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

1. **CY32-25**

Request of Leo A. Daly, with permission of the property owner, for a preliminary and final 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).

2. **CY33-25**

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

3. **CY34-25**

Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

4. **CY35-25**

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as 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 Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

5. **CY36-25**

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling, and for a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple Dwelling zoning district. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

6. **CYL37-25**

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

7. **CYV02-25**

Request of Thomas Deike for a variance from Chapter 10, Article V, Division 7, Sec. 10-618 to reduce the front yard setback to an impervious parking surface from 15 feet to zero feet in the B-2, General Business District; and for a variance from Chapter 10, Article X, Division 1, Sec. 10-1465 to reduce the required corner side yard setback to an impervious surface from 7.5 feet to zero feet for the reconstruction of the parking lot; and for a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate required perimeter landscaping of off-street parking lots. The subject property is described as Lots 6, 7 and 8, Block 21, Dukes Second Addition, City of Mankato (1711 N. Riverfront Drive).

8. **CYV03-25**

Request of Malterer Mechanical for a variance from Chapter 10, Article V11, Division 4, Sec.10-1033 of the Mankato City Code to reduce the front yard setback for an impervious parking or storage surface from fifteen feet to zero feet and to reduce the side yard setback for an impervious parking or storage surface from six feet to zero feet in the M-2, Heavy Industrial District; and a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate perimeter landscaping. The variance is being requested in order to allow the hardsurfacing of a parking lot expansion up to the property line at 125 Kingswood Drive. The property is described as the West 177.25 feet of Lot 3, and the East 130.6' of Lot 4, Lime Valley Second Addition, City of Mankato, Minnesota (125 Kingswood Drive).

9. *****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE ONLY REVIEW.**

2. **TRAFFIC ITEMS**

Site Plan and Traffic Advisory Review Committee **1. 1.**

Meeting Date: 07/08/2025

Title

CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary and final 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 and final 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 and final 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.

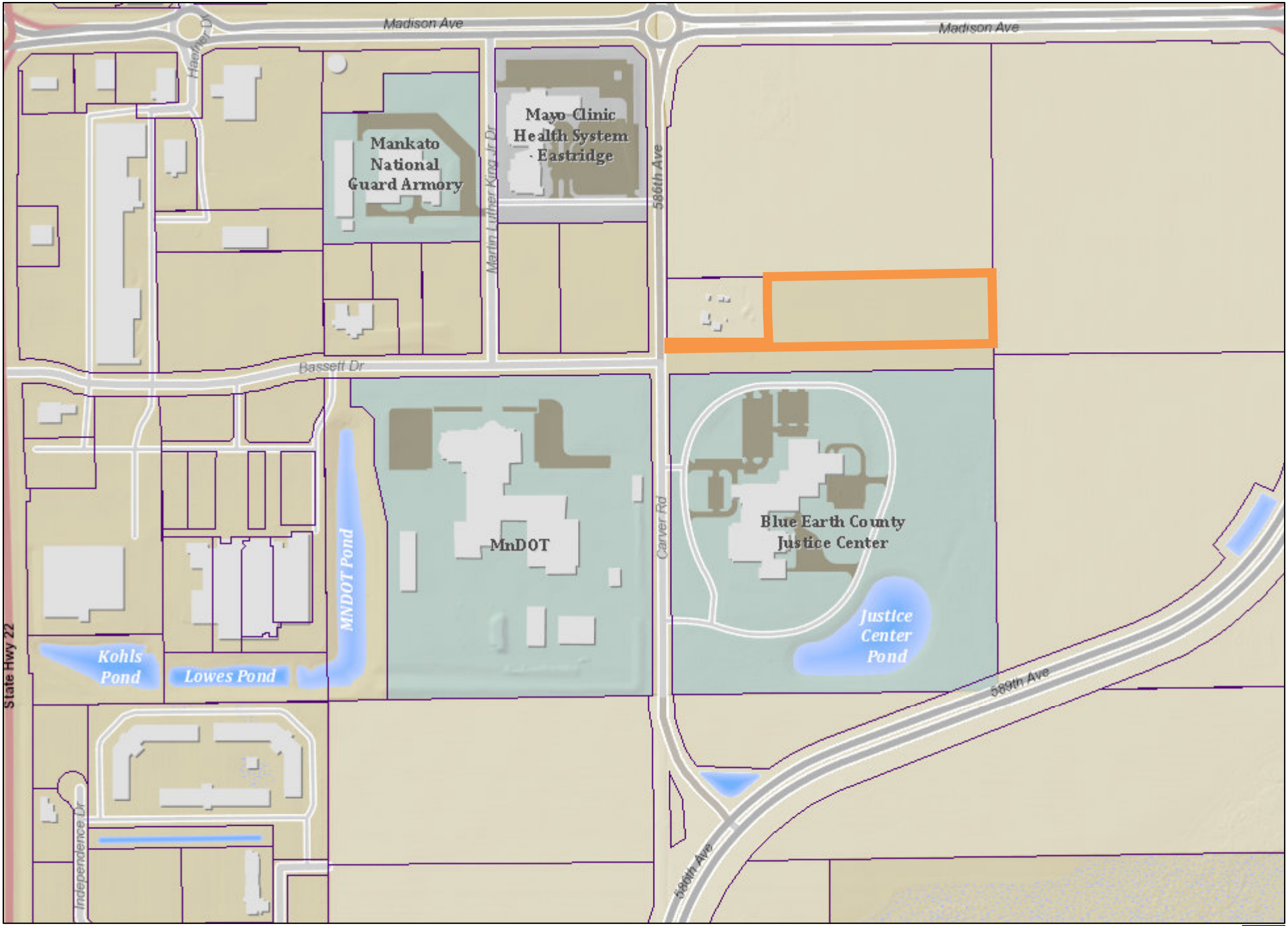
The proposed plat of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County shows a new one-lot, one-block subdivision and an outlot. Lot 1, Block 1 contains an area that is approximately 280' X 888' totaling approximately 5.7 acres. The platted area is rectangular and contains a pan-handle-shaped projection along the already dedicated Bassett Drive. The pan-handle segment is proposed as an outlot as was requested by the City for potential future access purposes.

