North, Range 26 West, Blue Earth County. (Blue Earth County PID R010919226001 and R010919226002, 1204 and 1210 Warren Street).

The anticipated date of City Council action is July 28, 2025.

Applicant

The applicant is Northern Natural Gas.

Request

The applicant is requesting a conditional use permit to allow for the expansion of an existing essential service utility facility located in the R-1, one-family dwelling district, and for a variance to allow for the continuation of an 8' barbed wire fence in the residential district.

Location

The subject properties are located at 1204 and 1210 Warren Street.

Existing Land Use

The property at 1204 Warren Street is currently the location of an essential service utility facility. 1210 Warren Street is the location of an existing church.

Zoning

The subject properties are zoned R-1, one-family dwelling, district.

Environmentally Sensitive Areas

There is a slope/bluff area and a woodland located at 1210 Warren Street.

Public Utilities

If needed, public utilities will serve the site.

City Code

Mankato City Code pertaining to the applicable R-1, one family dwelling, zoning district can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIREDI_DIV3OMIDWDI

Mankato City Code pertaining to Special Provisions for essential use facilities can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1504ESSEUTSTFA

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at their June 10, 2025 meeting and provided the following comments:

- a. Provide a grading plan that minimizes drainage toward the ravine to reduce impacts. This shall be provided with the building permit submittal for the improvements.
- b. General note: if not already complete, please log onto the online portal and make notification fee payment.
- c. General note: the installation of equipment will be subject to Minnesota Rule standards 7030 and the applicant will be responsible for obtaining noise studies in the event that issues arise related to the noise from the new equipment.

Review

Northern Natural Gas Co. is requesting a conditional use permit to allow the expansion of an existing essential service utility facility located in the R-1, one-family dwelling district, and for a variance to allow for the continuation of an 8' barbed wire fence in the residential district. The subject property is described as a tract of land located in the North 13.90 acres of the Northeast Quarter of the Northeast Quarter of Section 19, Township 108 North, Range 26 West, Blue Earth County. The Parcel Identification Numbers include Blue Earth County PID R010919226001 and R010919226002, and the subject addresses associated with the proposal are 1204 and 1210 Warren Street.

Conditional Use Permit

The applicant is seeking a conditional use permit to allow an extension of the existing gas utility facility site at 1204 and 1210 Warren.

The properties proposed for the essential service utility facility expansion are located in the R-1, one-family dwelling district, zoning designation and, as such, "Public utilities, essential service utility facilities and structures, as regulated in article X, division 2, of this chapter" are outlined in the Code as conditional uses in the R-1 district. Mankato City Code section 10-2, Definitions, further provides, "Essential service utility structure and facility includes, but is not limited to, a structure or facility used for the location, maintenance or service of communication lines, natural gas, petroleum pipelines, television cables, or electrical transmission lines."

The site is currently the location of a natural gas facility, and this proposal seeks to expand the subject site. The 40' X 100' expansion area is on a parcel located to the east of the current essential services utility site and would be available by way of a lease from the church, who currently owns the subject expansion area parcel.

The applicant's narrative states that the purpose of the expansion is to accommodate a heater to warm the gas as it passes through the piping to prevent the regulator from freezing and to ensure reliable gas delivery. The narrative describes that the pipeline entering the station operates at 500 psig, which is regulated down to 94 psig for the customer. The significant pressure reduction causes a temperature drop across the regulator, which can impair the operation of regulators and downstream equipment, particularly in winter. To mitigate this, a heater is proposed for installation to warm the gas as it passes through, preventing regulator freezing and ensuring reliable gas delivery.

Plans provided by the applicant depict new equipment located in the expansion area on the eastern side of the existing site and include a heater and associated equipment, piping and apparatuses. The Code, Section X, Division 2, Sec. 10-1504, provides that a parcel exclusively used for essential service utility structures and facilities is exempt from the minimum area and width requirements. The Code also provides setbacks for essential service sites. No changes are proposed to the front yard setback of the subject parcel, and the new equipment is located such that it achieves the required 6' side and rear yard setbacks for essential service structures and facilities. Fences are allowed up to, but not on, the property line, so the setbacks for the location of the fence also conform with the Code criteria.

The City of Mankato Code requires that essential service utility structures and facilities that are located in residential districts be screened from adjacent residential uses. This site is located in a residential district and the screening/landscaping plans provided with the submission show the continuation of evergreen trees on the southern side of the property. The northern and eastern sides of the property are screened with existing trees and ravine/woodland/topography conditions. The western side, which faces residential houses across Warren Street, is not currently screened, and a recommended condition is included herein that screening be incorporated into the front yard area, the western side, of the project.

The Code provides that the essential service utility structures or facilities shall conform to the height provisions of the underlying zoning district. The plans provided show a pipe on the new heater that is approximately 208 inches tall, which is just over 17 feet, and this achieves the R-1 district height criteria of 30 feet.

The plans do not show the addition of any new parking areas and the existing site will be utilized for parking. If temporary parking of maintenance or utility vehicles is proposed in the new expansion area, those areas will be required to achieve Mankato City Code standards, which state that, "All parking areas and drives shall be hard surfaced and conform to the standards set forth in this article. Parking areas shall only be used for the temporary parking of maintenance and utility vehicles. Parking is permitted in the required front yard building setback. Fifty percent of the front yard area must be reserved for landscaping, exclusive of parking."

There are environmentally sensitive bluffs located on the eastern side of the subject site and they also include woodland areas. While the applicant's leased easement area extends into the bluff area, the applicant is not proposing any fencing or activity in the bluff or the required 10' bluff setback area, nor are any trees proposed for removal from the woodland area. Additionally, during the Site Plan process, a comment was provided that the applicant would be required to provide a grading plan to demonstrate the drainage and grading and potential impacts to the adjacent environmentally sensitive bluff. The applicant subsequently responded, indicating that the proposed expansion will not increase drainage towards the ravine and that there will not be a change in the grade.

The applicant has indicated that the installation of the proposed equipment will not cause noise nuisances. A recommended condition is included herein that requires the applicant to provide a noise study that demonstrates conformance with the rule that applies to all noise in Minnesota, Minnesota Rule 7030, and implement any required noise mitigation strategies to conform to the Minnesota Rule, in the event that noise nuisance issues arise.

Plans do not depict any new lighting installation and, if any lighting is proposed, it will need to achieve Mankato City Code requirements. A recommended condition is included herein which represents these requirements.

Variance

A variance is also being requested to continue the existing 8' fence, which includes barbed wire on the top, around the new area. There is an existing fence of the same construction type around the current site. Barbed wire is allowed in industrial districts, but because of the zoning designation, R-1, the applicant is seeking flexibility in the use of the fence materials.

Mankato City Code, Sec. 10-1746 - Fences, states, "Prohibited material. No fence or wall shall be constructed of any electrically charged element or barbed wire, except that in the industrial districts barbed wire may be used above a height of 6 ½ feet when incorporated with a permitted fence or wall." The Code goes on to say that, "All fences in residential districts shall be constructed of stone, brick, finished wood, or chain link. The finished side of the fence, or that side of the fence without exposed supports or posts, shall face the neighboring properties or streets." The proposed fencing plans show that the applicant is proposing wire fabric, having an appearance similar to chain link, to the height of 6 feet. Then, atop the wire fabric material, 3 strands of galvanized, 4-point, barbed wire are proposed for an additional, approximately 1'3" for a total height of approximately 7'3". The plans do not show which way the fence faces, and a condition is included herein that requires that the finished side of the fence face outward.

When considering the variance, three factors should be considered; reasonableness, uniqueness, and essential character. The applicant's responses to each of the factors are also included in italics below.

Reasonableness- This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. The proposed fence would be a continuation of the existing fencing and is necessary to achieve the required safety standards necessary for the facility.

Applicant's response: Yes - there is already an existing facility operating at this location.

