



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

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).

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).

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).

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).

5.

CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary plat review of Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

6.

CYV01-25

Request of Jeffrey Sweere for a variance from Chapter 10, Article X, Division 3, Sec.10-1540.b.1 of the Mankato City Code to reduce the setback between a principal adult use property line and a zoning district in which residential uses are specifically listed as a permitted or conditional uses from 350 feet to 320 feet. The variance is being requested in order to allow the operation of a principal adult use at 1418 N. Riverfront Drive. The property is described as Lot 1, Block 1, Sweere Subdivision, City of Mankato, Minnesota (1418 N. Riverfront Drive).

2. **TRAFFIC ITEMS**

1. *****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY.** Request for a Site Plan and Traffic Advisory Committee review for the installation of a permanent parking lot at the southwest corner of Garden Boulevard and Mulberry Street, by request of Bolton and Menk, with permission of the property owner.
2. *****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY.** Request for a Site Plan and Traffic Advisory Committee review for the construction of a new 9,255 square-foot addition to the existing radiology department, by request of BWSR, with permission of the property owner.

Meeting Date: 06/10/2025

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).

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.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas.

Public Utilities

The subject properties will be served by City Utilities.

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 10' 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.

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. "*

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 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.

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.

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.

Attachments

General Location Map

Aerial Plan

Preliminary Plat

Final Plat

Rezoning Maps

Site Plan

Rendering

Exterior Elevations

Floor Plans

Landscaping Plan

Civil Plans

Photometric Plan

Narrative - Operations

Narrative - Public Benefit

ALTA Survey

Traffic Study

Vacation Petition

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:

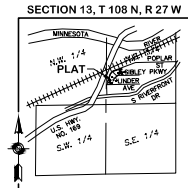
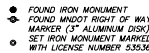
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List of utilities notified per Gopher State One Call Ticket No. 250070873.

CHARTER COMMUNICATIONS - CHARTR12	CONSOLIDATED COMMUNICATIONS I - MNKCT01
CHS INC - CHSINC01	MINDOT - MINDOT01
CITY OF MANKATO - CNKTK01	SPRINT/COGENT COMMUNICATIONS - USSPNT01
JAGUAR COMMUNICATIONS - JAGCOM01	XCEL ENERGY - XCEL02
CENTER POINT ENERGY - MINGAS04	

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.



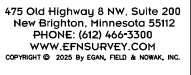
LEGEND:

- BENCHMARK
- STATION MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLOWED END SECTION
- GATE VALVE
- WATER MANHOLE
- GATE VALVE
- HYDRANT
- AIR CONDITIONER
- ELECTRIC BOX
- ELECTRIC METER
- COMMUNICATION BOX
- GAS METER
- UTILITY POLE
- GUY WIRE
- SHOT
- BOLLARD
- CHAIN LINK FENCE
- GUARDRAIL
- STATION SEWER
- SEWER
- WATERING
- OVERHEAD WIRE
- UNDERGROUND TELECOMMUNICATION
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROAD BEARING PER PLAT

SHEET 1 OF 1

PRELIMINARY PLAT OF MANKATO HOUSING LP

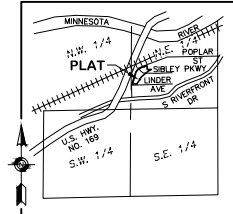
102 Poplar Street
Mankato, Minnesota 56001



MANKATO HOUSING LP

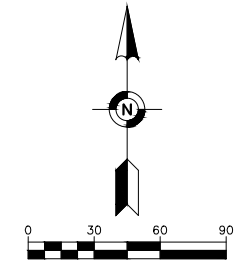
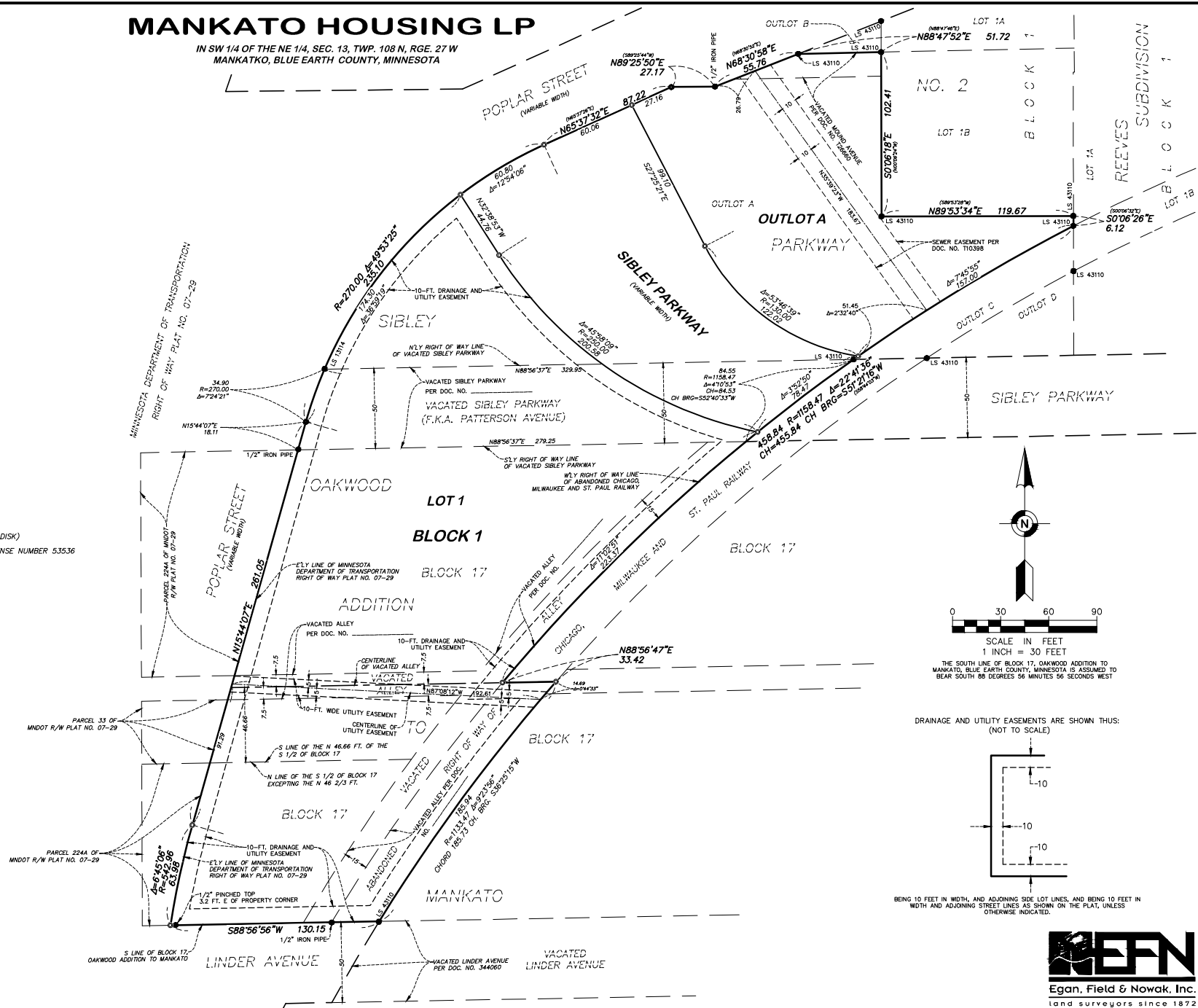
IN SW 1/4 OF THE NE 1/4, SEC. 13, TWP. 108 N, RGE. 27 W
MANKATO, BLUE EARTH COUNTY, MINNESOTA

SECTION 13, T 108 N, R 27 W



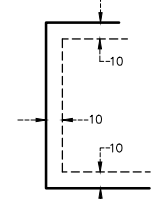
VICINITY MAP
NO SCALE

- 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



THE SOUTH LINE OF BLOCK 17, OAKWOOD ADDITION TO MANKATO, BLUE EARTH COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 10 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

PROPOSED RE-ZONING

R-2

169

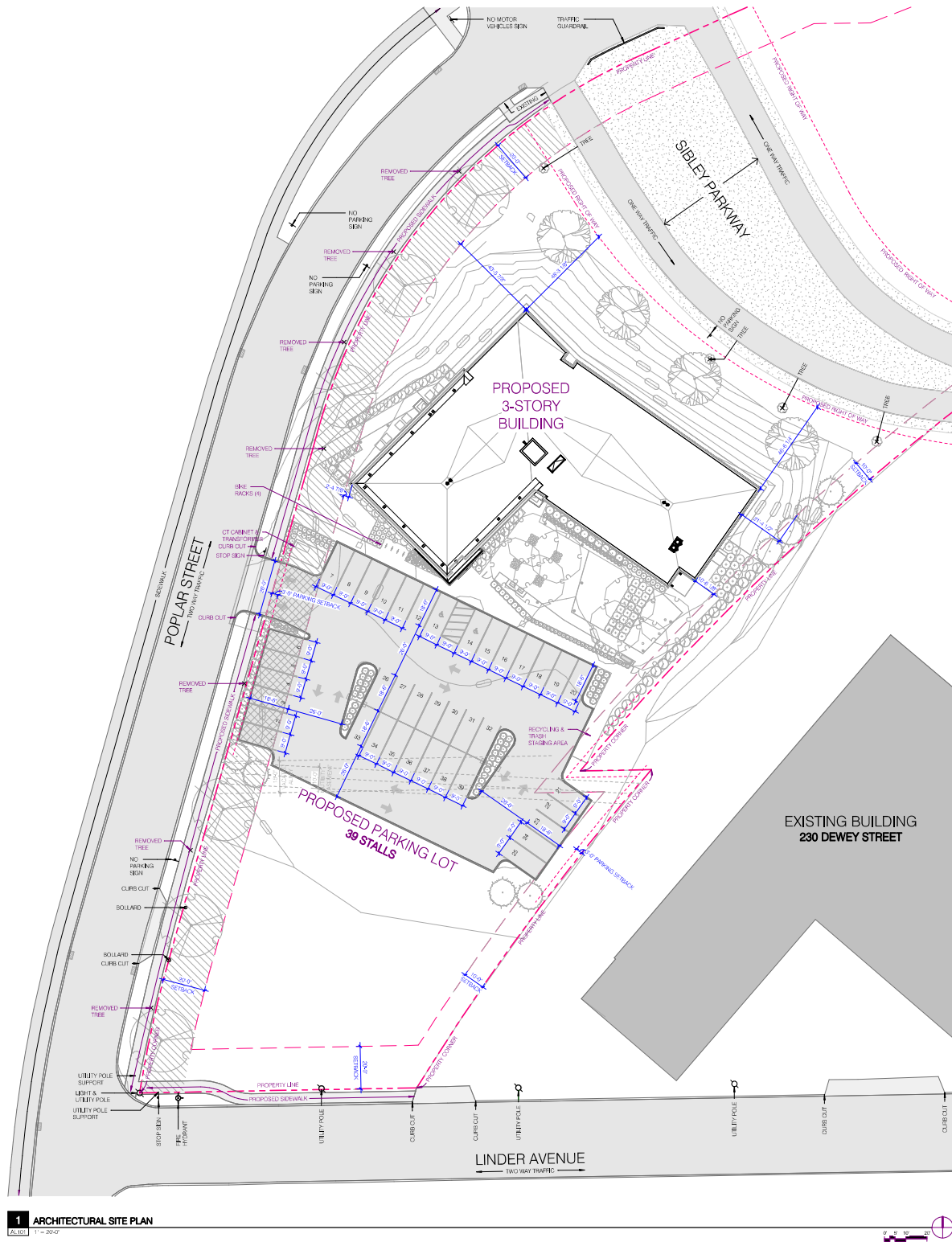
M-2

M-1

OR

M-1

OR



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

FIRE HOUSING ACT

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 DEPARTATION 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	25,036 SQ. FT.
<SIBLEY PARKWAY	25,112 SQ. FT.
<TOTAL	124,579 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%

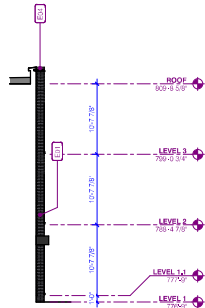
KEY

BLACK TEXT = EXISTING

MAGENTA TEXT = PROPOSED



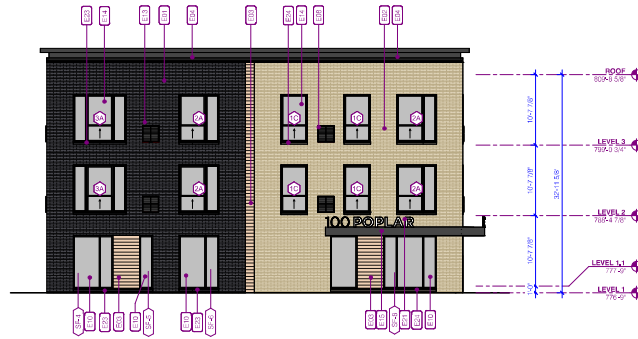
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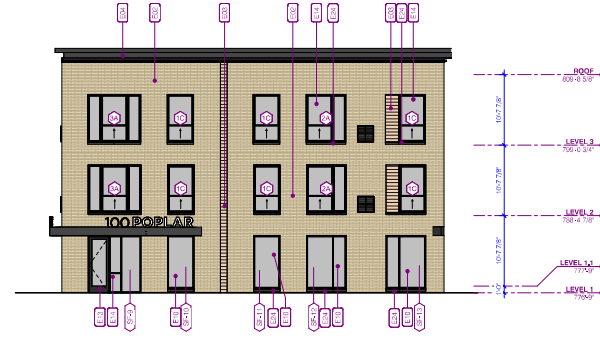
2 SOUTH RETURN WALL ELEVATION
A301 1/8" = 1'-0"



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"



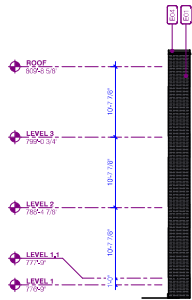
5 EAST ELEVATION - OVERALL
A301 1/8" = 1'-0"

GENERAL EXTERIOR NOTES:

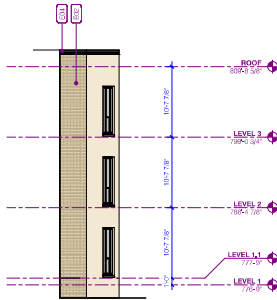
1. REFER TO 0003 FOR TYPICAL SYSTEMS
2. REFER TO SPECIFICATIONS FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

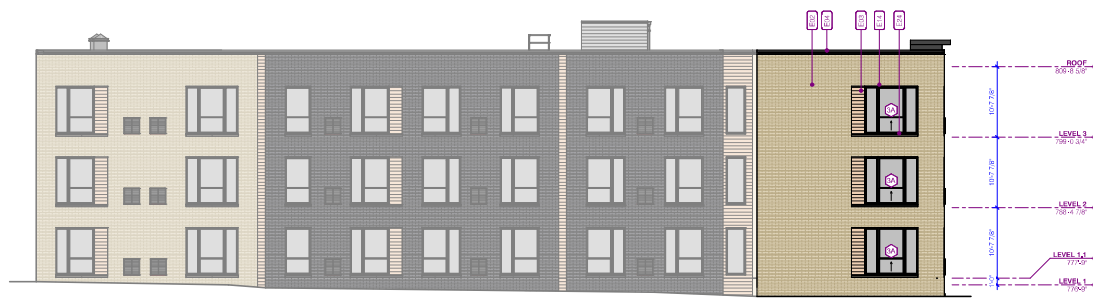
- E01 MASONRY VENEER: MANGANESE BROWN/SPOT VELOUR MODULAR
- E02 MASONRY VENEER: HESCH/METRY GREY
- E03 LONGBOARD HORIZONTAL WOOD-LOOK EXTRUDED METAL PANEL W/ CONCEALED FASTENERS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E04 PREFINISHED METAL: PAINT: BLACK
- E05 HANGUL UPHOLDERS/CLIMBING RINGS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E06 MADE-TO-ORDER COLORED GLASS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E07 ALUMINUM STOREFRONT SYSTEM
- E08 ALUMINUM ENTRY DOOR SYSTEM
- E09 EXTERIOR HOLLOW METAL DOOR: PAINTED
- E10 ALUMINUM ENTRY DOOR SYSTEM
- E11 HINGE GLASS WINDOW SYSTEM
- E12 ALUMINUM FABRICATION: BUILDING CANOPY
- E13 1/8" COMPAGNION TO INTERNAL LIGHT BUILDING IDENTIFICATION BRONZE
- E23 CAST STONE SILL: CHARCOAL
- E24 CAST STONE SILL: TAN



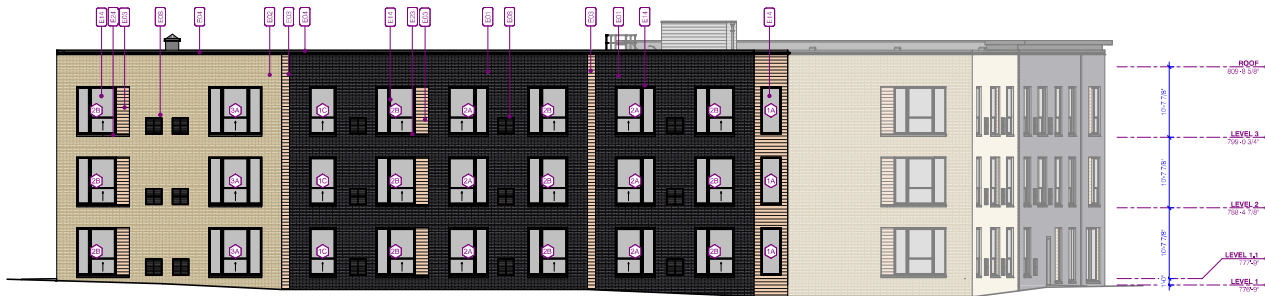
4 NORTH RETURN WALL - EAST
A302 1/8" = 1'-0"



3 NORTH RETURN WALL - WEST
A302 1/8" = 1'-0"



2 NORTH-WEST ELEVATION
A302 1/8" = 1'-0"



1 NORTH ELEVATION - OVERALL
A302 1/8" = 1'-0"



5 WEST ELEVATION - OVERALL
A302 1/8" = 1'-0"

GENERAL EXTERIOR NOTES:

1. REFER TO 2003 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/SPOT VELOUR MODULAR
- E03 LONGBOARD HORIZONTAL WOOD-LOOK EXTRUDED METAL PANEL W/ CONCEALED FASTENERS. REFER TO ARCHITECT FOR FINAL COLOR SELECTION
- E04 PREFINISHED METAL FINISH - BLACK
- E05 HANG UP RIGID/COMBUSTIBLE 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/CLASH WINDOW SYSTEM
- E15 ALUMINUM FABRICATION - BUILDING CANOPY
- E17 1/2" COMPACT/ADHESIVE/INTERLOCK BUILDING IDENTIFICATION BRIDGE
- 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 ROOF PENETRATIONS UNLESS APPLICABLE

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

8. ALL RESULTS SHALL BE BASED ON THE FOLLOWING SHUT LOCATIONS

TYPE **VA**, **VB**, **VC**, **VD**, **VE**, **VF**, **VG**, **VH**, **VI** AND **VJ** ARE RE-ENTRY WITH ACROUSTIC RATING

TYPE **VA** AND **VB** CORNER WALLS AT WOOD STUD LOCATIONS

ARE TYPE **VA** AND **VB** RE-ENTRY WITH ACROUSTIC RATING

UNLESS OTHERWISE NOTED

9. CANNOT TYPE TO AGREE UNLESS OTHERWISE NOTED

10. PROMISE WALL, BLOCK OUT INTERIOR WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET 40000

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

A102



A103

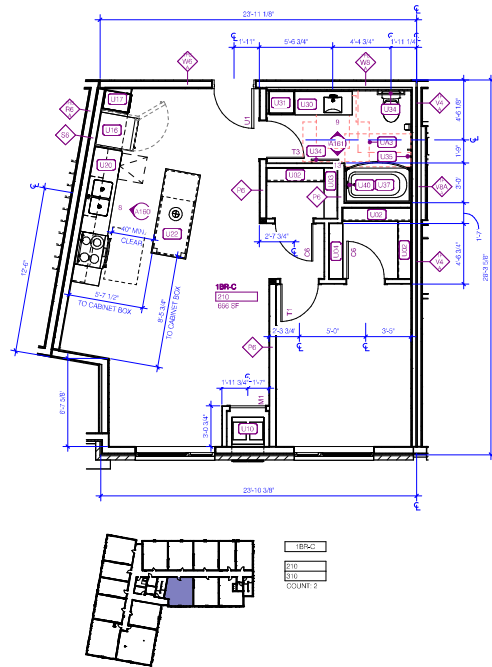


1. REFER TO DRAW FOR TYPICAL ACCESSIBLE DOORS AND CLIMBERS REQUIRED
2. INSTALL DOORS AND SEAT BENCHES IN ALL UNITS
REFER TO SECT FOR DETAILS
3. PROVIDE 1/2" WALLS OVER DOORS AND SEAT BENCHES
UNLESS OTHERWISE NOTED
4. FIVE FOOT RAIL IN EACH END OF EACH PAIR OF MIDDLE PAIR
CLOSEST TO WALLS
5. PROVIDE RAILS IN EACH WALL OF EACH PAIR OF MIDDLE
PAIRS BETWEEN RAILS (SEE SIDE WALLS FOR DETAILS)
6. FIVE FOOT RAIL IN EACH END OF EACH PAIR OF MIDDLE
PAIRS
7. PROVIDE FLOORING AND SEAT AND REFRIGERATOR AND RANGE
LOCATIONS. NOT REQUIRED VARIATION FOR THE 5 UNITS
8. OVER 10' STAIRS ELEVATIONS NOTED ON COLLECTED
CEILING PLANS
9. PROVIDE NONSLIP BATHING MATERIALS IN RETURN PLUMBING
AND SHOWER
10. REFER TO ROPS FOR ALL MOUNTING UNITS, LIGHT SWITCHES,
THERMOSTATS, AND TELEPHONE. PROVIDE 1/2" WALLS OVER
ROPS, SHELVES, MOUNTING UNITS, ETC. NOT REQUIRED
VARIATION FOR THE 5 UNITS
11. NOTE THAT ALL ELEVATIONS MAY BE REVERSED (BORROWED
FROM EXISTING UNIT) ELEVATIONS SHOWN. REFER TO ACTUAL
CEILING FOR LOCATION
12. ACCTUAL INDUCTIVE RAILS IN WALLS AT REAR ROOM, LAUNDRY
ROOM, AND BATH. PROVIDE 1/2" WALLS OVER INDUCTIVE RAILS
THAT ARE ADJACENT TO A BATH REAR MECHANICAL UNIT
ELEVATION UNIT - CHAIR SEAT
13. PROVIDE 1/2" WALLS OVER INDUCTIVE RAILS AND CENTERLINE
ELEVATIONS OF UNIT UNITS ARE TO FACE OF WALLS UNLESS
OTHERWISE NOTED
14. PROVIDE FINISHED EASEL AT EXPOSED CABINETRY IN KITCHEN
AND BATH
15. PROVIDE 1/2" WALLS OVER ALL EXPOSED CABINETRY
ALL UNITS UNIT DOORS ON WALL TO BE BACKED OUT
TOP WORKING
16. FURNISH AND INSTALL CONTRACT FOR REPAIRS ONLY
CLOSEST DOORWAY HAVE A CLEARANCE OF 80"
FROM DOOR TO DOOR STOP
17. FURNISH AND INSTALL CONTRACT FOR REPAIRS ONLY
APPLICABLE FROM DOOR STOP TO DOOR STOP
18. PROVIDE 1/2" WALLS OVER ALL EXPOSED CABINETRY
ACTUAL UNIT CLOSET MAY HAVE A REVERSED CHAIR SEAT
REFER TO EXISTING BUILDING PLANS FOR ACTUAL UNIT

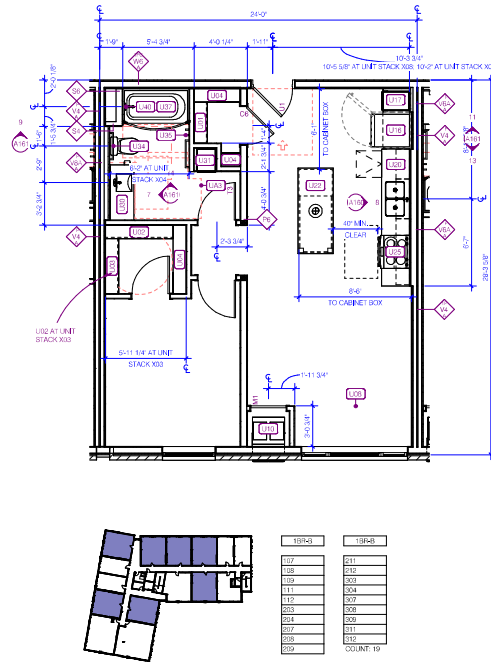
1. PROVIDE GRAB BARS FOR ALL TYPE II UNITS.
2. PROVIDE TUB/SHOWER SEATS FOR ALL TYPE II UNITS.
3. PROVIDE TOILET TANK FLUSH CONTROL, ON SIDE AWAY FROM WALL, TYP.
4. AT ROLLER SINKS WITH FRONT APPROACH, INSULATE PIPES; OBTAIN TO RELOCATE SINK TRAP IN AREA BEYOND REACHED CLEARANCES
5. AT ROLLER SINKS WITH 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

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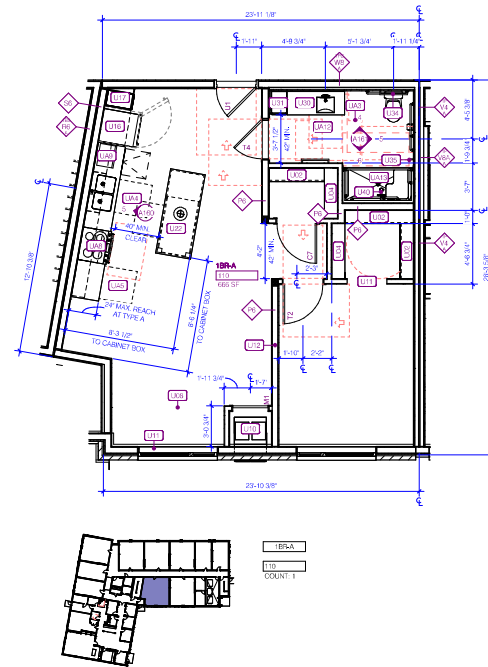
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3 ONE BEDROOM - C
10' x 10'



10 ONE BEDROOM - B
10' x 10'



7 ONE BEDROOM - A
10' x 10'

GENERAL UNIT NOTES:

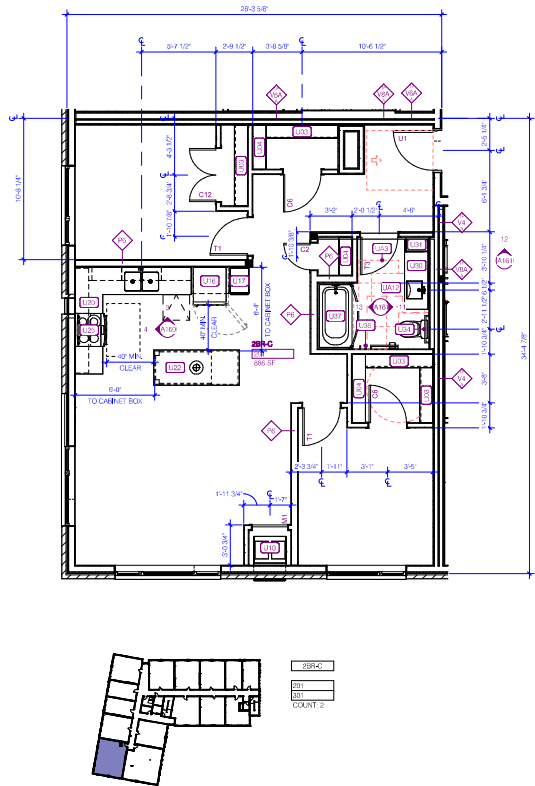
1. REFER TO ROOF FOR TYPICAL "ACCRIBLUE" COLORED AND CLEARANCES REQUIRED.
2. INSTALL GRAB BAR AND SEAT CLOTHING IN ALL UNITS. REFER TO SHEET 1000 FOR DETAILS.
3. WITHIN UNITS, ALL WALLS ARE 1/2" AT AND ABOVE UNLESS OTHERWISE NOTED.
4. HVAC RETURN LOCATED IN SIDE WALL OF KITCHEN. PACK CLOSET, TRANSFER 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, SHALVES, HORIZONTALS, ETC.). NOTE REQUIRED VARIATIONS FOR TYPE 'M' UNITS.
10. NOTE: THIS SHALVE ELEVATIONS MAY BE REVERSED, UNNOTED FROM SHALVE 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 WHEN 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 CABINETS IN KITCHEN AND BATHROOM VARIETY.
14. ALL INTERIOR UNIT DOORS ON LEVEL 1 TO BE BUCCED OUT 1/2" FROM FLOOR.
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:

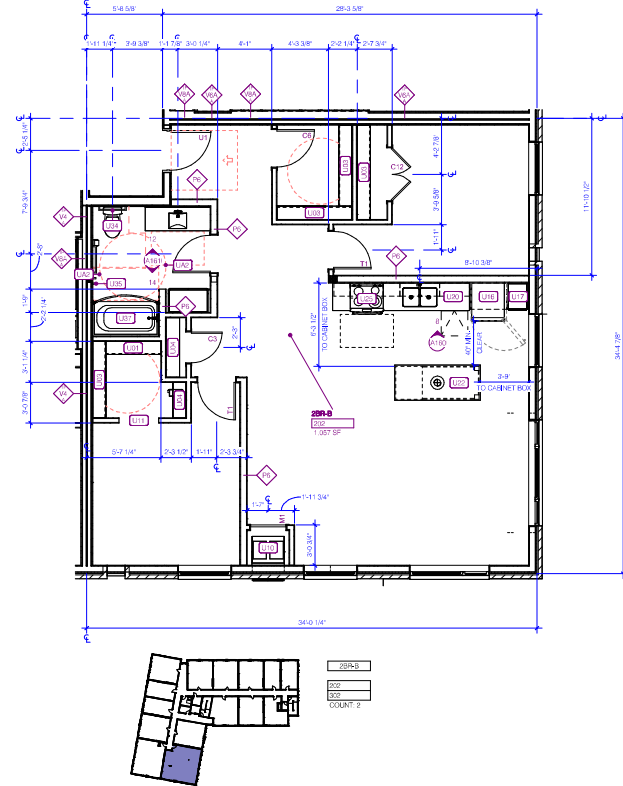
1. PROVIDE GRAB BARS FOR ALL TYPE 'M' UNITS.
2. PROVIDE TUB/SHOWER SEATS FOR ALL TYPE 'M' UNITS.
3. PROVIDE TOILET TANK FLUSH CONTROL, ON SIDE AWAY FROM WALL TYPE.
4. AT TOLL UNDER SINKS WITH FRONT APPROACH, INSULATE PIPES. OPEN TO RELOCATE SINK TRAP IN AREA BEYOND REQUIRED MIN. CLEARANCES.
5. AT TOLL 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 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 SHELVES 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 SINKS, REFER TO TYPE 'A' UNITS.
- U08 PROVIDE 24" DEEP UNDER SINKS ABOVE REFRIGERATOR.
- U09 PROVIDE W/ DEEP FRONT W/ THE 24" MAX. REACH.
- U10 FULL HEIGHT PANEL ADJACENT TO SINK.
- U11 PROVIDE VALANCE AND UNDER CABINET LIGHT ABOVE SINK. COORDINATE W/ ELECTRICAL.
- U12 PLUM COUNTER TOP, 2 CM QUARTZ ALTERNATE. REFER TO A111.
- U13 1/2" MIN. BACKLASH W/ STAINLESS STEEL GREASE SHIELD AT RANGE. CERAMIC TILE ALTERNATE. REFER TO A111.
- U14 1/2" MIN. BACKLASH W/ STAINLESS STEEL GREASE SHIELD AT RANGE. CERAMIC TILE ALTERNATE. REFER TO A111.
- U15 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U16 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U17 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U18 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U19 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U20 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U21 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U22 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U23 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U24 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U25 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U26 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U27 COORDINATE W/ ELECTRICAL. REFER TO A111.
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- U29 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U30 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U31 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U32 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U33 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U34 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U35 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U36 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U37 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U38 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U39 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U40 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U41 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U42 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U43 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U44 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U45 COORDINATE W/ ELECTRICAL. REFER TO A111.
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- U63 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U64 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U65 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U66 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U67 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U68 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U69 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U70 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U71 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U72 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U73 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U74 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U75 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U76 COORDINATE W/ ELECTRICAL. REFER TO A111.
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- U78 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U79 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U80 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U81 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U82 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U83 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U84 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U85 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U86 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U87 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U88 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U89 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U90 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U91 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U92 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U93 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U94 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U95 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U96 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U97 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U98 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U99 COORDINATE W/ ELECTRICAL. REFER TO A111.
- U100 COORDINATE W/ ELECTRICAL. REFER TO A111.



