

THE STATION

PRELIMINARY PLAT

SEE SHEETS 2 AND 3 FOR PROPOSED IMPROVEMENT DETAILS

LEGAL DESCRIPTION

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

DEVELOPER

ORION DEVELOPMENT
60727 230TH ST.
MADISON LAKE, MN 56063
CONTACT: CHERYL FRIEDAG
612-599-8161

ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

ZONING INFORMATION

LAND CURRENTLY NOT ANNEXED IN THE CITY OF MANKATO
PROPOSED ZONING M-1 LIGHT INDUSTRIAL (VERIFY)

PLAT AREAS

TOTAL PLAT AREA = 13.387 ACRES

LOT 1, BLOCK 1 = 144,266 SF = 3.312 ACRES
LOT 2, BLOCK 1 = 438,883 SF = 10.075 ACRES

FUTURE CIC PLAT

LOT 2, BLOCK 1 WILL BE PLATTED AS A CIC PLAT UPON FILING OF THIS PLAT.

UTILITIES

PROPOSED WATER SERVICE WILL PROVIDED FROM AN EXISTING 12" WATERMAIN ALONG CSAH NO. 26.

PROPOSED SEWER SERVICE WILL BE PROVIDED FROM AN EXISTING 8" FORCEMAIN ALONG CSAH NO. 26. TWO E-ONE LIFT STATIONS ARE PROPOSED TO SERVE THE ELEVEN 6-PLEX UNITS. THE NORTH SIX 6-PLEXES UNITS WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 1 CONSTRUCTED IN PHASE 1. THE SOUTH FIVE 6-PLEXES WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 2 IN PHASE 2. THE PROPOSED RICKWAY BUILDING WILL HAVE AN INDIVIDUAL GRINDER PUMP CONSTRUCTED AT THE TIME OF BUILDING CONSTRUCTION.

ADDITIONAL WATER AND SEWER SERVICE INFORMATION IS PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

STORMWATER

STORMWATER TREATMENT WILL BE PROVIDED BY THREE PONDS CONSTRUCTED WITH THIS PROJECT AS INDICATED. ADDITIONAL DETAILS ARE PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

WETLANDS

ONE WETLAND WAS DELINEATED ON SITE AS SHOWN. THERE ARE NO PROPOSED WETLAND IMPACTS.

EASEMENTS

SINCE THERE ARE NO PROPOSED PUBLIC UTILITIES AND STORMWATER FACILITIES WILL BE PRIVATE, THERE ARE NO DEDICATED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT. EASEMENTS FOR DRIVEWAYS AND UTILITIES WILL BE EXECUTED BETWEEN LOT 1 AND LOT 2 PRIOR TO THE CIC PLAT.

ACCESS ACROSS COUNTY PROPERTY

THE ACCESS ACROSS THE COUNTY PROPERTY TO THE NORTH IS TEMPORARY. A PERMIT WILL BE OBTAINED FROM BLUE EARTH COUNTY BY THE OWNER. WHEN THE TEMPORARY ACCESS IS REMOVED, THE UTILITIES WILL REMAIN UNDER THE COUNTY PERMIT.

RIGHT TURN LANE

A 300 FEET LONG WITH 180 FEET STRIPING TAPER RIGHT TURN LANE IS PROPOSED ALONG CSAH NO. 26. THE CONTRACTOR WILL APPLY FOR A PERMIT WITH BLUE EARTH COUNTY FOR CONSTRUCTION OF THE RIGHT TURN LANE.

6-PLEX PARKING

TOTAL PARKING SPACES AVAILABLE FOR THE 6-PLEXES:
DEDICATED SPACES IN LOTS = 128
BUILDING FRONT PARKING PER 6-PLEX WITHOUT
OBSTRUCTING OH DOOR = 9 PER 6-PLEX = 99 TOTAL
TOTAL UNOBSTRUCTED SPACES = 227 SPACES
TOTAL UNITS = 66
TOTAL SPACES PER UNIT = 3.4
(ADDITIONAL 1 SPACE PER UNIT WHEN PARKING IN FRONT OF OH DOOR)