Uniqueness - The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The site is an existing site and the code allows essential service facilities in the R-1 district upon the issuance of a conditional use permit. The site is unique in that there is a necessity to protect the site and provide the necessary safety precautions which are unique to this type of site.

Applicant's response: Yes - Northern Natural Gas does have to meet multiple security standards brought forth by our obligations to FERC and PHMSA. Minimum fence height is one of those standards.

Essential Character - Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. The site is a continuation of the current use as an essential services facility and will not be out of scale, or out of place. The applicant intends to continue the existing evergreen tree screening on the southern side, and a condition is included for screening on the westerly side of the project.

Applicant's response: Yes - considering there is already a facility in operation at this location, this project will cause no change to the essential character of the locality.

Findings

Staff respectfully submits the following findings of fact for the requested conditional use permit to allow the operation of an essential services facility in the R-1, one family dwelling, district.

1. The proposed use as an essential services facility is considered a conditional use permit in the R-1 zoning district.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "low density residential", where as facilities are necessary to serve residences and other related uses.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The existing facility has operated at this location in the past and there has been no indication of interference or diminished property values in the immediate vicinity.
4. The proposal will be served public facilities and services as necessary.
5. The proposal does not cause undue traffic congestion as the site will be accessed for maintenance and servicing purposes, and parking stalls, if added, will be required to conform to the Code criteria. There are no proposed changes to the access to the Site from Warren Street.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental features on the site, a bluff/ravine. There are no impacts proposed, and the applicant intends to maintain the code required 10' setback with the proposed expansion.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Staff respectfully submits the following findings of fact for the requested variance to allow for the installation of a barbed wire fence in the R-1, one-family dwelling district.

1. The applicant has established that conforming to the strict letter of the provisions of this chapter would create a unique and particular hardship because of the necessity to provide safety and security, and a minimum height fence for the site.
2. Unique and Particular Hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot. The applicant has demonstrated that given the presence of the existing use and facility, there is a unique and particular hardship .
3. Not Self-Created. The unique physical condition and hardship is not the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this chapter. The current site has been at the location previously.
4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions. The installation of the fence will deprive the owner the ability to continue the existing fencing

- style and conditions and will, additionally, deprive the owner of the ability to continue to secure their site to the established safety protocols.
5. Not Merely Special Privilege. The alleged hardship does not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.
 6. No Other Remedy. There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.
 7. Variance Less Than Requested. There is no known variance that is less than or different from that requested, which would provide the applicant with the right to some relief but not to the relief requested.
 8. Essential Character of the Area. The variance would not result in a development on the lot that:
 1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.
 2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
 3. Would substantially increase congestion in the public streets due to traffic or parking.
 4. Would unduly increase the danger of flood or fire.
 5. Would unduly tax public utilities and facilities in the area.
 6. Would endanger the public health or safety.
 7. Would not be in harmony with the general and specific purposes of this chapter and the comprehensive planning policies and objectives of the City.

Recommendation

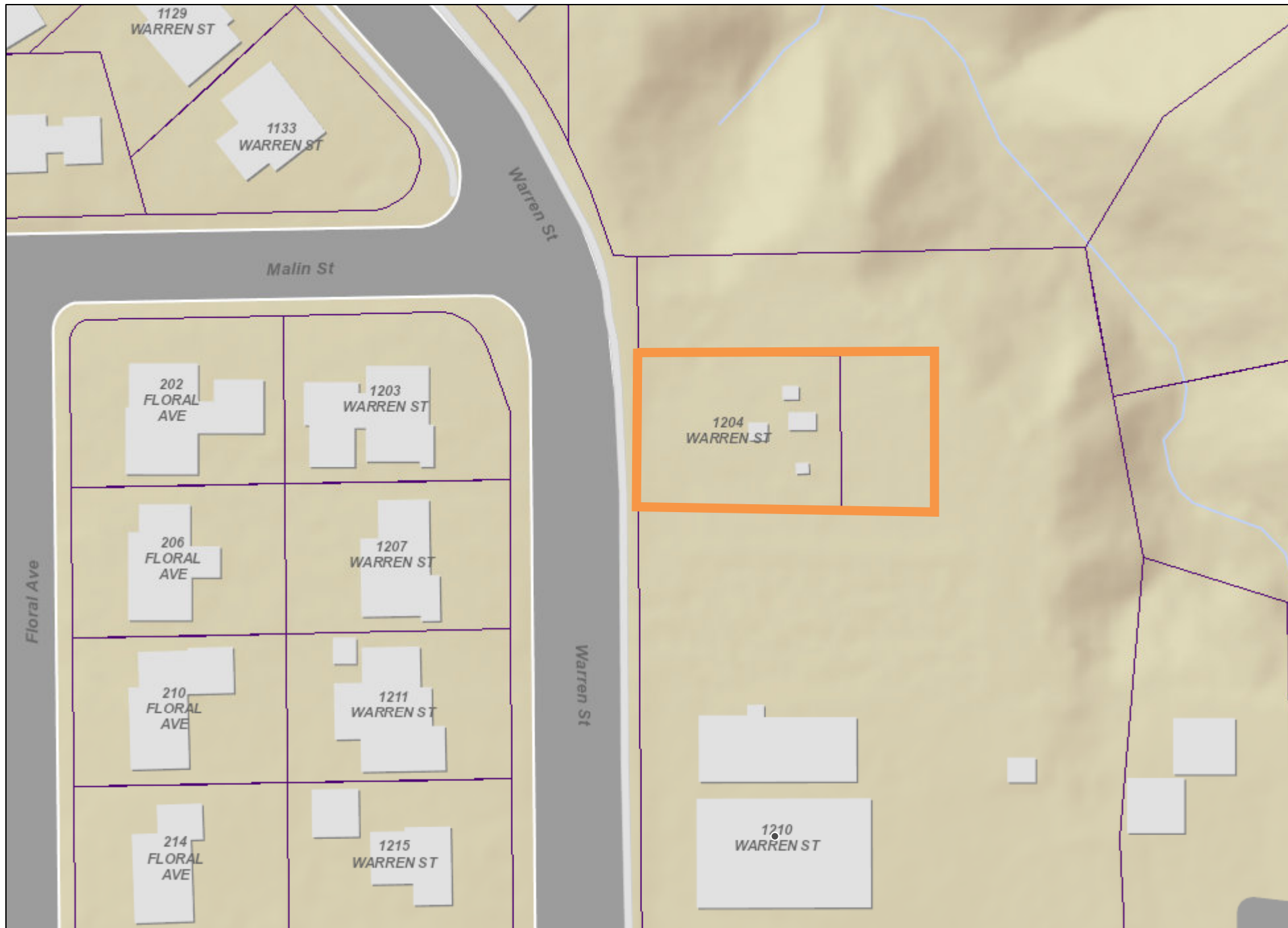
Staff recommends approval of the conditional use permit to allow the expansion of the essential services facility and the variance with the following conditions:

1. Screening on the west side, also known as the front yard, of the facility shall be incorporated in accordance with the Mankato City Code.
2. The installation of equipment will be subject to achieving Minnesota Rule standards 7030 related to noise. The applicant will be responsible for obtaining noise studies and implementing mitigation strategies, in the event that issues arise related to the noise from the new equipment.
3. If new exterior lighting is proposed, it shall achieve Mankato City Code. This requires, but is not limited to, full-cut, fully shielded light fixtures and a photometric plan demonstrating that lighting levels at the property line do not exceed 1/2 foot candle.
4. The finished side of the fence should face outward in conformance with the Mankato City Code.

