



PROJECT INFO.

502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN



COLDWELL BANKER
COMMERCIAL

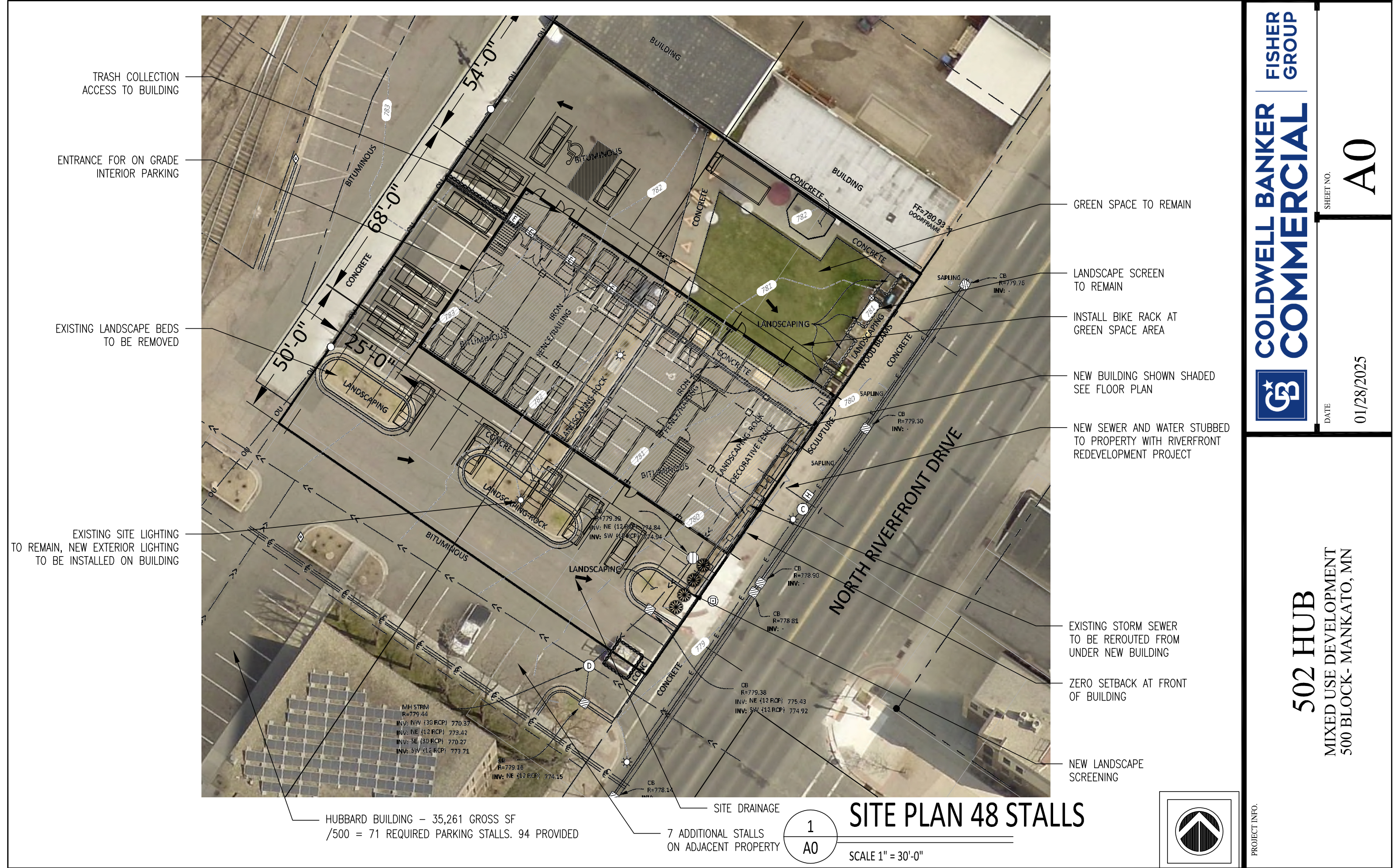
**FISHER
GROUP**

DATE

01/08/2025

SHEET NO.