CONSTRUCTION PHASING

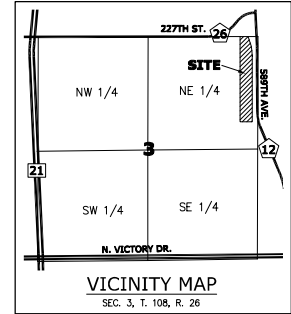
THE PROJECT WILL BE BROKEN INTO TWO PHASES AS DISCUSSED BELOW:

PHASE 1:

1. GRADE ENTIRE SITE INCLUDING ALL PONDS
2. CONSTRUCT STATION TRAIL FROM CSAH 26 TO STA. 8+00 AND PARKING LOTS WITHIN LIMITS AS SHOWN BELOW
3. CONSTRUCT RIGHT TURN LANE ON CSAH 26
4. CONSTRUCT UTILITIES FROM CSAH 26 TO STA. 8+00 INCLUDING LIFT STATION 1
5. CONSTRUCT ALL STORM SEWER EXCEPT WHAT IS SHOWN IN PHASE 1. A TEMPORARY CONVEYANCE CHANNEL WILL BE CONSTRUCTED FROM STA. 8+00 TO SOUTH POND.

PHASE 2:

1. CONSTRUCT LIFT STATION 2 AND REMAINING UTILITIES
2. CONSTRUCT STORM SEWER FROM PHASE 1 TO POND
3. CONSTRUCT STATION TRAIL AND PARKING LOTS



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Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or map was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Curt Kallio
CURTIS J. KALLIO
DATE: 4/22/2024 REG. NO. 26909

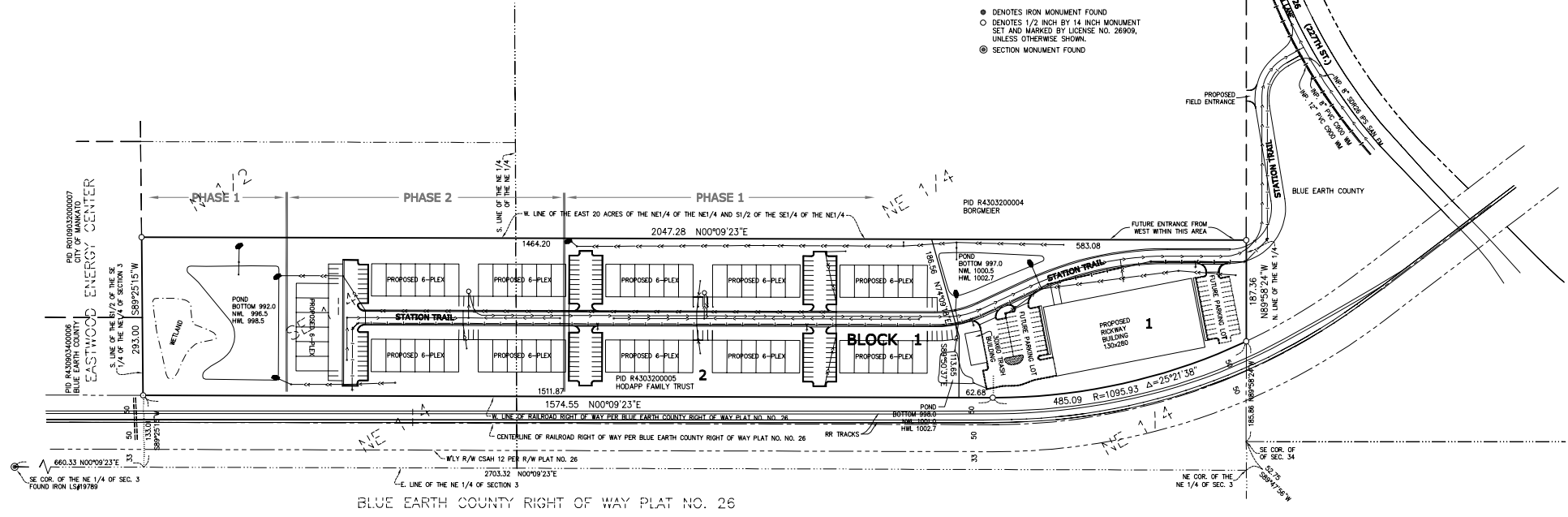
PREPARED FOR:
Orion Development
60727 230th St.
Madison Lake, MN 56063
Contact: Cheryl Friedag
612-599-8161

PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

DATE	REVISION	BY

PROJECT NO:
202303

SHEET
1 OF 3
SHEETS

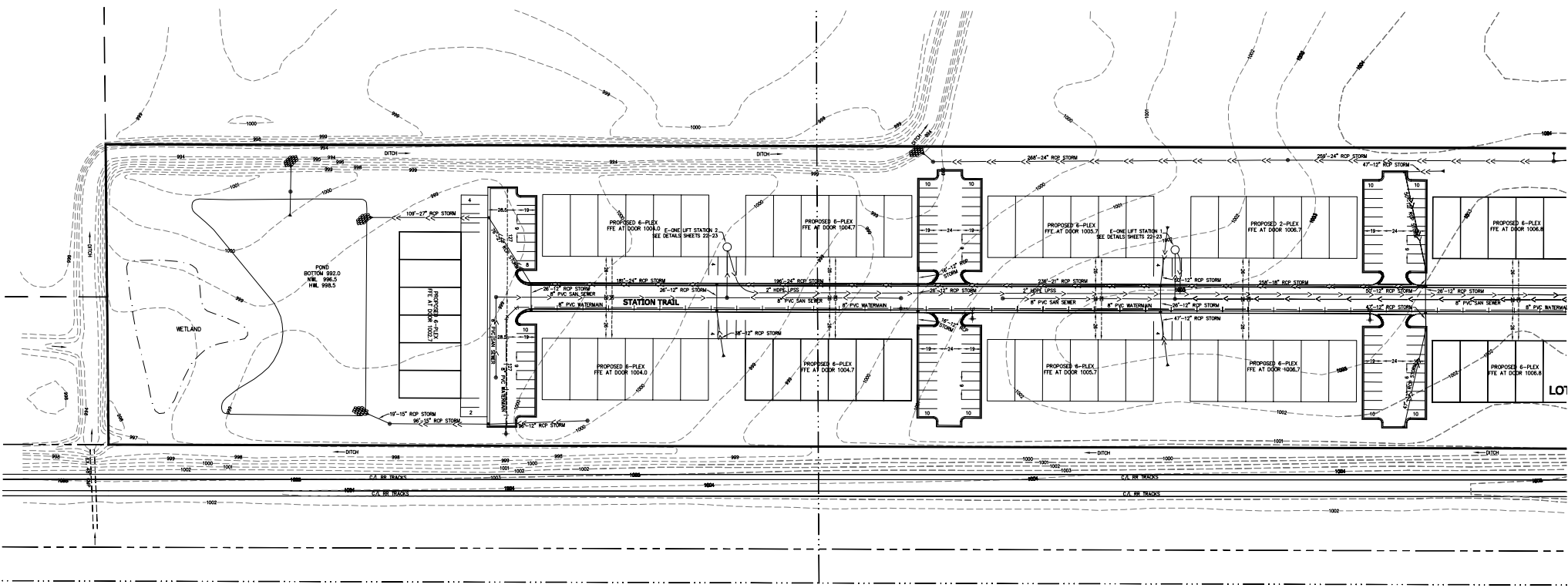
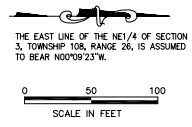