Attachments

General Location Map
Aerial Plan
Site Plan
Site Plan Aerial Image
Piping Plan
Landscaping Plan
Fence Details
Heater Detail
Heater Detail image

General Location Map



Date: June 2025

Author:

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

Aerial Map

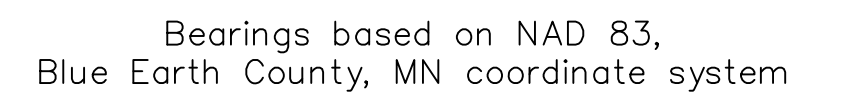


Date: June 2025

Author:

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**Northern
Natural Gas**

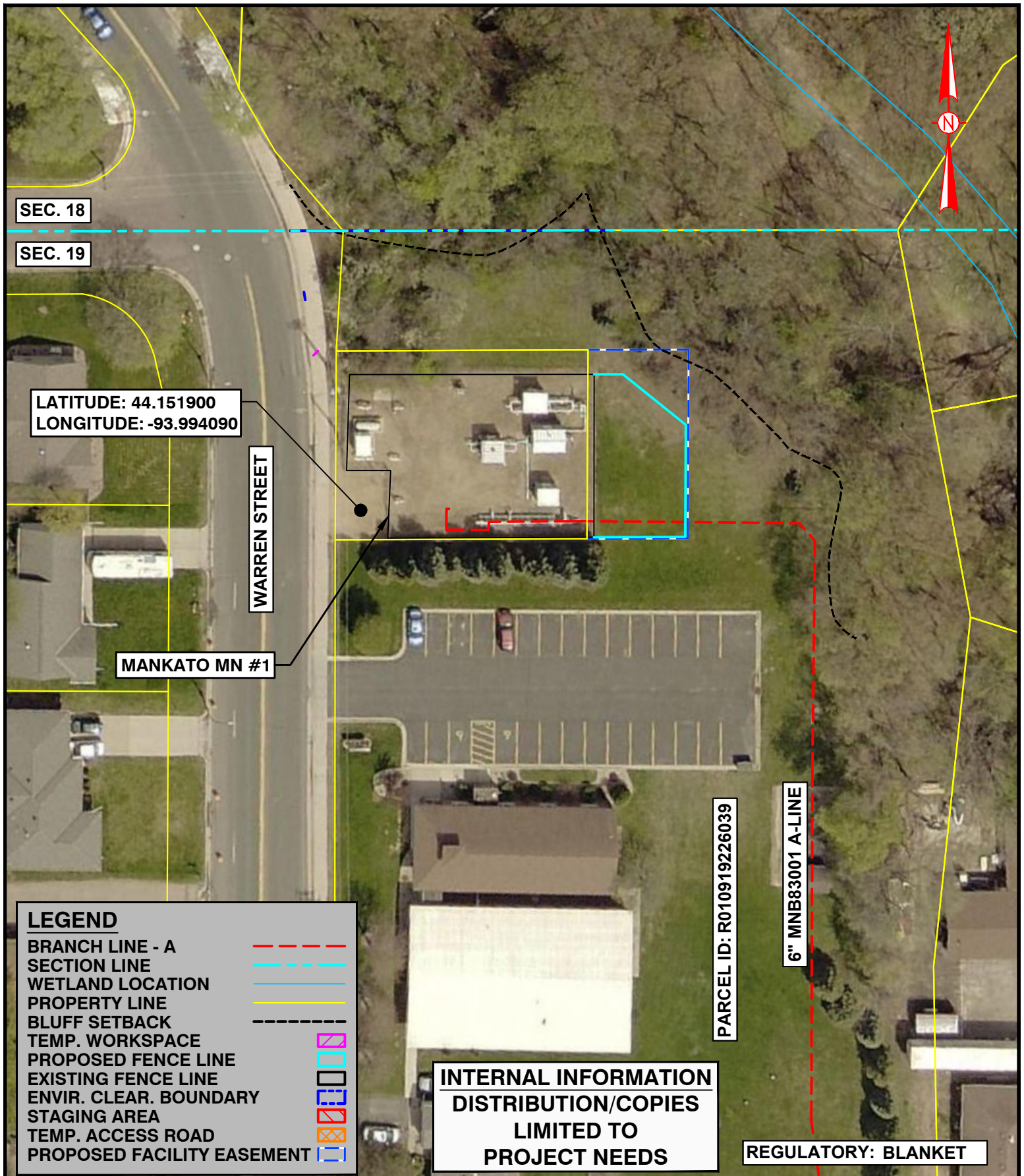


	HANDHOLE
	UTILITY POLE
	GUY WIRE
	COMMUNICATION BOX
	GAS SIGN
	RISER
	CHAIN LINK FENCE
	WIRE FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND CABLE
	UNDERGROUND GAS
	TREELINE
	EXISTING CONTOUR LINE
	TREE
	OR
	BITUMINOUS SURFACE
	CONCRETE
	GRAVEL SURFACE



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LAND USE TYPE: EXIST. TBS / ROW / PARKING

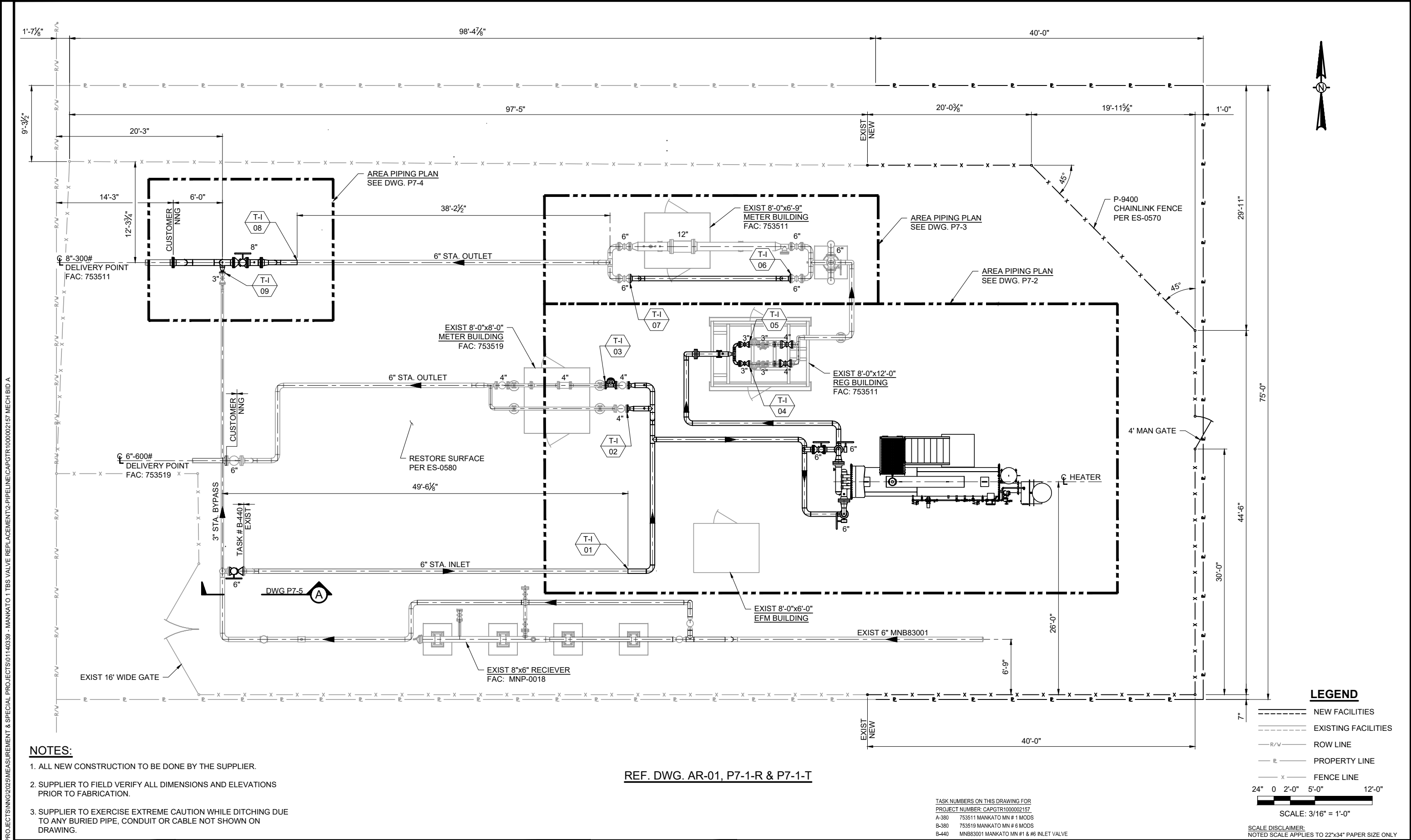


Mankato 1 TBS Valve Replacement
CAPGTR1000002157
Enviromental/ROW Aerial Map
Sec. 18 & 19, T108N, R26W
Blue Earth County, Minnesota

DRAFT COPY

Review Issue
Sheet 1 of 1
Date: 3/17/25
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INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

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GENERAL NOTES

LANDSCAPE SUPPLIER TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL SUPPLIER AND BY CALLING GOPHER STATE ONE CALL (651-454-0002) PRIOR TO STAKING PLANT LOCATIONS.