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



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

GENERAL UNIT NOTES:

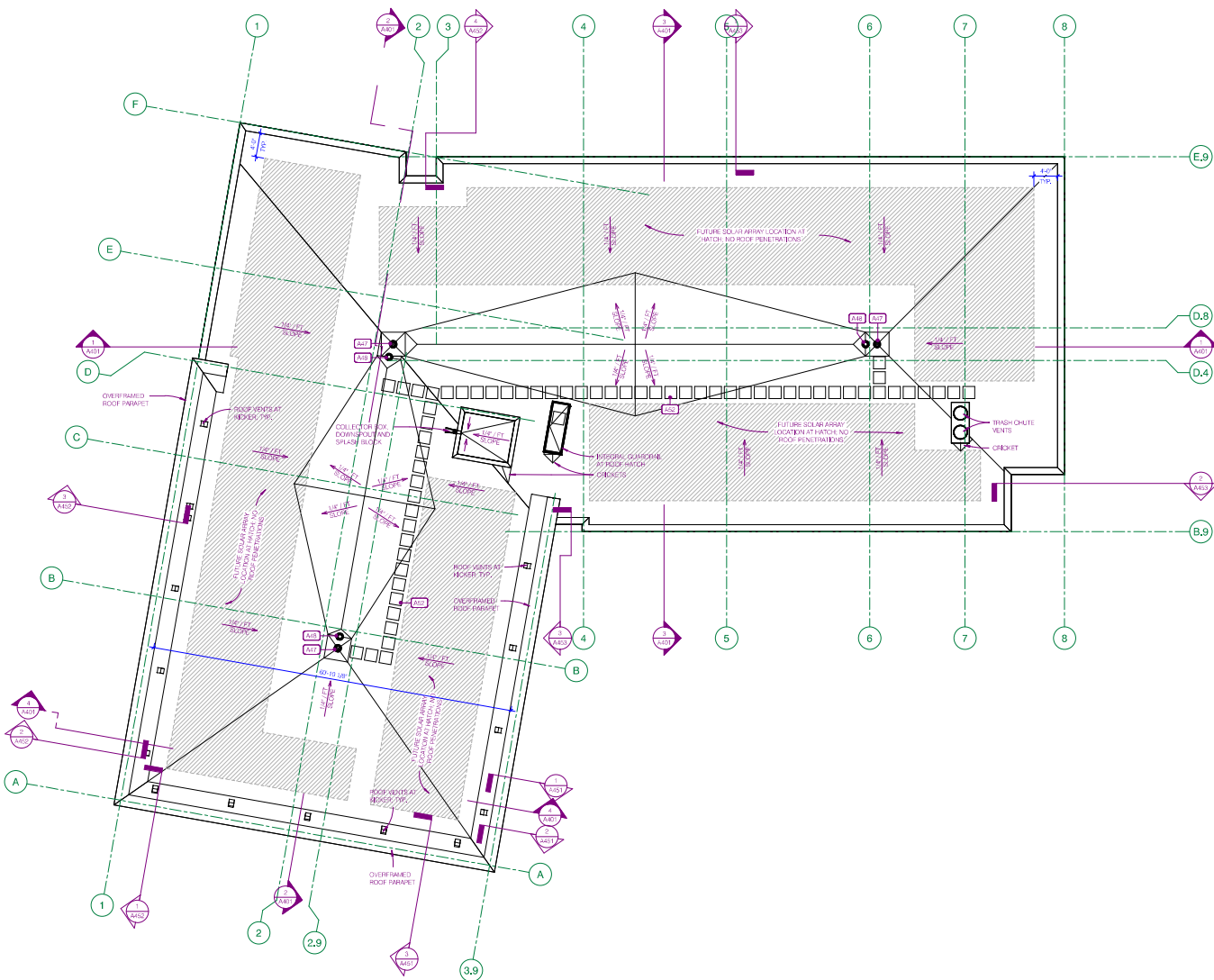
1. REFER TO ROOF FOR TYPICAL "ACCRIBLUE" COLORED AND CLEARANCES REQUIRED.
2. INSTALL GRAB BAR AND SEAT CLOTHING IN ALL UNITS. REFER TO SHIRT ROOM FOR DETAILS.
3. WITHIN UNITS, ALL WALLS ARE 1/2" AT AND ABOVE UNLESS OTHERWISE NOTED.
4. HVAC RETURN LOCATED IN SIDE WALL OF MAJOR PACK CLOSET. THINER DUCTS 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 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 ROSS, SHOWER, HORIZONTALS, ETC.). NOTE REQUIRED VARIATIONS FOR TYPE 'A' UNITS.
10. NOTE THAT ALL ELEVATIONS MAY BE INTENDED, UNMOUNTED FROM (ALIGNED) WITH 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 CABINETS IN KITCHEN AND BATHROOM VANITY.
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 REACH 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, TYP.
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 SHELVES IN INTEGRAL ROD, 12" DEEP. REFER TO A163.
- U02 TWO (2) WIRE SHELVES, BOTTOM W/ INTEGRAL ROD, 12" DEEP. REFER TO A163.
- U03 TWO (2) WIRE SHELVES IN INTEGRAL RODS, 12" DEEP. REFER TO A163.
- U04 TWO (2) WIRE SHELVES, 12" DEEP. REFER TO A163.
- 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 FLOORING FOR HORIZONTALS, INTEGRAL RODS, TYP. ALL UNITS.
- U08 PROVIDE 30" DEEP UPPER CABINET ABOVE REFRIGERATOR.
- U09 PROVIDE W/ DEEP PARTIAL W/ THE 30" AVAILABLE SHELVES. FINISH OVER SINKS, TYP.
- U10 FULL HEIGHT PANEL ADJACENT TO SINK, TYP.
- U11 PROVIDE VALANCE AND UNDER CABINET LIGHT ABOVE SINK. COORDINATE W/ ELECTRICAL.
- U12 PLUM COUNTERTOP, 2 CM QUARTZ ALTERNATE. REFER TO A171.
- U13 FINISH BACKSPLASH W/ STAINLESS STEEL GREASE SHIELD AT RANGE. CERAMIC TILE ALTERNATE. REFER TO A171.
- U14 FINISH BLIND. REFER TO A163. PROVIDE COORDINATE W/ ELECTRICAL. REFER TO A171.
- U15 RELEVANT LEAK TRAP, ABOVE FLOOR, TYP. REFER TO INTERIORS. COORDINATE W/ ELECTRICAL.
- U16 ELECTRICAL RANGE, ENSURE 40" MIN. CLEAR FROM FACE, NO COUNTER OVERHANG AT RANGE.
- U17 MICROWAVE WITH DIRECT VENT HOOD EXHAUST, SOFFIT TO CEILING. PROVIDE REGULATION HOOD W/ REFRIGERATOR. ALTERNATE, VERIFY INSTALLATION W/ MANUFACTURER. COORDINATE W/ ELECTRICAL.
- U18 VERIFY REFRIGERATOR SPECIFICATIONS, ENSURE DOOR SWING ALLOWS DRAWERS TO OPEN FULLY.
- U19 CULTURED MARBLE VANITY TOP W/ INTEGRAL BOWL, 2" DEEP & BACKSPLASH.
- U20 UNDER CABINET 72" TALL, PROVIDE SOFFIT IF WALLS ADJACENT. ALTERNATE, ALTERNATE W/ VANITY TOP ADJACENT.
- U21 TRANSFORMER. REFER TO A171 & A172.
- U22 VANITY SOURCE LIGHT FIXTURE. REFER TO INTERIORS. COORDINATE W/ ELECTRICAL.
- U23 TWO (2) TOWEL BARS PER BEDROOM, PROVIDE WALL MOUNTED FOR CONVENIENCE. REFER TO A171 & A172.
- U24 TWO (2) ROBE HOOKS PER BEDROOM. REFER TO A171 & A172.
- U25 TOILET PAPER HOLDER. REFER TO INTERIORS.
- U26 CONTINUOUS GYP. WALL BOARD BEHIND PEEKGLASS SURROUND. VERIFY SUSPENSION REQUIREMENTS W/ MANUFACTURER IN ADDITION TO LUMEN ASSEMBLY (THIS RANGE).
- U27 CURTAIN CLUTTER ROD AT TUB, 72" 1/2" A.F.F.; REFER TO A171.
- U28 SHOWER HEAD, MOUNT AT 7'-0". REFER TO A170.
- U29 PULL-DOWN FAUCET AT KITCHEN. REFER TO INTERIORS.
- U30 CLOSETTER CLEAR FLOOR SPACE INDICATED BY DASHED CIRCLE.
- U31 30" FORWARD CLEAR FLOOR SPACE INDICATED BY DASH CIRCLE.
- U32 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK. COORDINATE SINK DEPTH W/ PLUMBING CABINET.
- U33 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U34 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U35 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U36 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U37 LOCATE EXHAUST HOOD SWITCH ABOVE COUNTER, 48" MAX. HT.
- U38 FRONT CONTROL AT RANGE.
- U39 COUNTERTOP MICROWAVE. VERIFY SWITCHES ARE CLEAR OF MICROWAVE. COORDINATE W/ ELECTRICAL.
- U40 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK. COORDINATE SINK DEPTH W/ PLUMBING CABINET. CONTINUE FLOORING UNDER SINK.
- U41 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U42 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U43 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.
- U44 30" FORWARD APPROACH AT KITCHEN SINK. REMOVABLE FRONT SINK BASE W/ MATCHING WALL HUNG CABINET. CONTINUE FLOORING UNDER SINK.



1 ROOF PLAN - OVERALL
1/20/25 1/20/25

GENERAL ROOF NOTES:

1. PROVIDE WALKING PADS FROM ROOF ACCESS POINT TO AND AROUND ALL MECHANICAL EQUIPMENT.
2. GUARD RAILINGS REQUIRED AT ALL LOCATIONS WHERE ROOF TOP EQUIPMENT IS WITHIN 10'-0" FROM EDGE OF ROOF. ALL ROOF DRAINS TO DRAIN INTERNALLY THROUGH BUILDING TO STORM SEWERS.
3. ALL OVERFLOW ROOF DRAIN TO DRAIN TO LANDSCAPE AREA AT LEVEL 1.

KEYNOTES:

- A17 ROOF DRAIN REFER TO PLUMBING DESIGN BUILD
A18 OVERFLOW ROOF DRAIN REFER TO PLUMBING DESIGN BUILD
A20 ROOF TOP WALKWAY PADS



<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>SPEC #</u>	<u>MATERIAL PROFILE / ASSEMBLY</u>
<u>EDGING</u>					
<u>ED-101</u>	EDGER	538 LF			METAL
<u>FENCE & GUARDRAIL</u>					
<u>FE-101</u>	6" STEEL FENCE	197 LF			
<u>MINERAL MULCH</u>					
<u>MM-101</u>	MINERAL MULCH	1,387 SF			TBD
<u>SITE FURNITURE</u>					
<u>SF-101</u>	BENCH - CAGION BASKET 2 X 6	1			
<u>SF-102</u>	PET COMFORT STATION	1			TBD
<u>SF-103</u>	SMOKER STATION	1			TBD



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

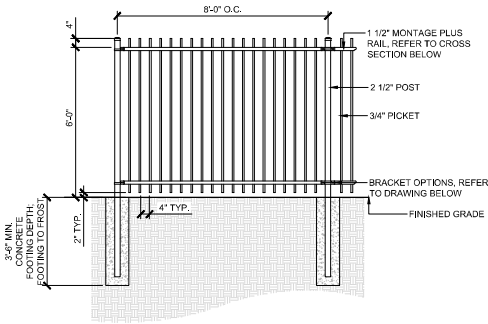
1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

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 HAVE 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.

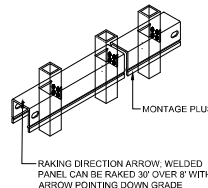
IRRIGATION NOTES

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.

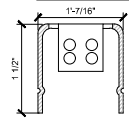


- NOTES:**
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS POST SIZING CHART.
 2. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

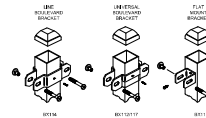
RAIL & PICKET ENLARGEMENT



MONTAGE PLUS RAIL

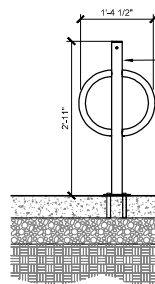


BRACKET OPTIONS



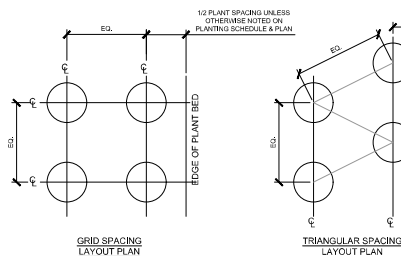
3 DETAIL - 6' HGT. STEEL PICKET FENCE (FE-01)

P-24-255-20



5 BIKE RACK, SURFACE MOUNT (SF-01)

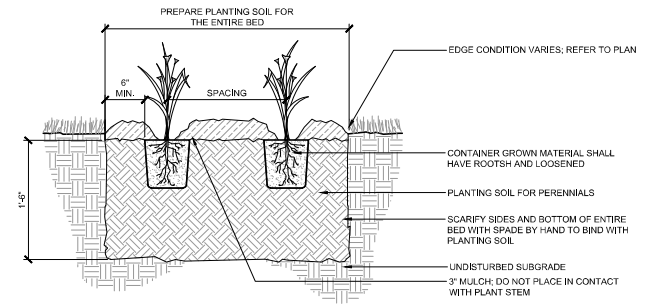
P-24-255-06



NOTE: REFER TO PLANTING SCHEDULE PLANT SPACING.

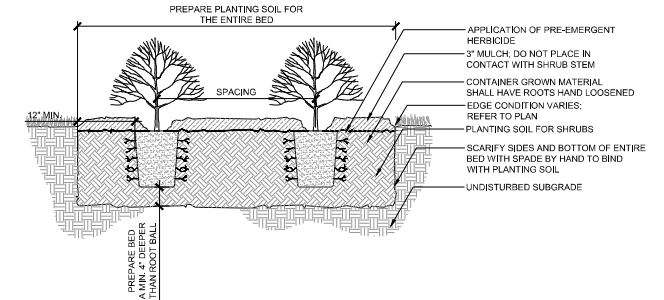
4 DETAIL - PLANT SPACING

P-24-255-03



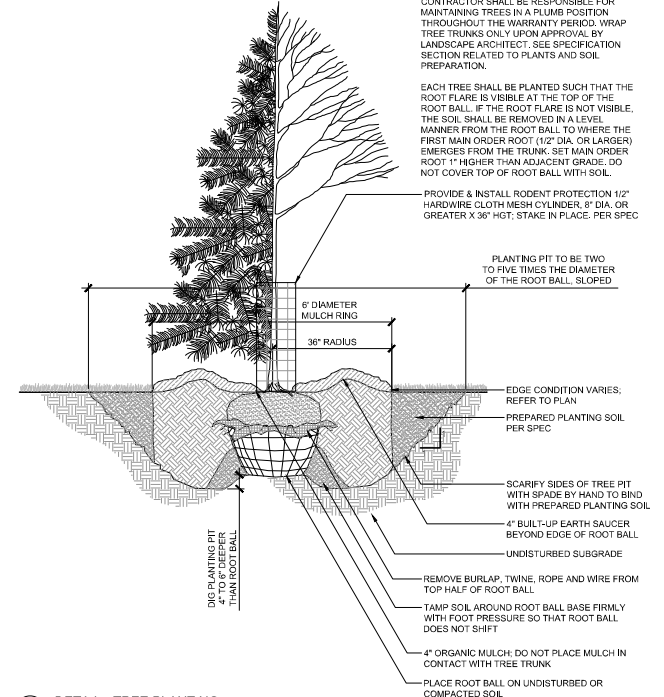
3 DETAIL - PERENNIAL PLANTING

P-24-255-04



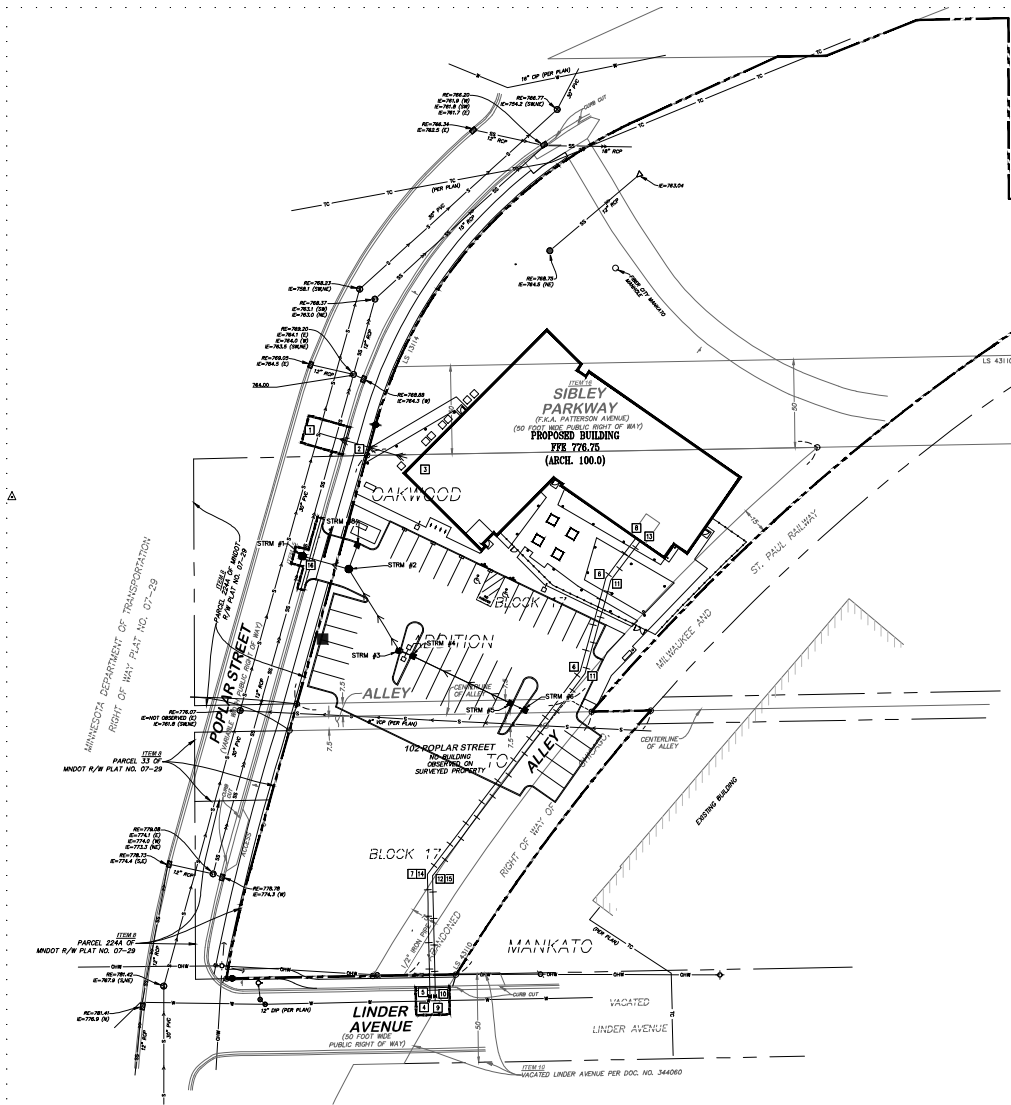
2 DETAIL - SHRUB PLANTING

P-24-255-02



1 DETAIL - TREE PLANTING

P-24-255-15



1
C200
UTILITY PLAN
1" = 30'

KEYED NOTES

- KEYED NOTES ARE EXTENDED BY **NO** ON PLAN.
- CONNECT TO EXISTING 30-INCH PVC WITH 30-INCH BY 6-INCH SADDLE TEE FOR PROPOSED FIRE CONNECTION. APPROXIMATE INVERT OF EXISTING PIPE IS 750.62. 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 50-FEET OF 8-INCH PVC PIPE AT 3.00% TO INVERT OF 771.75. SLUB TO WITHIN 5-FEET OF PROPOSED BUILDING. REFER TO DETAIL 6/C400. COORDINATE EXACT LOCATION 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.
 - SLUB 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.
 - SLUB 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. APPROXIMATE INVERT OF EXISTING PIPE IS 761.15. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.

UTILITY NOTES

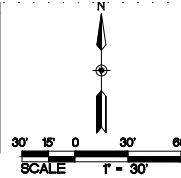
- CONTRACTOR SHALL FOLLOW ALL CITY OF MANKATO STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AND SIZES AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH 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 8 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 MAINS 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 BONDS, VALVES, TEES, FLUIDS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE ASTM D3034 SDR 35 POLYETHYLENE (PE), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE ASTM D1785 OR ASTM D2688 SCHEDULE 40 PVC.
- ALL FLARED END SECTIONS SHALL HAVE TRUSS GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND BRIMP FOR MINUT 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 ON 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.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	MEZNAH 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 S = 767.25 E = 768.50	27 L.F. OF 10" PVC @ 1.00%, STRM #2
STRM #2	48" MH	R-1733	772.48	N = 768.77 SE = 768.77 S = 769.50	58 L.F. OF 12" PVC @ 0.50%, STRM #3 18 L.F. OF 10" PVC @ 1.87%, STRM #4
STRM #3	48" CB MH	R-3067	773.01	NW = 769.10 E = 769.10	7 L.F. OF 12" PVC @ 0.50%, STRM #4
STRM #4	48" CB MH	R-3067	773.05	W = 769.14 S = 769.14	63 L.F. OF 12" PVC @ 0.50%, STRM #5
STRM #5	48" CB MH	R-3067	773.05	NW = 769.51 SE = 769.51	7 L.F. OF 10" PVC @ 0.50%, STRM #6
STRM #6	48" CB MH	R-3067	773.05	NW = 769.55	
STRM #7	24"x36" CB	R-3067	773.03	S = 769.30	

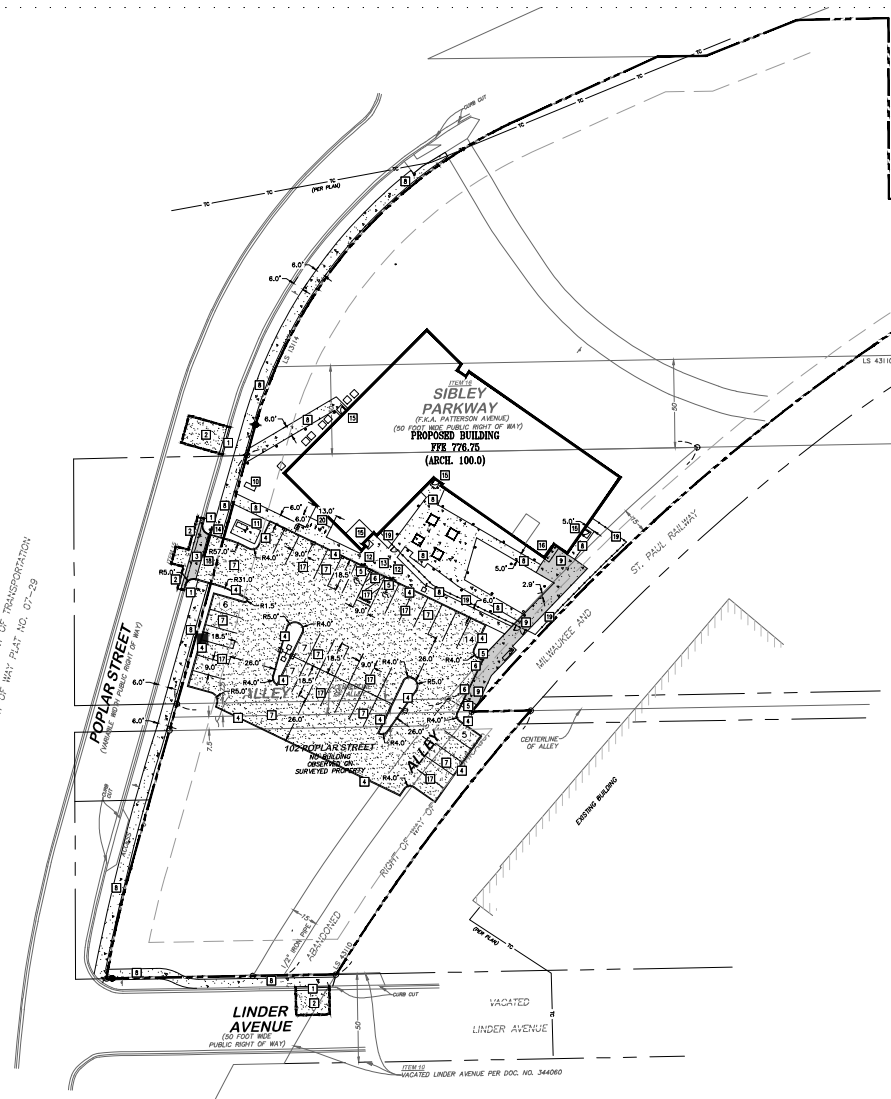
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWTOOTH LINE (APPROX.)	---
SANITARY SEWER	---
WATER PIPE	---
STORM SEWER	---
FIRE HYDRANT	●
GATE VALVE	●
PIPE CONNECTION	●
CATCH BASIN	●
MANHOLE	●

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

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
CP	Ductile Iron Pipe
ELV	Elevation
EX	Existing
FTE	Finished Floor Elevation
HDPE	High Density Polyethylene
INVERT	Invert
MH	Manhole
MIN	Minimum
PV	Post Indicator Valve
PC	Polypropylene Chloride
RCP	Reinforced Concrete Pipe
RD	Road Drain
WQ	Water Quality Device



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



1 PAVING AND GEOMETRIC PLAN
C300 1"=30'

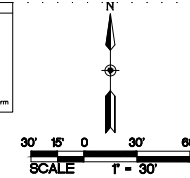
KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] 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 BRIT CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C401.
 - 5) INSTALL NOSE-SOON 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 13/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 ANYON. 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.

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

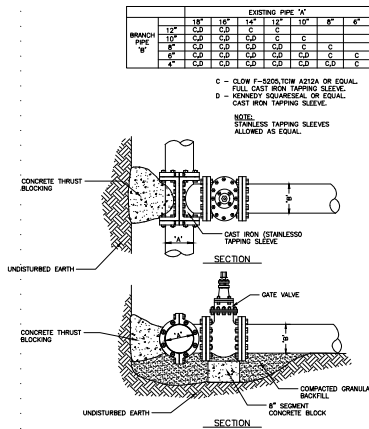
NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BDC	Building
BM	Benchmark
CCWC	Concrete
CLV	Elevation
EX	Existing
FPE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MINNUTCD	Minnesota Manual on Uniform Traffic Control Devices

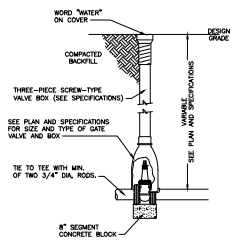


PAVING NOTES:

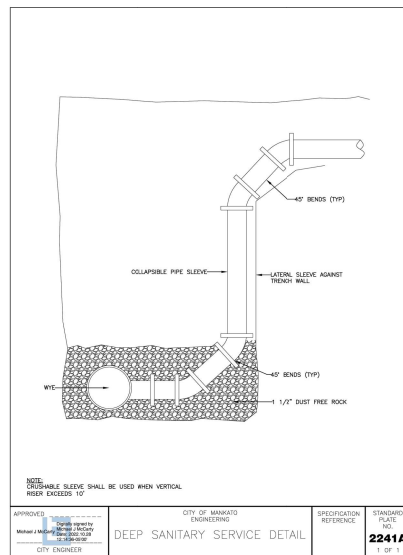
1. CONTRACTOR SHALL FOLLOW ALL CITY OF MANKATO STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE BRIT CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL 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 ASILES SHALL BE STRIPE 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 ASILE.
9. THE CONTRACTOR IS TO CONTACT THE CITY OF MANKATO FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANCES, 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 POHDS 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 PAVEMENT/SIDEWALKS.



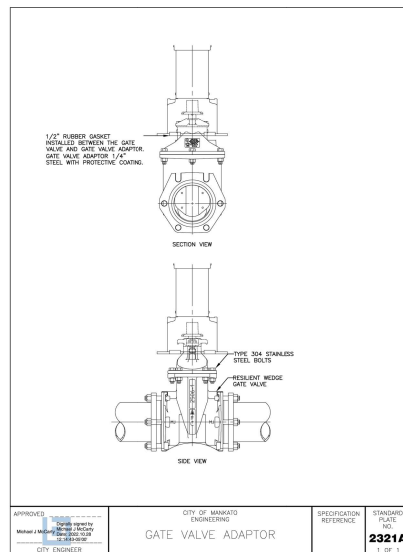
8 WATERMAIN WET TAP (TYP.)
C400 NOT TO SCALE



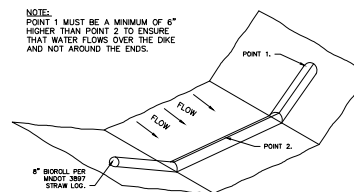
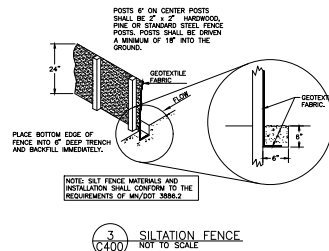
9 GATE VALVE AND BOX INSTALLATION
C400 NOT TO SCALE



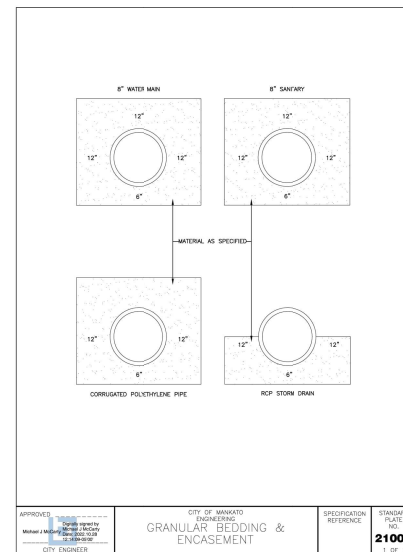
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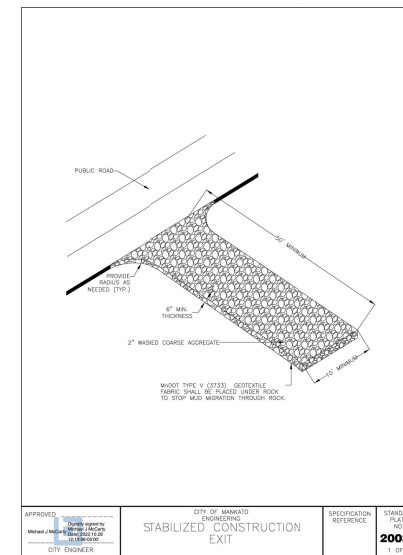
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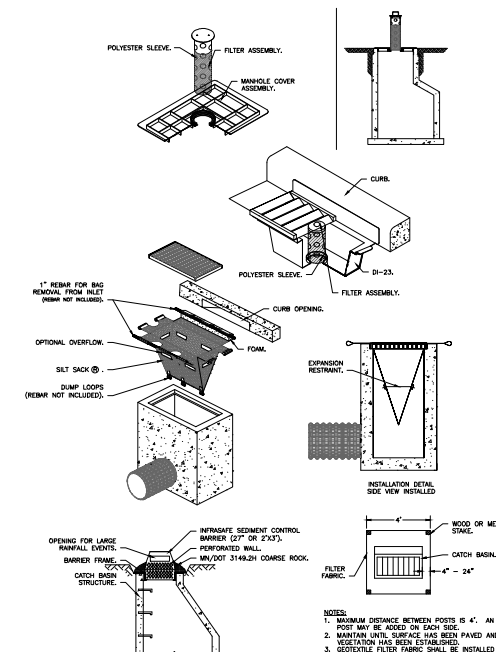
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C400 NOT TO SCALE



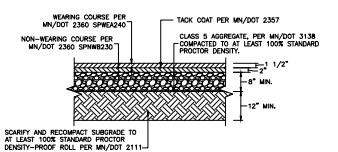
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C400 NOT TO SCALE



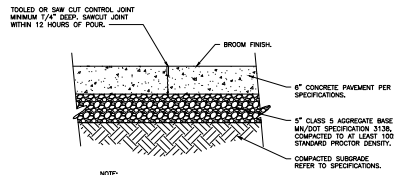
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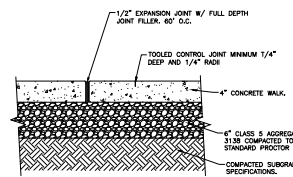
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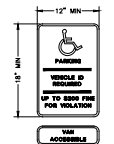
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C401 BITUMINOUS PAVEMENT
NOT TO SCALE



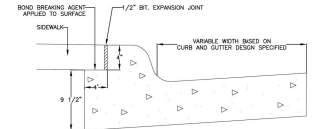
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C401 CONCRETE PAVEMENT
NOT TO SCALE



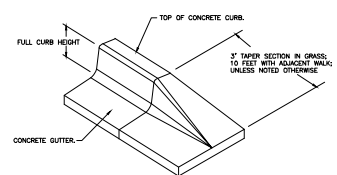
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C401 CONCRETE SIDEWALK (TYP.)
NOT TO SCALE



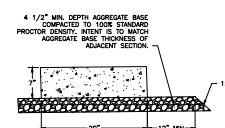
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C401 SIGN AND POST
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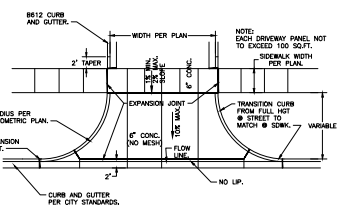
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C401 B-STYLE CURB AND GUTTER
NOT TO SCALE



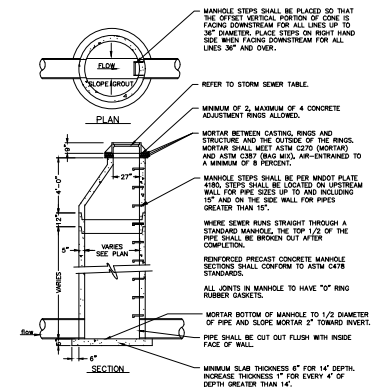
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NOT TO SCALE



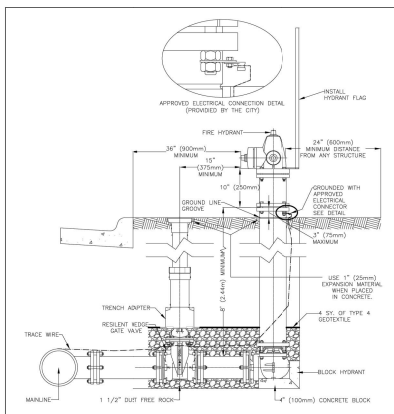
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C401 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



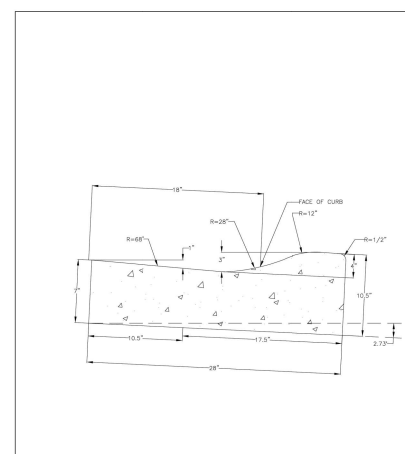
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C401 CONCRETE DRIVE ENTRANCE
NOT TO SCALE



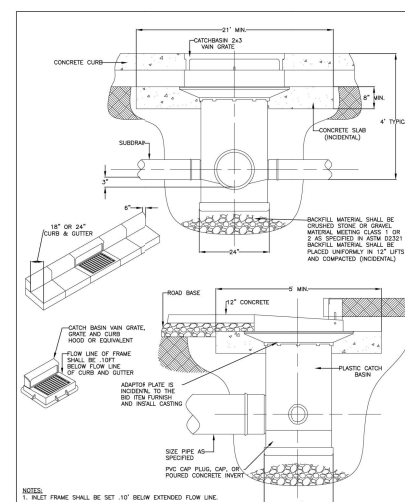
3
C401 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE



1
C401 HYDRANT DETAIL
NOT TO SCALE



4
C401 S-418 CURB AND GUTTER
NOT TO SCALE



2
C401 STANDARD CATCH BASIN
NOT TO SCALE

APPROVED:	CITY OF MANAKATO ENGINEERING	SPECIFICATION REFERENCE:	STANDARD PLATE:
	B-STYLE MODIFIED CURB AND GUTTER		2501A
			1 OF 1

APPROVED:	CITY OF MANAKATO ENGINEERING	SPECIFICATION REFERENCE:	STANDARD PLATE:
	S-418 MODIFIED CURB AND GUTTER		2500A
			1 OF 1

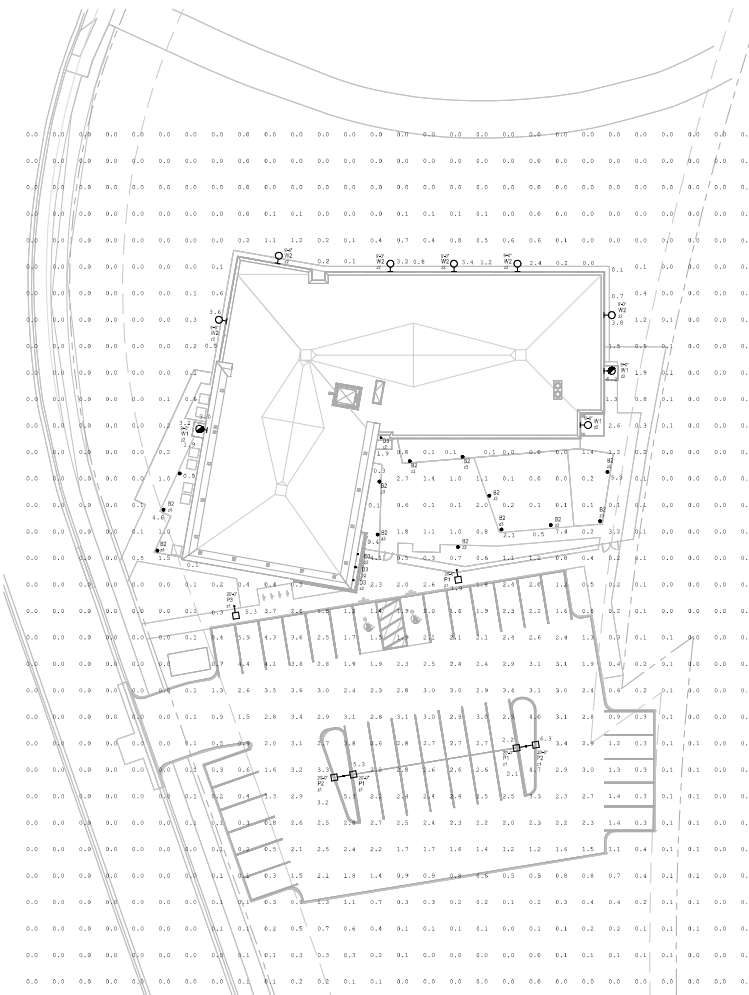
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	HYDRANT DETAIL		2322A
			1 OF 1

APPROVED:	CITY OF MANAKATO ENGINEERING	SPECIFICATION REFERENCE:	STANDARD PLATE:
	MANAKATO STD. CATCH BASIN NUMBER 3		2402C
			1 OF 1

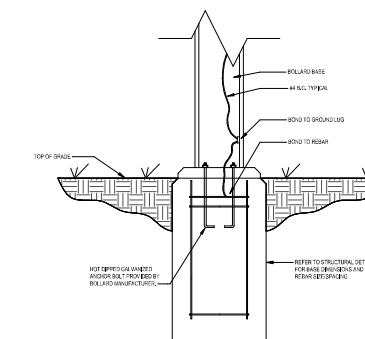
- A. REFER TO SHEET 004 FOR OUTSHEETS.
- B. LIGHTING LEVELS ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.80 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. WALL SPACE MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.
- D. SEE LIGHT POLE FOUNDATION DETAIL ON SHEET 000 FOR LIGHT POLE FOUNDATIONS.