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PRELIMINARY PLAT



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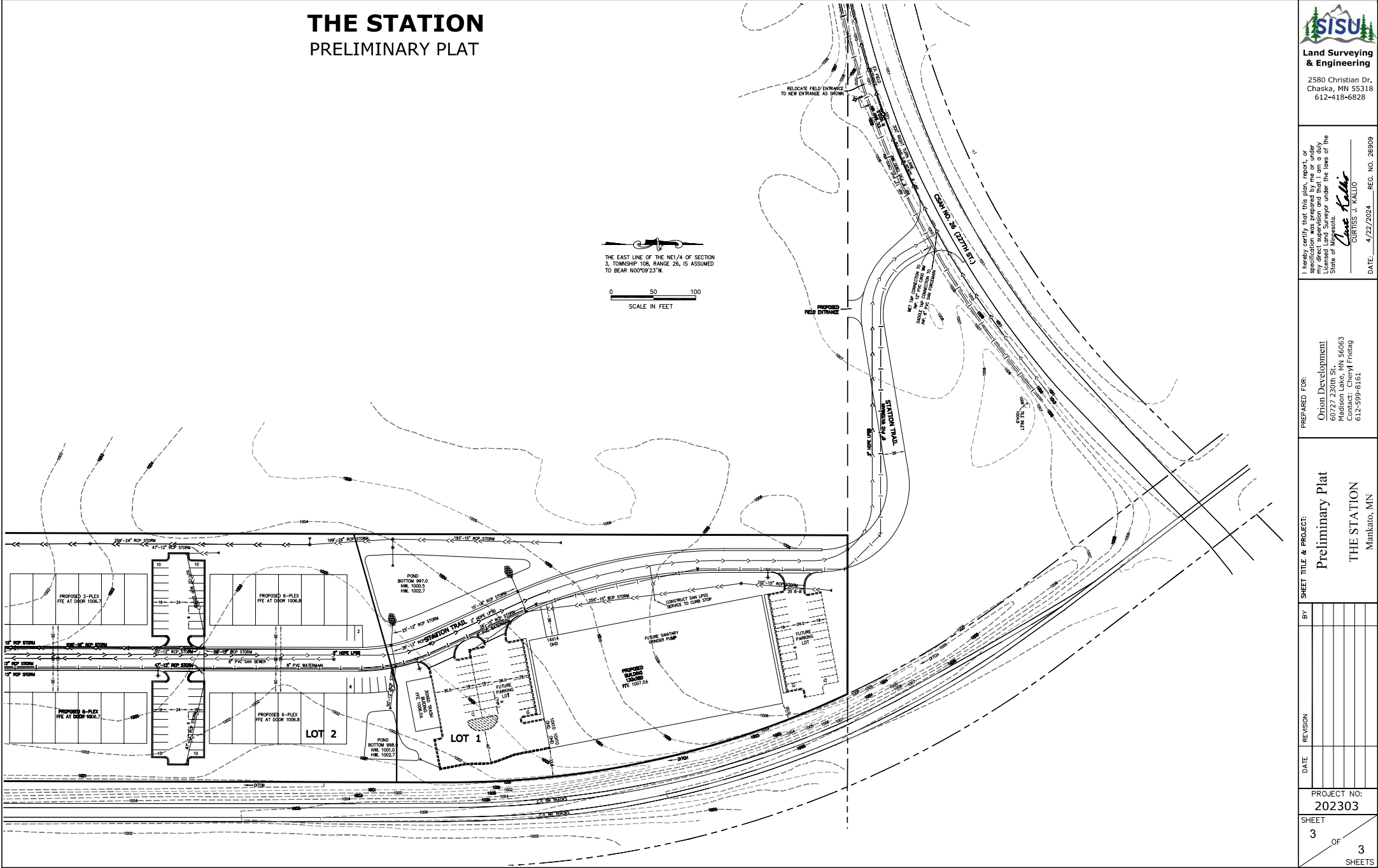
PREPARED FOR:
Orion Development
60727 230th St
Medford Lake, MN 56063
Contact: Cheryl Freitag
612-599-8161

Preliminary Plat
THE STATION
Mankato, MN

DATE	REVISION	BY	SHEET TITLE & PROJECT

PROJECT NO:
202303
SHEET
2 OF 3
SHEETS

THE STATION
PRELIMINARY PLAT



THE EAST LINE OF THE NE1/4 OF SECTION 3, TOWNSHIP 108, RANGE 26, IS ASSUMED TO BEAR N00°09'23"W.

0 50 100
SCALE IN FEET



SISU
Land Surveying
& Engineering

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Orion Development
60727 230th St
Mankato, MN 56003
Contact: Cheryl Freitag
612-599-8161

SHEET TITLE & PROJECT:

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THE STATION
Mankato, MN

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SHEET
3
OF
3
SHEETS