With development of the subject parcel, Bassett Drive will be extended to the easterly line of the subdivision. 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
Final 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.

N

Aerial Map

Date: June 2025

Author:

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

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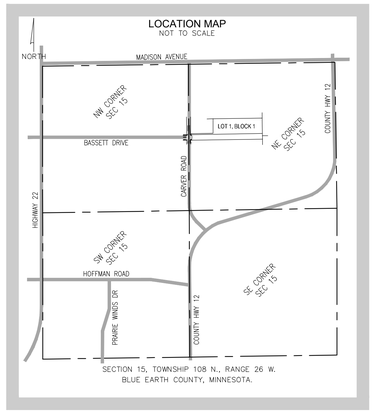
Preliminary Plat ~FOR~ Minnesota Bureau of Criminal Apprehension
~OF~ Lot 1, Block 1 BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, Minnesota



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

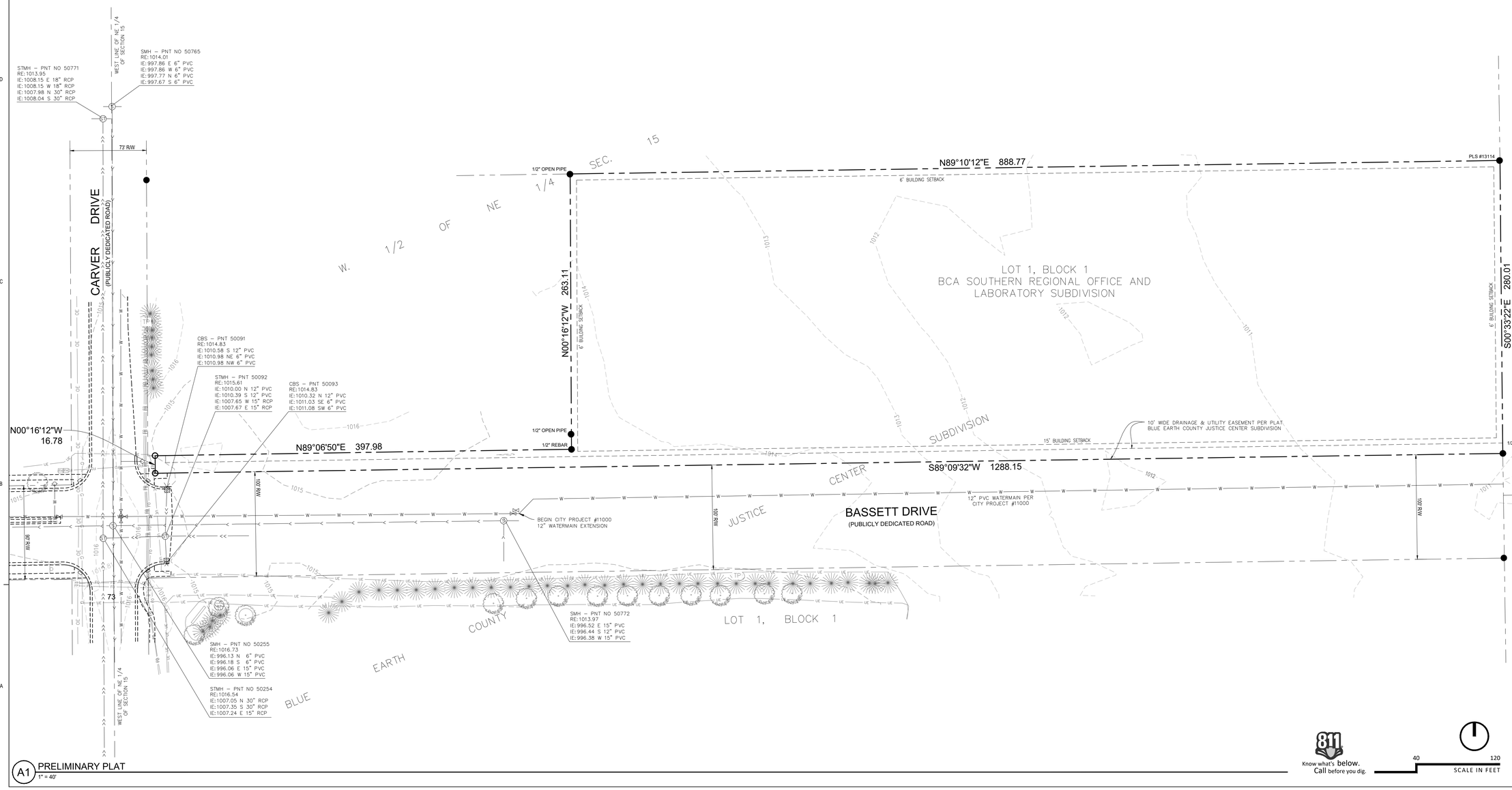
AREAS

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