T1



TRASH COLLECTION
ACCESS TO BUILDING

ENTRANCE FOR ON GRADE
INTERIOR PARKING

EXISTING LANDSCAPE BEDS
TO BE REMOVED

EXISTING SITE LIGHTING
TO REMAIN, NEW EXTERIOR LIGHTING
TO BE INSTALLED ON BUILDING

GREEN SPACE TO REMAIN

LANDSCAPE SCREEN
TO REMAIN

INSTALL BIKE RACK AT
GREEN SPACE AREA

NEW BUILDING SHOWN SHADED
SEE FLOOR PLAN

NEW SEWER AND WATER STUBBED
TO PROPERTY WITH RIVERFRONT
REDEVELOPMENT PROJECT

EXISTING STORM SEWER
TO BE REROUTED FROM
UNDER NEW BUILDING

ZERO SETBACK AT FRONT
OF BUILDING

NEW LANDSCAPE
SCREENING

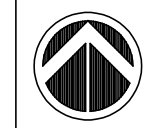
HUBBARD BUILDING - 35,261 GROSS SF
/500 = 71 REQUIRED PARKING STALLS. 94 PROVIDED

SITE DRAINAGE
7 ADDITIONAL STALLS
ON ADJACENT PROPERTY

1
A0

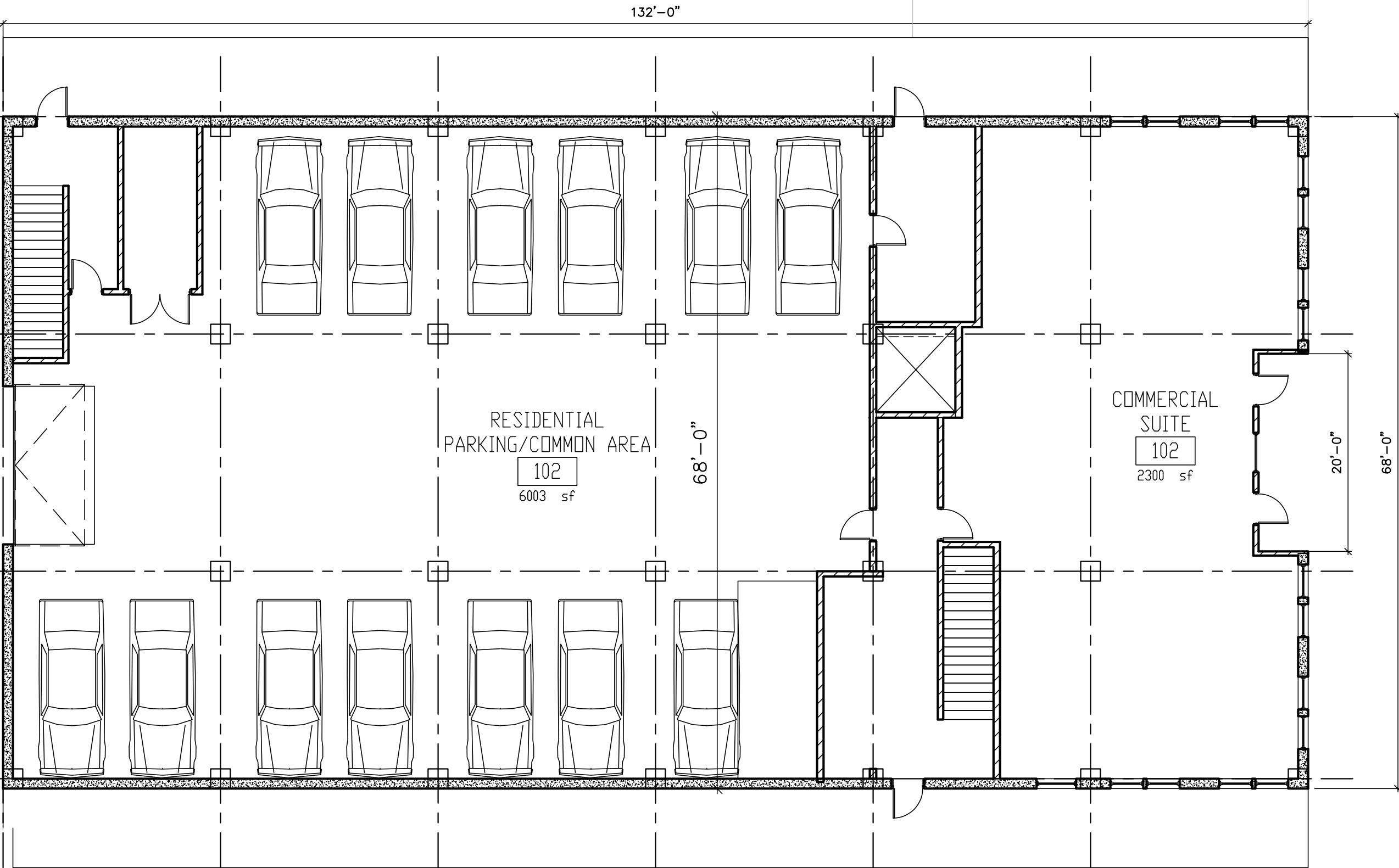
SITE PLAN 48 STALLS

SCALE 1" = 30'-0"



502 HUB MIXED USE DEVELOPMENT 500 BLOCK- MANKATO, MN

PROJECT INFO.



1
A1 MAIN FLOOR PLAN 8976 SF MIX PARKING/COMMERCIAL
SCALE 3/32" = 1'-0"



PROJECT INFO.

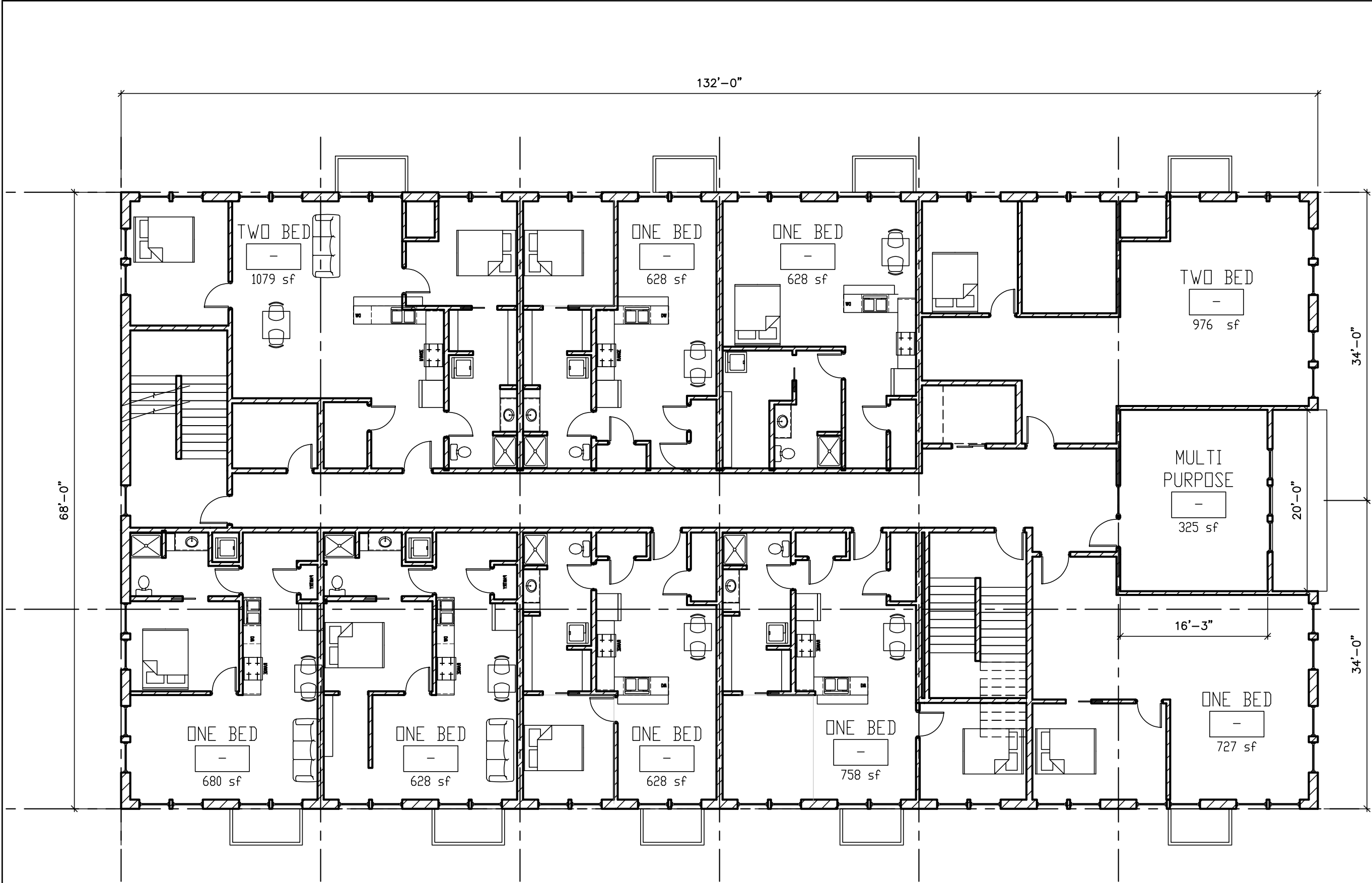
502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN



COLDWELL BANKER
COMMERCIAL
FISHER
GROUP

DATE
10/08/2024

SHEET NO.
A1



1 FLOOR 2-4 - PLAN 8976 SF RESIDENTIAL
A2 SCALE 3/32" = 1'-0"



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COLDWELL BANKER
COMMERCIAL
FISHER
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DATE
01/08/2025

SHEET NO.

A2

68'-0"

132'-0"

34'-0"

34'-0"

TWO BED
1001 sf

ONE BED
628 sf

ONE BED
628 sf

COMMUNITY
628 sf

ROOF TOP
PATIO
1500 sf

ONE BED
680 sf

ONE BED
680 sf

ONE BED
680 sf

ONE BED
680 sf

1
A3

FLOOR 5 - PLAN 7283 SF RESIDENTIAL
SCALE 3/32" = 1'-0"



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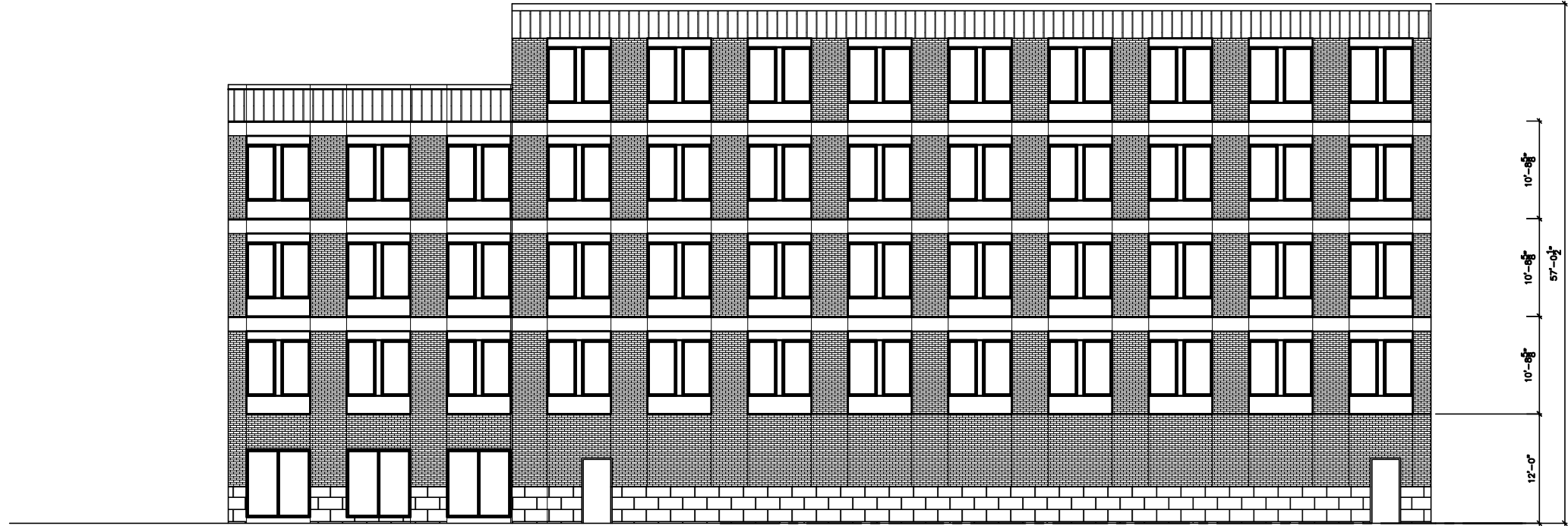
A3