THE OWNER RESERVES THE RIGHT TO INCREASE THE NET QUANTITIES OF LANDSCAPE UNITS, USE LARGER UNIT SIZES, OR VARY THE SPECIECIES ACCORDING TO AVAILIBLITY AT THE TIME OF PLANTING PER THE LANDSCAPE ARCHITECTS WRITTEN APPROVAL.

TREE SPECIES SUBJECT TO APPROVAL OF LAND OWNER.

SUPPLIER TO VERIFY FINAL VARIETY OF TREES WITH LAND OWNER.

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER SUPPLIERS WORKING ON SITE.

WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.

ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.

B&B TREES AND SHRUBS ARE BALLED AND BURLAPED.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE COUNTY AND LANDSCAPE ARCHITECT BY THE LANDSCAPE SUPPLIER PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

SUPPLIER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.

SUPPLIER SHALL PROVIDE A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT FOR THE OWNER ACCEPTANCE INSPECTION.

WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

SUPPLIER SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

UNLESS OTHERWISE NOTED ALL SEED AND PLANTING AREAS INDICATED ON PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.

IT SHALL BE THE LANDSCAPE SUPPLIER'S RESPONSIBILITY TO INSURE THAT ALL SEEDED AND PLANTED AREAS ARE HYDRATED PROPERLY.

THE LANDSCAPE SUPPLIER SHALL PROVIDE THE OWNER WITH A WATERING SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

PLANTING SPECIFICATIONS

BACKFILL/TOP SOIL: USE TOP SOIL EXCAVATED FROM SITE AND PLANTING HOLES AND PROVIDE AMENDMENTS TO MEET MNDOT TOP SOIL SPECIFICATIONS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.

FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

TREE STAKING: IT SHALL BE THE SUPPLIER'S OPTION TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE SUPPLIER'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT THE END OF PLANT GUARANTEE PERIOD SUPPLIER SHALL REMOVE STAKING, IF INSTALLED, PROIOR TO OWNER ACCEPTANCE.

TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO NOVEMBER 15 AND REMOVE ALL WRAPPING AFTER APRIL 1.

RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.

PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

PLANTING NOTES

REFER TO GRADING PLAN FOR TEMPORARY ROCK CONSTRUCTION ENTRANCE AND SILT FENCE LOCATIONS

NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.

IF THE LANDSCAPE SUPPLIER PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

SEED ALL AREAS DISTURBED DUE TO GRADING WITH SEED MIX WHICH INCLUDES GRASSES, COVER CROP AND DRY FORBS SEED MIXTURES PER STATE STANDARDS UNLESS OTHERWISE NOTED.

REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

CONIFEROUS TREE

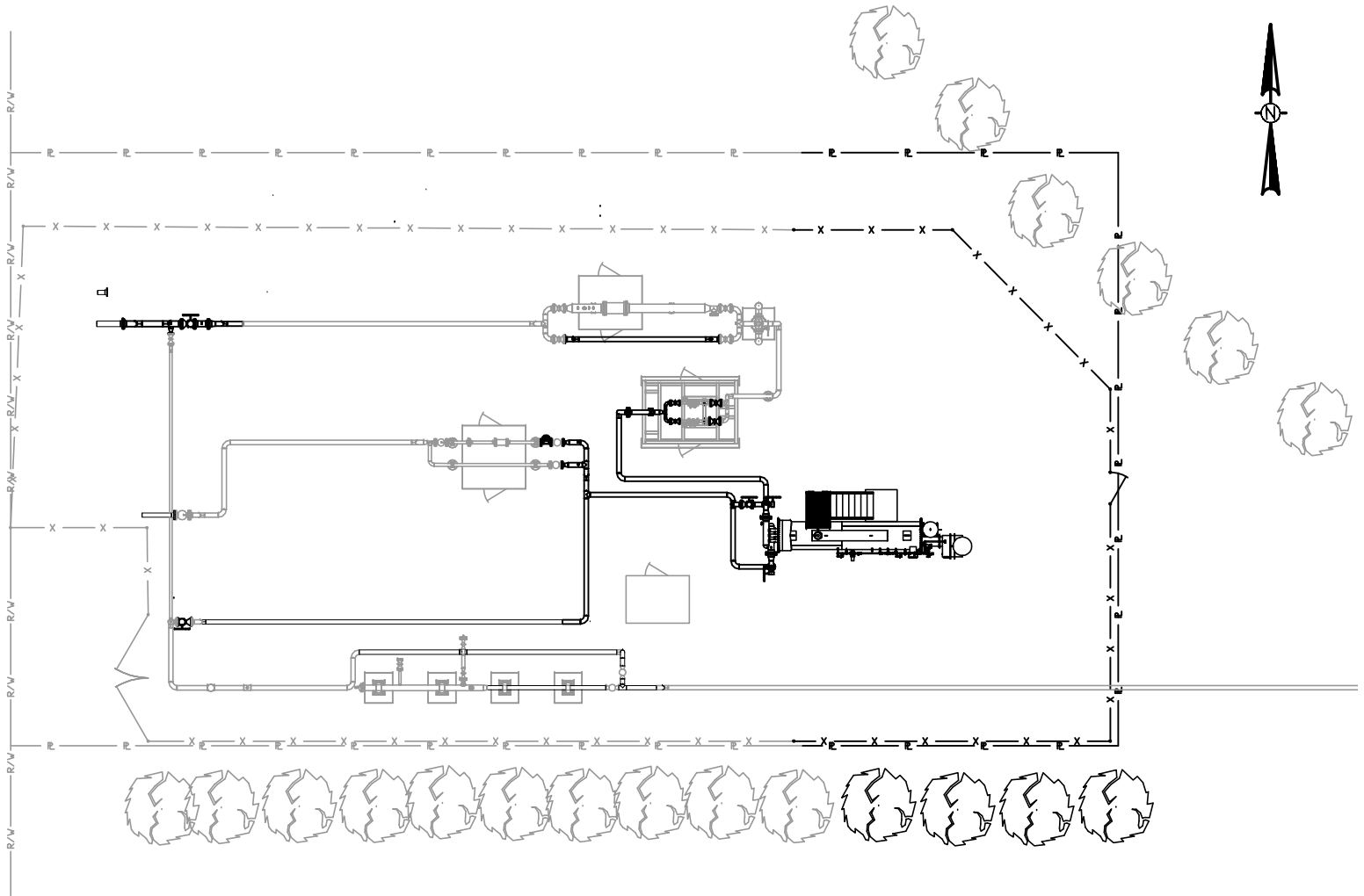
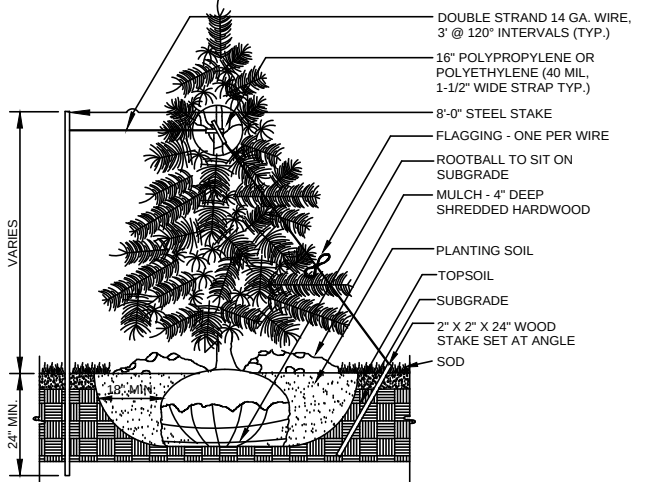
CONIFER TREES TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

IT IS THE SUPPLIER'S OPTION TO STAKE TREES; HOWEVER, THE SUPPLIER IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

REMOVE AT LEAST HALF OF THE WIRE, TWINE, AND BURLAP FROM B&B PLANTS.