A1 PRELIMINARY PLAT
1" = 40'

Know what's below. Call before you dig.

40 120
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

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

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

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

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

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	EJJ
Draw	EJJ
Check	SMJ

STAMP

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

PRELIMINARY PLAT

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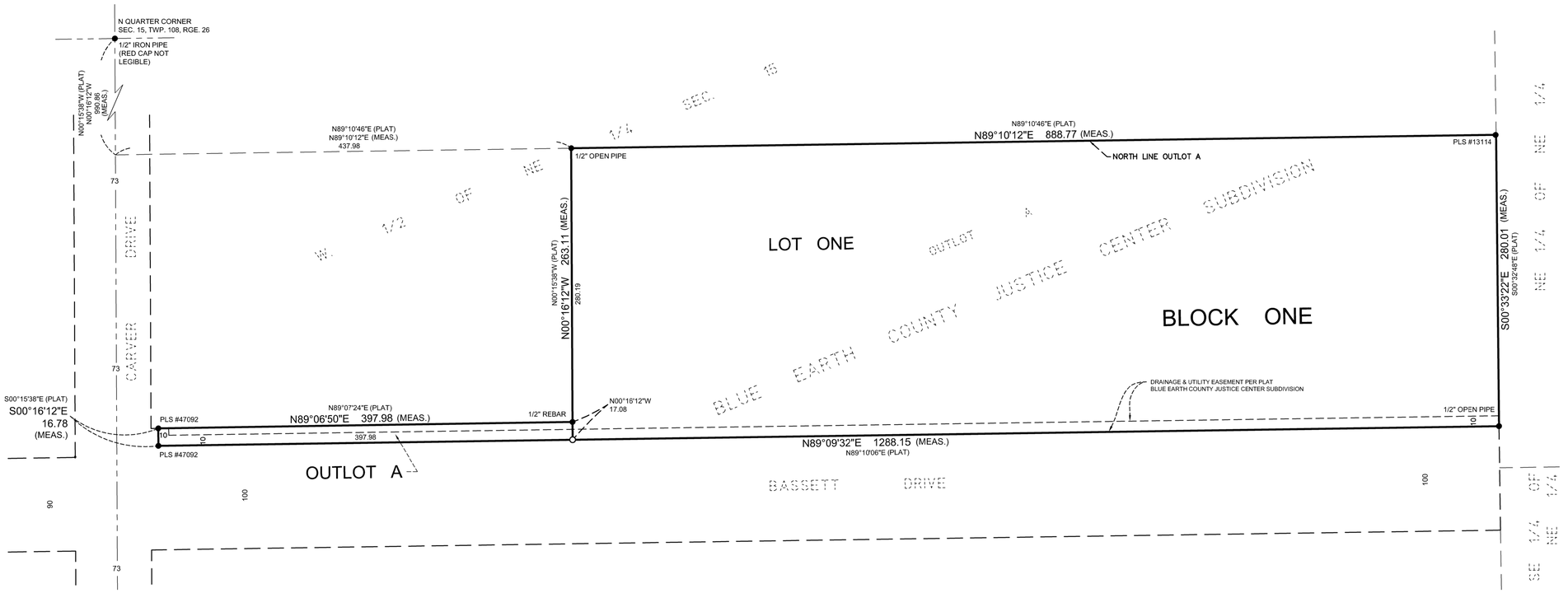
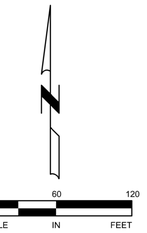
BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION

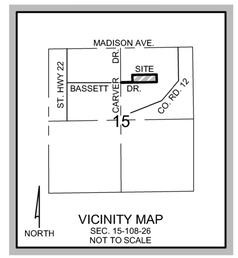




1 INCH = 60 FEET

For the purposes of this plat, the bearing system is based on the north line of Outlot A, Blue Earth County Justice Center Subdivision, having an assumed bearing of N89°10'12"E.
Blue Earth County coordinate system.
NAD83 (1996 Adj).

RAPIDAN TOWNSHIP
BLUE EARTH COUNTY



LEGEND

- ● Denotes monument found (as noted)
- ○ Denotes ½ inch x 14 inch iron pipe set and marked with Minnesota License No. 42642.

KNOW ALL PERSONS BY THESE PRESENTS: That the State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

Outlot A, BLUE EARTH COUNTY JUSTICE CENTER SUBDIVISION, according to the recorded plat thereof, Blue Earth County, Minnesota.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

Dated this _____ day of _____ , 2025 by State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner.

_____
State of Minnesota, a sovereign body,
acting by and through its Department of Administration

NOTARY CERTIFICATE

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2025, before me a Notary Public within and for said County, personally appeared State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Russ Halverson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____ , 2025.

_____
Russ Halverson
Licensed Land Surveyor
Minnesota License No. 41813

On this the ____ day of _____ , 2025, before me a Notary Public in and for said County, personally appeared Russ Halverson, and being duly sworn did say that he has executed the foregoing instrument.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

CITY OF MANKATO COUNCIL

Be it known that on this the ____ day of _____ , 2025, the City Council of the City of Mankato, Minnesota did duly review this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

_____ _____
Mayor: Clerk:

CITY OF MANKATO PLANNING COMMISSION

Be it known that on this the ____ day of _____ , 2025, the Planning Commission of the City of Mankato, Minnesota did duly review this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

_____ _____
Chair person: Secretary:

BLUE EARTH COUNTY BOARD OF COMMISSIONERS

Be it known that on this the ____ day of _____ , 2025, the County Commissioners of Blue Earth County, Minnesota did duly approve this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION and that as per M.S. 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Commissioner of Transportation.

_____ _____
Chair person: County Administrator:

TITLE OPINION

I, Steven H. Fink, licensed attorney, State of Minnesota, do hereby certify that the owners as indicated hereon have good record title in fee simple absolute and that the public is vested with those right of way rights as indicated on the plat.

_____
Steven H. Fink, Licensed Attorney

BLUE EARTH COUNTY ENGINEER

This plat was approved by the County Engineer, the _____ day of _____, 2025.

_____
Registration No. _____.
Blue Earth County Engineer

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____ , 2025.