[illegible]

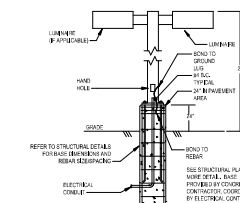
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Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A
Exam Prep Time	Fluorinated	Fo	0.30	0.4	0.4	N/A	N/A



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



2 BOLLARD BASE DETAIL R6
NO SCALE



③ POLE BASE DETAIL B1
NO SCALE

1 **FIXTURE TYPE B1**
NO SCALE

② **FIXTURE TYPE D3**
NO SCALE

3 **FIXTURE TYPE P1, P2 AND P3**
NO SCALE

4 **FIXTURE TYPE W1 AND W2**
NO SCALE

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.

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. Subject 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:

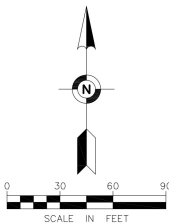
- The orientation of this bearing system is based on the Blue Earth County coordinate grid (NAD 83-2011 Adj.).
 - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance, prepared by Guaranty Commercial Title, Inc., as Issuing 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 hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described hereon is 102 Poplar Street, Mankato, MN 56002.
 - The property described hereon 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 flood protection 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 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 hereon 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. Complete and accurate 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 veisting 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 adjoins 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 veisting deed, Doc. No. 37328780, provided for said Parcel 1.
- All mineral 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
Richard A. Terwode
Christopher A. Terwode
Minnesota License No. 53536
ctarwode@terwode.com



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

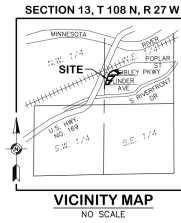
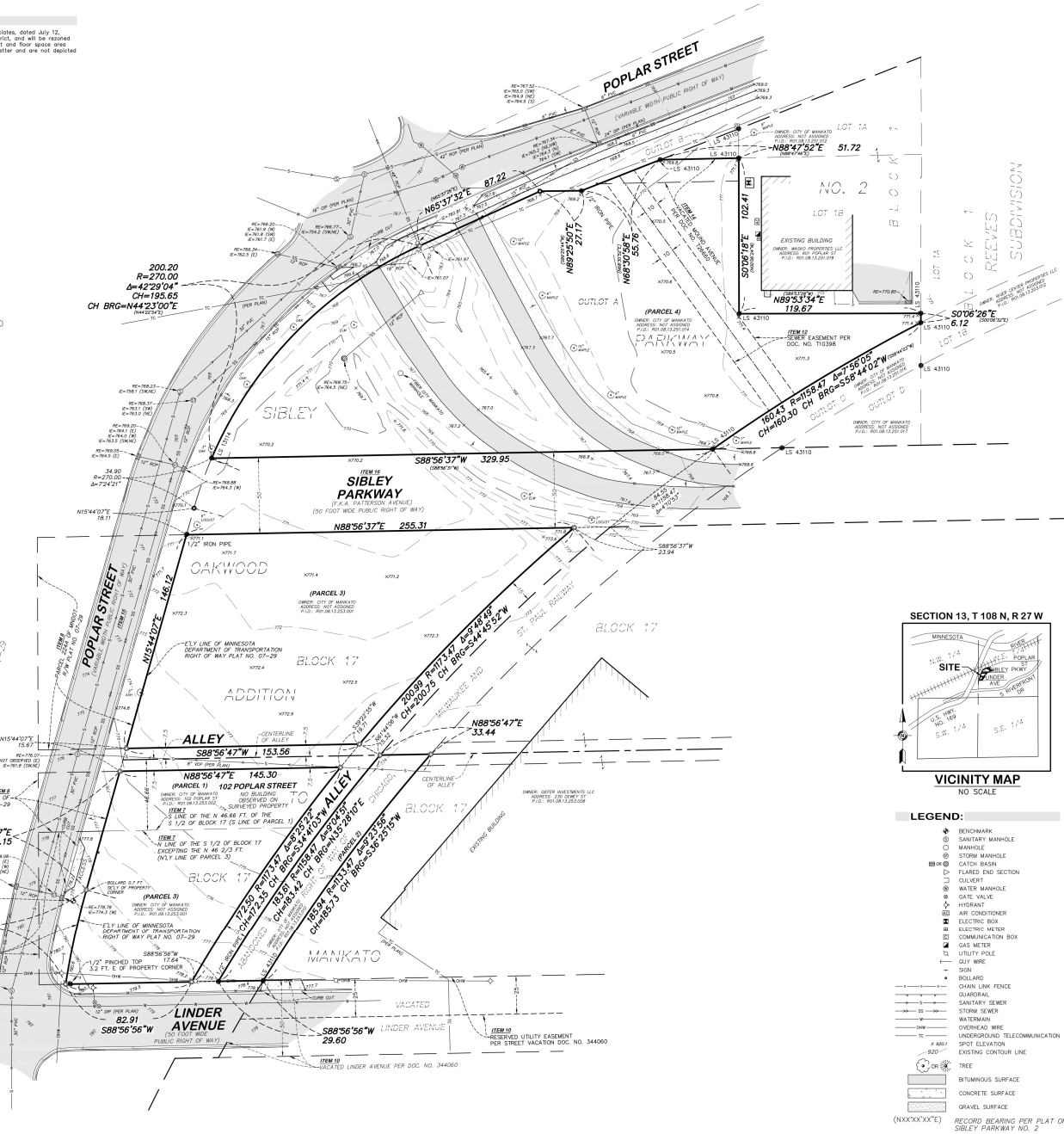
ITEM 1: FOUND IRON MONUMENT
ITEM 2: FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
ITEM 3: SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

ITEM 4: FOUND IRON MONUMENT
ITEM 5: FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
ITEM 6: SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

ITEM 7: FOUND IRON MONUMENT
ITEM 8: FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
ITEM 9: SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

ITEM 10: FOUND IRON MONUMENT
ITEM 11: FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
ITEM 12: SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

ITEM 13: FOUND IRON MONUMENT
ITEM 14: FOUND MNDOT RIGHT OF WAY MARKER (3" ALUMINUM DISK)
ITEM 15: SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536



- 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
 - OUT WIRE
 - SIGN
 - BOLLARD
 - CHAIN LINK FENCE
 - GUARDRAIL
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - OVERHEAD WIRE
 - UNDERGROUND TELECOMMUNICATION
 - SPOT ELEVATION
 - EXISTING CONTOUR LINE
- NO SCALE

FIELD BOOK	PAGE	FIELDWORK	REVISIONS
CHIEF:		ALTA	NO. DATE DESCRIPTION
DRAWN BY:		DL	1 2025/04/23 REVISED TITLE COMMITMENT
CHECKED BY:		CAT	
FILE NO.	4719		

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Trellis Co.

PROPERTY ADDRESS:
102 Poplar Street
Mankato, Minnesota 56001

Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
land surveyors since 1872

To: Justin Eilers, Vice President - Housing Development
Trellis Co.

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

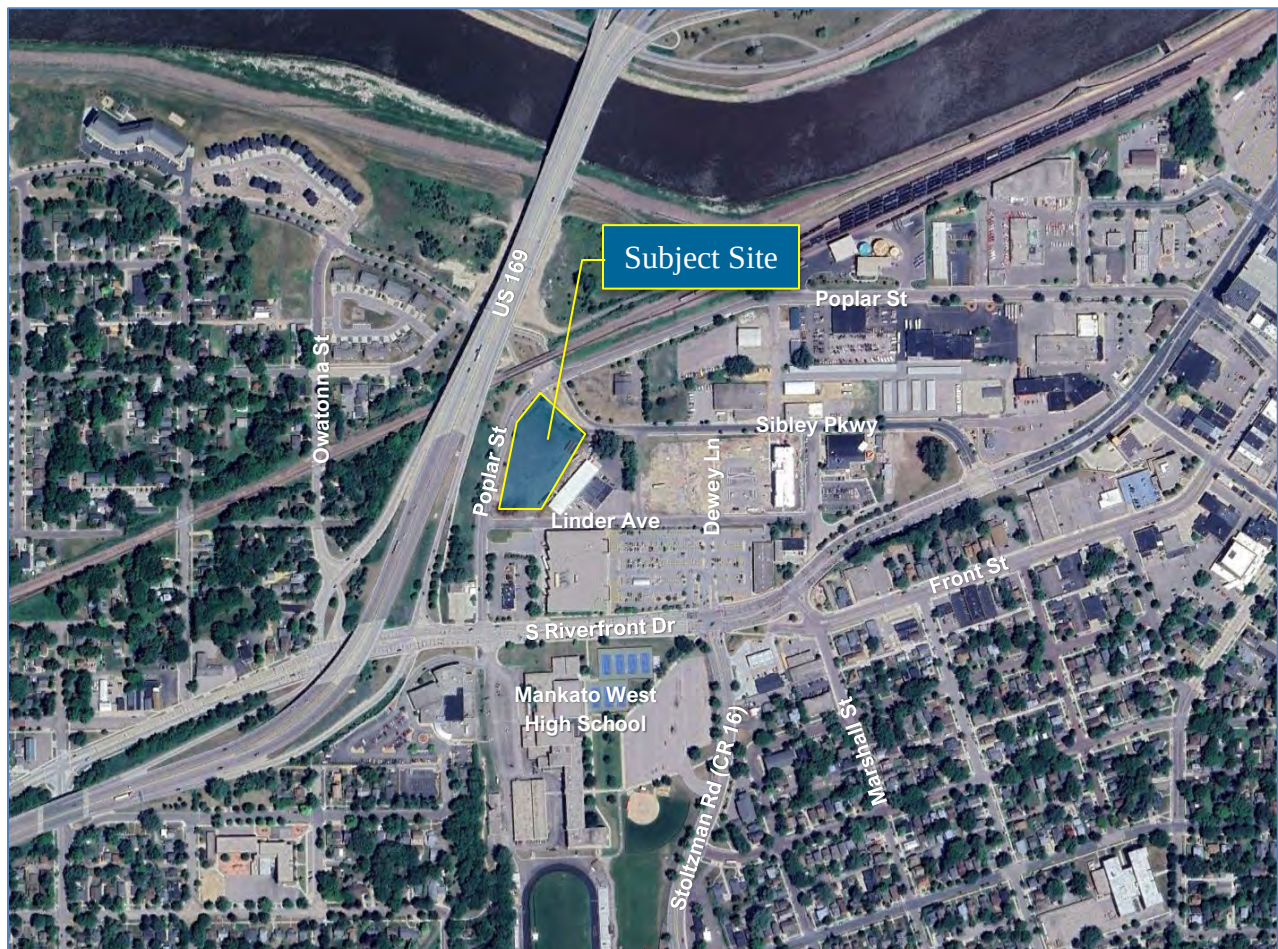
Date: March 6, 2025

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

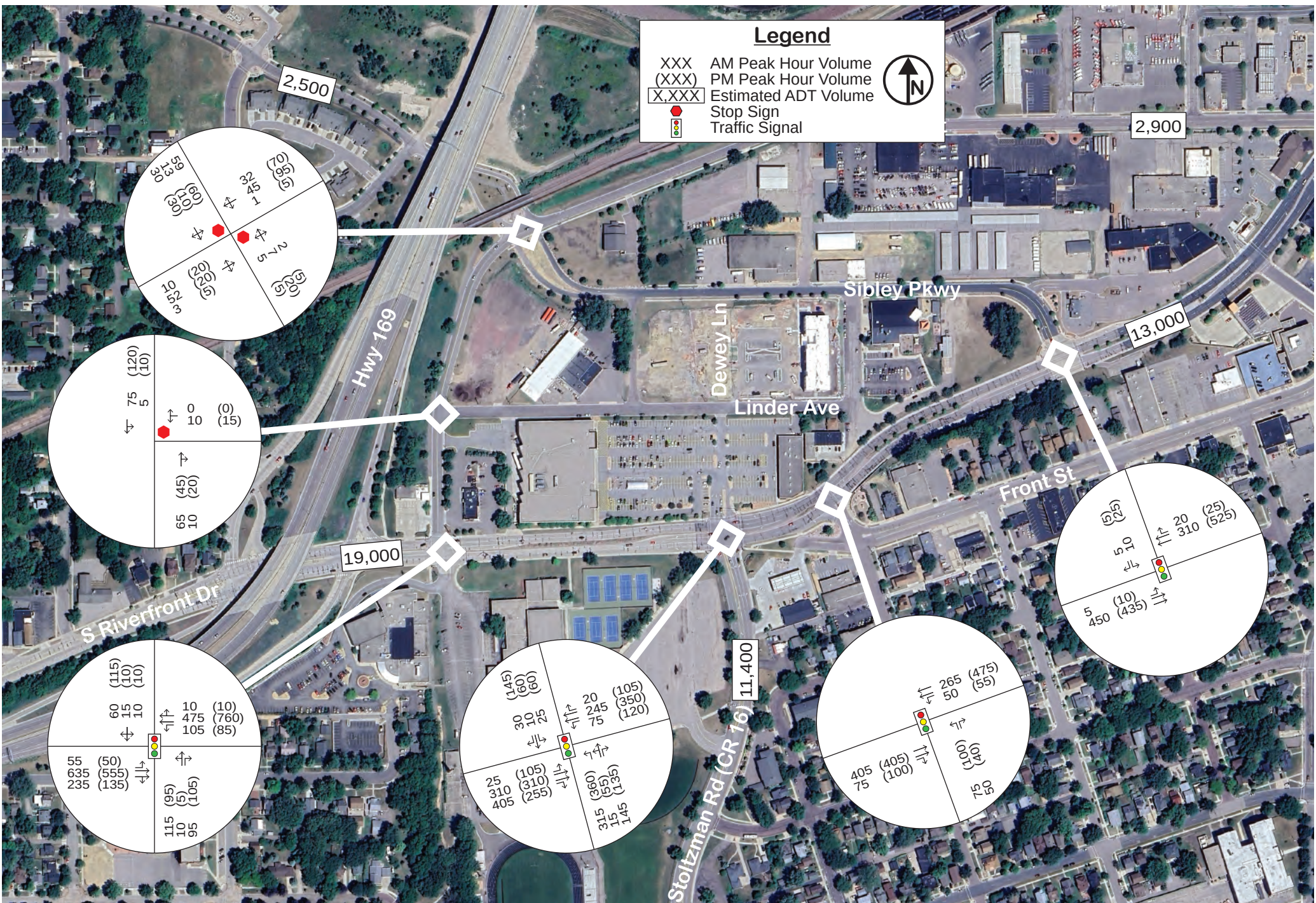
Note that the Marshall Street intersection was estimated based on the adjacent intersection counts and historical traffic data. The a.m. and p.m. peak hours within the study area represent 7:45 to 8:45 a.m. and 3:15 to 4:15 p.m. These time periods coincide with the start / end times associated with the 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

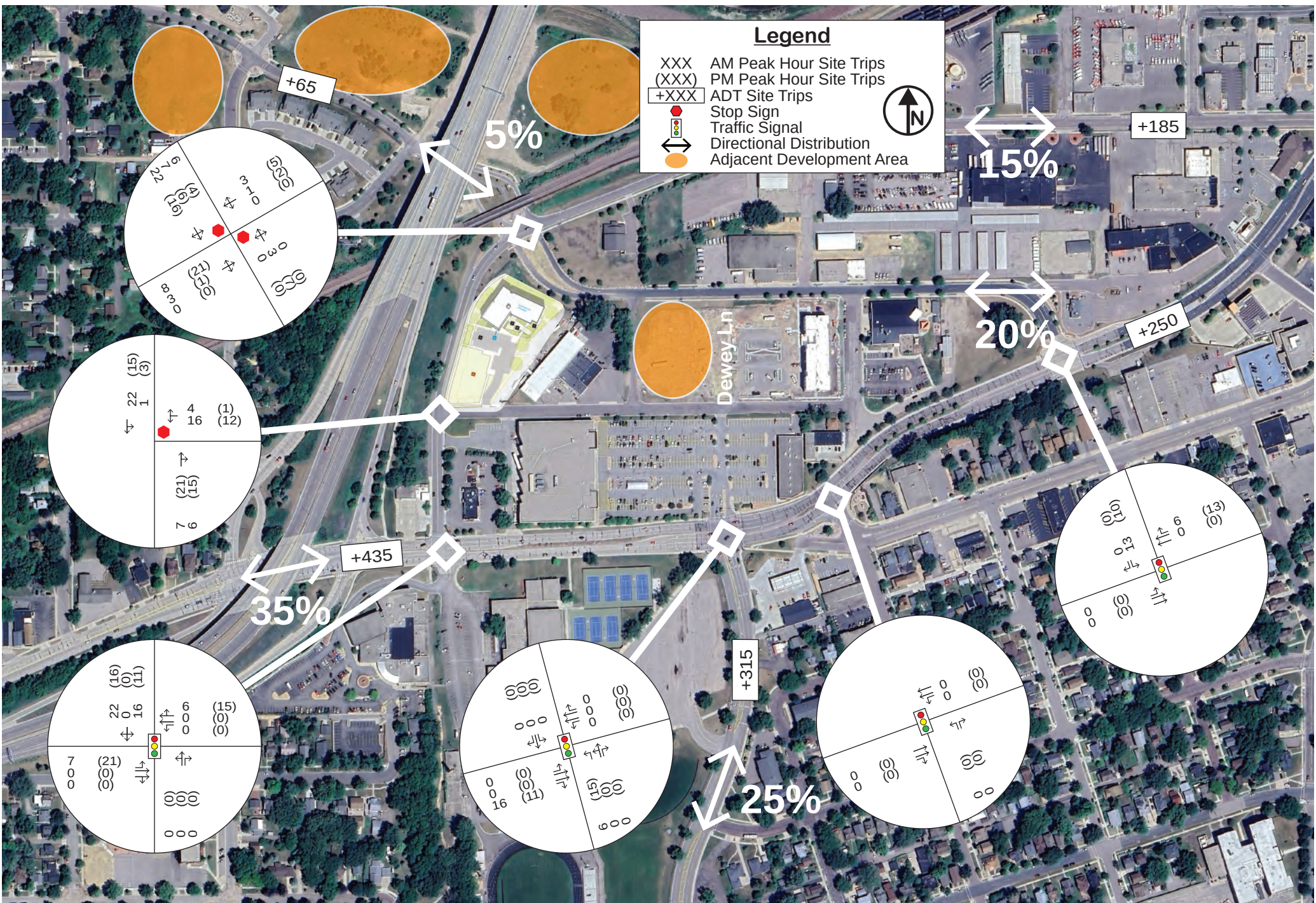
Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Poplar Street and Sibley Parkway	SSS	A / A (6)	A / A (8)
Poplar Street and Linder Avenue	SSS	A / A (5)	A / A (6)
Riverfront Drive and Poplar Street	Signal	B (15)	B (12)
Riverfront Drive and Stoltzman Road / CR 16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

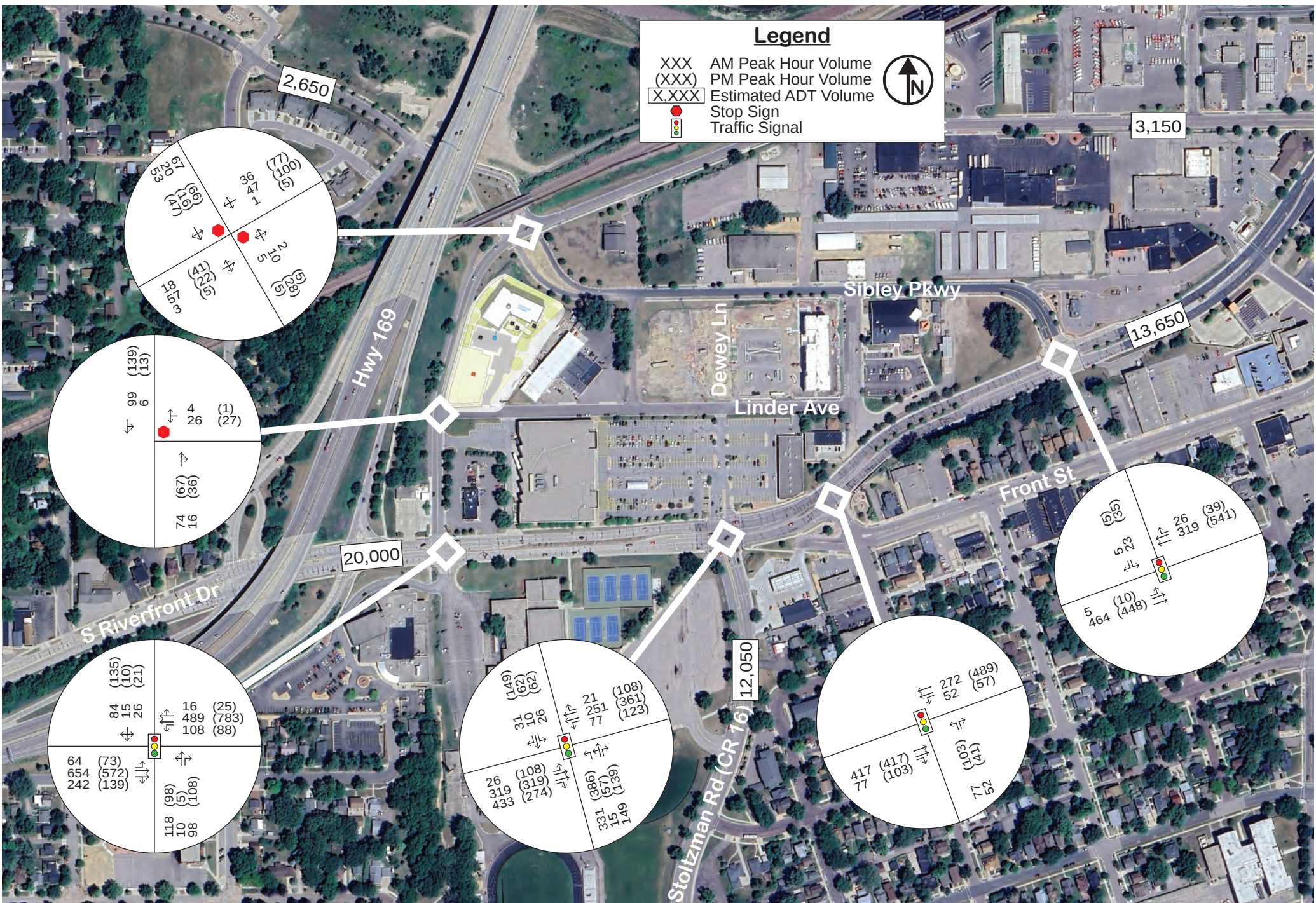
SSS – Side-Street-Stop

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.

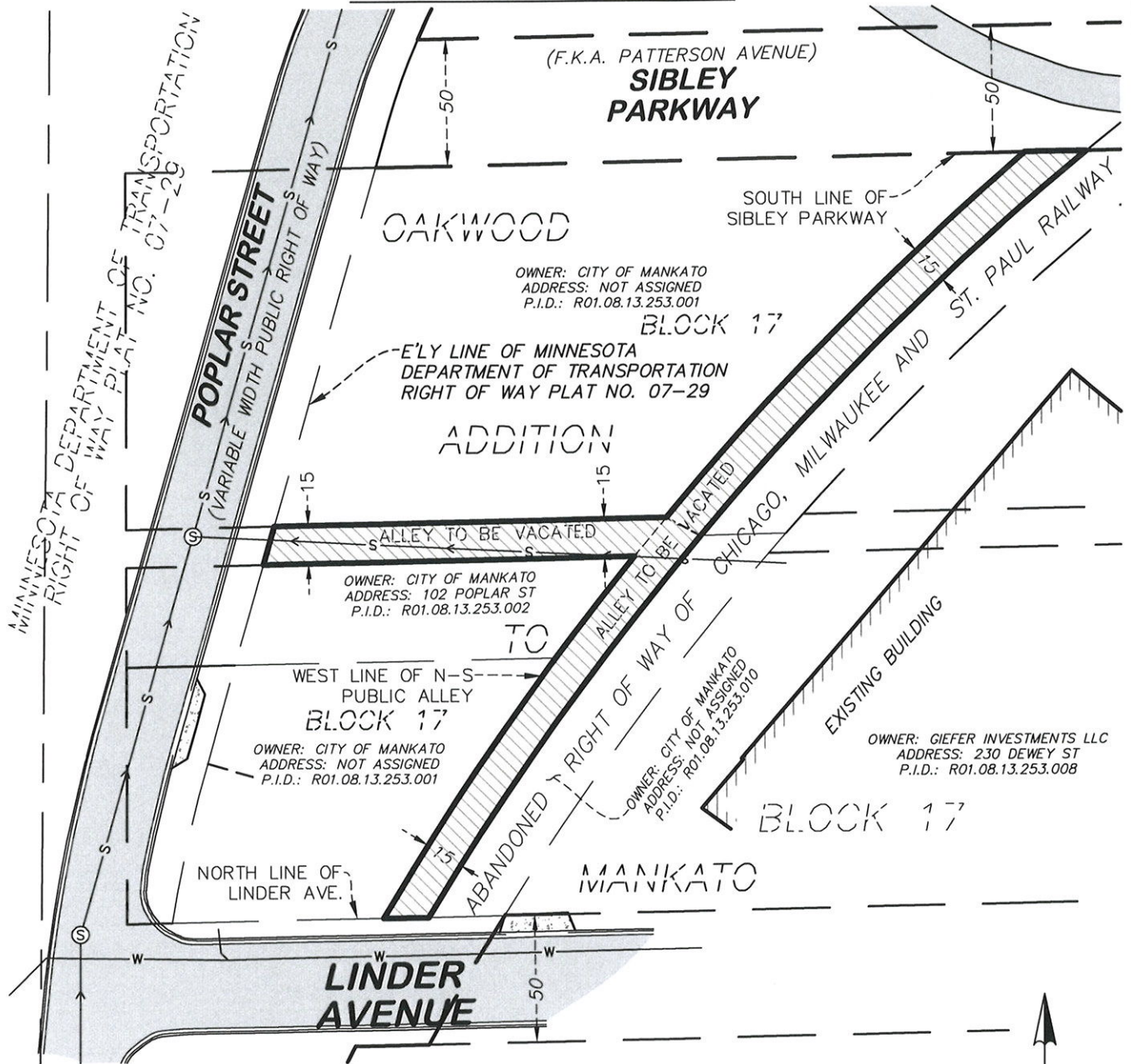
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ALLEY VACATION EXHIBIT



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.



Egan, Field & Nowak, Inc.

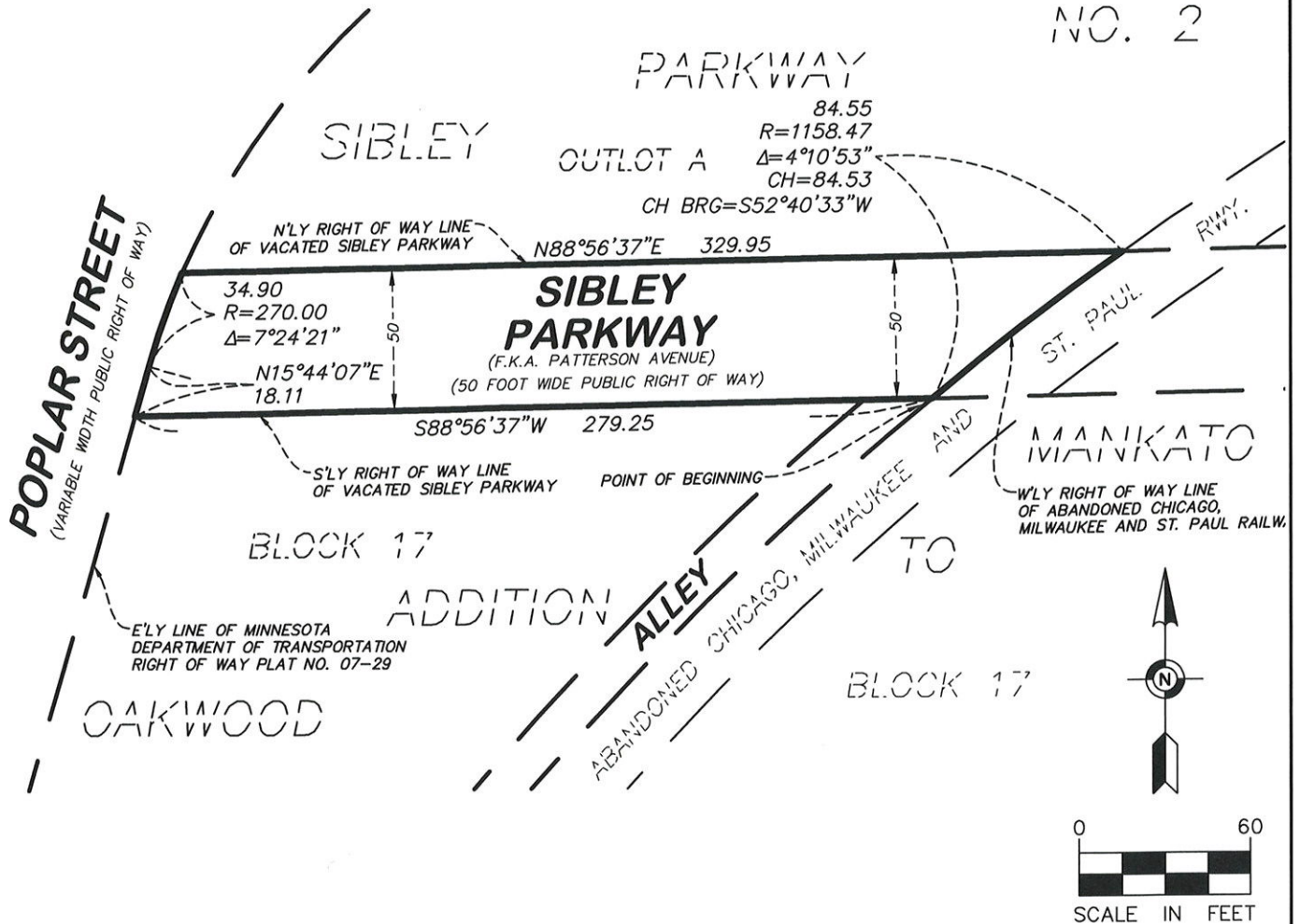
land surveyors since 1872

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

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

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Meeting Date: 06/10/2025

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).

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.

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, R-3, Limited Multiple Dwelling District, from the current zoning of P-I, Planned Industrial. The proposed rezoning is in keeping with the recently amended land use plan for the area. This rezoning request is also consistent with the adjacent neighborhood, which is also zoned R-3.

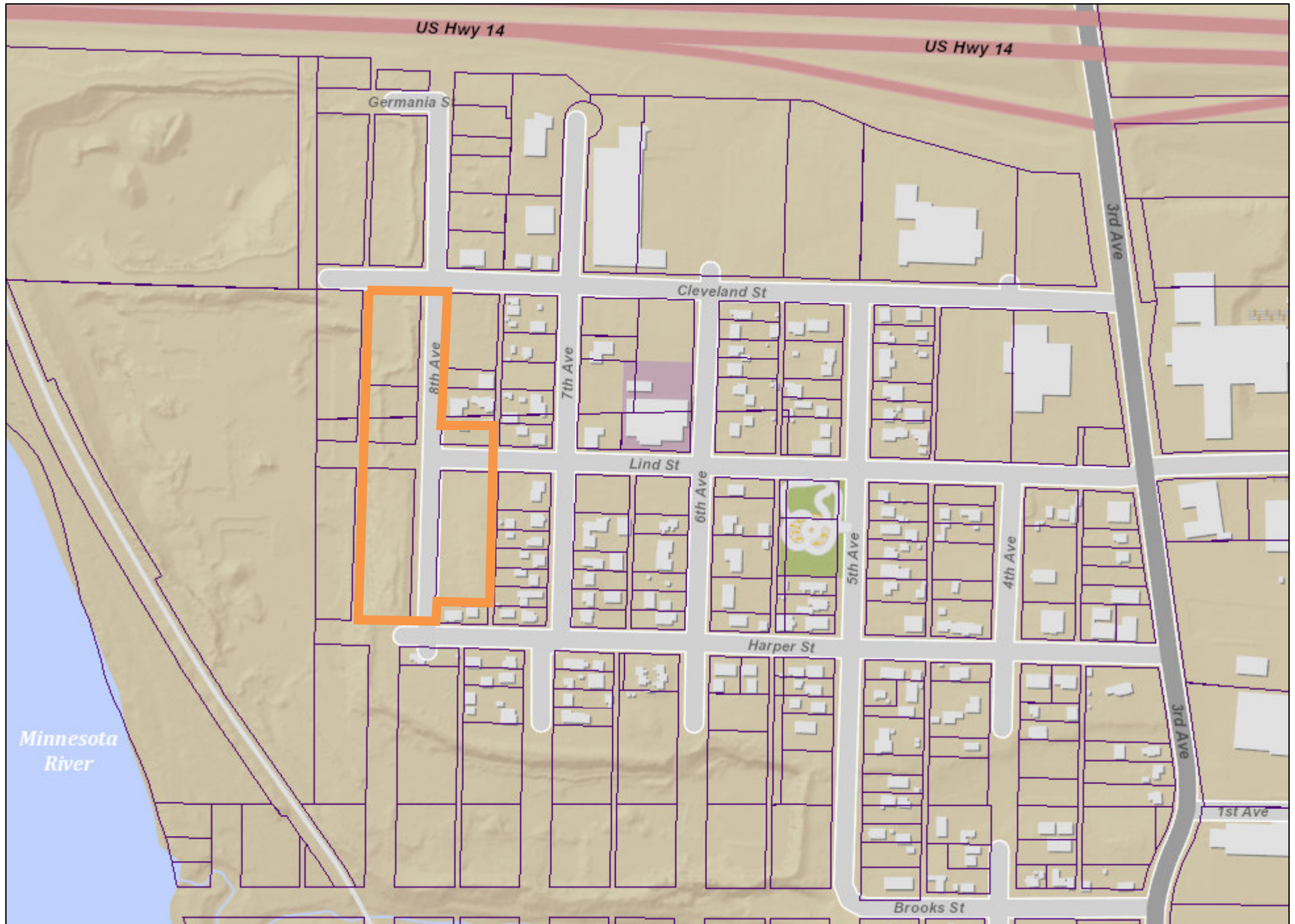
Attachments

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

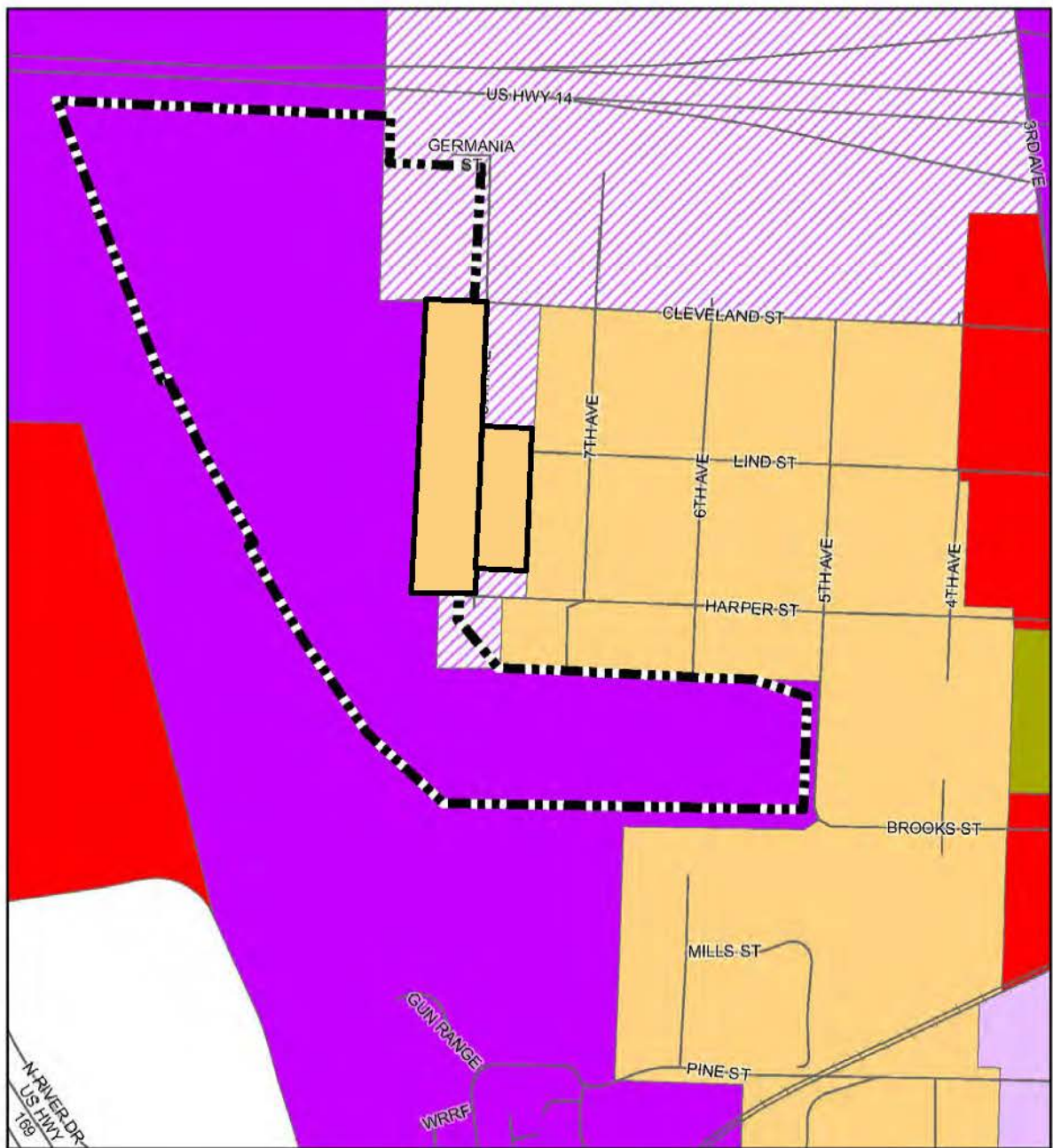


Date: March 2025

Author:

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Figure 7. Zoning

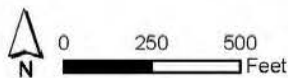


Zoning

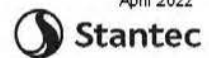
Jefferson Quarry Redevelopment Plan

- 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



April 2022



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Meeting Date: 06/10/2025

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).