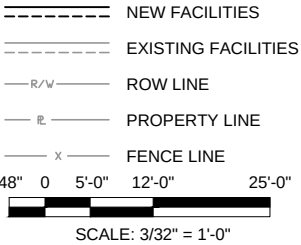
ROOT COLLAR TO BE LEVEL OR SLIGHTLY ABOVE FINISHED GRADE.



PLANT SCHEDULE						
QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS	PLANT TYPE	SYMBOL
4	BLACK HILLS SPRUCE / Picea glauca 'Densata'	4'-5' DIA. 10'-15' HT.	B&B	FULL FORM TO GRADE SPACED AS SHOWN	EVERGREEN CONIFER TREE	

REF. DWG. AR-01 & P7-1

LEGEND



SCALE DISCLAIMER:
NOTED SCALE APPLIES TO 22"x34" PAPER SIZE ONLY

INTERNAL INFORMATION
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FOR
CONSTRUCTION

STATUS	CHECKED		APPROVED		REL. PROJ. NO.: N/A		
	BY	DATE	BY	DATE	FAC. CODE / STA. NO.: 753511 / 753519		
PRELIM					PIPELINE NO.: MNB83001		
BID					POI NO.: 1373	CONST. YR: 2025	
					DESIGN	BY	DATE
					DRAWN	AFA	11/07/24
CONST.					ASBUILT	AFA	11/07/24
					SCALE: 3/32" = 1'-0"		
					FILE NO.:		

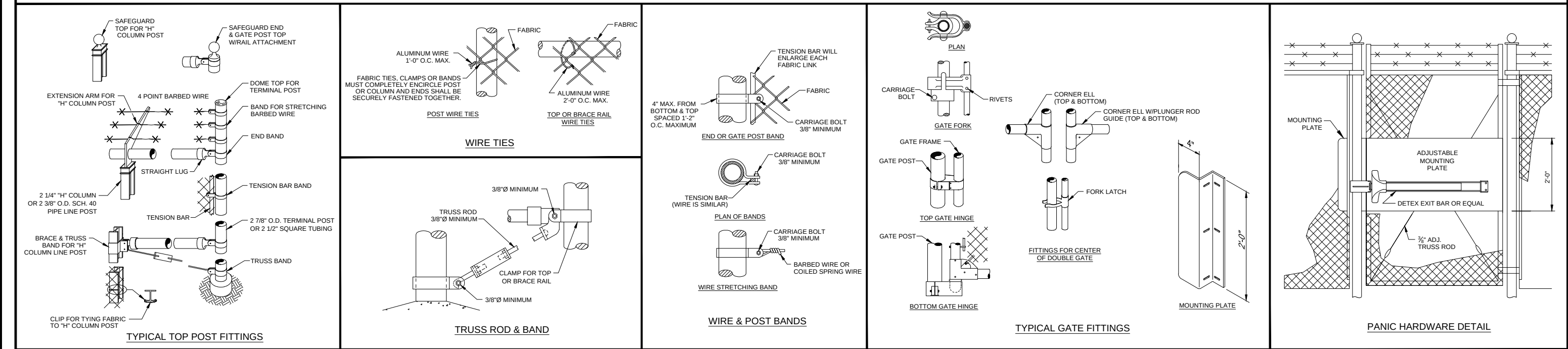
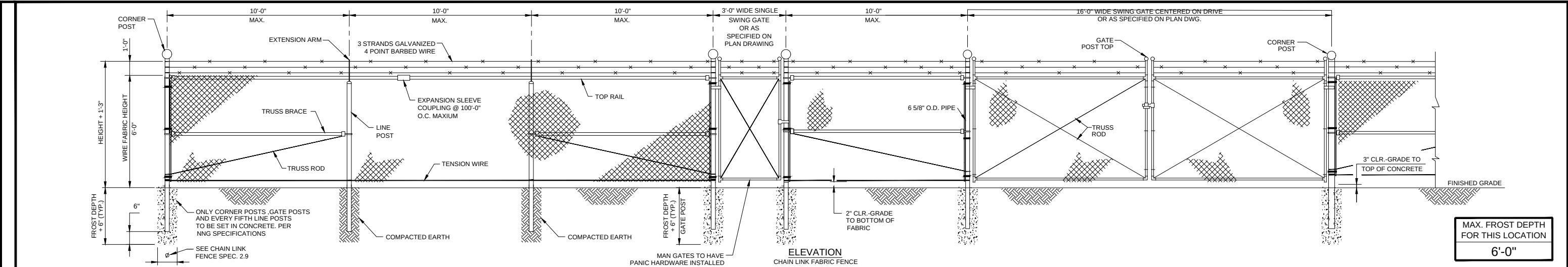
MANKATO MN #1
MANKATO 1 TBS VALVE REPLACEMENT
SITE LANDSCAPE PLAN
SEC. 19, T108N, R26W
BLUE EARTH COUNTY, MINNESOTA



PROJECT NUMBER
CAPGTR1000002157

DWG. NO.
P7-1A





CHAIN LINK FENCE SPECIFICATIONS

1. INSTALLATION

FENCE ADDITION SHALL BE PLUMB AND TRUE TO LINE, CHAIN LINK FABRIC SHALL BE TAUT AND PROPERLY SECURED, CORNER BRACES AND DIAGONAL BRACES SHALL BE PROPERLY PLACED TO PREVENT SAGGING. THE COMPLETE INSTALLATION SHALL BE INSTALLED BY SKILLED AND, EXPERIENCED FENCE ERECTORS AND IN ACCORDANCE WITH A.S.T.M. F-567, PRACTICE FOR INSTALLATION OF CHAIN LINK FENCE, AND ALL APPLICABLE STATE AND LOCAL CODES.

2. MATERIAL

2.1 CHAIN LINK FENCE FABRIC

THE CHAIN LINK FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-392 SPECIFICATIONS AND SHALL BE HOT-DIPPED GALVANIZED AFTER WEAVING, HAVING A COATING WEIGHT OF TWO (2) OUNCES OF ZINC PER SQUARE FOOT, MINIMUM, OF COATED WIRE SURFACE (CLASS II). FABRIC SHALL BE FASTENED TO THE LINE POST BY MEANS OF NO. 6 GAUGE ALUMINUM WIRE CLIPS SPACED 12 INCHES ON CENTER. IT SHALL BE ATTACHED TO THE TOP RAIL WITH NO. 9 GAUGE ALUMINUM TIE WIRES SPACES 24 INCHES ON CENTER. FABRIC SHALL BE ATTACHED TO TERMINAL POSTS BY MEANS OF A ½" x ¾" TENSION BAR WITH HEAVY GAUGE PRESSED STEEL BAND OR CLIPS SPACED APPROXIMATELY 14 INCHES ON CENTER. THE GALVANIZED FENCE FABRIC SHALL CONFORM TO ASTM F668-88, CLASS 2a MATERIAL. FINISHED SIZE SHALL BE 6-GAUGE (FINISHED) WITH 9-GAUGE CORE WIRE OR AS SPECIFIED ON DRAWINGS. FABRIC SHALL HAVE A KNUCKLE TOP AND BOTTOM SELVAGE.