_____
Blue Earth County Property and Environmental Resources Director

BLUE EARTH COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____ , 2025, at ___ o'clock, _ .m., and that it was duly recorded on _____ Plats, Number _____.

_____
Blue Earth County Recorder

RANI engineering

DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY RANI ENGINEERING ON SEPTEMBER 10, 2023 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTY THE ACCURACY OR COMPLETENESS 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 COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED 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 ENTRANCE(S), 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 DEMOLITION 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. CONTRACTOR IS SOLELY 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 EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S 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 LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEETS CG201 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
7. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY 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, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED 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 OF SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT CONTRACTORS EXPENSE, RE-USE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.

SITE PLAN NOTES

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. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB 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 STALLS TO BE PAINTED WITH A 4" WIDE YELLOW STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" YELLOW PERIMETER BORDER AND 4" WIDE STRIPE, 18" 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. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
8. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
9. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
10. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN 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 LOCATION 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 SHEET CG202 FOR SWPPP AND CG201 FOR EROSION CONTROL REQUIREMENTS.

GRADING NOTES

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, MN, DATED 10/31/2024.
4. SIDEWALLS SHALL BE RETAINED BENCHED 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 P OF 29 CFR 1926.6 (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 0.010 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 ARDEN HILLS. ALL WORK ON SITE SHALL BE SUBJECT TO CITY OF ARDEN HILLS 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 COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
12. SEE SHEET CG201 FOR EROSION AND SEDIMENT CONTROL PLAN.
13. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES PER THE LANDSCAPE PLANS.
14. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND 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.
16. THE CONTRACTOR SHALL PROVIDE DECOMPACTION OF ALL DISTURBED SOILS MEETING CURRENT CITY OF ARDEN HILLS ENGINEERING GUIDELINES, AND STANDARD DETAIL SPECIFICATIONS. SEE LANDSCAPE DRAWINGS FOR ALL TOPSOIL SECTIONS
17. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, AND SHRUBS, ETC.
18. THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITY STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
19. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 0.5%.
20. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
ASPHALT PAVEMENT - 1.5% MINIMUM, 5% MAXIMUM
CONCRETE PAVEMENT - 1% MINIMUM, 5% MAXIMUM
21. GRADE TOP OF BERMS TO SHED WATER WITH A MINIMUM 2% SLOPE. DO NOT BUILD BERMS WITH A FLAT TOP.
22. OBTAIN CITY GRADING PERMIT PRIOR TO COMMENCEMENT OF PROJECT UNLESS REQUIRED DEMOLITION AND BUILDING PERMITS ARE OBTAINED PRIOR TO ANY GRADING OPERATIONS.
23. CONTRACTOR TO REMOVE SEDIMENT FROM PRETREATMENT DEVICES, BASINS AND CLEANOUT STORM SEWER OF SEDIMENT UPON FINAL STABILIZATION.
24. THE STORM SEWER OUTLET DESIGN INTO THE STORMWATER MANAGEMENT FACILITIES WILL UTILIZE SECTION 301.3 OF MN PLUMBING CODE TO ALLOW SURCHARGE OF THE STORM SEWER SYSTEM.
25. FINISHED GRADING IS NOT TO BE INTERPRETED AS A GUARANTEE OF A BALANCED SITE. CONTRACTOR IS TO REFER TO SITE SURVEY AND GEOTECHNICAL REPORT FOR ANALYSIS OF EXISTING CONDITIONS. COMPARISON OF THESE EXISTING CONDITIONS RESOURCES TO GRADING PLAN SHALL BE USED BY CONTRACTOR TO DETERMINE WHETHER EXCESS SOILS ARE PRESENT OR IF IMPORT OF SOILS IS REQUIRED. ACHIEVING FINAL GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR. ACCOUNT FOR POTENTIAL SOIL SWELL AND NECESSARY SOIL CORRECTIONS.