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 St.

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

Review

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

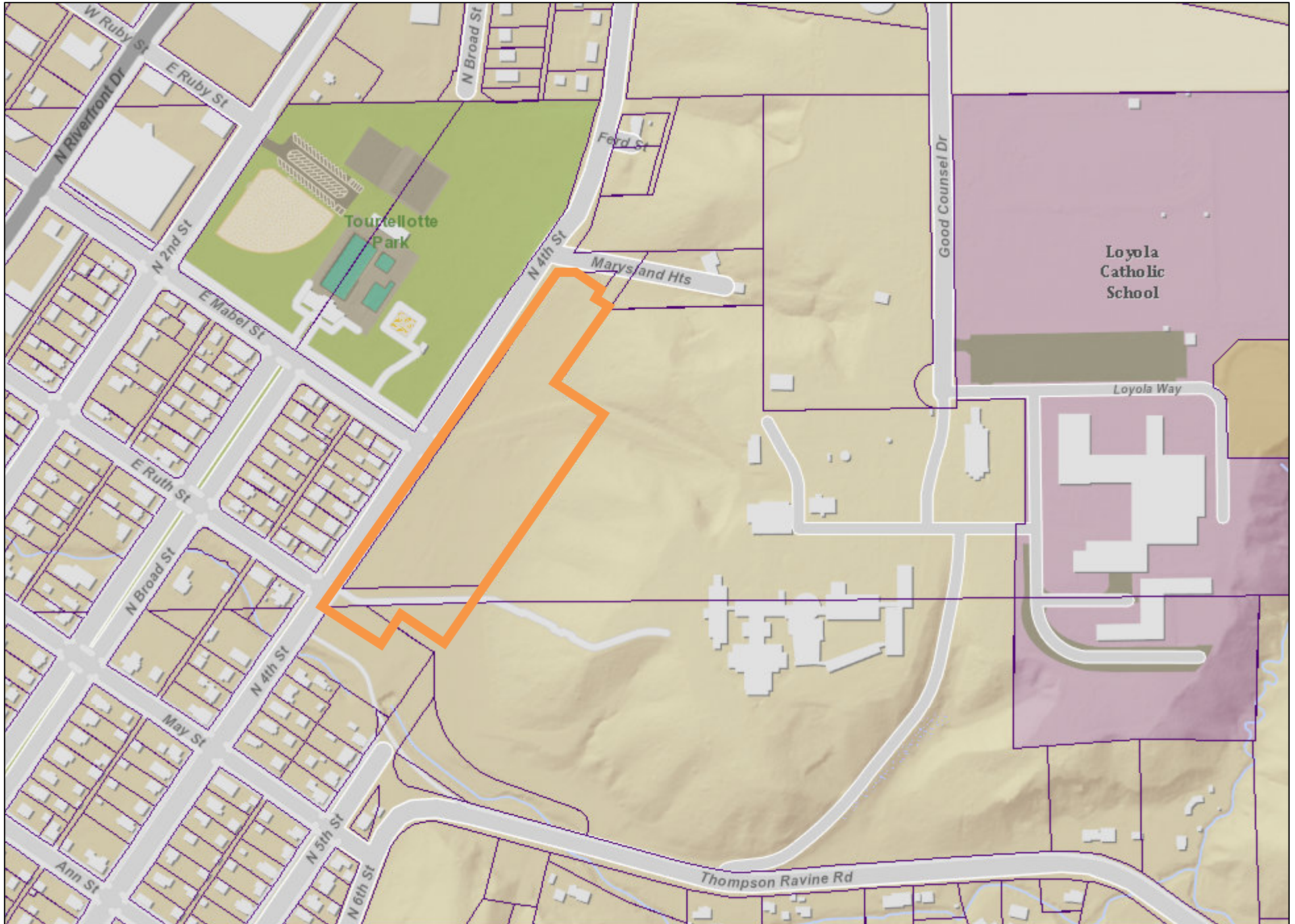
The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 17, 18, Block 13, Shaw’s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

The applicant is proposing a development that would include 8 lots in Block 1 that would be later developed into single-family homes. 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. Block 2 contains 3 lots, which range in size from .37 acres to .84 acres.

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 accessway and sidewalk serving the development.

General Location Map
Aerial Plan
Preliminary Plat

General Location Map

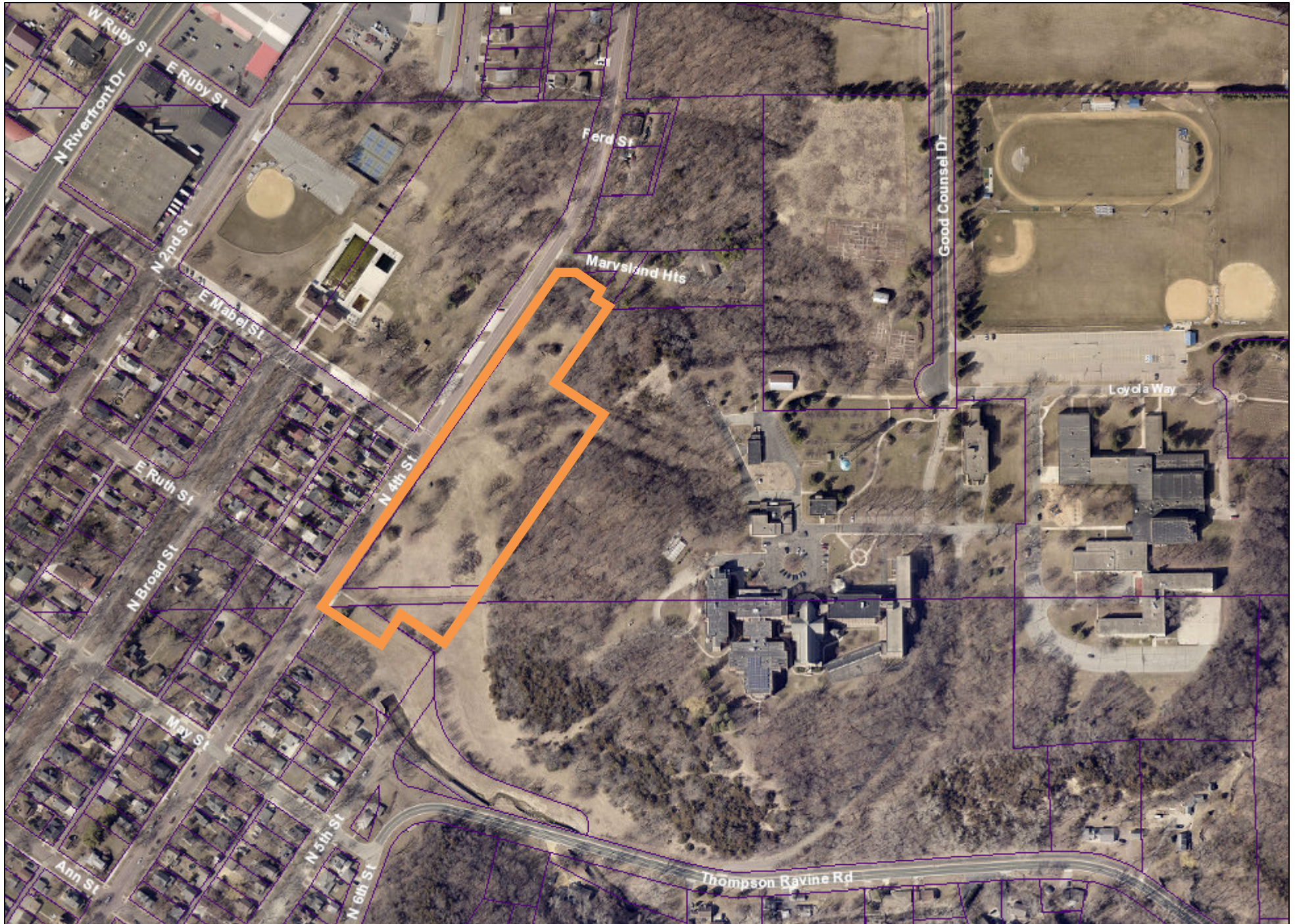


Date: June 2025

Author:

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Aerial Map



Date: June 2025

Author:

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© 2025 WIDSETH. FILE: WA\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\SURVEY-PP-2025-10591.DWG. PLOTTED BY: BEN STEVENS, May 27, 2025

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.

- Property Identification Number: R01.09.05.379.004.
- Total Acreage: 284,767.28 sq.ft. or 6.54 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- 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.
- 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).
- 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
- The building setback lines are shown according to the City of Mankato zoning ordinance.
- 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.
- 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.
- The fieldwork was performed on May 7, 8 & 15, 2025.

GOOD COUNSEL MEADOWS

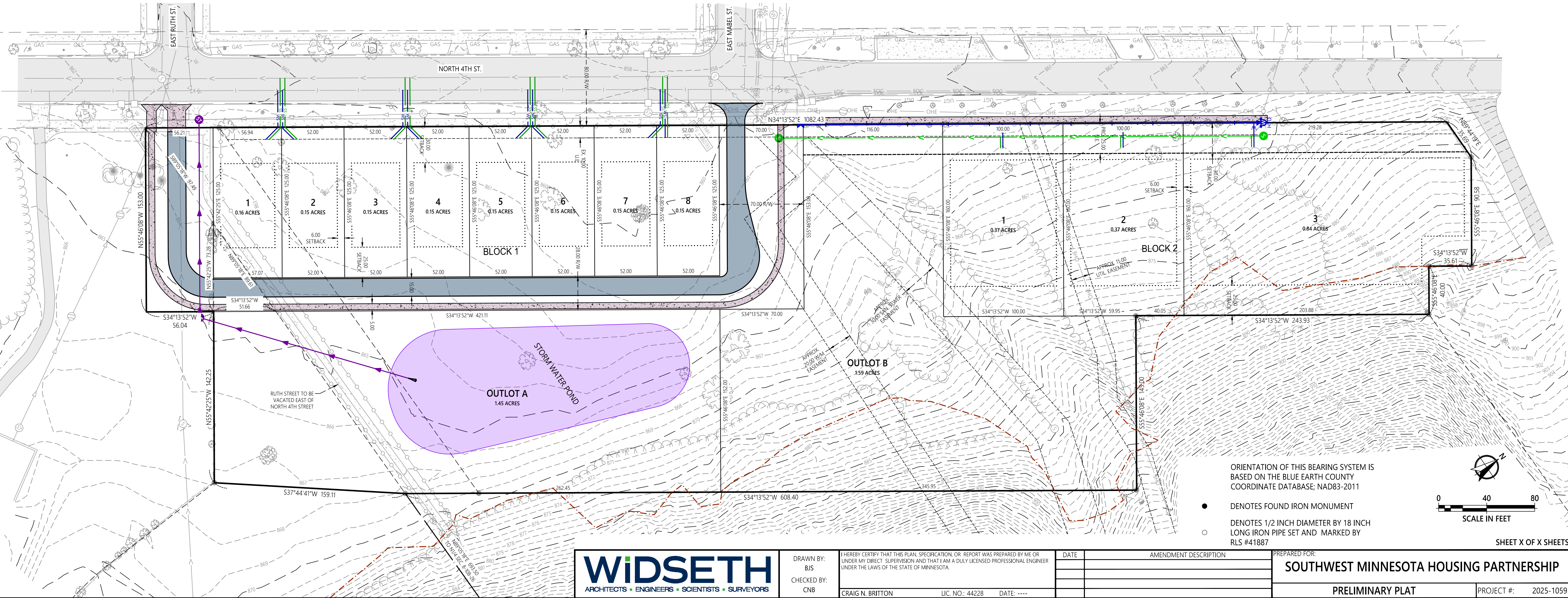
SEC. 5 & 8, TWN.108, RGE. 26

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
1230 MAJOR CONTOURS (WITH LABEL)	UGT UNDERGROUND TELEPHONE CABLE
1234 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



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 LIC. NO.: 44228 DATE: ----

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:

SOUTHWEST MINNESOTA HOUSING PARTNERSHIP

PRELIMINARY PLAT

SHEET X OF X SHEETS

PROJECT #: 2025-10591

Meeting Date: 06/10/2025

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).

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.

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.

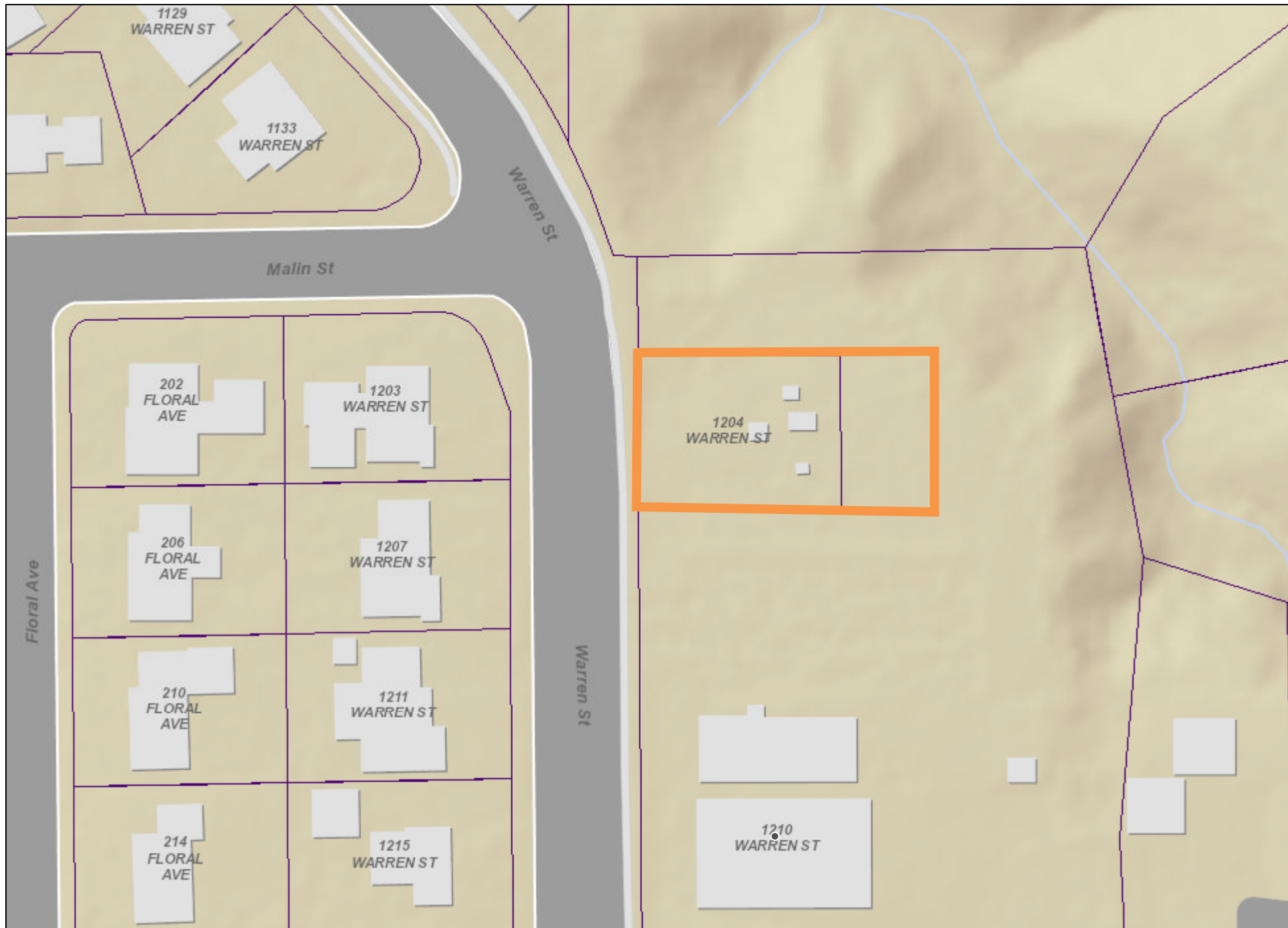
The applicant is seeking a conditional use permit to allow an extension of the existing gas utility location at 1204 and 1210 Warren. The 40' X 100' expansion area is property located to the east of the current site and would be available by way of a lease from the existing church. The applicant's narrative 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 ensuring reliable gas delivery.

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, the applicant is seeking flexibility on the use of the fence.

Attachments

General Location Map
Aerial Plan
Site Plan
Site Plan Aerial Image
Piping Plan
Landscaping Plan
Fence Details

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

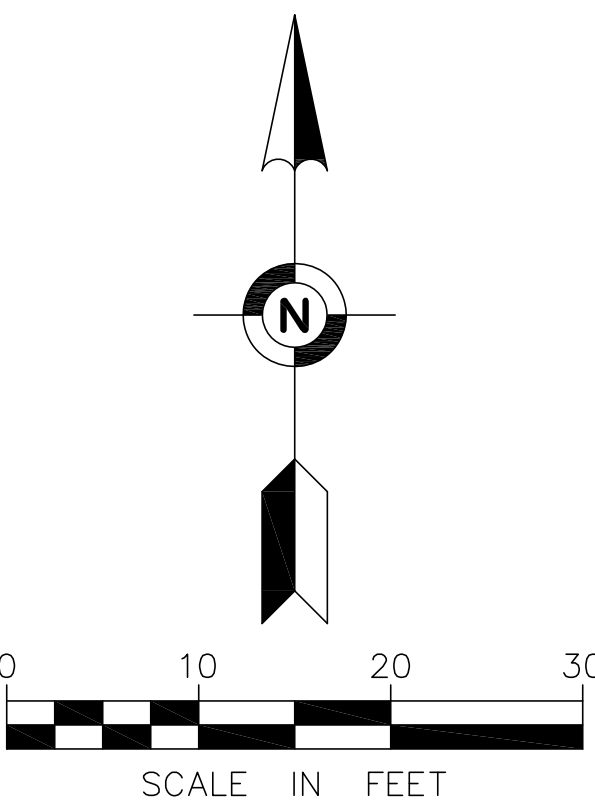


Date: June 2025

Author:

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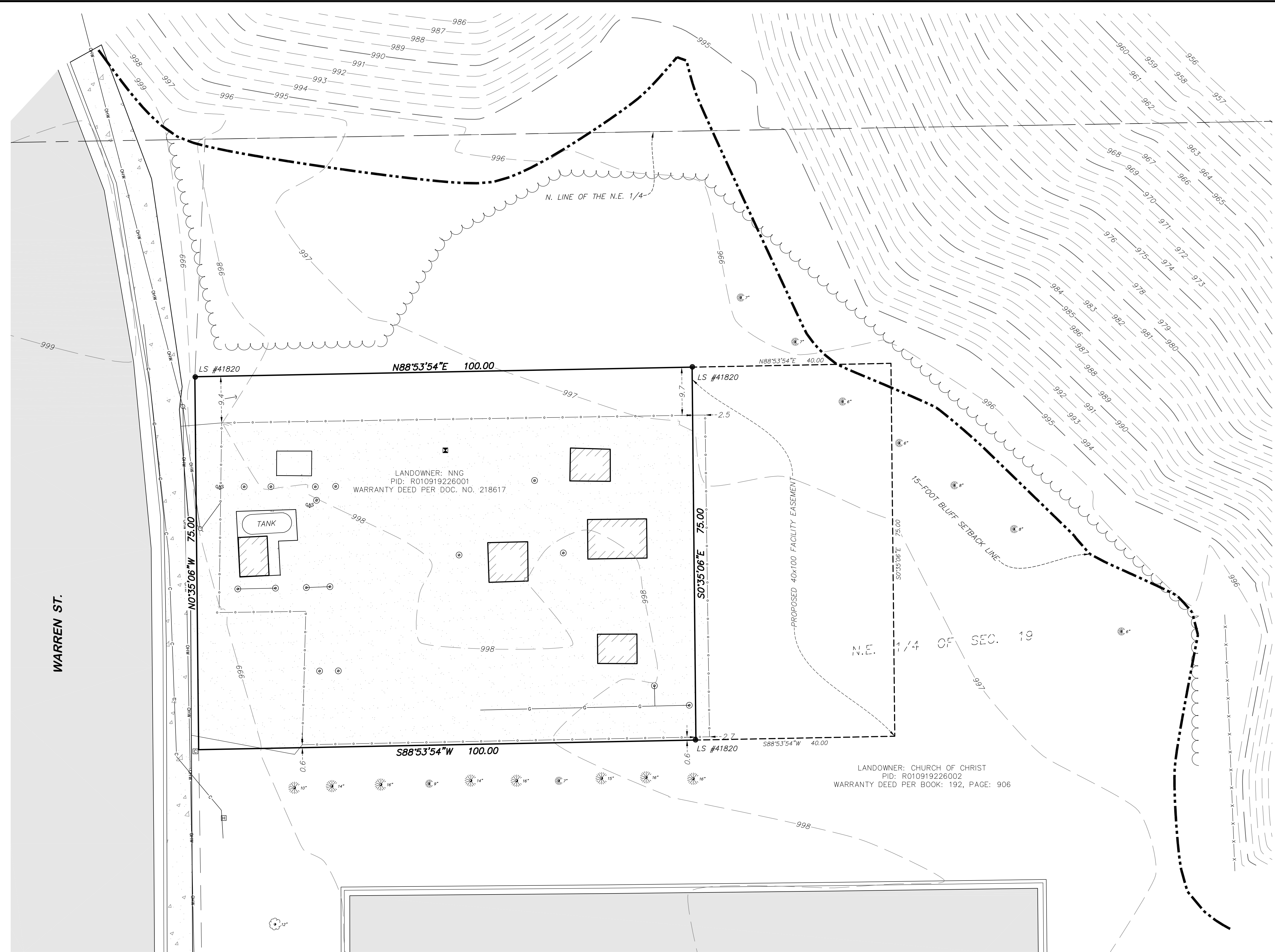
SITE SKETCH
-OF-
MANKATO 1 TBS
VALVE REPLACEMENT
-FOR-

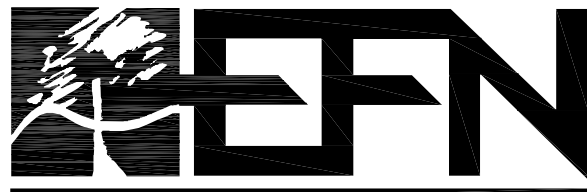


Bearings based on NAD 83,
Blue Earth County, MN coordinate system

LEGEND:

- 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
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE





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

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

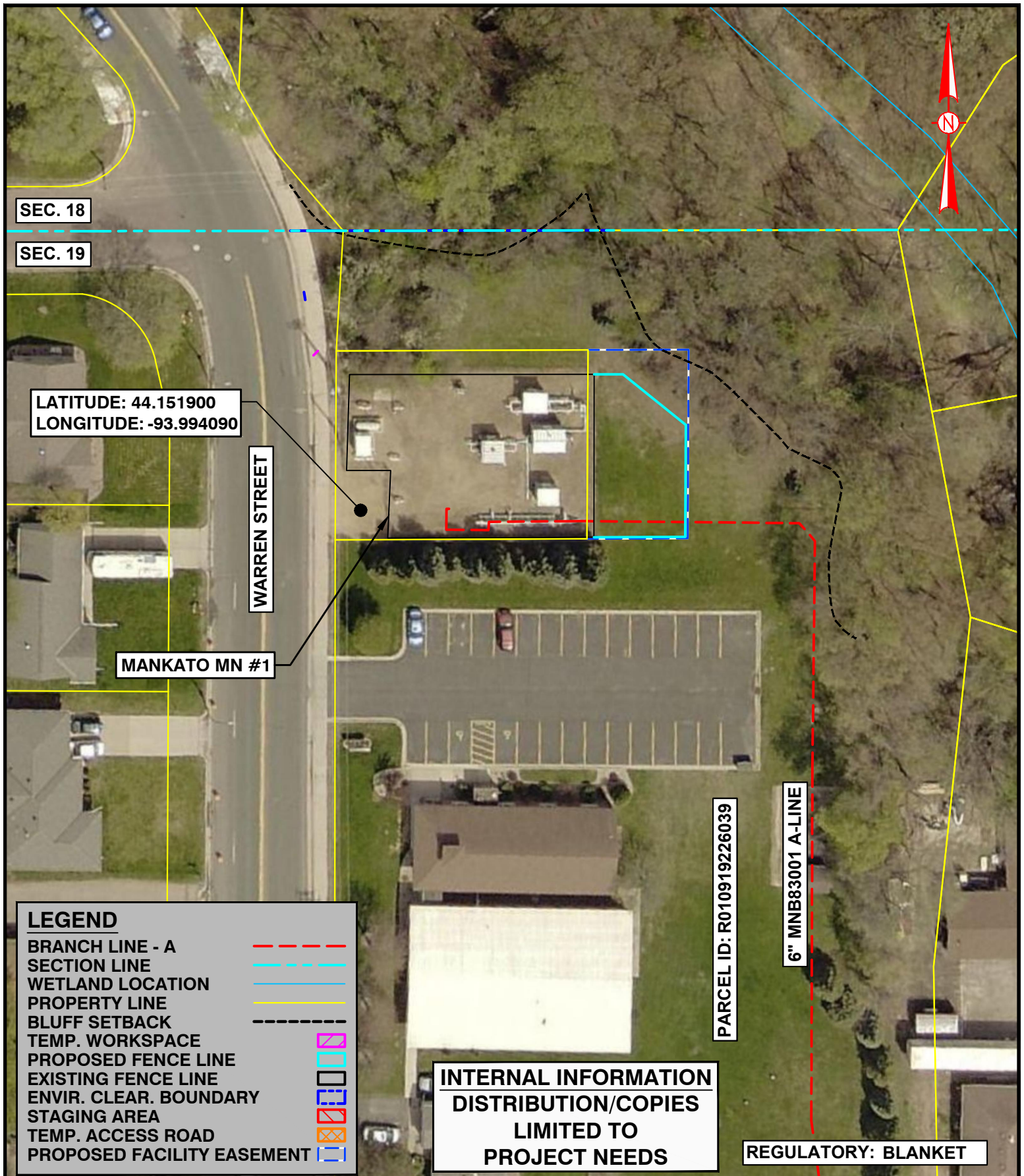
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NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D	STATUS	CHECKED		APPROVED		PL#	STA#
							BY	DATE	BY	DATE		
						PRELIM					CONSTRUCTION YR	
						DESIGN					BY	DATE
						BID						
						DRAWN						
						ASBUILT						
						FILE NO.:						
						SCALE:						

SITE SKETCH
MANKATO 1 TBS VALVE REPLACEMENT
SECTION 19,
TOWNSHIP 108 N, RANGE 26 W,
BLUE EARTH COUNTY, MINNESOTA



PROJECT NO. 01140339
DWG. NO.
SHEET 1-1



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
Scale: 1:50

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

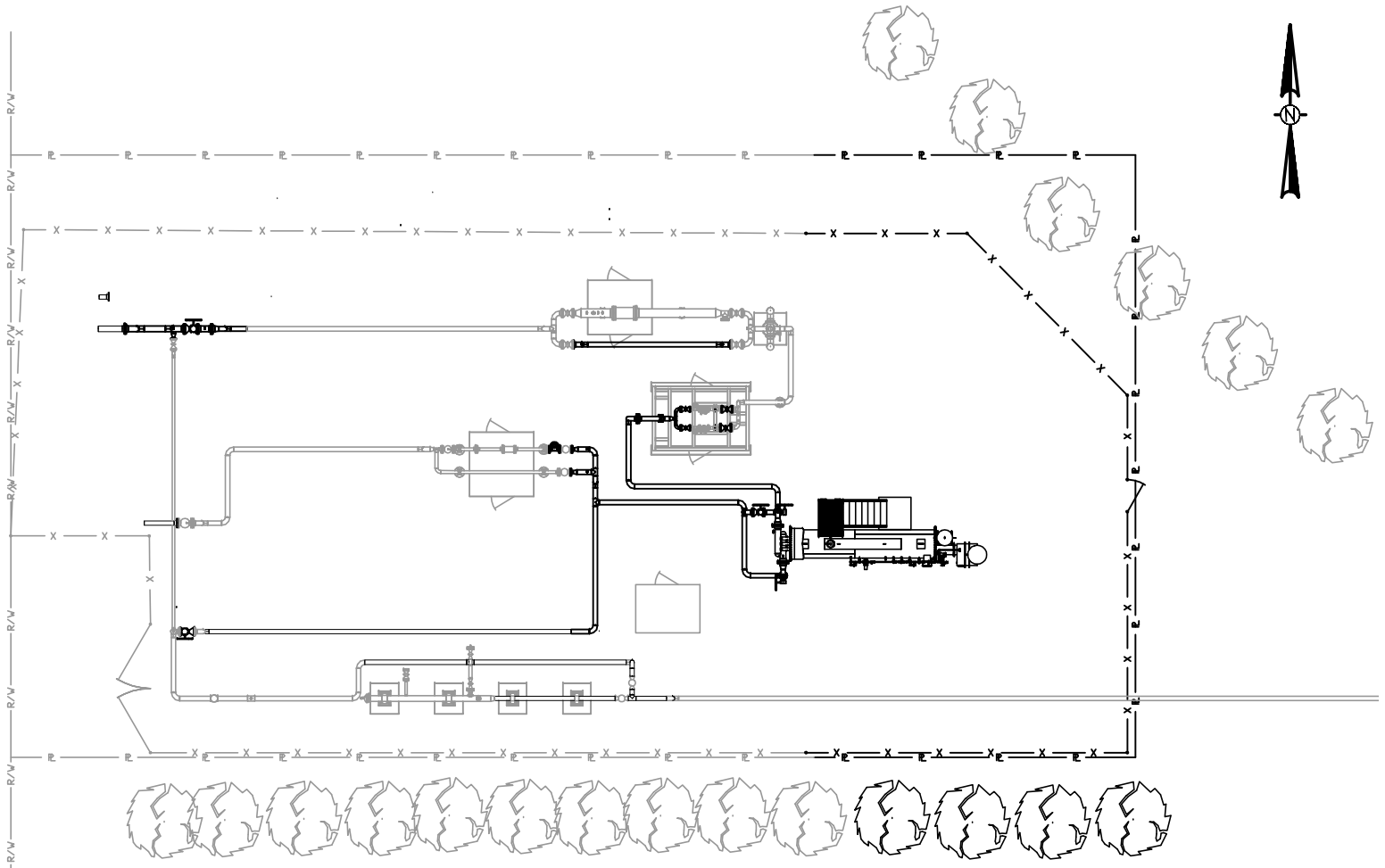
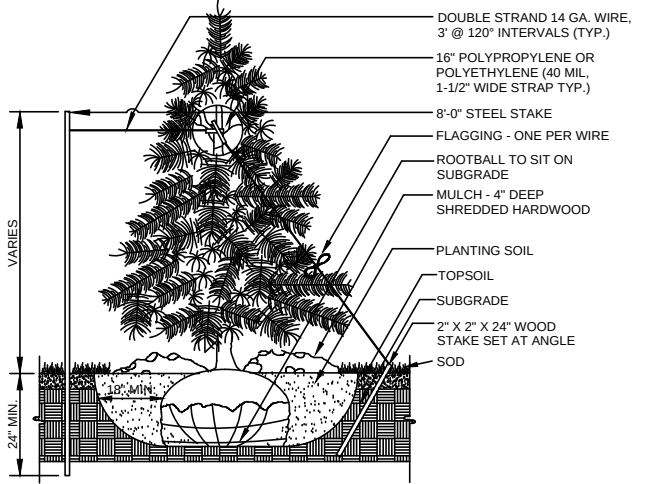
CONIFER TREES TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

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.

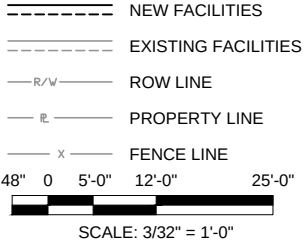
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

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

ROOT COLLAR TO BE LEVEL OR SLIGHTLY ABOVE FINISHED GRADE.



LEGEND



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

REF. DWG. AR-01 & P7-1

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	

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D
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APPROVED
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
CONST.					DRAWN	AFA	11/07/24
					ASBUILT	AFA	11/07/24
					SCALE: 3/32\" = 1'-0\"		FILE NO.:

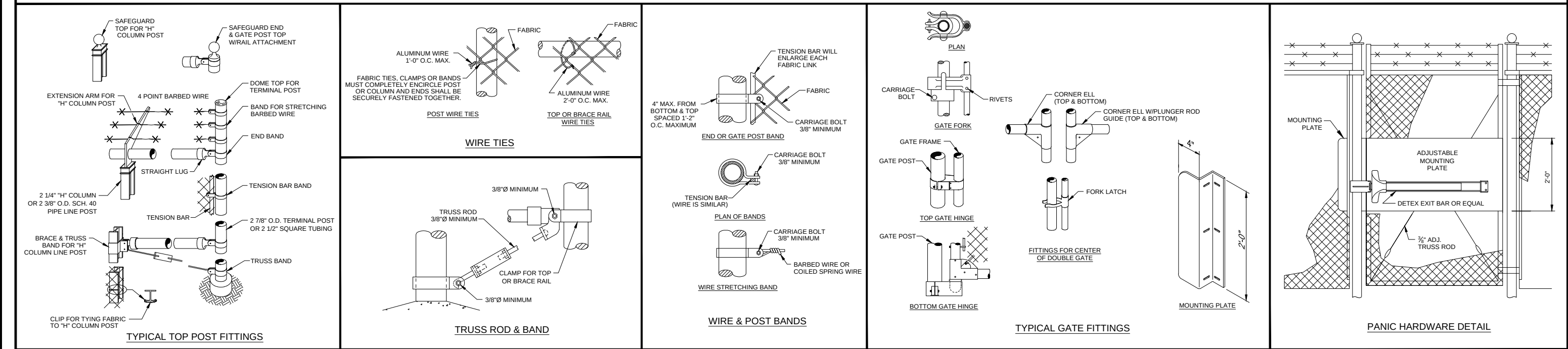
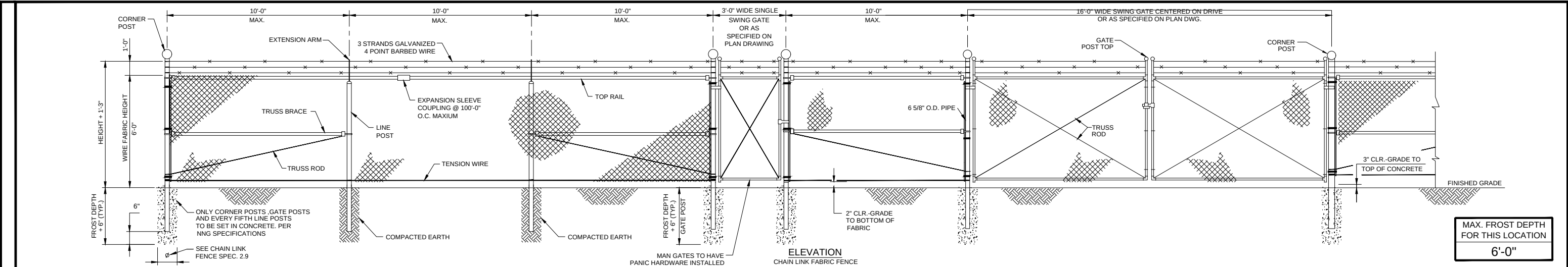
MANKATO MN #1
MANKATO 1 TBS VALVE REPLACEMENT
SITE LANDSCAPE PLAN
SEC. 19, T108N, R26W
BLUE EARTH COUNTY, MINNESOTA



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 FEEL 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
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

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

BID
DRAWING
DO NOT USE FOR
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

Meeting Date: 06/10/2025

Title

CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary plat review of Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

Applicant

The applicant is Leo A. Daly, with permission of the property owner.