DATE

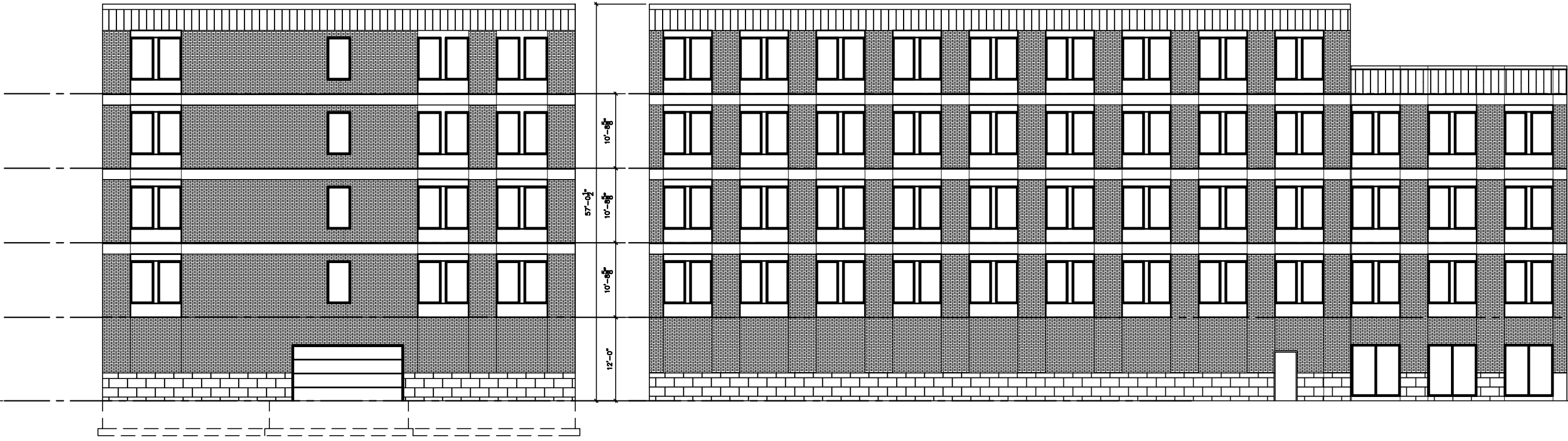
01/08/2025



1 EAST ELEVATION
A4 SCALE 1/8" = 1'-0"



1 NORTH ELEVATION
A5
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
A5
SCALE 1/8" = 1'-0"

1 SOUTH ELEVATION
A5
SCALE 1/8" = 1'-0"



Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)
Vertical Datum: NAVD 1988 In Feet

LEGEND

- MONUMENT FOUND
- ▨ CATCH BASIN
- ▨ CATCH BASIN
- ◇ CONTROL POINT
- ▨ CURB STOP VALVE
- ▨ ELECTRIC PEDESTAL
- ▨ HAND HOLE
- ▨ LIGHT POLE
- ▨ MANHOLE-COMMUNICATION
- ▨ MANHOLE-SANITARY
- ▨ MANHOLE-STORM
- ▨ TRAFFIC SIGNAL POLE
- ▨ UTILITY POLE
- ▨ DECIDUOUS TREE
- ▨ CURB & GUTTER
- ▨ FENCE - DECORATIVE
- ▨ RETAINING WALL
- ▨ COMMUNICATION UNDERGROUND
- ▨ ELECTRIC UNDERGROUND
- ▨ FIBER UNDERGROUND
- ▨ GAS UNDERGROUND
- ▨ OVERHEAD UTILITY
- ▨ WATER SYSTEM
- ▨ STORM SEWER
- ▨ SANITARY SEWER
- ▨ INTERMEDIATE CONTOURS
- ▨ INDEX CONTOURS

Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 243320448). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