UTILITY NOTES

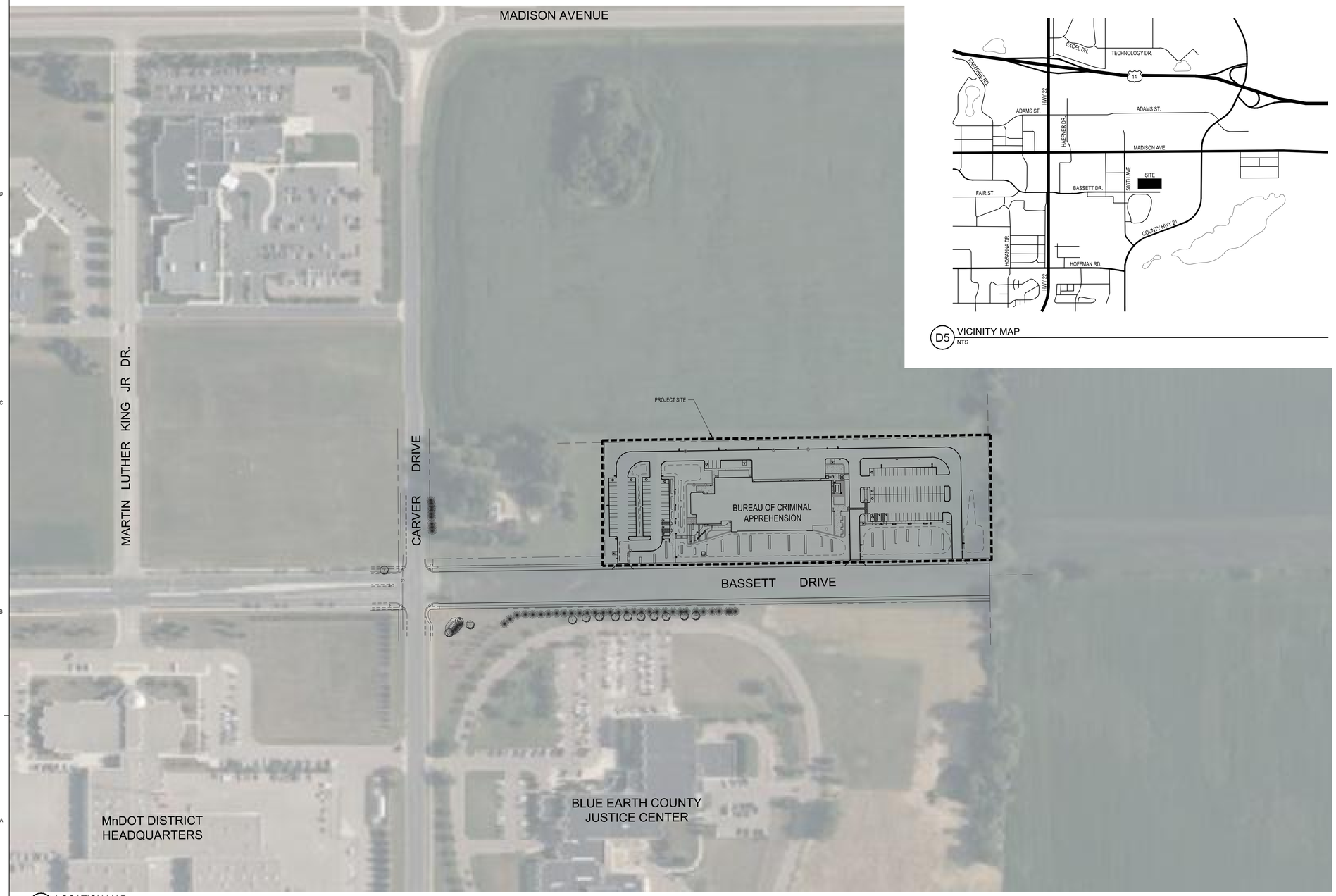
1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF MANKATO DESIGN STANDARDS, 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" SDR 26 PVC >/= 12" RCP OR SDR 26 PVC
DRAINTILE	ASTM D 2729
WATER	DIP
SANITARY	SDR 26 PVC

7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), AND CITY OF ARDEN HILLS STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE ADDITIONAL BENDS WITH THRUST RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
11. PROVIDE THRUST RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL PLAN FOR ADDITIONAL SITE ELECTRICAL 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.
14. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL GAS MAIN TO HAVE MINIMUM 24" OF COVER.
15. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
16. SEE DETAILS E1/CK503 AND E2/CK503 FOR PIPE BEDDING.

EROSION CONTROL NOTES

1. SEE SWPPP FOR DETAILED REQUIREMENTS.
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE.
3. INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES, MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMP'S 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 SWEPT 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 (MN R100001).