Request

The applicant is requesting review of the preliminary plat of Southern Regional Office and Laboratory Subdivision.

Location

The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, and is identified as Blue Earth County Parcel Identification Number R010915200011).

Existing Land Use

The property is currently vacant.

Zoning

The property is zoned B-3, Highway Commercial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

The applicant is requesting a preliminary plat review of Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County, and has the Blue Earth County parcel identification number R010915200011.

The proposed preliminary plat of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County shows a new one-lot, one-block subdivision. Lot 1, Block 1 contains 5.874 acres. The parcel is rectangular and contains a pan-handle-shaped projection along the already dedicated Bassett Drive.

With development of the subject parcel, Bassett Drive will be extended. The concept plans submitted with the application show a new, approximately 34,200 square foot structure identified as the Bureau of Criminal Apprehension, located centrally on the lot.

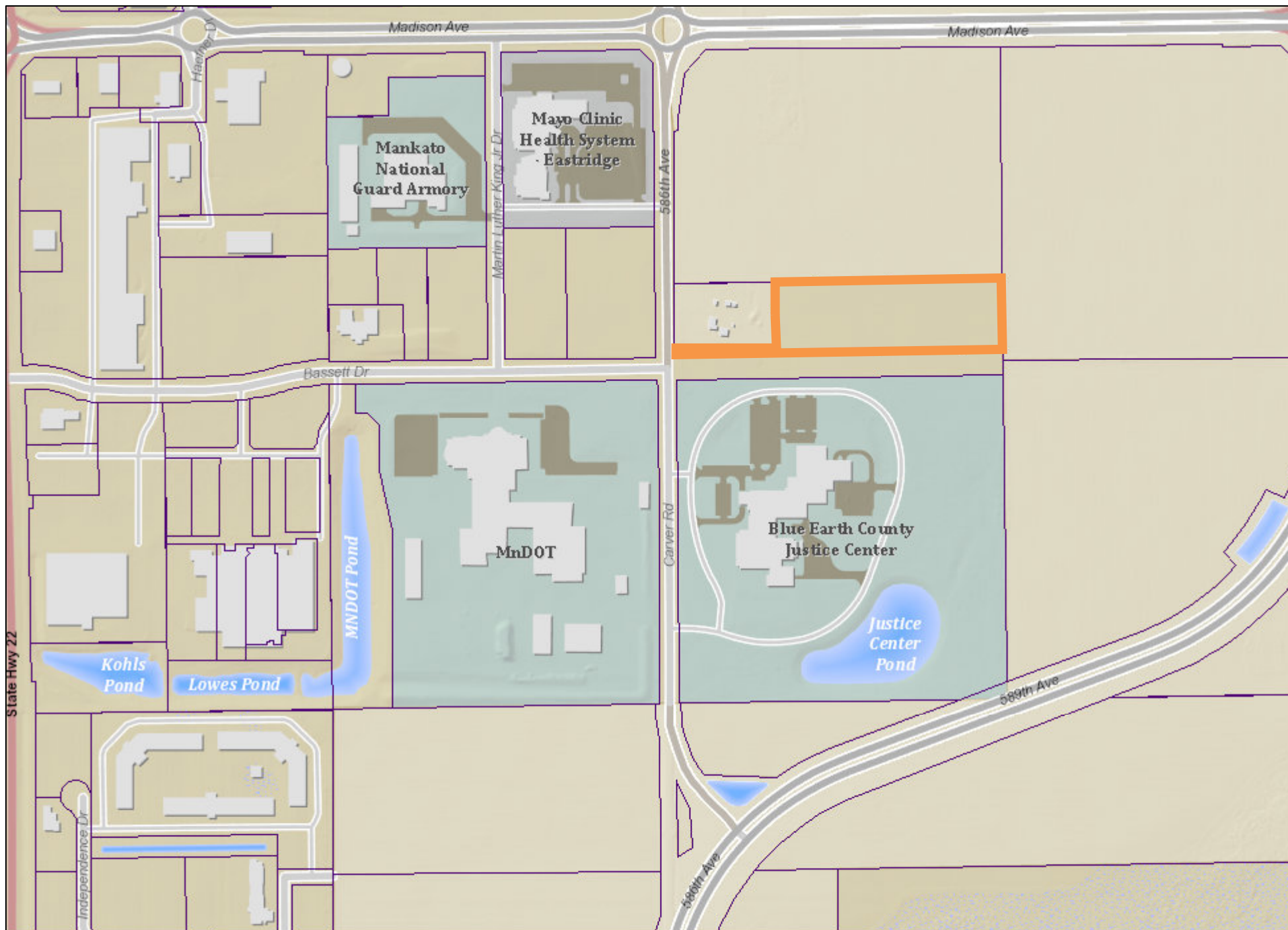
Attachments

General Location Map

Aerial Plan

Preliminary Plat
Site Plan Aerial Image
Concept Plans

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

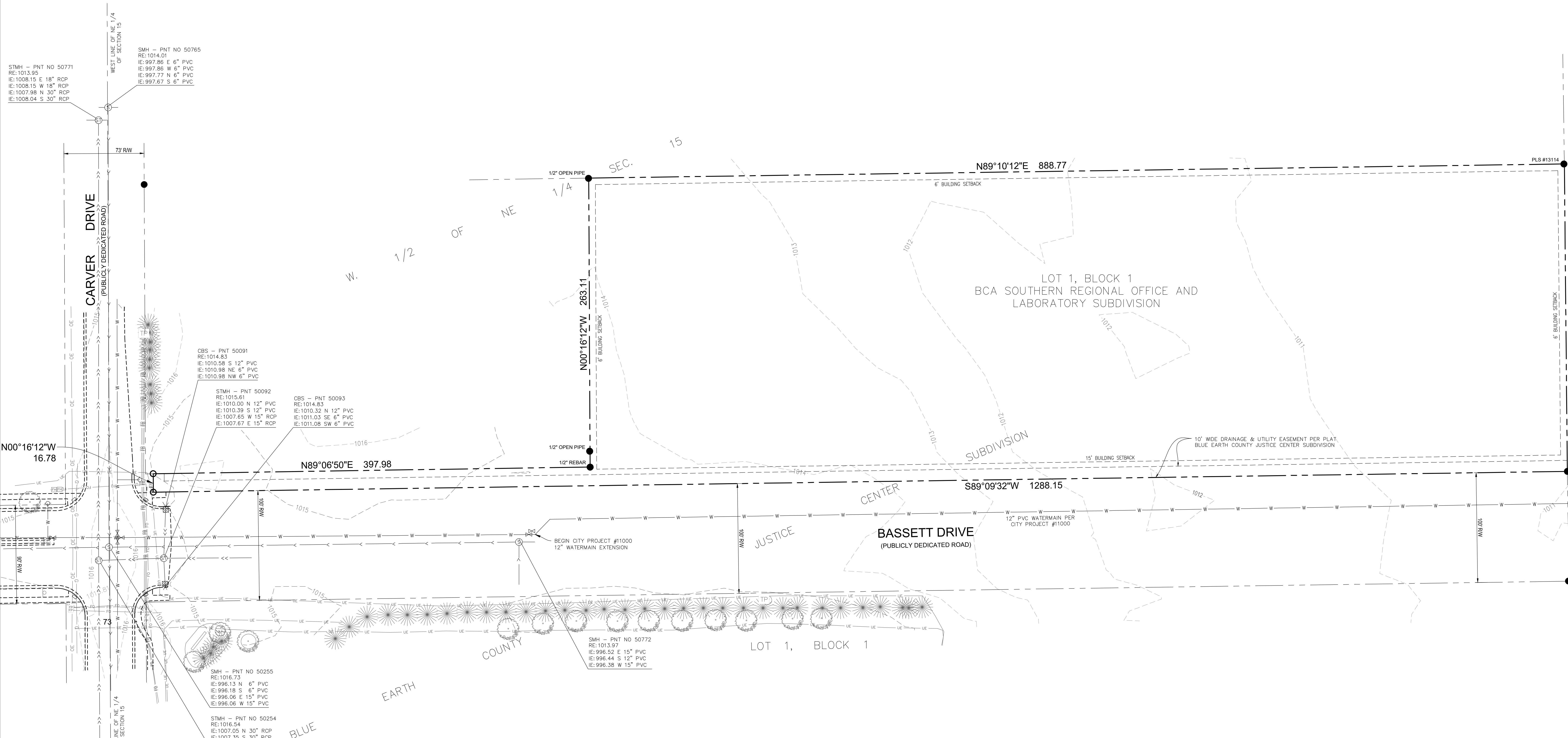
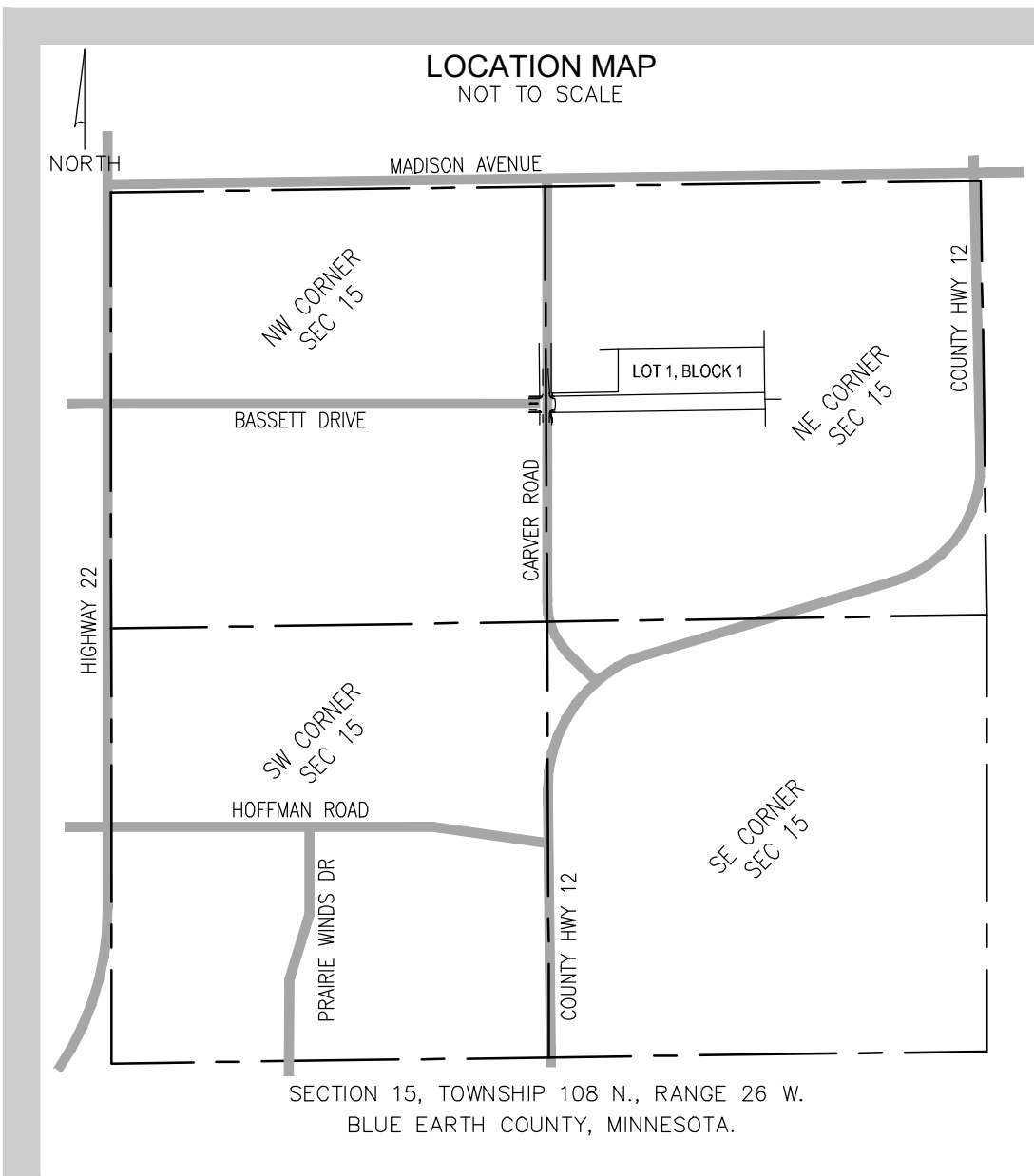


Date: June 2025

Author:

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~OF~ Lot 1, Block 1 BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, Minnesota



A1 PRELIMINARY PLAT
1" = 40'

EXISTING PROPERTY DESCRIPTION

Outlot A, Blue Earth County Justice Center Subdivision, according to the recorded plat thereof, Blue Earth County, Minnesota.

PROPOSED PROPERTY DESCRIPTION

Lot 1, Block 1, BCA Southern Regional Office and Laboratory Subdivision,
Blue Earth County, Minnesota

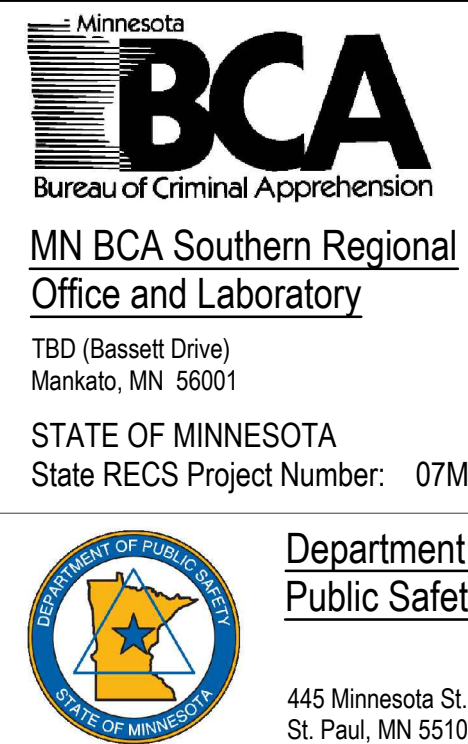
AREAS

Existing Areas

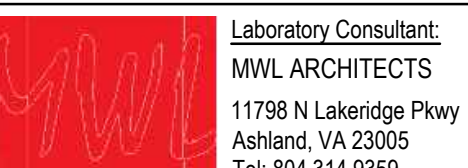
Outlot A	255,870 square feet, more or less, or 5.874 acres, more or less
Total	255,870 square feet, more or less, or 5.874 acres, more or less

Proposed Areas

Lot 1, Block 1	255,870 square feet, more or less, or 5.874 acres, more or less
Total	255,870 square feet, more or less, or 5.874 acres, more or less



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741



KEY PLAN

REVISIONS[illegible]FILE LOG

ACTIVITY	BY
Manager	MJW
Design	EJL
Draw	EJL
Check	SMJ

STAMP

Project No. 023-10680-000 / LAD240017
MAY 27, 2025

PRELIMINARY PLAT



Know what's below.
Call before you dig.



1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY RANVI ENGINEERING ON SEPTEMBER 10, 2023 EXPRESSLY FOR THIS PROJECT. LAND DESIGN LAYOUT CANNOT GUARANTEE THE ACCURACY OF THE SURVEY. THE USER OF THIS INFORMATION, VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COSTS TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FAILURE TO NOTIFY OR COVERING UNWITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCES(WHICH SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND CLEARING OF THE SITE. SEE CG201 FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR REMOVAL FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL, TO OR BETTER THAN THE EXISTING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXCEED TO PUBLIC STRINGS IT IS THE CONTRACTORS RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
6. PERIMETER SECURITY FENCE, CONSTRUCTION ENTRANCE AND FIBER LOCS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEETS CG201 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
7. METHODS AS NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL. PROVIDE AS MANY BARRIERS FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
8. CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. REMOVAL OF ANY MATERIALS EXCLUDED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY-BASE.
9. COORDINATE RELocation, DISRUPTION OF SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS AT CONTRACTORS EXPENSE. REUSE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHALL BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURBS AND BUILDING FACE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
5. ALL PARKING STRIPS TO BE PAINTED WITH 4" WIDE YELLOW STRIPE. ACCESSIBLE ROUTES AND ACCESSIBLE AREAS TO BE PAINTED WITH 4" YELLOW PERIMETER BORDER AND 4" WIDE STRIPE, 10' ON CENTER, AND 45 DEGREES TO STALL.
6. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
7. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. OUT-CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
8. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
9. SAW ALL JOINT CONSTRUCTION JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
10. REINFORCE ODD SHAPED PAVED PANELS WITH 4# BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERES TO A SHAPE ALTHOUGH THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
11. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF DOORS, STAIRS, BOLLARDS AND MONUMENT SIGN. SEE STRUCTURAL PLANS FOR SToop LOCATIONS AND SIZES.
12. SEE ELECTRICAL, SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
13. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
14. REFER TO SPEC CG202 FOR SWPPP AND CG201 FOR EROSION CONTROL REQUIREMENTS.

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. REFER TO DEMOLITION PLAN FOR EXTENT OF UTILITY REMOVALS UNDER THIS CONTRACT.
3. FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY CHOSEN VALLEY TESTING, MIN. DATED 10/31/2024.
4. SIDEWALKS SHALL BE RETAINED BENCHMARKED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART 5 OF 29 CFR 1926.8 (FEDERAL REGISTER - OSHA).
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
6. SEE SHEET CU101 FOR STORM SEWER INFORMATION.
7. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.10' VERTICAL FEET.
8. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
9. GRADING ACTIVITY (WHICH BLOCKS TRAFFIC OF ANY PUBLIC STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF ARDENHILL, ALL WORK ON SITE SHALL BE SUBJECT TO CITY OF ARDENHILL APPROVAL.
10. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
11. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE REQUIRED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
12. SEE SHEET CG301 FOR EROSION AND SEDIMENT CONTROL PLAN.
13. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES PER THE LANDSCAPE PLAN.
14. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POOL IN EXCAVATION AREAS AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.

1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF MANAKA DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER	< 12" SD 28 PVC
	= 12" SD 28 OR SD 28 PVC
DRINKABLE	ASTM D 2729
WATER	DIP
SANITARY	SD 28 PVC
7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE, CITY, ENGINEERS ASSOCIATION OF MINNESOTA (EAM) AND CITY OF ARDEN HILLS STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURB COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADINGS.
9. WATER AND FIRE LINE SHALL HAVE A MINIMUM 7.5 TO A MAXIMUM 10' OF COVER.
10. PROVIDE ADDITIONAL BENDS TO TRIGGER RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
11. COORDINATE TRIGGER RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC.
12. PROVIDE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL PLAN FOR ADDITIONAL, STREET LIGHTING INFORMATION. CONDUIT SHOULD BE ROUTED TO AVOID EXISTING TREES AND STORMWATER FACILITIES.
13. THE PRIMARY ELECTRIC, TRANSFORMER, AND METER PROVIDED AND INSTALLED BY POWER COMPANY.

1. SEE SWPPP FOR DETAILED REQUIREMENTS.
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REGULATIONS COVERING STORMWATER COMPLIANCE.
3. INSTALL TEMPORARY BMPs PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN BMPs THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMPs AFTER SITE IS STABILIZED.
4. INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
5. ADJACENT STREETS TO BE CONTINUOUSLY MONITORED FOR VEHICLE TRACKING AND IF NECESSARY SCRAPED CLEAN DAILY AND SWEEPED CLEAN WEEKLY OR MORE OFTEN AS NEEDED.
6. THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THE GRADING LIMITS SHOWN ON THE GRADING PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCE. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
7. ANY TEMPORARY SOIL STOCKPILES ON THE SITE ARE TO BE SURROUNDED WITH SILT FENCE AND HYDRO MULCHED AND SHALL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
8. ALL EROSION, SEDIMENT AND WASTE CONTROL ITEMS MUST BE IN COMPLIANCE WITH THE MPCA CSW PERMIT (JN 80001).

	FULL-DEPTH BITUMINOUS PAVEMENT REMOVAL
	REMOVE TREES & VEGETATION
	REMOVE FIRE HYDRANT
	CONSTRUCTION LIMITS
	REMOVE STORM SEWER

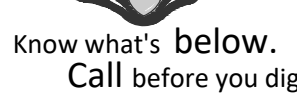
 HEAVY DUTY BITUMINOUS PAVEMENT
 LIGHT DUTY BITUMINOUS PAVEMENT
 GREENSPACE
 BIOFILTRATION BASIN
 CONCRETE SIDEWALK
 FENCE

>>	STORM SEWER
949	MINOR PROPOSED CONTOUR
950	MAJOR PROPOSED CONTOUR
949	MINOR EXISTING CONTOUR
950	MAJOR EXISTING CONTOUR
958.00'	SPOT ELEVATION
958.00' HP	HIGH POINT
966.35' LP	LOW POINT
966.35' TC	TOP OF CURB
966.35' BW	HIGH GRADE AT RETAINING WALL
966.35' TW	LOW GRADE AT RETAINING WALL
966.35' BWLK	BOARDWALK ELEVATION
966.35' GND	GROUND ELEVATION AT BOARDWALK
966.2' MATCH	MATCH EXISTING

The diagram illustrates various erosion control measures, categorized by function:

- SILT FENCE:** Represented by a series of vertical black bars.
- FILTER LOG SEDIMENT CONTROL:** Represented by a horizontal line with small circles (logs) spaced along it.
- TREE PROTECTION FENCE:** Represented by a horizontal line with small circles (logs) spaced along it, similar to the filter log sediment control.
- CONSTRUCTION LIMITS:** Represented by a horizontal line with small circles (logs) spaced along it, similar to the filter log sediment control.
- INLET PROTECTION:** Represented by a circular structure with a central opening.
- ROCK CONSTRUCTION ENTRANCE:** Represented by a rectangular structure filled with small circles (rocks).
- RIP RAP:** Represented by a rectangular structure filled with small circles (rocks).
- FIBER BLANKET MmDOT CATEGORY SEEDS/ SOIL >4.1, DITCH BOTT BIOFILTRATION BASINS):** Represented by a rectangular structure filled with a cross-hatch pattern.
- STOCKPILE:** Represented by a rectangular structure filled with a cross-hatch pattern.

	SANITARY SEWER
	DOMESTIC WATER SERVICE
	DRAIN TILE
	STORM SEWER
	CATCH BASIN (CB)
	CATCH BASIN MANHOLE (CBMH)
	STORM MANHOLE (STMH), SANITARY MANHOLE (SSWMH)
	CONCRETE FLARED END SECTION (FES)
	WATER VALVE
	RAIN GUARDIAN TURRET
	NYLOPLAST CATCH BASIN
	CLEANOUT
	FIRE DEPARTMENT CONNECTION



D5 VICINITY MAP

MARTIN LUTHER KING JR DR.

CARVER DRIVE

BASSETT DRIVE

MnDOT DISTRICT
HEADQUARTERS

BLUE EARTH COUNTY
JUSTICE CENTER

A1 LOCATION MAP
1" = 100'

 Minnesota
BCA
Bureau of Criminal Apprehension
MN BCA Southern Region
Office and Laboratory

TBD (Bassett Drive)

Mankato, MN 56001

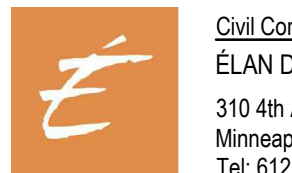
STATE OF MINNESOTA
State BECS District Number:

Department of
Public Safety

445 Minnesota St.,
St. Paul, MN 55101



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741



DF/ Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 705
Minneapolis, MN 55415
Tel: 612.332.7522



KEY PLAN

[illegible]

REVISIONS

NO	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
DRAW	KRW
CHECK	SJU

STAM

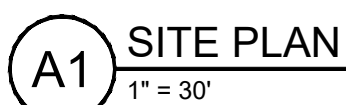
PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

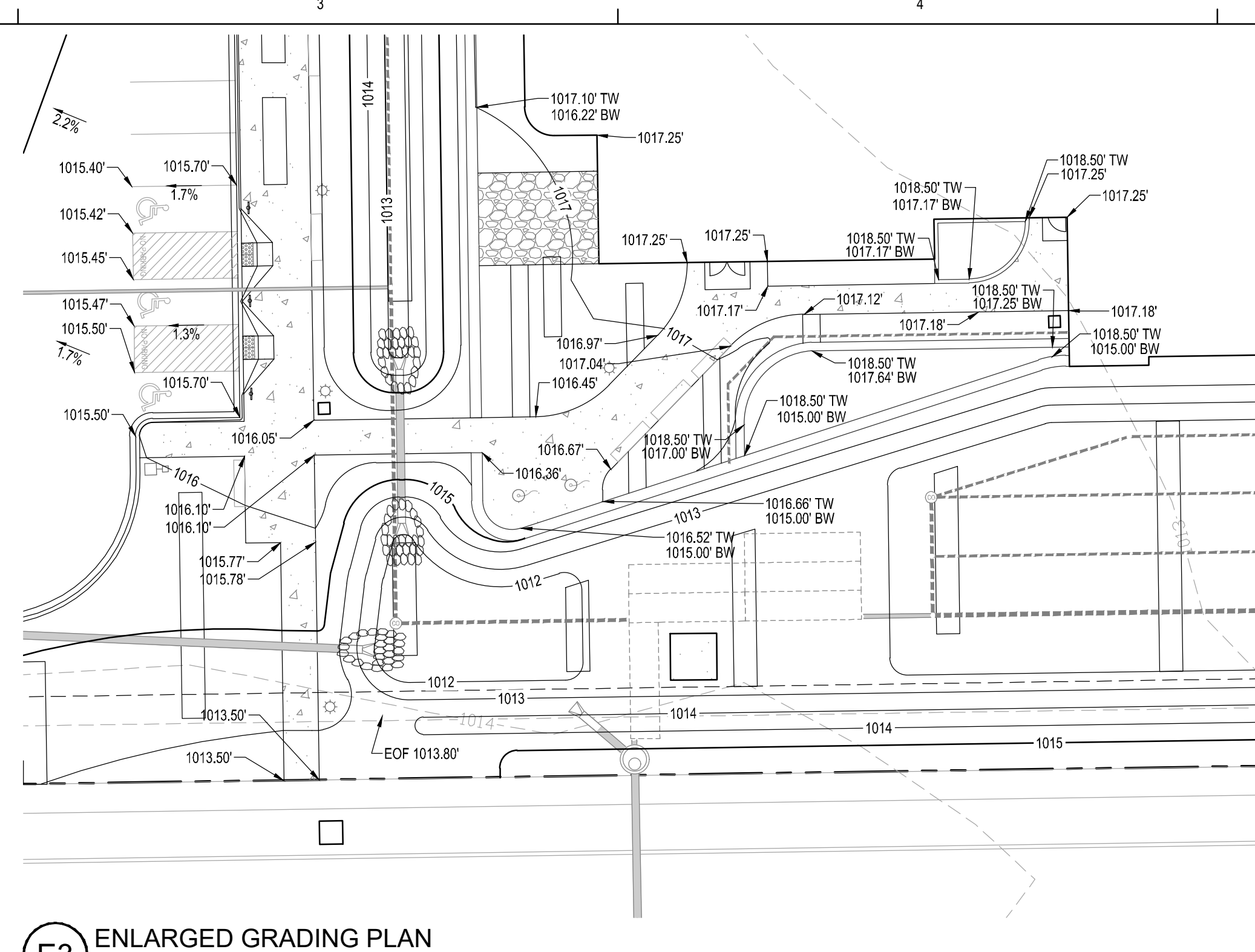
Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

CIVIL NOTES, LOCATION
MAP, AND LEGEND

CN101



CS101



52 ENLARGED GRADING PLAN

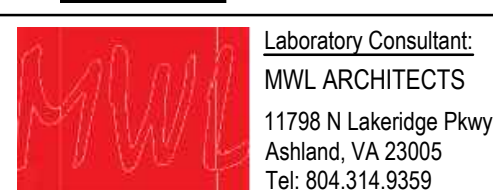


A1 GRADING PLAN

1. SEE SHEET CN101 FOR GRADING PLAN NOTES & LEGEND



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741



KEY PLAN

[illegible]

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

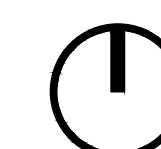
Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

GRADING PLAN

CG101



30 90
SCALE IN FEET



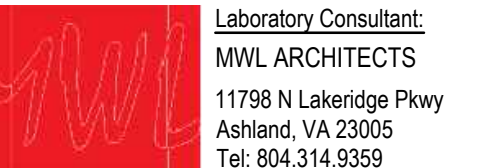
1. SEE SHEET CN101 FOR UTILITY PLAN NOTES & LEGEND

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:

- 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
- 20' TO STORM SEWER LINES
- 50' TO OTHER GEOTHERMAL WELLS, STORMWATER RETENTION PONDS, AND SANITARY LINES



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

[illegible][illegible]

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

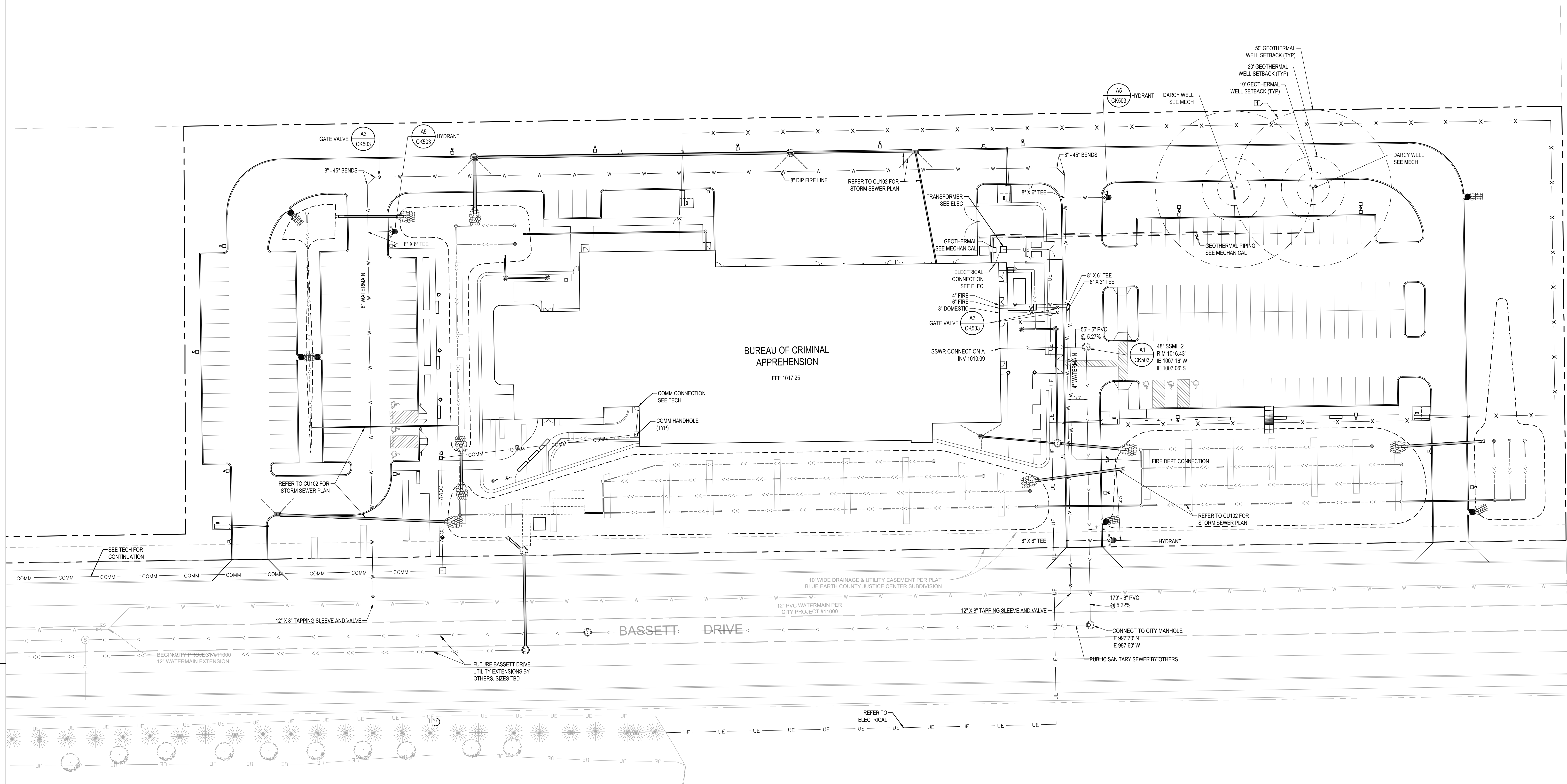
PRELIMINARY
NOT FOR CONSTRUCTION

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

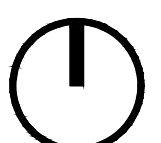
UTILITY PLAN

CU101

DESIGN DEVELOPMENT PRICING SET



A1 UTILITY PLAN
1" = 30'



30 90
SCALE IN FEET

F
E
D
C
B
A

UTILITY PLAN NOTES

1. SEE SHEET CU101 FOR UTILITY PLAN NOTES & LEGEND.

KEYNOTES

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:
- 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
 - 20' TO STORM SOWER LINES
 - 50' TO OTHER GEOTHERMAL WELLS, STORMWATER RETENTION PONDS, AND SANITARY LINES

Minnesota
BCA
Bureau of Criminal Apprehension
MN BCA Southern Regional
Office and Laboratory
TBD (Bassett Drive)
Marketo, MN 55001
STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of
Public Safety
445 Minnesota St.,
St. Paul, MN 55101



730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ELAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.280.1004

Landscape Consultant:
DAMON FARMER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MMWL ARCHITECTS
11788 N Lakeside Pkwy
Kokland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MMWL
Design	MMWL
Draft	MMWL
Check	MMWL

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

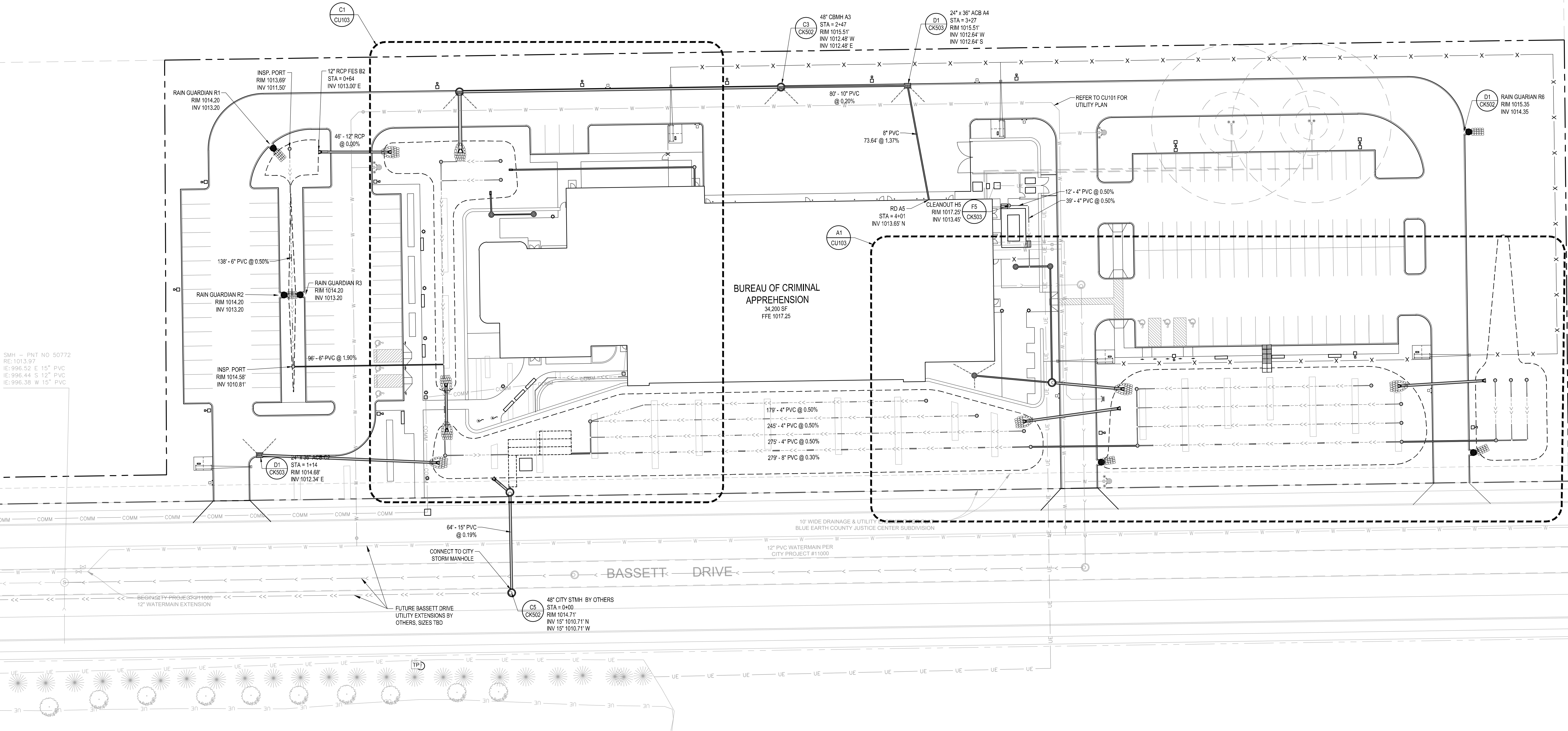
100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

STORM SEWER PLAN

CU102

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SMH - PNT NO 50772
RE: 1013.97
E: 996.52 E 15\"/>

A1 STORM SEWER PLAN
1\"/>



30 90
SCALE IN FEET

Meeting Date: 06/10/2025

Title

CYV01-25

Request of Jeffrey Sweere for a variance from Chapter 10, Article X, Division 3, Sec.10-1540.b.1 of the Mankato City Code to reduce the setback between a principal adult use property line and a zoning district in which residential uses are specifically listed as a permitted or conditional uses from 350 feet to 320 feet. The variance is being requested in order to allow the operation of a principal adult use at 1418 N. Riverfront Drive. The property is described as Lot 1, Block 1, Sweere Subdivision, City of Mankato, Minnesota (1418 N. Riverfront Drive).