EXISTING CONDITIONS
MANKATO, MINNESOTA

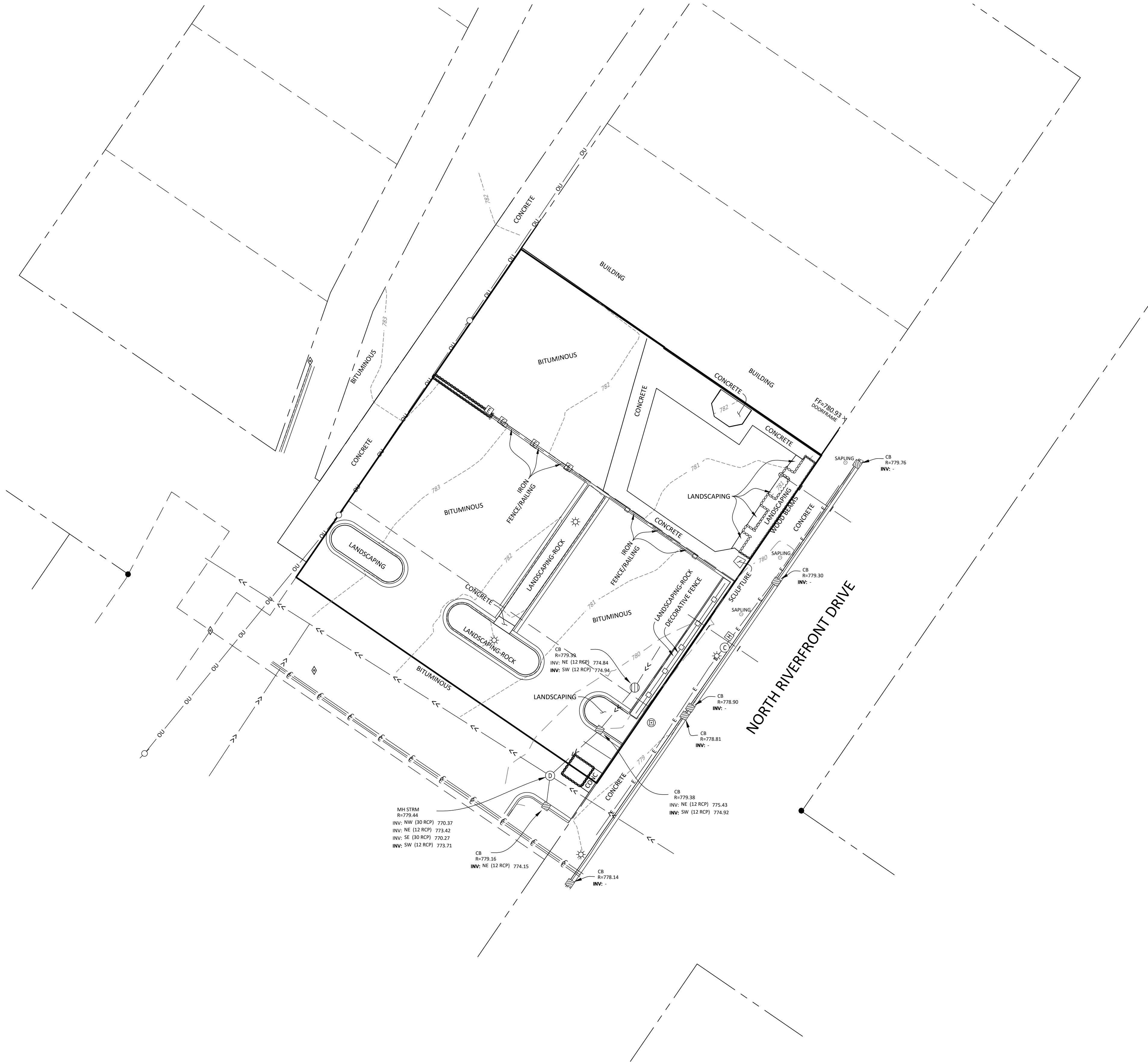


**BOLTON
& MENK**

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

HUB PROJECT

FOR: CBC FISHER GROUP



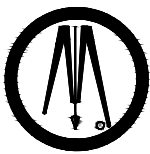
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