2.2 ZINC COATING

ALL FENCE MATERIALS SHALL BE RESISTANT TO ATMOSPHERIC CORROSION WITHOUT PAINTING OR BE PROTECTED BY A ZINC COATING (GALVANIZED). POSTS, BRACES, FITTINGS AND EXTENSION ARMS SHALL BE HOT GALVANIZED WITH A MINIMUM COATING OF 2.0 OZ PER SQUARE FOOT IN ACCORDANCE WITH ASTM A 123.

2.3 FENCE POSTS

END, CORNER, ANGLE AND PULL POSTS SHALL BE 3" OR 2 7/8" OUTSIDE DIAMETER STEEL PIPE WEIGHING 5.79 LBS/FT. LINE POSTS SHALL BE 2 3/8" OUTSIDE DIAMETER STEEL PIPE WEIGHING 3.65 LBS/FT. ALL POSTS ARE TO BE 9 FEET LONG (MINIMUM) AND SPACED NOT MORE THAN 10 FEET APART.

2.4 POST CAPS OR EXTENSION ARMS

TOPS OF ALL FENCE POSTS WILL BE SEALED WITH A WATER TIGHT END CAP OR EXTENSION ARM. EXTENSION ARMS SHALL ACCOMMODATE 3 STRANDS OF BARBED WIRE 3 TO 5 INCHES APART AND SHALL BE MALLEABLE IRON FOR CORNER POSTS AND PRESSED STEEL FOR LINE POSTS.

2.5 TOP RAILS AND BRACES

TOP RAILS AND BRACES SHALL BE 1 ½" OUTSIDE DIAMETER STEEL PIPE WEIGHING 2.27 LBS/FT. A MINIMUM OF ONE EXPANSION COUPLING WILL BE REQUIRED PER 100-FOOT LENGTH OF TOP FENCE.

2.6 WIRE

FABRIC TENSION WIRE SHALL BE #6 AWG OR HEAVIER COILED STEEL FABRIC SHALL BE FASTENED TO ALL LINE POSTS, TOP RAILS AND BRACES USING #9 AWG, ALUMINUM WIRE SPACED NOT MORE THAN 2 FEET APART. BARBED WIRE SHALL BE TWISTED DOUBLE STRAND, 12-1/2 AWG, GALVANIZED WITH 4-POINT PATTERN, ALUMINUM BARBS.

2.7 GATE POSTS

2.7.1	POSTS FOR SWING GATES SHALL BE AS FOLLOWS:	
	GATE WIDTH (FEET)	CARBON STEEL PIPE GATE POSTS
	6 AND LESS	3 INCH O.D., 5.79 LBS/FT
	OVER 6 UP TO 13	4 INCH O.D., 9.10 LBS/FT
	OVER 13 UP TO 18	6-5/8 INCH O.D., 18.97 LBS/FT
	OVER 18	8-5/8 INCH O.D., 25.00 LBS/FT

2.7.2 POSTS FOR SLIDING GATES SHALL BE CARBON STEEL PIPE, 4" O.D., 9.1 LBS/FT FOR GATE WIDTHS 30 FEET OR LESS AND 6 5/8" O.D., 18.97 LBS/FT FOR GATES OVER 30 FEET WIDE.

2.8 GATES

2.8.1 GATES SHALL BE FULLY WELDED AND SUPPORTED WITHOUT SAG IN ANY DIRECTION. GATE FRAMES ARE TO BE STANDARD STEEL PIPE WITH 2" O.D. STILES AND RAILS AND 1 ½" INCH O.D. BRACING.

2.8.2 SLIDING GATES SHALL BE EQUIPPED WITH PIPE EXTENSIONS FOR TROLLEY SUPPORTS FROM OVERHEAD TRACK.

2.8.3 HINGES ARE TO BE DOUBLE CLAMPING, OFFSET TYPE, 180° SWING, MALLEABLE IRON CASTINGS.

2.8.4 SINGLE SWING GATES LESS THAN 10 FEET WIDE SHALL HAVE A FORK LATCH

2.8.5 DOUBLE SWING GATES SHALL HAVE ECCENTRIC DOUBLE LOCKING TYPE LATCHES WHICH ENGAGE STRIKES SECURELY BOLTED TO THE GATE FRAMES AT BOTH TOP AND BOTTOM AND SHALL INCLUDE A HEAVY MALLEABLE IRON GATE STOP TO BE ANCHORED IN A CONCRETE FOOTING AT THE CENTER OF THE DOUBLE GATE OPENING. LATCHES SHALL HAVE PROVISIONS FOR PADLOCKING; PADLOCKS ARE NOT TO BE FURNISHED. EMERGENCY GATE LATCH AND SHROUD SHALL BE GALVANIZED. GALVANIZING DAMAGED BY FIELD ATTACHMENT OF EMERGENCY GATE LATCH AND SHROUD SHALL BE COATED WITH A ZINC-RICH PAINT, "GALVANOX".

2.9 CONCRETE

2.9.1 EVERY FIFTH POST SHALL BE SET IN CYLINDRICAL CONCRETE FOUNDATIONS WITH TOP OF FINISHED CONCRETE SURFACE 2" ABOVE FINISHED GRADE.

2.9.2 EXCAVATION SHALL BE A MINIMUM OF 6 INCHES BELOW FROST DEPTH AND NOT LESS THAN 12" IN DIAMETER FOR ALL POSTS, AND NOT LESS THAN 3.5 TIMES THE DIAMETER OF TERMINAL AND GATE POSTS. CONCRETE SHALL MEET ACI-318 SPECIFICATION FOR 3000 PSI-28 DAY STRENGTH CONCRETE.

6/3/2025 10:33 AM
DRAWING1

INTERNAL INFORMATION
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0	ISSUED FOR CONSTRUCTION						
NO.	REVISION - DESCRIPTION						BY DATE CHK'D APP'D

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CONSTRUCTION

STATUS	CHECKED		APPROVED		FAC. CODE:		REL. W.O. N/A	
	BY	DATE	BY	DATE	PL#		CONST. YR	2021
PRELIM					STA# N/A		POI#	DATE
BID					DESIGN			
					ASBUILT			
CONST.					FILE NO.			
					SCALE: N/A			