Applicant

The applicant and property owner is Jeffrey Sweere.

Request

The applicant is seeking a variance to allow for the reduction in the setback from 350' to 320' between an adult use and a residential zoned district.

Location

The subject property is located at 1418 N. Riverfront Drive.

Existing Land Use

The property is currently the location of a multi-tenant commercial business.

Zoning

The subject property is zoned B-2, General Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

Jeffrey Sweere is requesting a variance from Chapter 10, Article X, Division 3, Sec.10-1540.b.1 of the Mankato City Code to reduce the setback from 350 feet to 320 feet between a principal adult use property line and a zoning district in which residential uses are specifically listed as a permitted or conditional uses. The variance is being requested in order to allow the operation of a principal adult use at 1418 N. Riverfront Drive. The property is described as Lot 1, Block 1, Sweere Subdivision, City of Mankato, Minnesota and is addressed as 1418 N. Riverfront Drive.

Pure Pleasures, currently located at 2102 N. Riverfront Drive, is proposing to relocate and operate the current adult use operation at 1418 N. Riverfront Drive. The request is for a variance at the new location to reduce the required setback for an adult use between the property line of the property that has a building where the adult use is proposing to operate and a zoning district where residential uses are allowed. In this case, the adult use is proposing to operate at 1418 N. Riverfront Drive, which is zoned B-2, General Business District. The adult use at 1418 N. Riverfront Drive is permitted in this district if certain locational criteria are achieved and that includes that the property line from the property where the business will operate must be at least 350' from a residential district. In this case, the 350' setback from the property line catches a residential zoning district for the property that is located at 116 Ann Street, zoned R-2, one- and two-family dwelling district, and so a variance is being requested to reduce

the required setback from 350' to 320'.

Mankato City Code requires that the setback be measured at the property line. However, the applicant has provided exhibits which show that from the front entrance door of the business to the residential district in question the distance is over 430'. The property line nearest where the business suite is located and will operate is shown to be 400' to the residential district.

Attachments

General Location Map

Aerial Plan

350' Buffer from Property Line Map

320' Requested Variance Exhibit

Distance from the Front Door of Business

Variance Request Questions

General Location Map



Date: June 2025

Author:

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Aerial Map



Date: June 2025

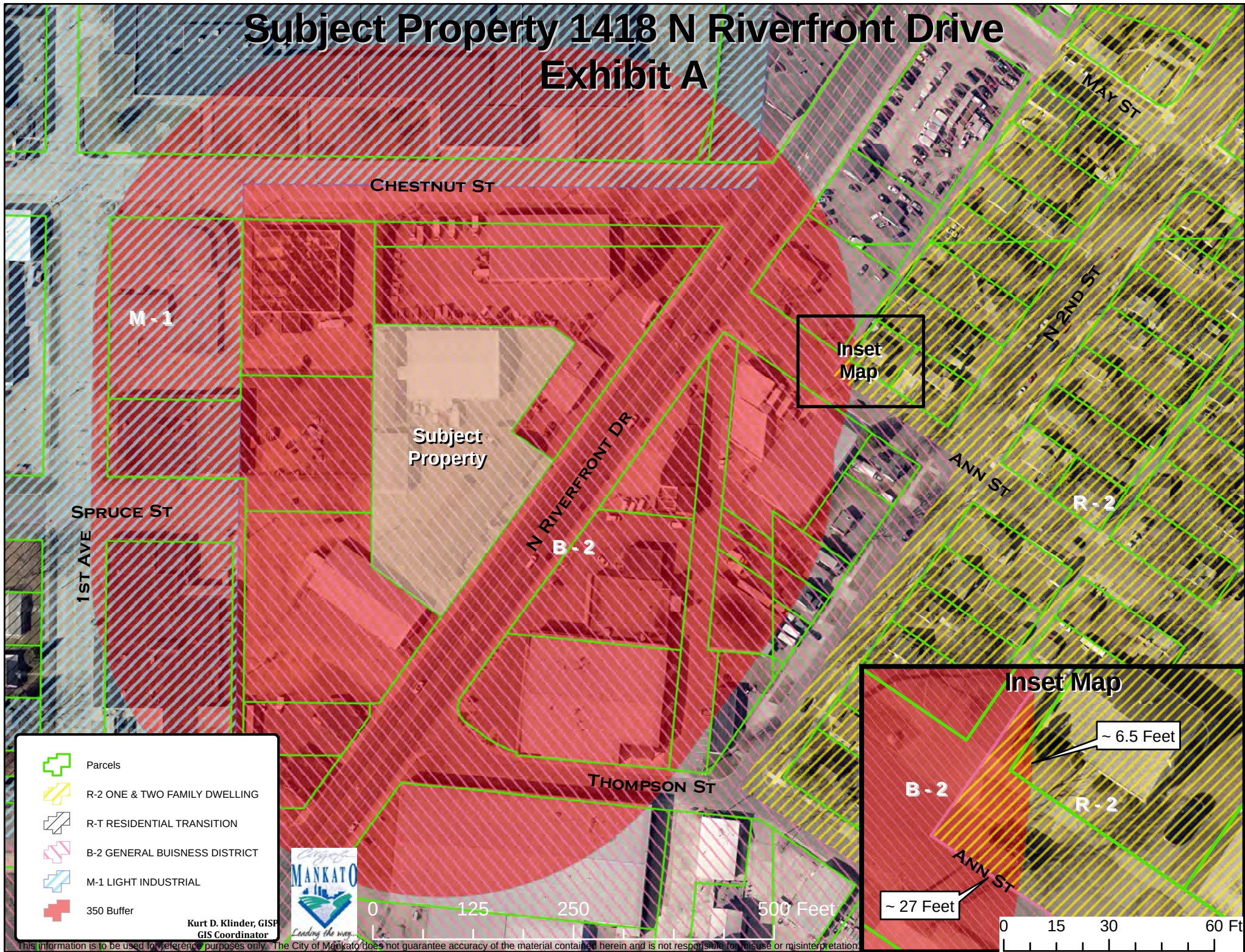
Author:

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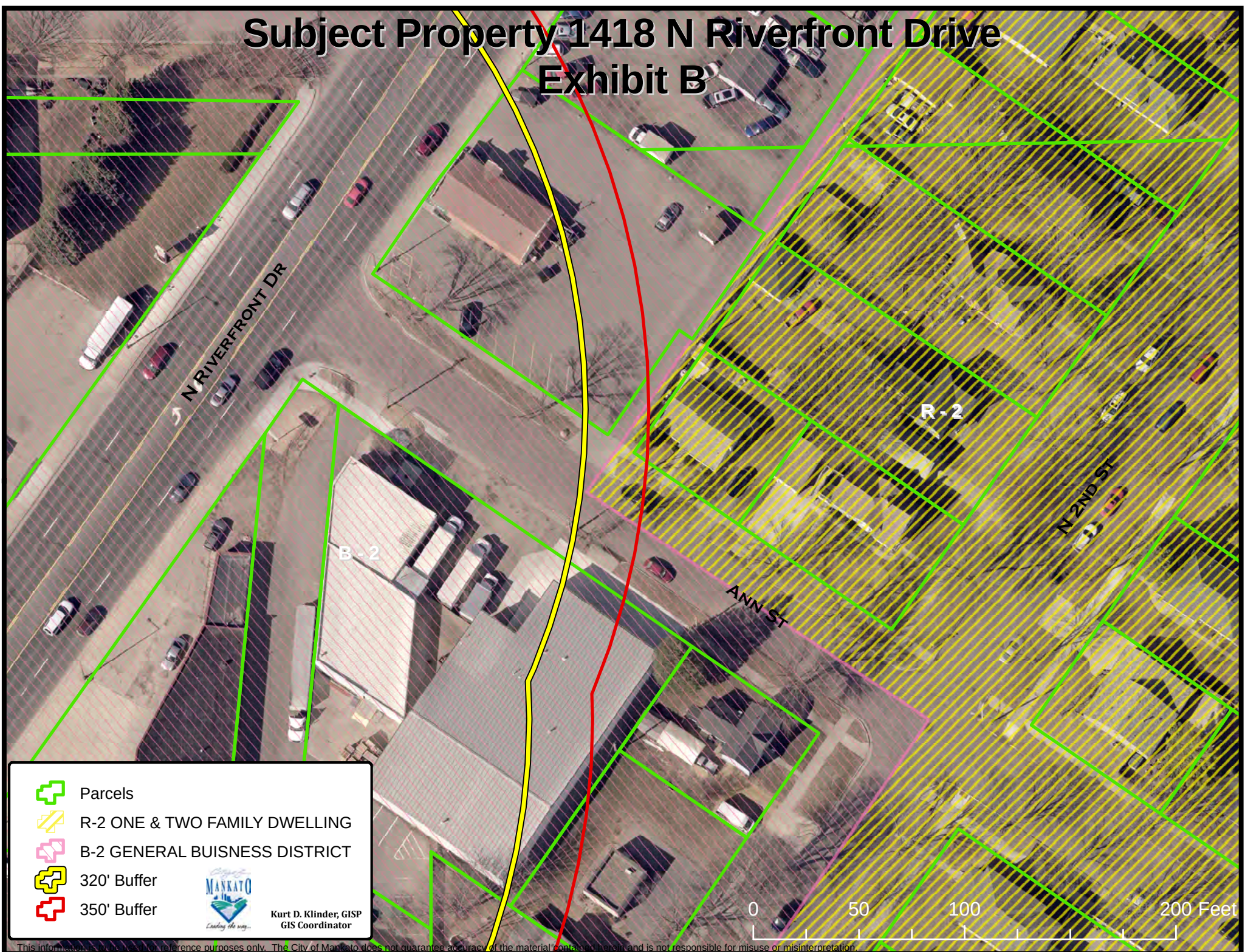
Subject Property 1418 N Riverfront Drive

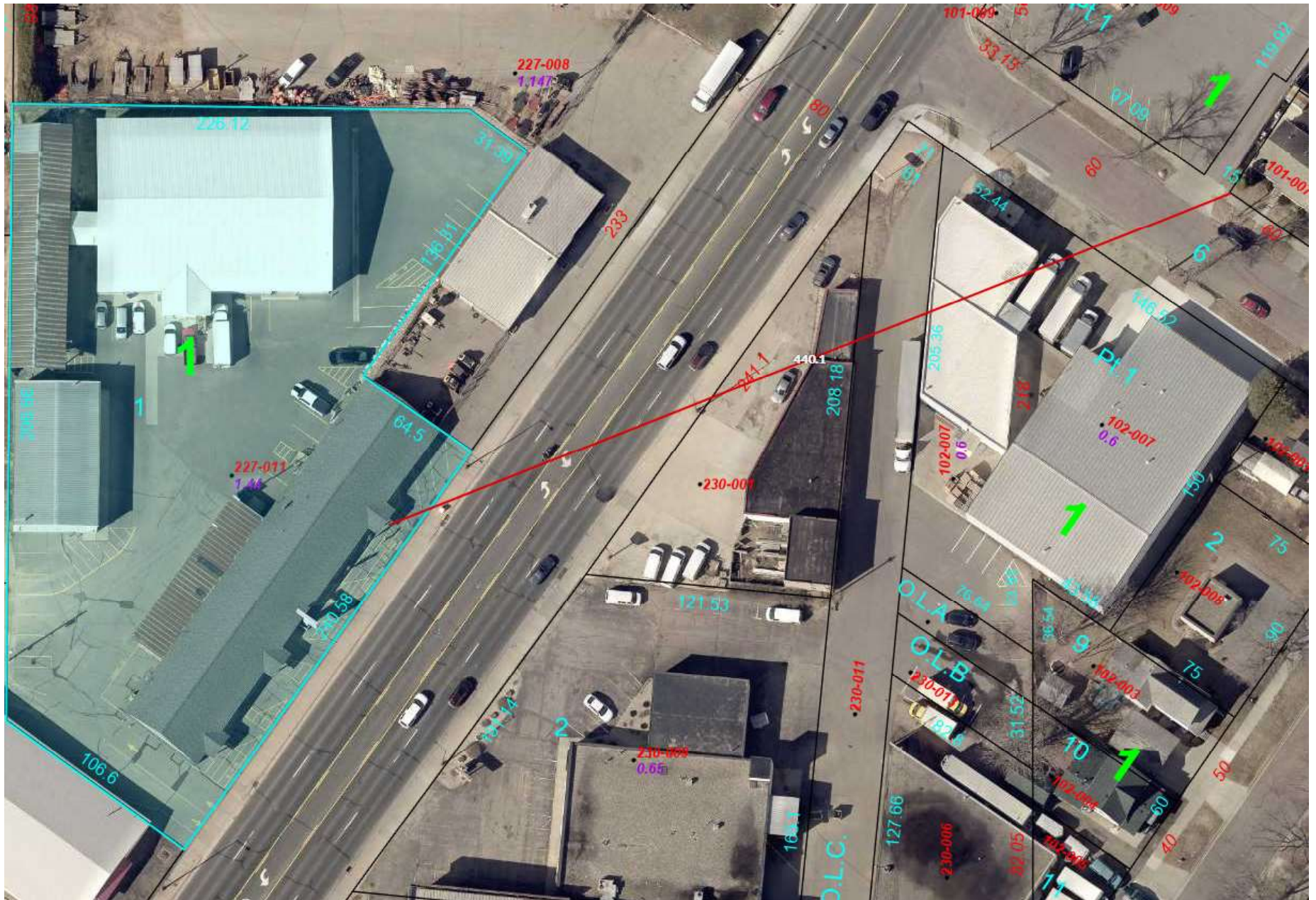
Exhibit A



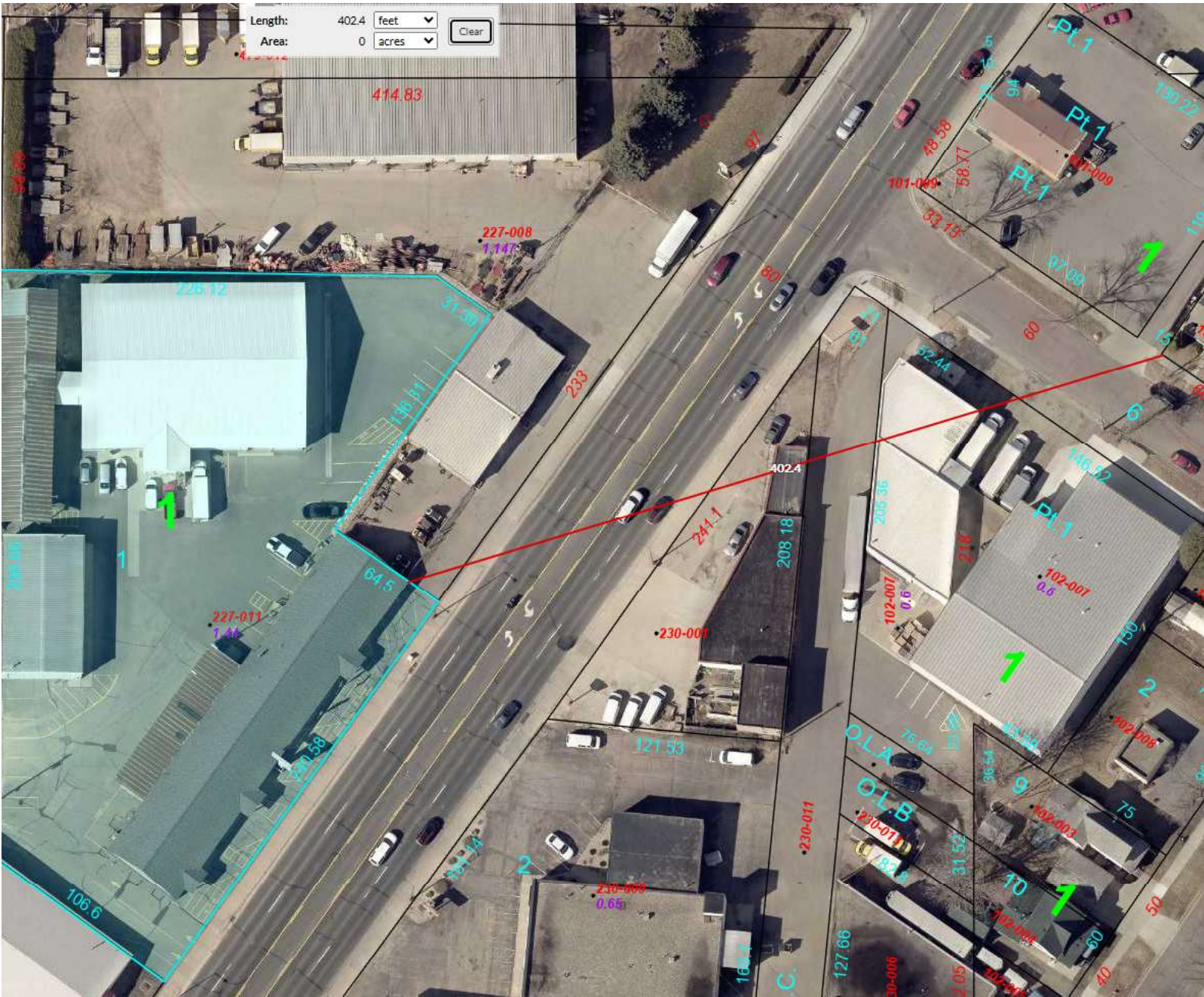
Subject Property 1418 N Riverfront Drive

Exhibit B





Distance from Business Entrance to residential property in question, over 430'



Distance from Business Suite / Building to residential property in question, over 400'

Variance Request from:

Sweet Sounds, Inc
1418 N Riverfront Dr
Mankato, MN 56001

RE: 1420 N Riverfront Dr, Suite 102

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes () No () Why or why not?

Yes, this request is in harmony with the purpose and intent of the ordinance. The ordinance is designed to locate adult use business at least 350' away from residentially zoned areas. The adult use business' entrance would be located in excess of 425' from the residentially zoned areas and the corner of the building that will house the adult use business is about 400'. Only a tiny little corner of the property, an area that is only used for piling up snow in the winter impedes on the 350' restriction and then, only by about 5'. Clearly, the intent is to keep residential areas separated from the business, not a property boundary that has nothing to do with the adult use business.

- 2) In your opinion, is the variance consistent with the comprehensive plan?
Yes () No () Why or why not?

Yes, 1420 N Riverfront Dr, Suite 102 is a B2 business district and does not immediately face any residential areas.

- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes () No () Why or why not?

Yes, they city code has already determined that the B2 business district is the appropriate destination and location for adult use businesses.

- 4) In your opinion, are there circumstances unique to the property?
Yes () No () Why or why not?

Yes, several. The plat was cut up years before we bought the property. We had no control over how those boundaries we set. In addition, as the plat only has one public road access without the ability to create a second. If had a second access, we would consider simply platting the two section into separate plats which would remove the need for the variance. Unfortunately, this is also out of our control.

- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes () No () Why or why not?

Yes, this is clearly a business district. The property owner and potential tenant both agree the need for a “classy” operation is essential. Seeing as how their current business operates within the city code, we don’t see any reason for that won’t be maintained to the same standards in the city code.

The Planning Commission/City Council must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

Meeting Date: 06/10/2025

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request for a Site Plan and Traffic Advisory Committee review for the installation of a permanent parking lot at the southwest corner of Garden Boulevard and Mulberry Street, by request of Bolton and Menk, with permission of the property owner.**

Applicant

The applicant is Bolton and Menk, who have permission from the owner, Mayo Clinic Health System - Mankato.

Request

The applicant is seeking a Site Plan only review of the submission.

Location

The parcel is located at the Southwest corner of the intersection of Mulberry and Garden.

Existing Land Use

The area has most recently been used as a temporary laydown yard and storage area for construction-related equipment and materials.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

The applicant is seeking a Site Plan and Traffic Advisory Committee review of their submission.

The subject parking lot is located at Garden and Mulberry, and plans submitted show one access point to the proposed lot from Garden Boulevard. The use of this area as a parking lot was approved by the 2024 Institutional Overlay Amendment.

The applicant's narrative states that the project generally consists of reuse/replacement of the existing pavement while making necessary modifications to convert the area to a parking lot meeting the City of Mankato code. Proper setbacks, stall sizes, and driving lanes are provided to facilitate 65 total new parking stalls generally intended for Mayo staff use. A full set of construction documents will be provided at permit submittal and for Site Plan review.

Site lighting will be included in the parking lot with design and photometrics provided at permitting. Snow management is expected to include temporary stockpiling in parking stalls prior to hauling off site as necessary.

Attachments

General Location Map

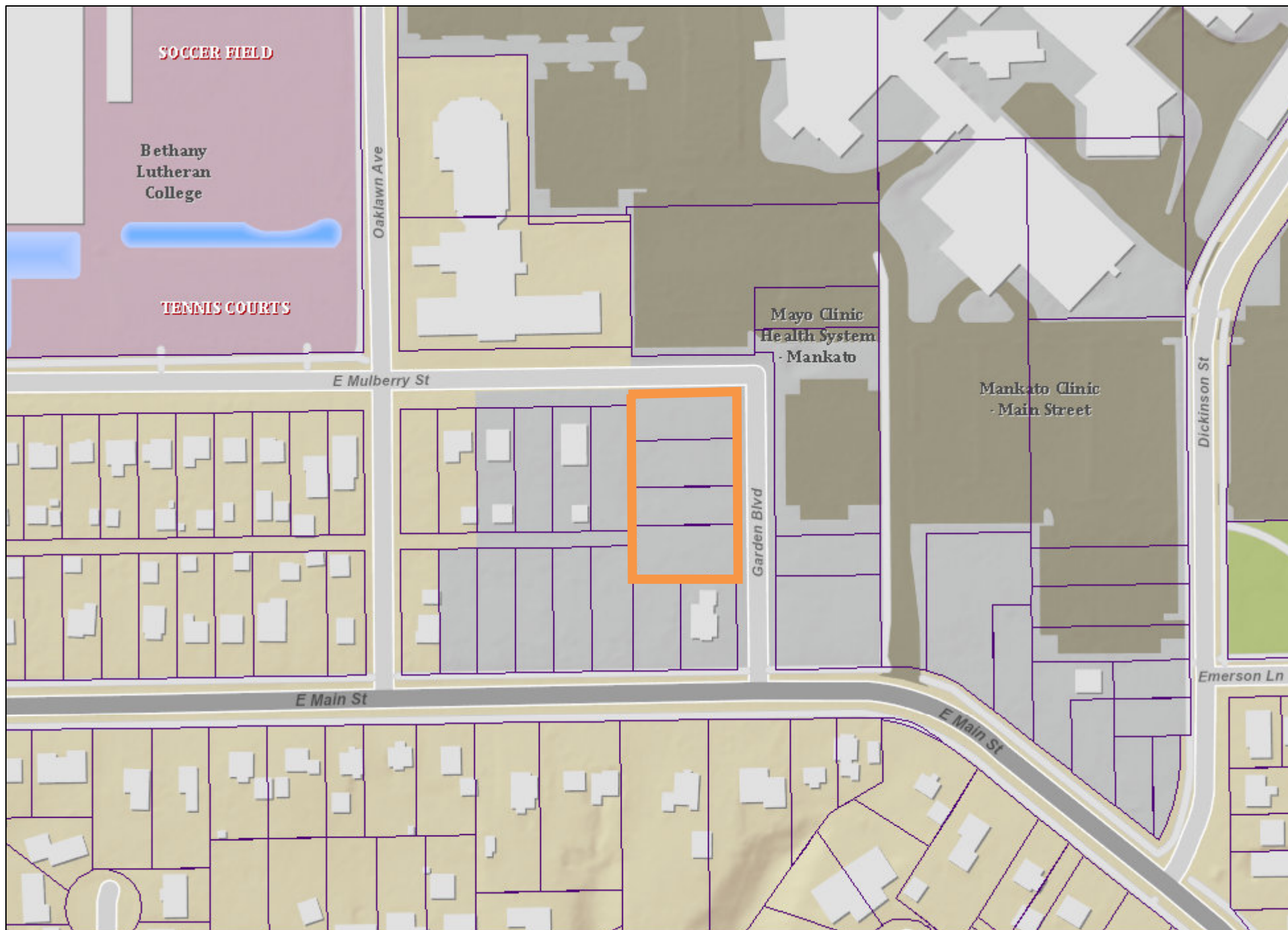
Aerial Plan

Site Plan

Stormwater Memo

Landscaping Plan

General Location Map



Date: June 2025

Author:

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Aerial Map

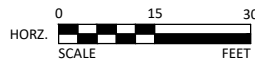


Date: June 2025

Author:

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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.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



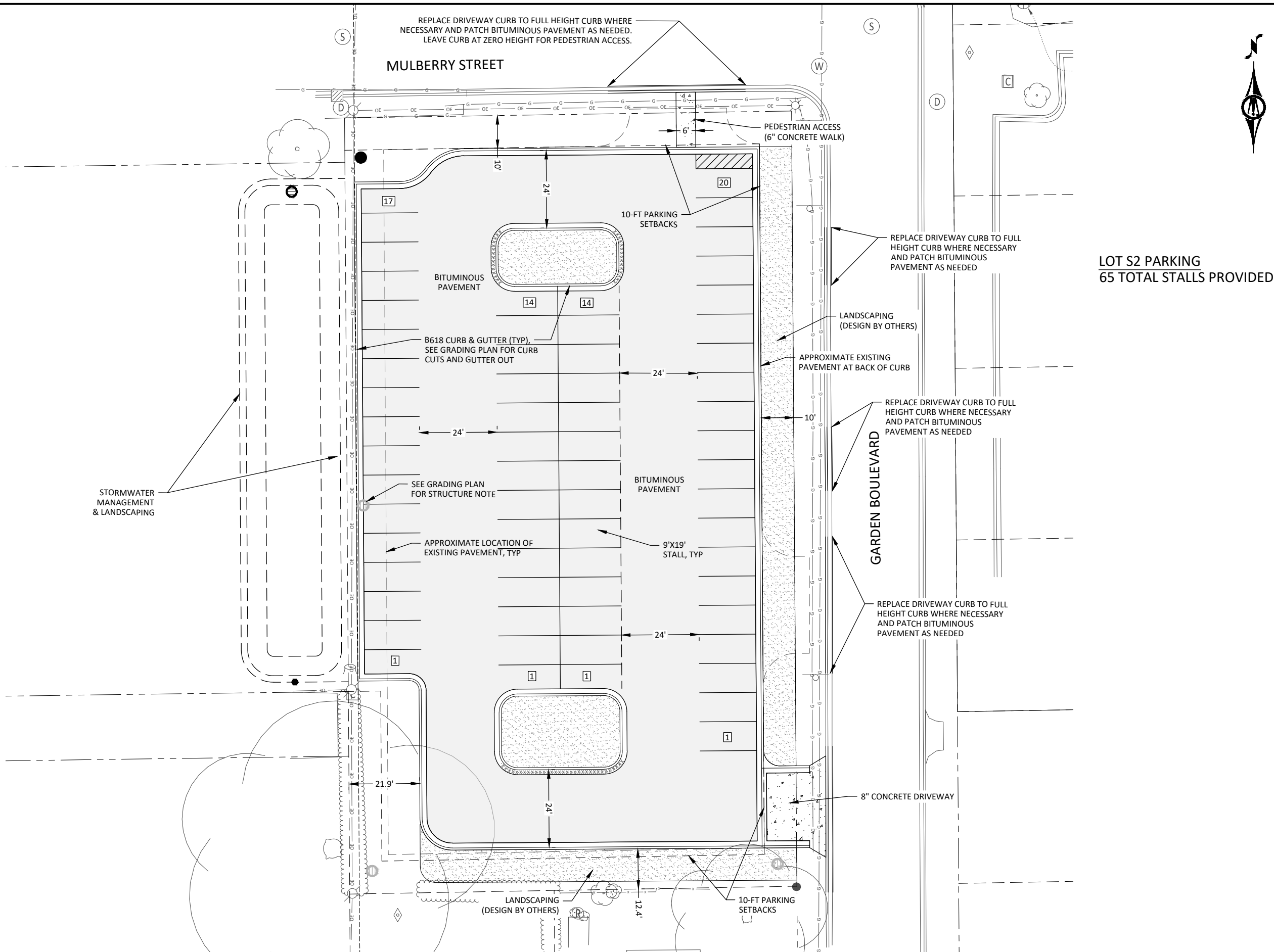
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
AWP			
CLIENT PROJ. NO.			
25X.139115			

MAYO CLINIC HEALTH SYSTEM
LOT S2 CONSTRUCTION
SITE PLAN

SHEET

C4.01





**BOLTON
& MENK**

Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

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

Stormwater Management Memorandum

Date: May 27, 2025
To: Karl Keel, P.E. – City of Mankato
Cc: Mark Konz – City of Mankato
From: Alec Pietz, P.E. – Land Development Project Manager
Subject: Lot S2 Construction
Mayo Clinic Health System
BMI Project No.: 25X.139115

I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for conversion of a previously built temporary construction staging laydown area to a permanent Mayo Clinic parking lot in Mankato, Minnesota. The estimated disturbed area is approximately 0.9 acres and is located near Main Street, and adjacent to Garden Boulevard and Mulberry Street. The proposed project includes the reclamation of existing pavements, curb and gutter installation, stormwater management construction, paving, and striping. Landscaping will also be provided with the project. The previously installed tile and inlet system will be maintained and modified as needed for the construction of permanent stormwater management. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Mankato, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87”), 10-yr (4.29”), and 100-yr (7.21”) events are reported for relevant data in this report. This project is being designed in accordance with the City of Mankato Grading Manual.

II. Existing Site Hydrology

The existing topography has underwent numerous changes since acquisition by Mayo Clinic. Single-family homes existed for decades prior to removal by Mayo Clinic and establishment of the laydown area. A figure showing the hydrology related to the laydown project is provided with this memo and is the basis for existing conditions.

Utilizing SSA for hydraulic modeling, existing and proposed peak flow rates for the design storms were determined and are shown in the following table:

Existing Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Backyards	1.06	1.91	3.69
Right-of-Way	0.85	1.51	2.91
Total	1.91	3.42	6.60

Peak flows may not exceed pre-project conditions.

III. Proposed Site Hydrology

The total project impervious area is 0.57 acres which includes the existing and new impervious areas, requiring 0.052 ac-ft of water quality volume (WQV). The stormwater filtration basin is sized for 0.069 ac-ft of WQV, exceeding the required volume and allowing for additional future pavements. Additional information of the basin is provided with this memo.

The proposed hydrology of the project is illustrated with the *Site Hydrology* figure included with the memo and shows the site, stormwater routing, and stormwater improvements. When inputting this information into SSA, the following peak flow results are yielded:

Proposed Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
City Storm Sewer	1.12	1.20	2.76
Right-of-Way	0.20	0.39	0.79
Total	1.32	1.59	3.55

The peak flows for all design storms are less than the existing peak rates due to the basin.

Erosion and sediment control best management practices will be implemented with the project and detailed in an Erosion & Sediment Control Plan to be provided in the permitting construction documents to mitigate construction stormwater runoff and potential pollution. These will be in conformance with the City of Mankato Grading Manual.

Please review the provided information and Civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or (507) 902-2606.