FACILITY NAME
PROJECT NAME
TYPICAL FENCE DETAILS
SEC. XX, TXXXX, RXXX
COUNTY, STATE

Northern
Natural Gas
WORK ORDER NO.
XXXXXXX
DWG. NO.
P11-X

FOUNDATION LAYOUT ON SHEET 2 OF 2

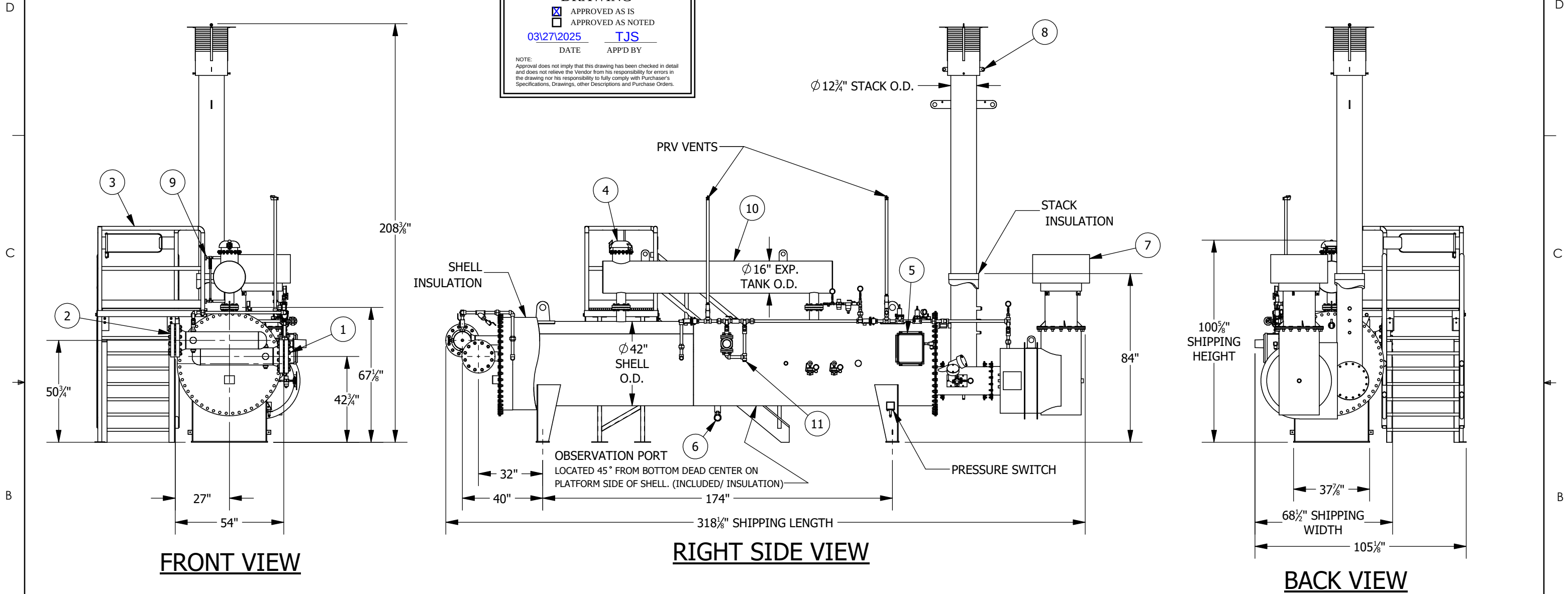
Northern Natural Gas Co.

APPROVAL
DRAWING

☒ APPROVED AS IS
☐ APPROVED AS NOTED

03/27/2025 TJS
DATE APP'D BY

NOTE:
Approval does not imply that this drawing has been checked in detail and does not relieve the Vendor from his responsibility for errors in the drawing nor his responsibility to fully comply with Purchaser's Specifications, Drawings, other Descriptions and Purchase Orders.



COIL SPECIFICATIONS		ASME		NOTES		SHIP LOOSE: (FIELD INSTALLED BY OTHER'S)		GENERAL ARRANGEMENT		OGI PROCESS EQUIPMENT, INC. 8939 West 21st St, Sand Springs, OK 74063 Tel. 918.246.1600 Fax 918.246.1699		THIS DRAWING IS THE PROPERTY OF OGI PROCESS EQUIPMENT AND IS NOT TO BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.		CUSTOMER: NNGC - MANKATO #1 TBS		JOB NO: T250307H DATE DRAWN: 3/15/2025 DWG STATUS: APPROVAL 3/15/2025 REVISION NO: A SHEET 1 OF 2 DWG NO: GA250307	
M.A.W.P:	1,000 PSI @ 200 ° F																
MDMT:	-40 ° F @ 1,000 PSI	COIL TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE 2023 EDITION OF THE ASME PRESSURE VESSEL CODE: SECTION VIII DIVISION 1, AND IS TO BE SO STAMPED. INSPECTED BY NATIONAL BOARD COMMISSIONED INSPECTOR.		HEATER DRY WEIGHT IS APPROXIMATELY 9,800 LBS		1	COIL INLET--8IN 600# RFWN FLANGE	TERI 1000 42IN X 18FT X 14IN 4IN SCH40-3-2		DRAWN: AJK CHECKED: LB APPD: KR SCALE: ---		THIS DRAWING IS THE PROPERTY OF OGI PROCESS EQUIPMENT AND IS NOT TO BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.		CUSTOMER: NNGC - MANKATO #1 TBS		JOB NO: T250307H DATE DRAWN: 3/15/2025 DWG STATUS: APPROVAL 3/15/2025 REVISION NO: A SHEET 1 OF 2 DWG NO: GA250307	
LIMITED BY:	DESIGN			HEATER WET WEIGHT IS APPROXIMATELY 18,150 LBS		2	COIL OUTLET--8IN 600# RFWN FLANGE										
FINAL HYDROSTATIC TEST:	1,500 PSI BASED ON 1.5 X M.A.W.P.--CHART TEST FOR 8 HRS. CHART TO SHOW PRESSURE AND AMBIENT TEMPERATURE.			BATH MEDIA VOLUME IS APPROXIMATELY 928 GALLONS		3	PLATFORM W/ STAIRWAY										
HEAT TREAT:	NOT REQUIRED					4	FILL HATCH 8IN										
CORROSION ALLOWANCE:	NONE					5	TOTALARC RELIGHTER, 120VAC WITH 12VDC BATTERY BACK UP										
RADIOGRAPHY:	100%					6	2IN DRAIN CONNECTION										
NATIONAL BOARD NUMBER REQUIRED:	YES					7	FLAME ARRESTOR W/ EAS RISER										
COIL SURFACE AREA:	120.3 SQUARE FEET					8	EXHAUST STACK RAIN CAP										
NUMBER OF PATHS AND PASSES:	3 PATH -- 2 PASS					9	LEVEL GAUGE										
						10	EXPANSION TANK										
						11	FLOW METER										

Northern Natural Gas Co.

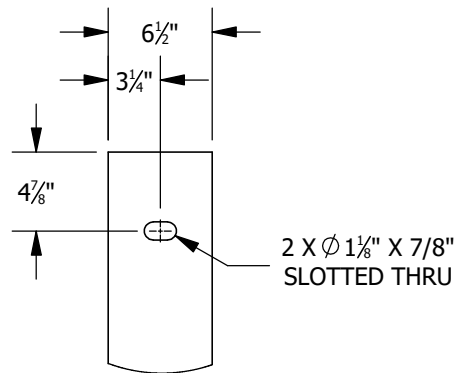
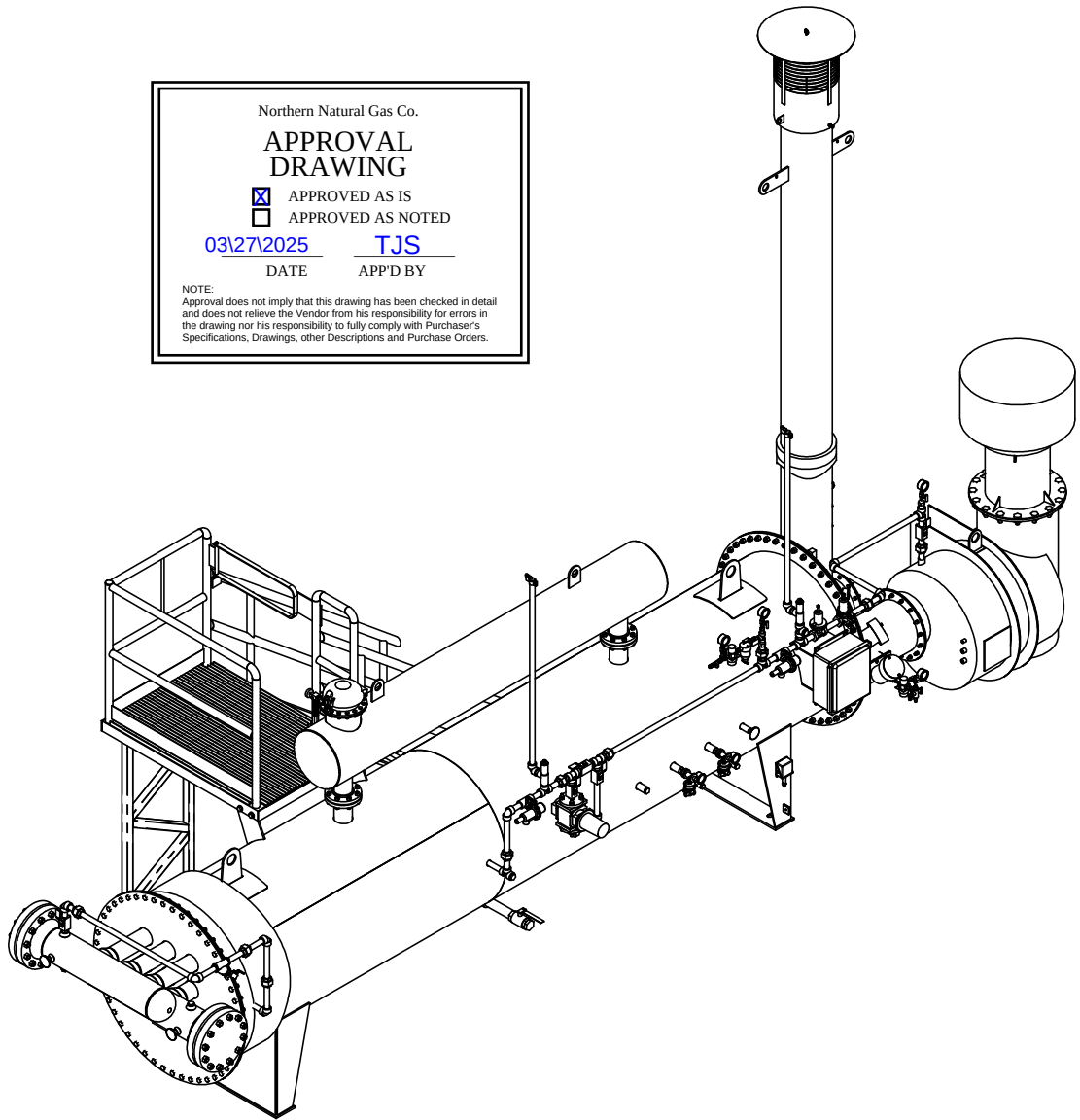
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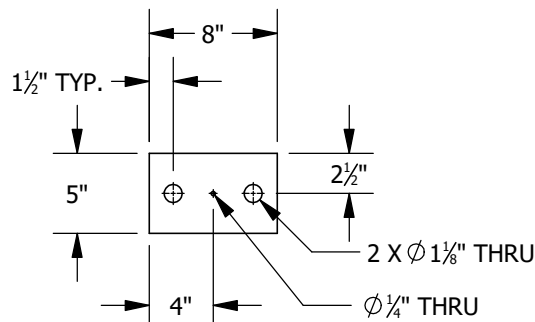
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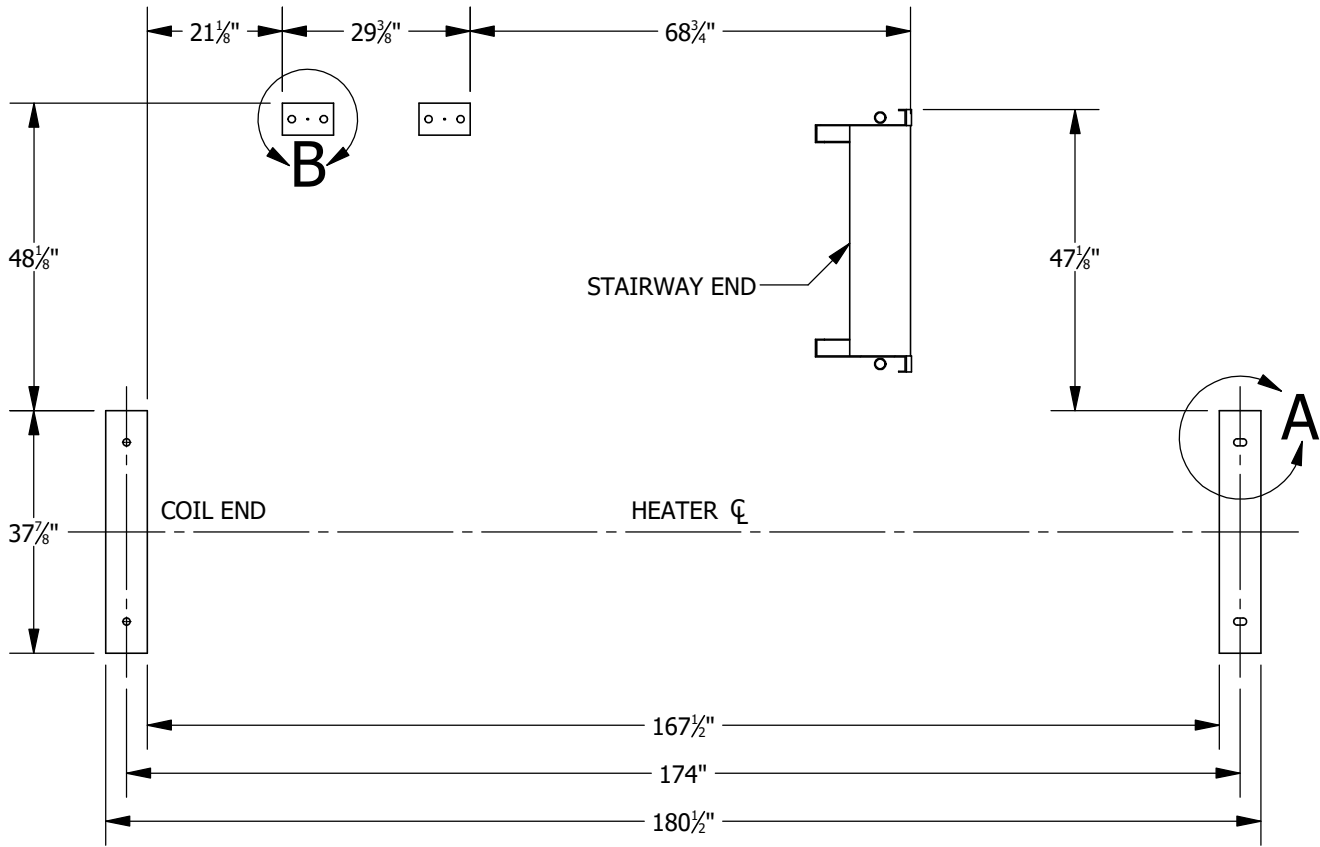


DETAIL A



DETAIL B

- NOTES:**
- A. INSULATION-**
1. THE SHELL WILL HAVE 2IN THICK CALCIUM SILICATE INSULATION WITH ALUMINUM JACKET AND STAINLESS STEEL BANDS.
 2. STACK INSULATION 1IN THICK 7FT ABOVE GRADE.
- B. PAINT-**
1. PLEASE REFERENCE OGI PAINT SPECIFICATION PS-0007 FOR BLASTING PROCEDURES, COATING PROCEDURES, AND PAINT TYPE.
- C. TEST PRESSURES-**
1. COIL TO BE HYDROSTATIC TESTED AT 1,500 PSIG BASED ON 1.5 X M.A.W.P.
- CHART TEST FOR 8 HOURS. CHART TO SHOW PRESSURE AND AMBIENT TEMPERATURE.
 2. HEATER SHELL TO BE AIR TESTED AT 10 PSIG FOR 60 MINUTES.
 3. HEATER FIRETUBE TO BE AIR TESTED AT 10 PSIG FOR 60 MINUTES.
 4. COIL TO BE NITROGEN PURGED AND BLIND FLANGES PLACED ON COIL FOR SHIPPING.



 OGI PROCESS EQUIPMENT, INC 8939 West 21st St, Sand Springs, OK 74063 Tel. 918.246.1600 Fax 918.246.1699	GENERAL ARRANGEMENT TERI 1000 42IN X 18FT X 14IN 4IN SCH40-3-2				JOB NO: T250307H
					DATE DRAWN: 3/15/2025
					DWG STATUS: APPROVAL 3/15/2025
					REVISION NO: A
					SHEET 2 OF 2
THIS DRAWING IS THE PROPERTY OF OGI PROCESS EQUIPMENT AND IS NOT TO BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.		DRAWN: AJK	CHECKED: LB	APP'D: JAV	SCALE: ---
		CUSTOMER: NNGC - MANKATO #1 TBS			DWG NO: GA250307