**NPDES/SDS CONSTRUCTION STORMWATER PERMIT
RAIN GARDEN CALCULATIONS
MAYO CLINIC HEALTH SYSTEM - MANKATO
LOT S2 CONSTRUCTION
BMI Project No. 25X.139115**

Date: May 2025
Engineer: AWP

Rain Garden

Input Data

New Impervious Area: Acres

Water Quality Volume

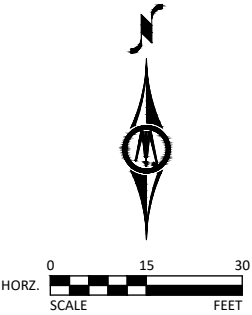
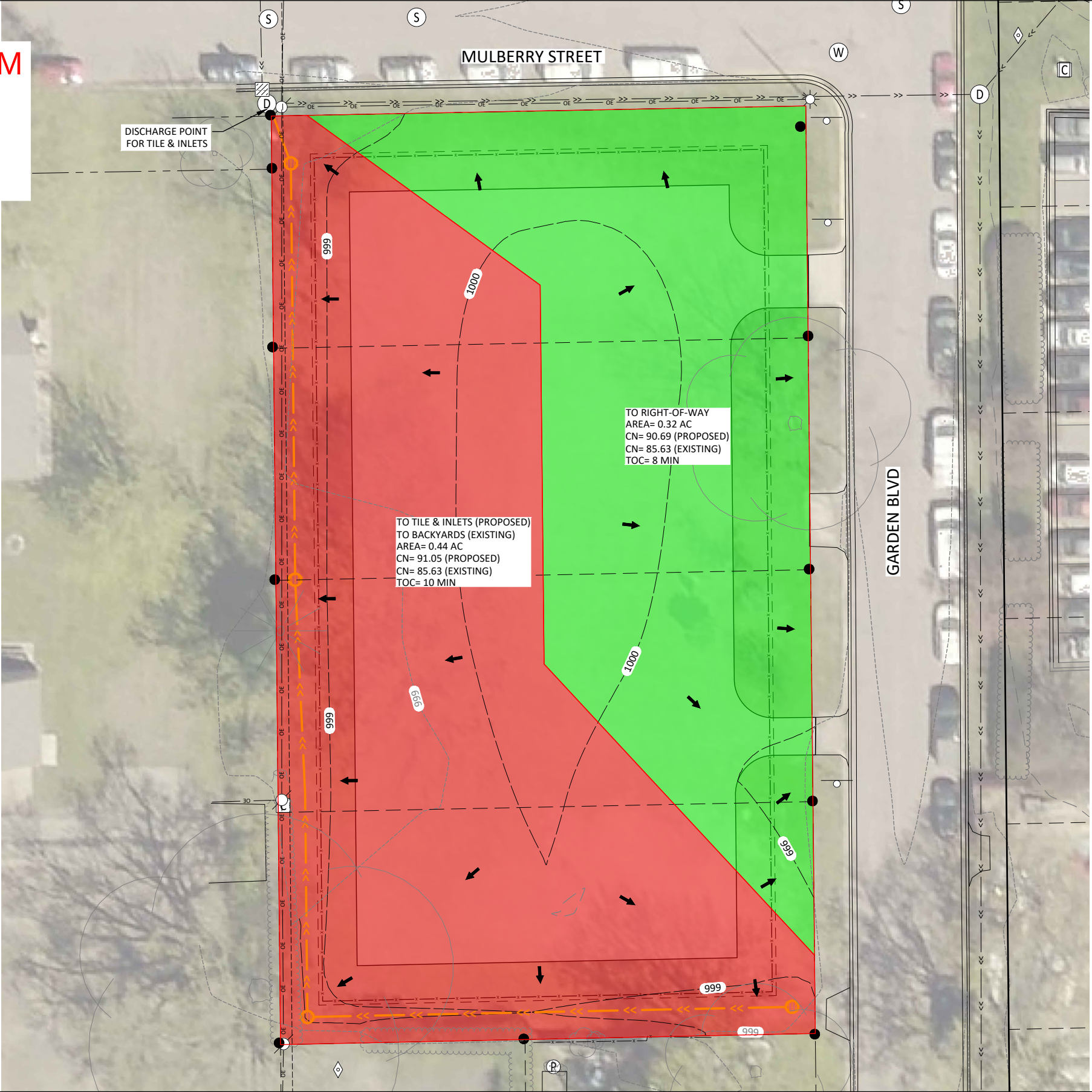
(1.1 inches of runoff from new impervious surfaces)

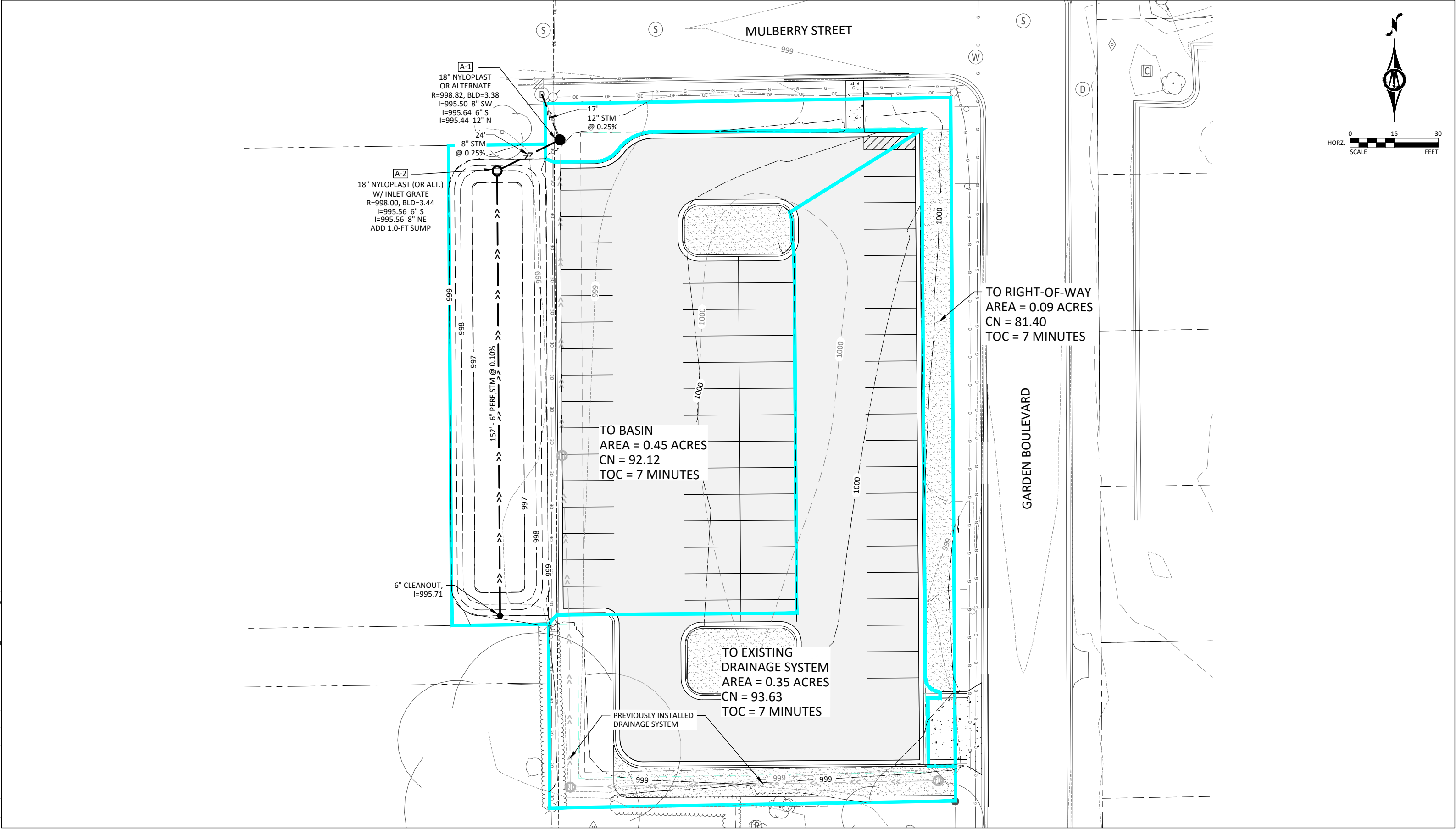
Volume : cubic feet = acre-feet

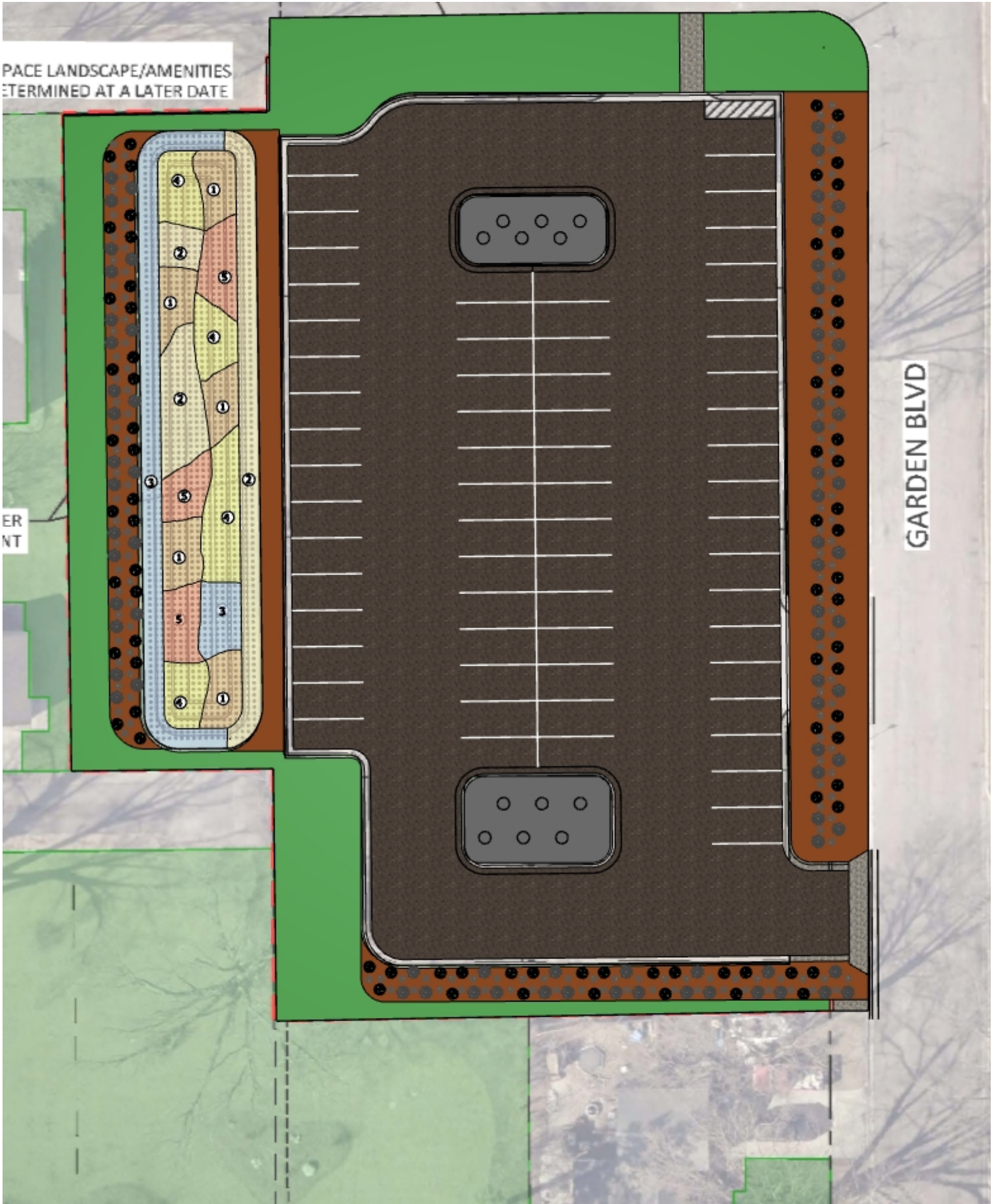
Filtration Basin Storage Curve			
Elevation (ft)	Area (sf)	Volume (cf)	Volume (ac-ft)
997	2370	0	0.000
998 (WQV)	3660	3015	0.069
999	5090	7390	0.170

WQV Requirement Met

HYDROLOGY FIGURE FROM
THE MAY 2022 SUBMITTAL
FOR THE LAYDOWN AREA
PROJECT





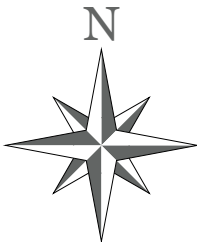


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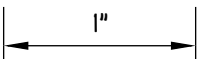
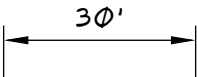
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Project:
**MCHS Garden Blvd
Parking Lot**

Mulberry & Garden
Mankato, MN



Scale: 1" = 30'

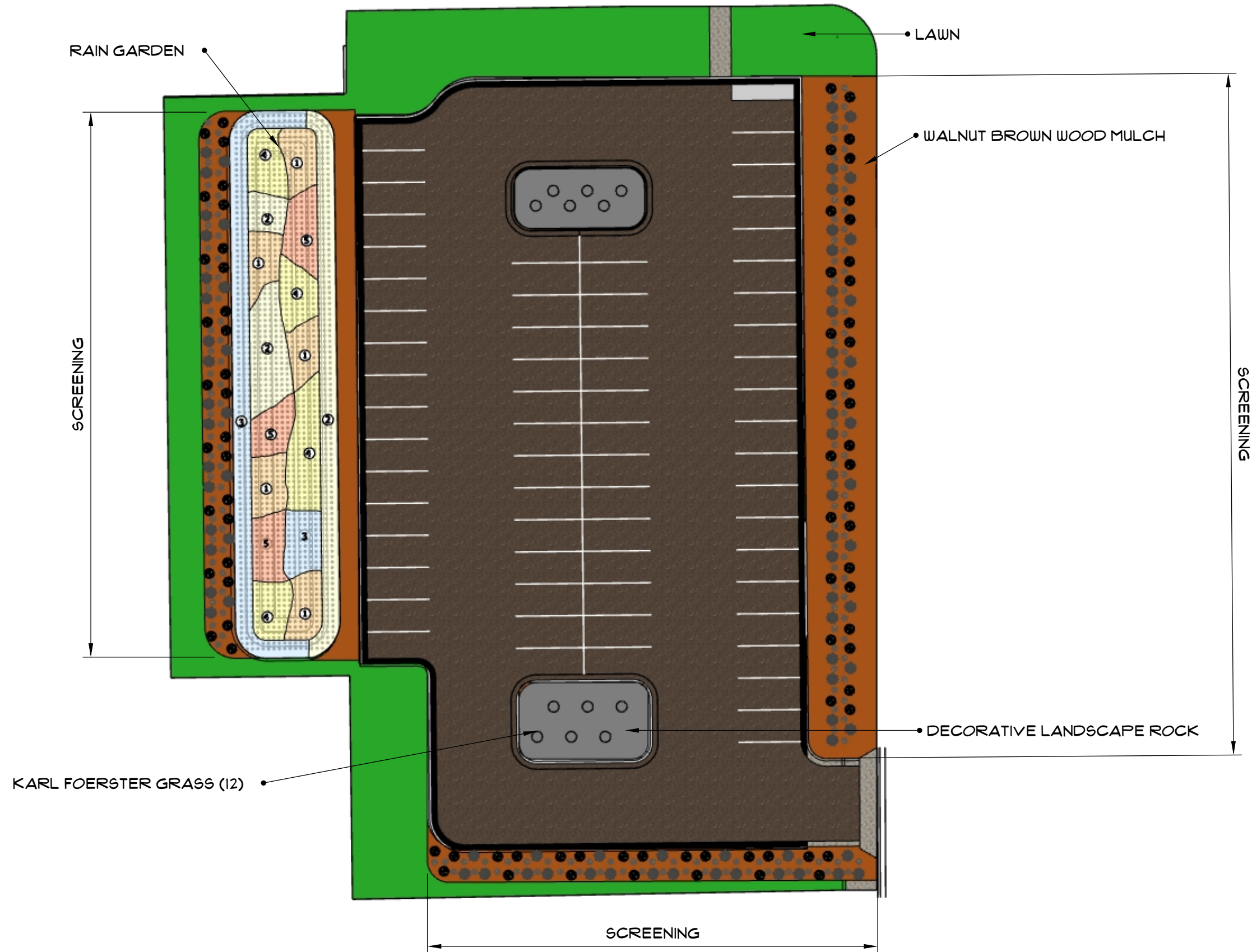


Created Date: May 21, 2025

Revision Date: May 27, 2025

Print Date: May 27, 2025

Drawn by:
MIKE M

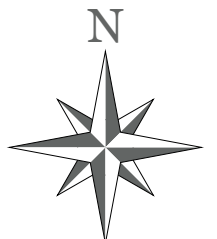


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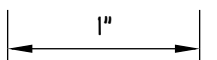
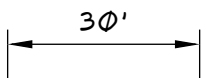
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Parking Lot**

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Scale: 1" = 30'



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MIKE M



• FIRESIDE NINEBARK (~78)

• TECHNITO ARBORVITAE (~80)

• MAYO FLOWER OF HOPE COREOPSIS (~158)

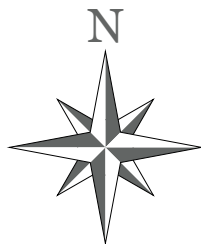


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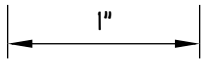
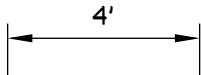
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Project:
**MCHS Garden Blvd
Parking Lot**

Mulberry & Garden
Mankato, MN



Scale: 1/4" = 1'

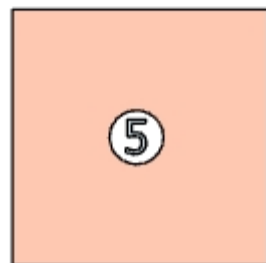
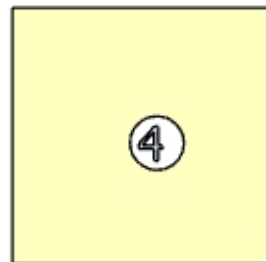
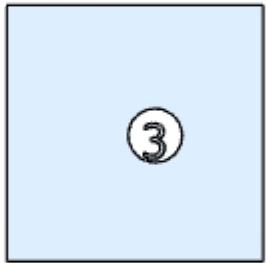
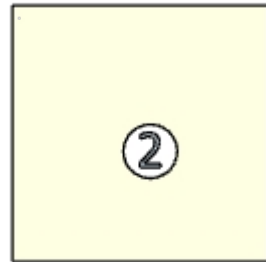
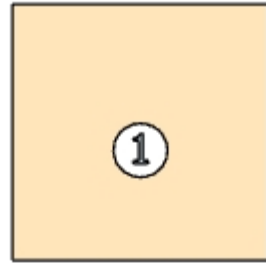
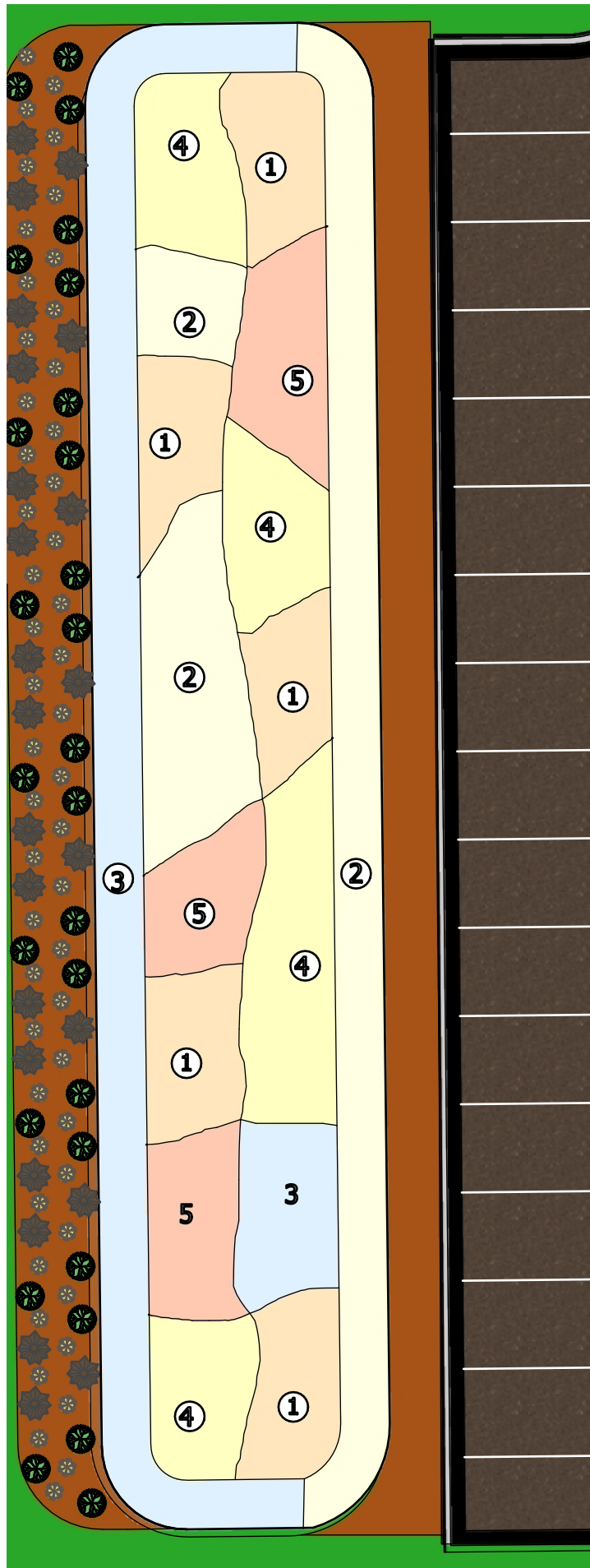


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MIKE M



Carex pensylvanica
(Pennsylvania Sedge)

H: 10"
Soil Type: Moist-Wet

#193182 3" Container, Flat/24*
#3421206 4" Container

Flower: Brown
Bloom Time: June

Heuchera richardsonii
(Prairie Alumroot)

H: 12-24"
Soil Type: Dry

#3421466 4" Container

Flower: Green
Bloom Time: May-June

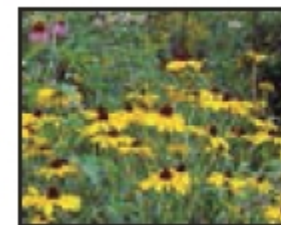


Aster novae-angliae
(New England Aster)

H: 12-24"
Soil Type: Dry-Moist

#3420841 4" Container

Flower: Purple
Bloom Time: August-October



Rudbeckia hirta
(Black-Eyed Susan)

H: 24-36"
Soil Type: Dry-Moist

#3421848 4" Container

Flower: Yellow
Bloom Time: June-October

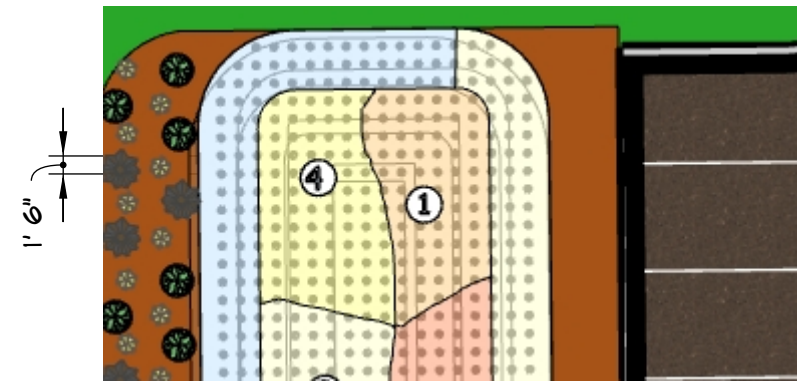


Echinacea purpurea
(Purple Coneflower)

H: 24-36"
Soil Type: Dry-Moist

#3420957 4" Container

Flower: Purple
Bloom Time: June-August



Zone 3

Zone 3



Zone 3

Zone 3

Zone 3

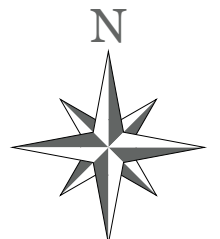


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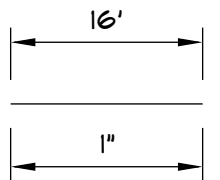
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Project:
**MCHS Garden Blvd
Parking Lot**

Mulberry & Garden
Mankato, MN



Scale: 1/16" = 1'



Created Date: May 21, 2025

Revision Date: May 27, 2025

Print Date: May 27, 2025

Drawn by:
MIKE M



Technito®
Thuja occidentalis 'Bailjohn' (PP15,850)
A dense, dark green dwarf 'Techny' requiring less shearing to maintain a compact, pyramidal form.
H: 8-10' W: 4-5' Foliage: Dark green
Shape: Upright, pyramidal

3248865-5C #5 Container
3248865-10C #10 Container*

3248865-3A 3' BB
3248865-4A 4' BB
3248865-5A 5' BB
3248865-6A 6' BB

*Available Late Summer

FIRST EDITIONS Zone 3

Calamagrostis Karl Foerster
(Feather Reed Grass)
Calamagrostis x acutiflora 'Karl Foerster'
Medium green foliage in upright, arching clumps that turn golden-yellow in fall. Flowers emerge green and red, maturing to golden-brown spikes 18-24" above the foliage. Will not bloom well in partial shade.

H: 48" W: 30" Flower: Golden-brown
Shape: Upright, arching Bloom Time: June-July
Foliage: Green

#116594 #1 Container
#3848447 #2 Container
#859576 #3 Container

Zone 3



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Project:
**MCHS Garden Blvd
Parking Lot**

Mulberry & Garden
Mankato, MN



Fireside®
Physocarpus opulifolius 'UMNHarpell' (PP30,792)
Stunning red new growth that matures to a deep red-purple and holds its color all season long. Leaf size is bigger than 'Little Devil', but smaller than 'Diabolo'.
H: 5-7' W: 4-6' Foliage: Red-purple
Shape: Upright, rounded Fall Color: Deep purple
Flower: Pink-white

#214744 #2 Container

FIRST EDITIONS Zone 3



"The best interest of the patient is
the only interest to be considered..."

Mayo Clinic Flower of Hope™
The Mayo Clinic Flower of Hope™ is a brilliant yellow hybrid coreopsis. It expresses the spirit of hope and healing.

Created Date: May 21, 2025

Revision Date: May 27, 2025

Print Date: May 27, 2025

Drawn by:
MIKE M

Meeting Date: 06/10/2025

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request for a Site Plan and Traffic Advisory Committee review for the construction of a new 9,255 square-foot addition to the existing radiology department, by request of BWSR, with permission of the property owner.**

Applicant

The applicant is BWSR, with permission of the owner, Mayo Clinic Health - Mankato.

Request

The applicant is requesting a Site Plan and Traffic Advisory Committee review.

Location

The subject property is located at 1025 Marsh Street, which is the current medical campus.

Existing Land Use

The property is currently used for a medical campus.

Zoning

The property is zoned O-R, and is located in an Institutional Overlay District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

The applicant is seeking a Site Plan and Traffic Advisory Committee review of the addition to the existing radiology department, which is located within the existing medical campus complex.

The project is a 9,255-square-foot footprint addition to the existing radiology department at Mayo Hospital. This project was listed in the Institutional Overlay amendment submitted in 2024. The applicant has indicated that the project has since reduced the square footage of the second floor of the structure, by removing the mechanical/electrical penthouse and providing a rooftop unit. The narrative states that the proposed rooftop unit will have screening and the plans show that it is proposed to be a metal screen.

Attachments

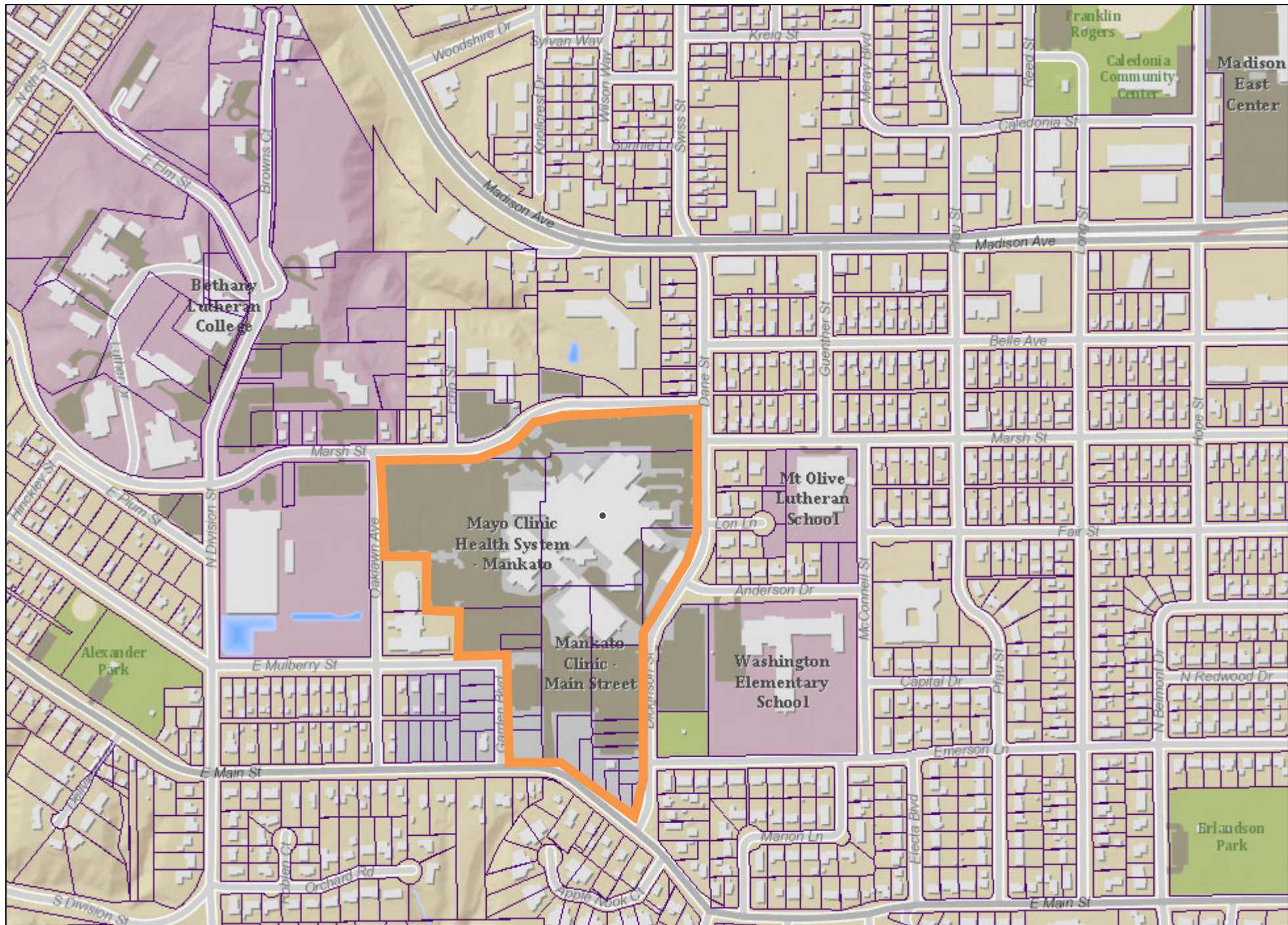
General Location Map

Aerial Plan

Civil Plans

Architectural Elevations

General Location Map



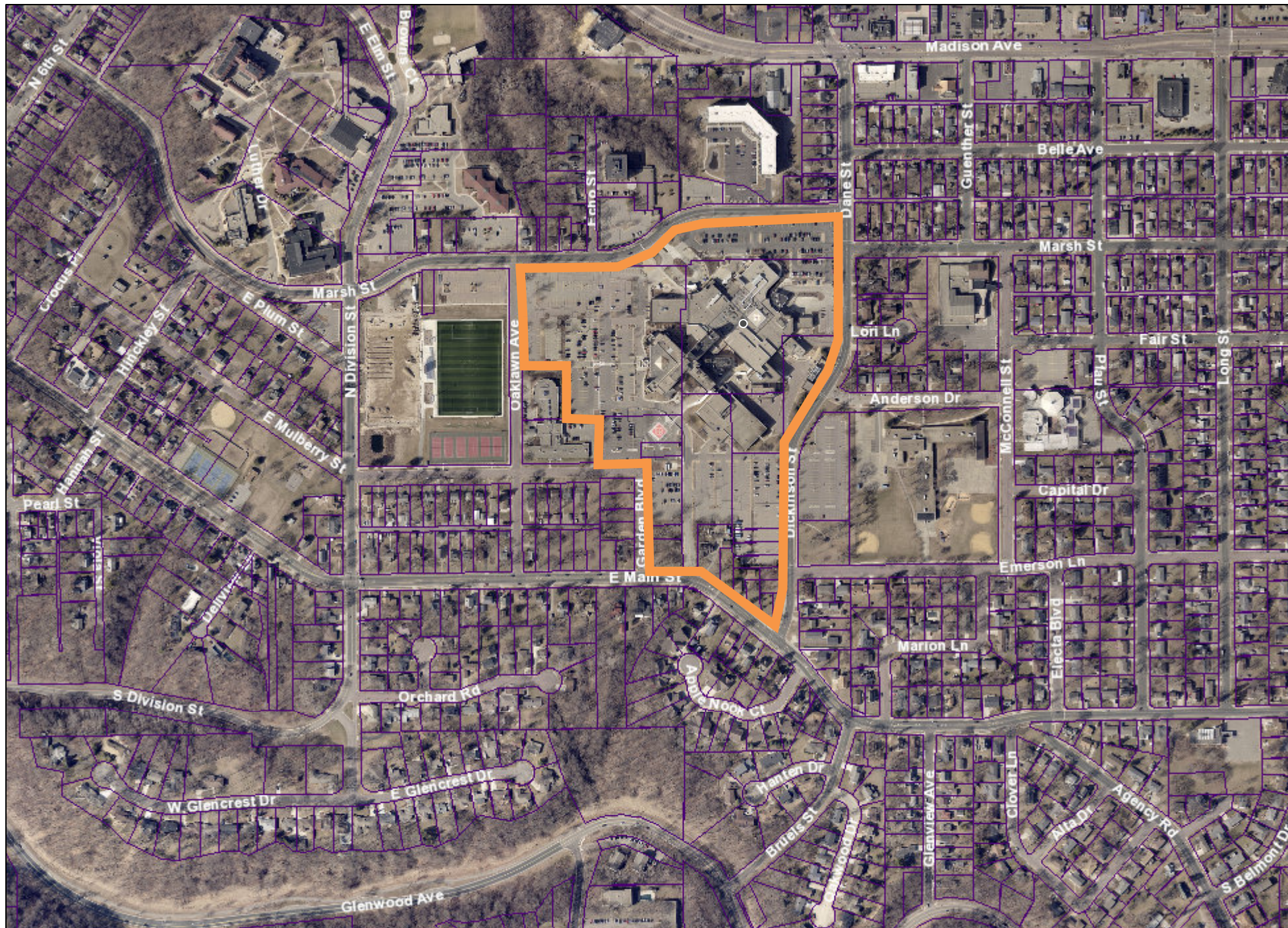
Date: June 2025

Author:

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Aerial Map

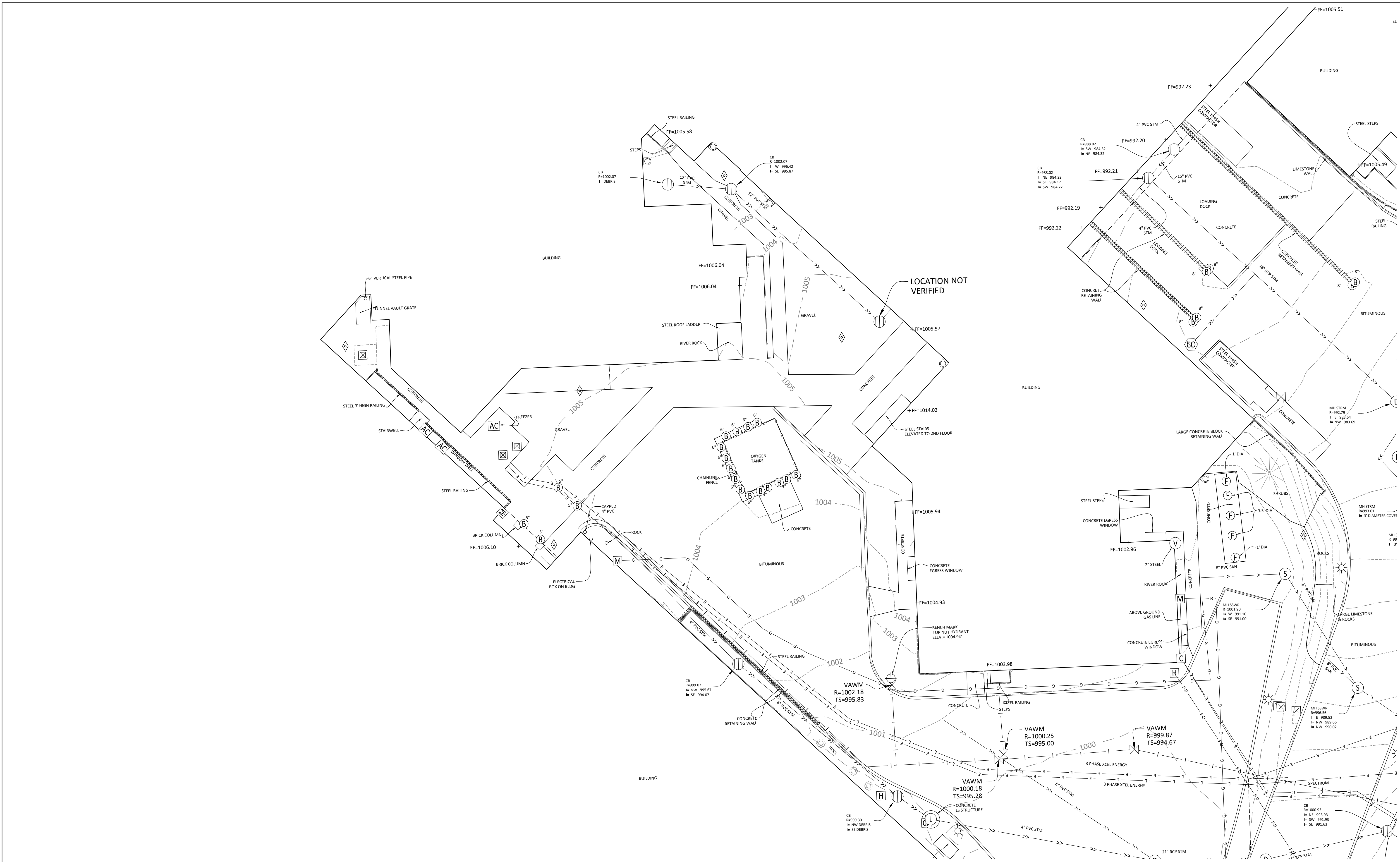


Date: June 2025

Author:

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A

B

C

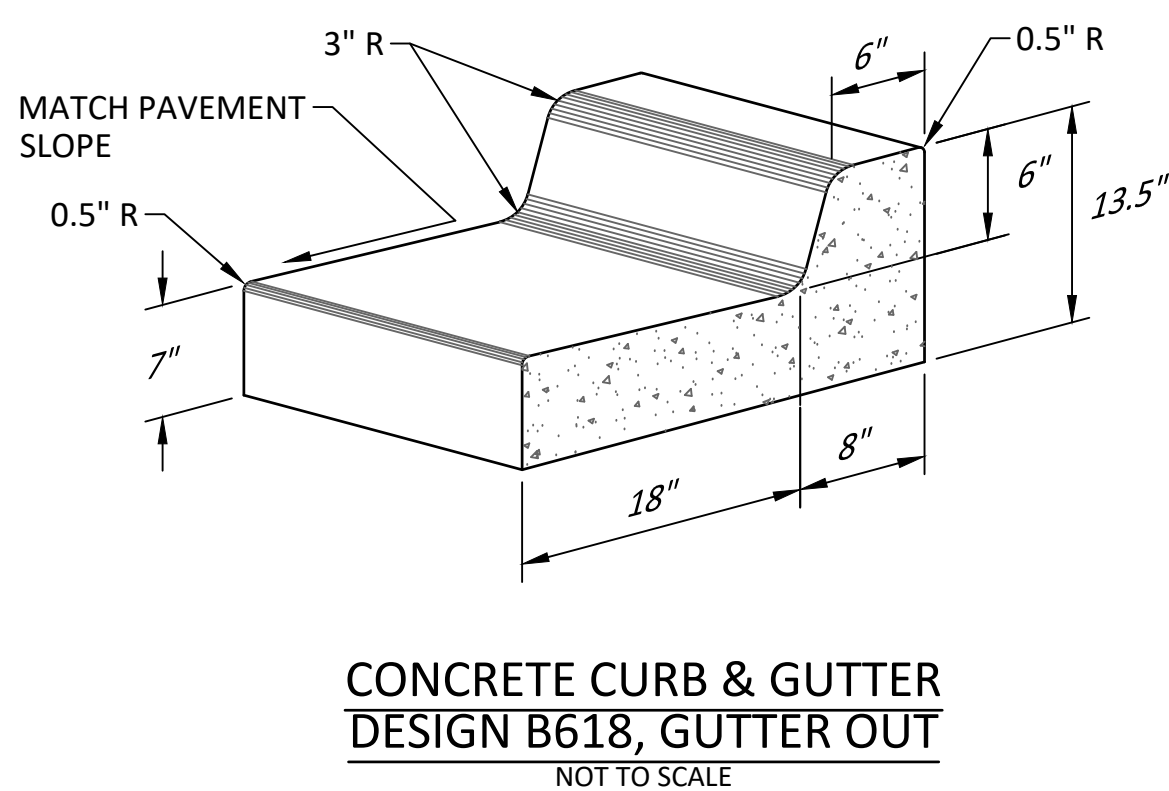
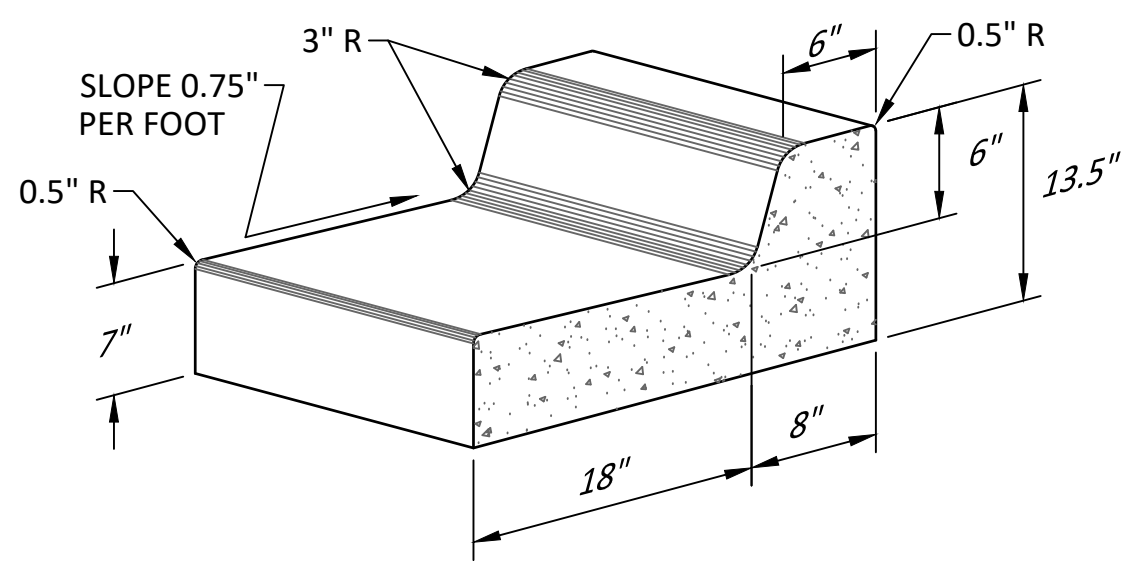
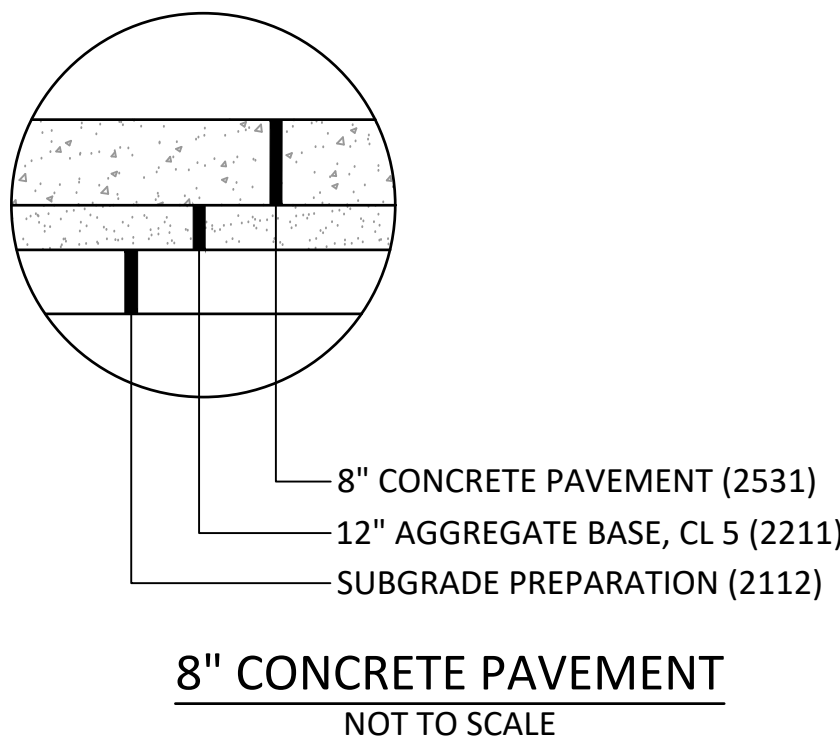
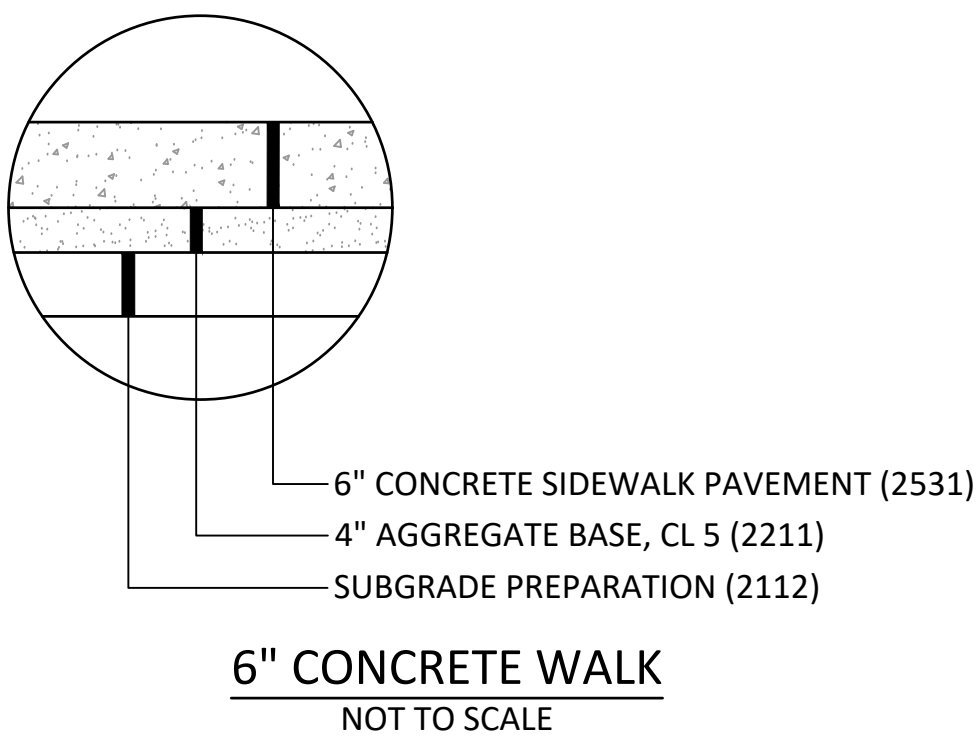
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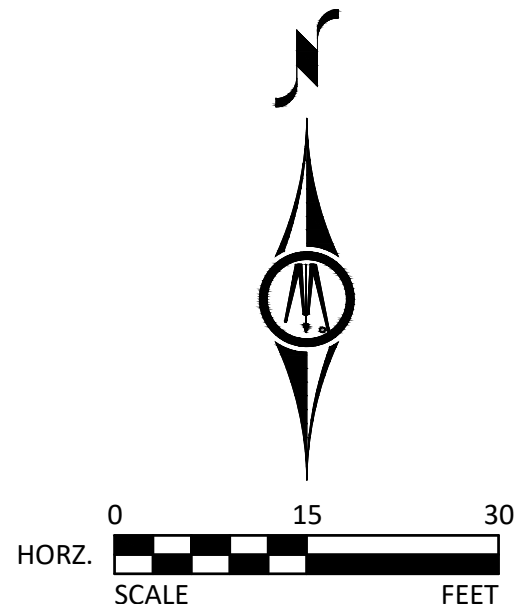
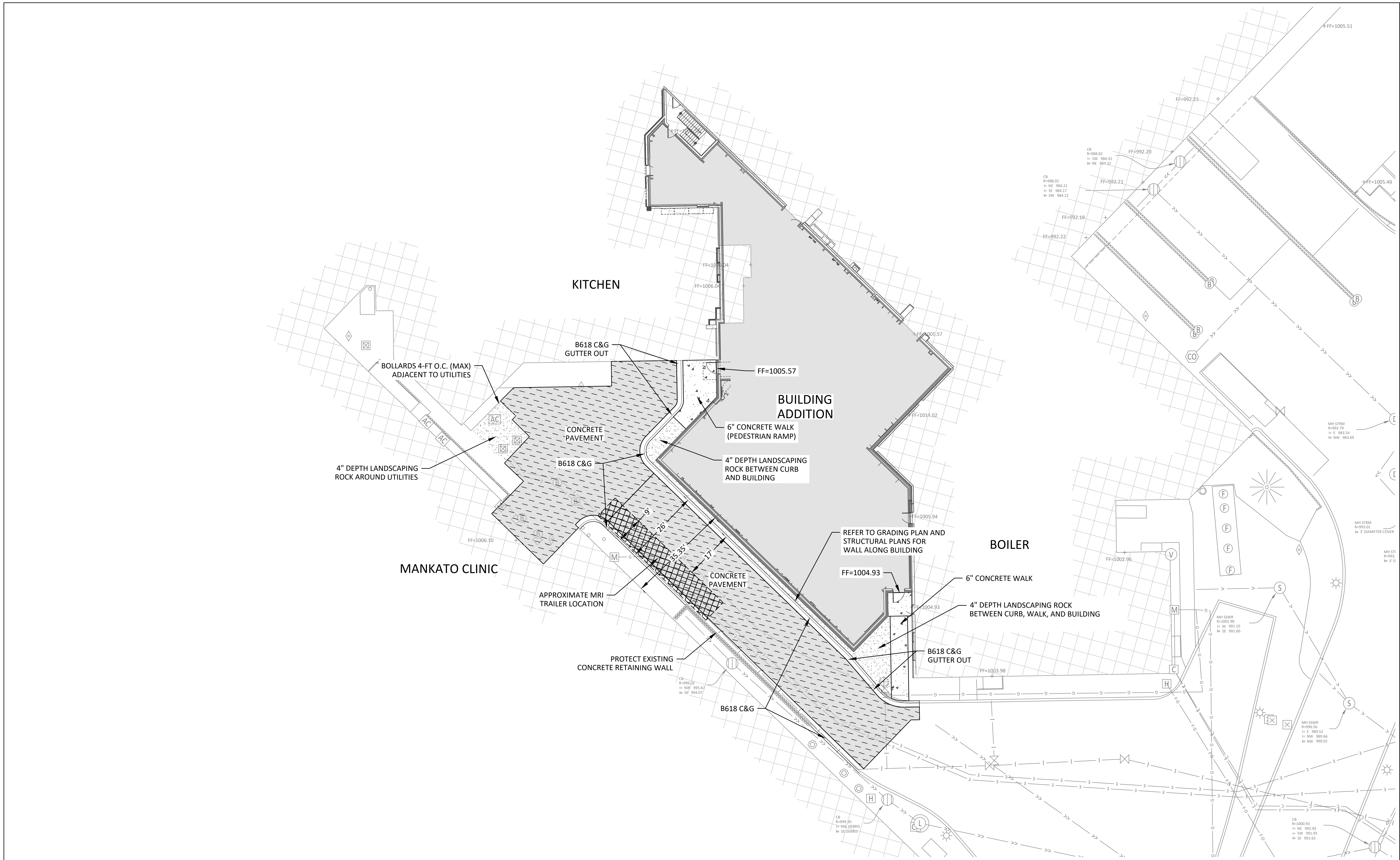
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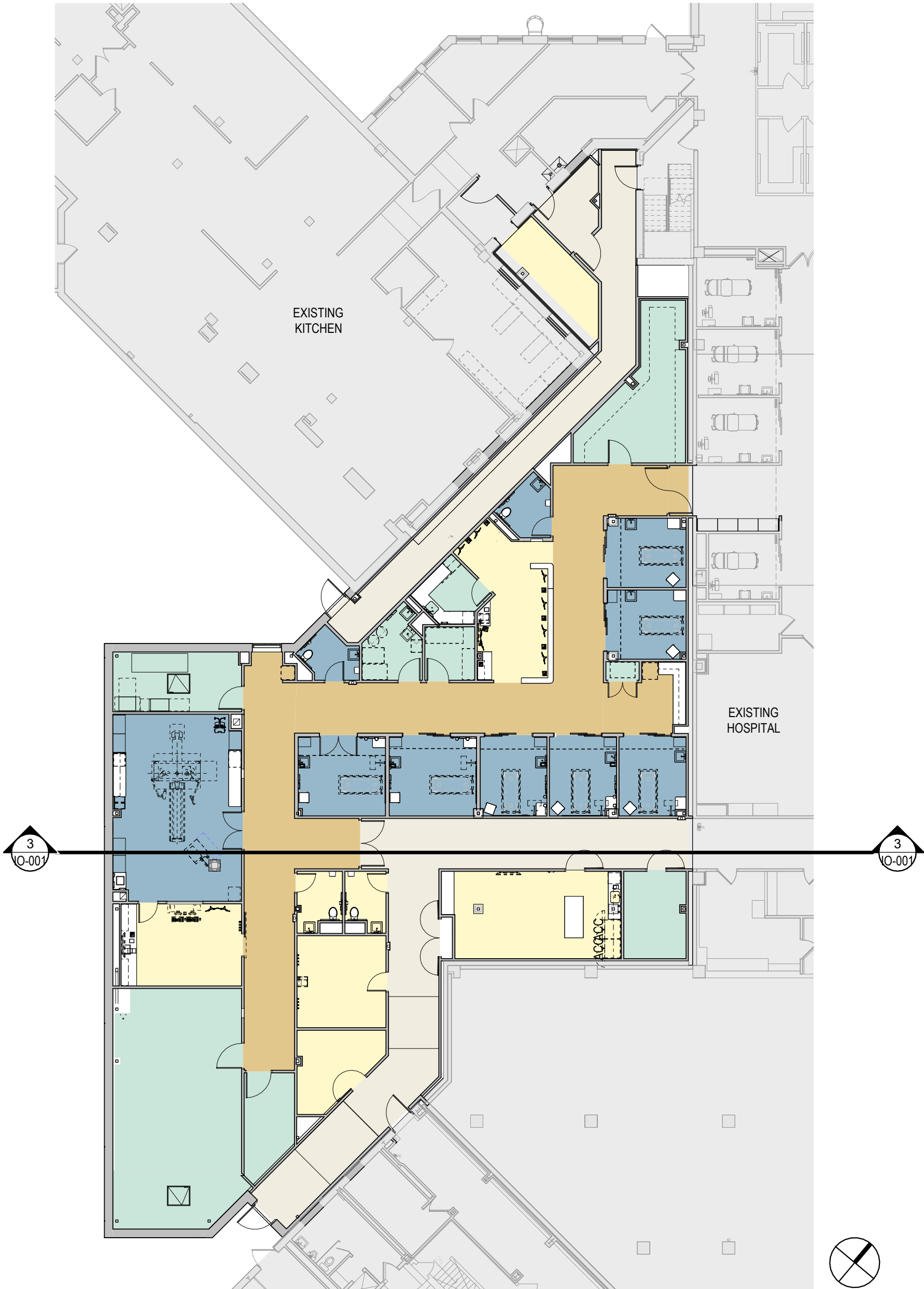
G

H



PEDESTRIAN RAMP DETAILS:
SEE LATEST MNDOT STANDARD PLANS 5-297.250 FOR PROPER PEDESTRIAN RAMP DETAILS

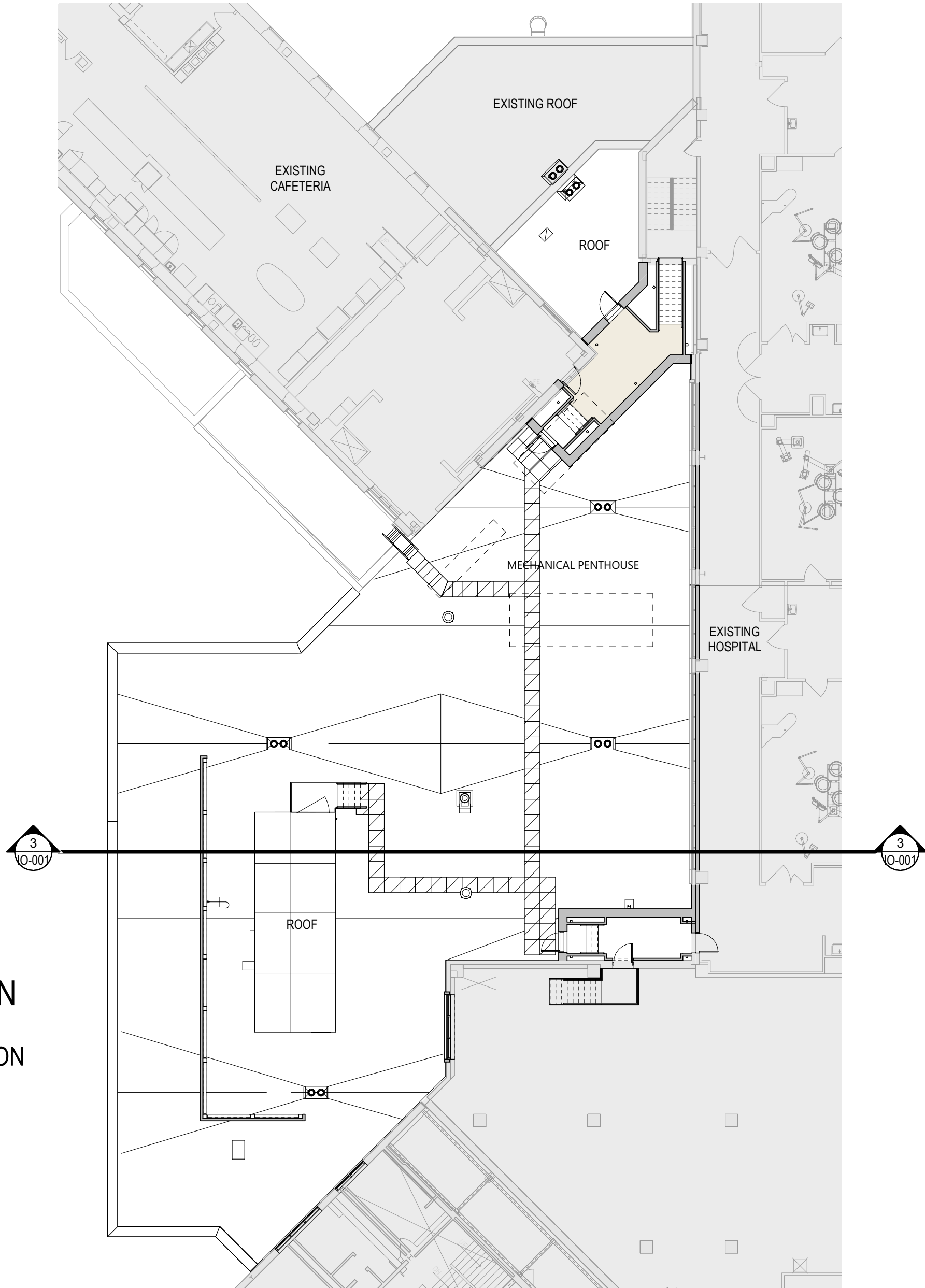




HEALTHCARE ROOM FUNCTION

- PATIENT SPACE
- STAFF SPACE
- SUPPORT SPACE
- NONASSIGNABLE - BLDG CIRCULATION
- NONASSIGNABLE - DEPT CIRCULATION

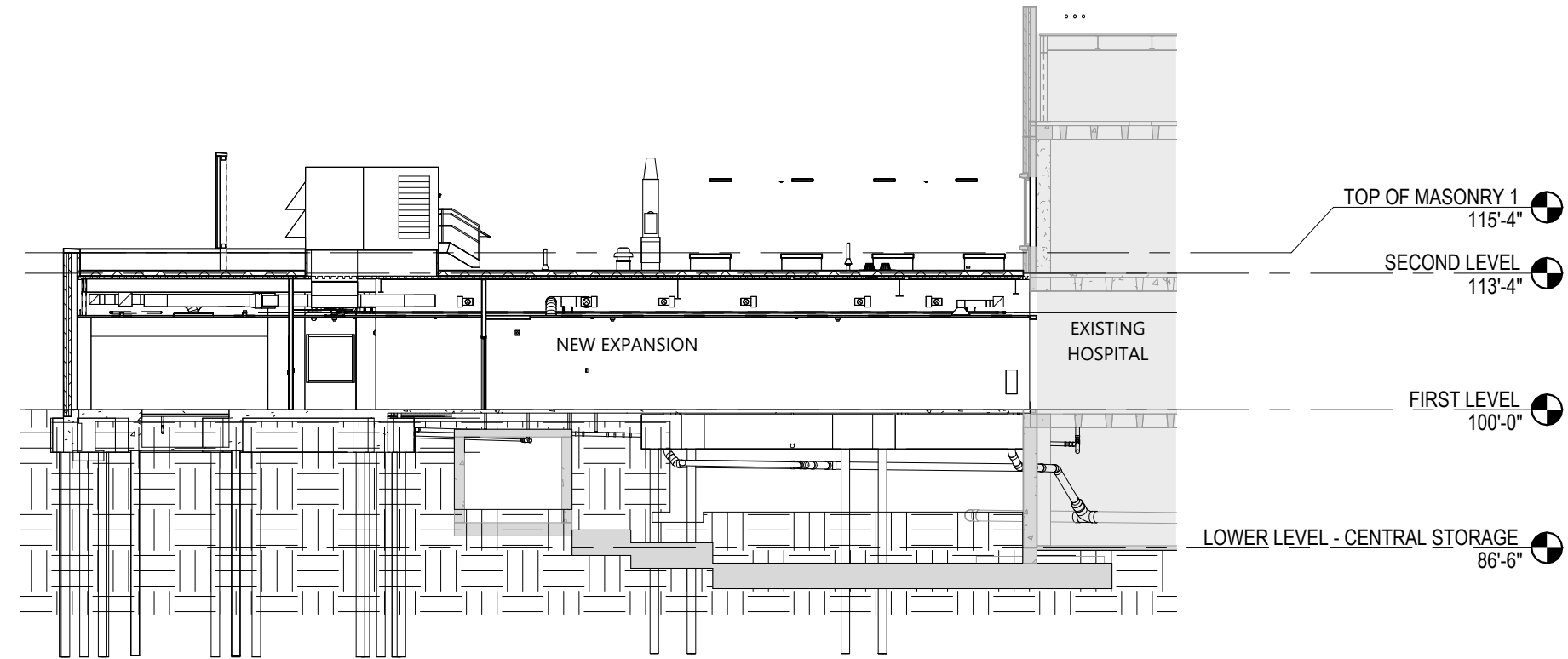
1 FLOOR PLAN - FIRST LEVEL
1/16" = 1'-0"



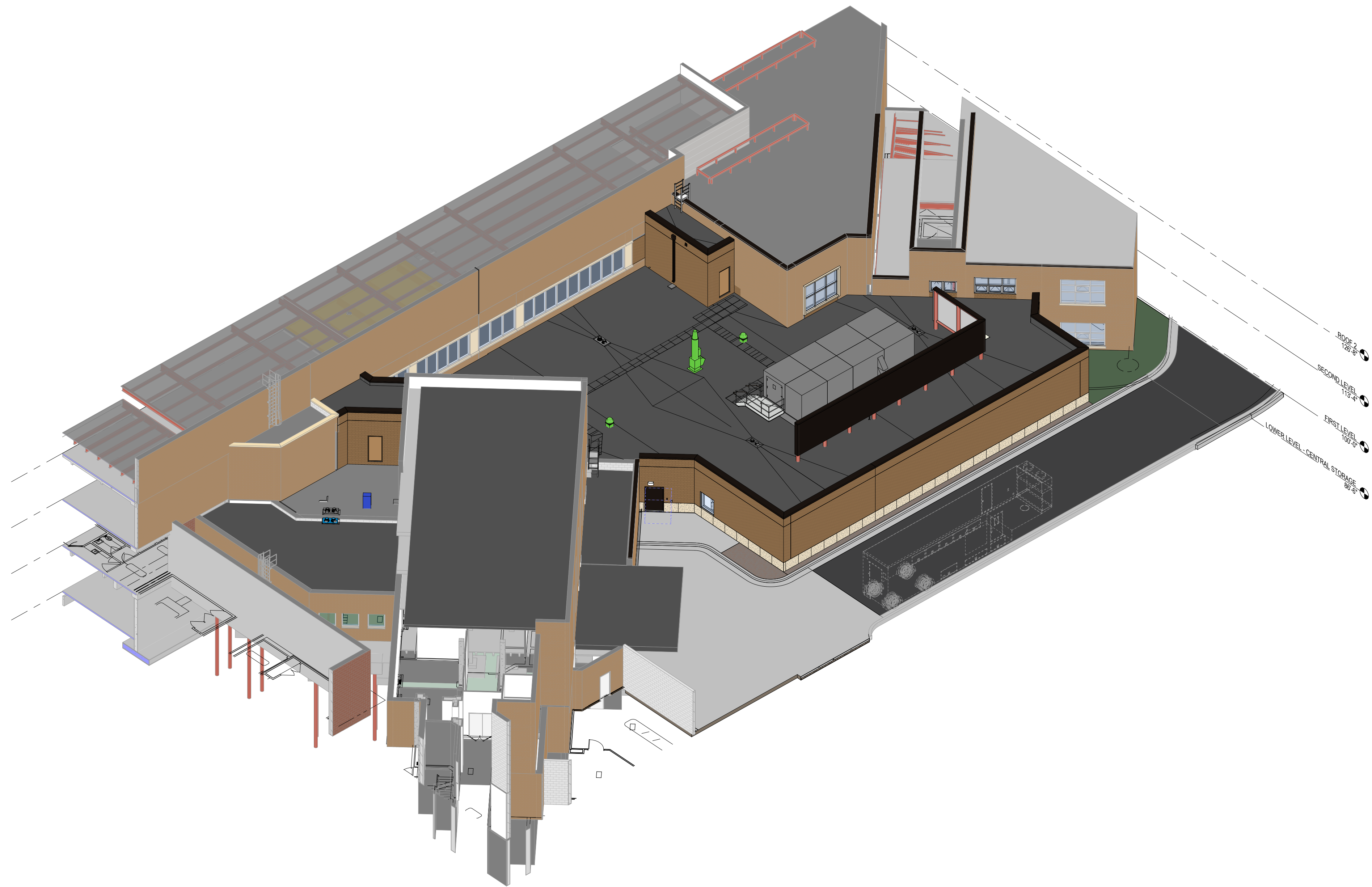
HEALTHCARE ROOM FUNCTION

- NONASSIGNABLE - BLDG CIRCULATION

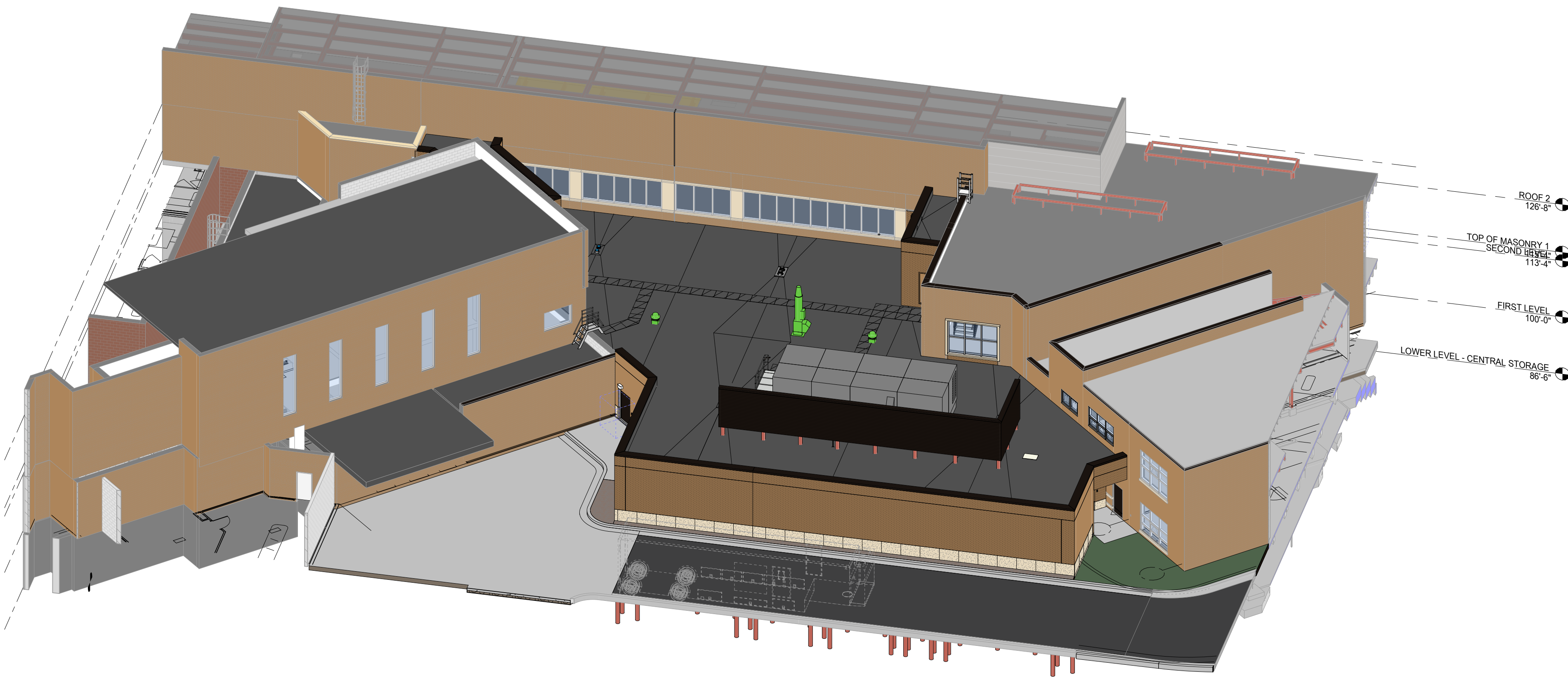
2 FLOOR PLAN - SECOND LEVEL
1/16" = 1'-0"



3 BUILDING SECTION
1/16" = 1'-0"



1D REFERENCE - AXONOMETRIC NW
A100.RF



1H REFERENCE - AXONOMETRIC SW
A100.RF



RADIOLOGY
ADDITION

B | W | B | R

380 St. Peter Street, Ste. 600
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Consultants

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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 Architect under the laws of the State of Minnesota.

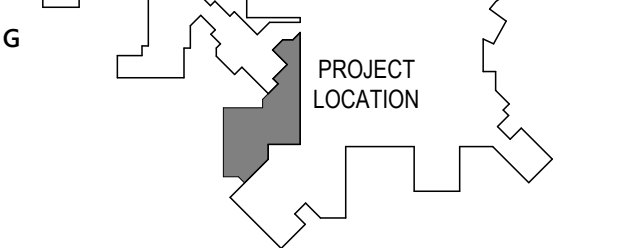
Name

Date Lic./Reg. No.

Issued For

Item	Date
SD ISSUE	06/19/2024
CD ISSUE	05/30/2025

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Drawing Scales apply to Full Size Sheets.

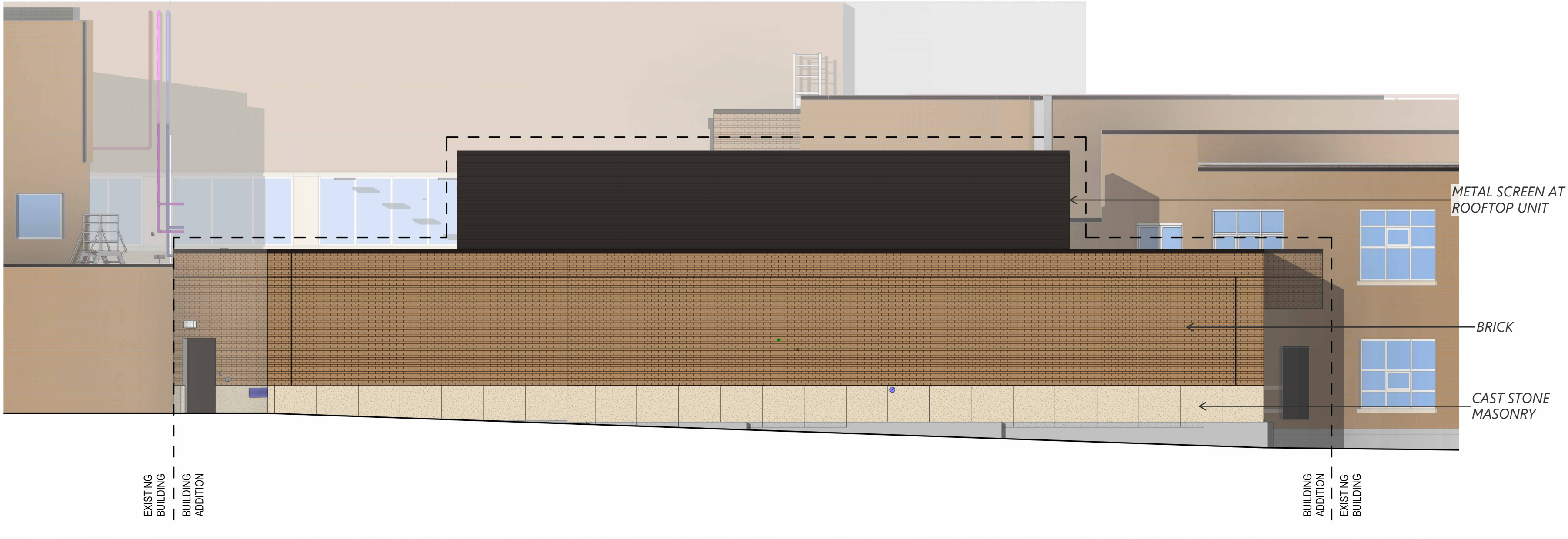


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**BUILDING
AXONOMETRICS**

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CURTAIN WALL VISION
GLASS & SPANDREL
GLASS
COLOR TBD



NATURAL STONE
COLOR & TYPE TBD



NORMAL BRICK
TO MATCH EXISTING