A1 LOCATION MAP
1" = 100'

D5 VICINITY MAP
NTS

DEMOLITION LEGEND

- FULL-DEPTH BITUMINOUS PAVEMENT REMOVAL
- 12" / 6" REMOVE TREES & VEGETATION
- REMOVE FIRE HYDRANT
- CONSTRUCTION LIMITS
- << REMOVE STORM SEWER

SITE LEGEND

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

GRADING LEGEND

>>	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	LOW GRADE AT RETAINING WALL
966.35' TW	HIGH GRADE AT RETAINING WALL
966.35' BWLK	BOARDWALK ELEVATION
966.35' GND	GROUND ELEVATION AT BOARDWALK
966.3' ± MATCH	MATCH EXISTING

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- TREE PROTECTION FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- RIP RAP
- FIBER BLANKET MnDOT CATEGORY 2O (ALL SEEDED SLOPE >4:1, DITCH BOTTOM, AND BIOFILTRATION BASINS)
- STOCKPILE

UTILITY LEGEND

- SANITARY SEWER
- W W DOMESTIC WATER SERVICE
- DRAINTILE
- STORM SEWER
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- STORM MANHOLE (STMH), SANITARY MANHOLE (SSWR MH)
- CONCRETE FLARED END SECTION (FES)
- WATER VALVE
- RAIN GUARDIAN TURRET
- NYLOPLAST CATCH BASIN
- CLEANOUT
- FIRE DEPARTMENT CONNECTION

811 Know what's below. Call before you dig.

100 300 SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

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

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

Civil Consultant:
ÉLAN DESIGN LAB, INC.
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Minneapolis, MN 55415
Tel: 612.260.7004

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

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

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

CIVIL NOTES, LOCATION MAP, AND LEGEND

CN101

DESIGN DEVELOPMENT - PRICING SET

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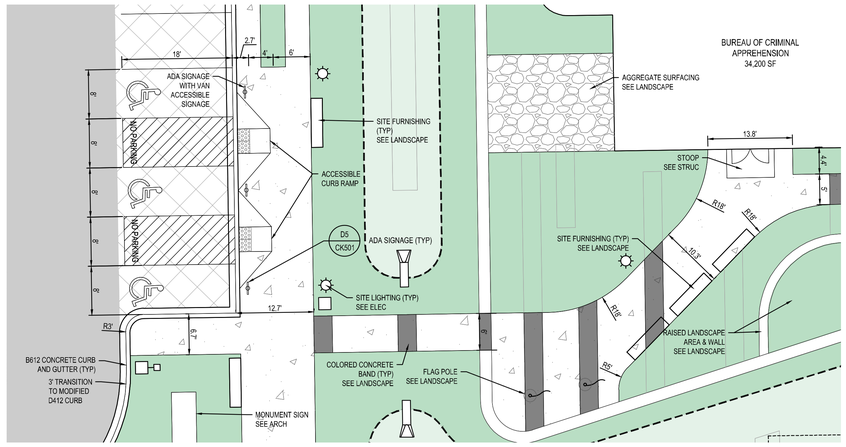
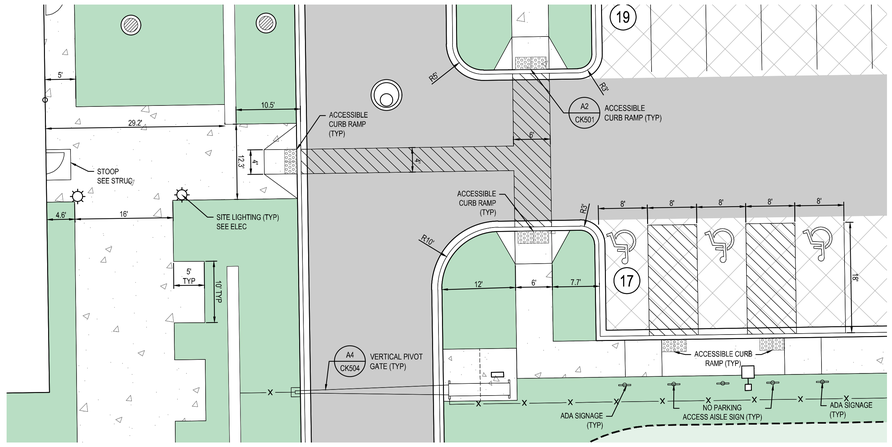
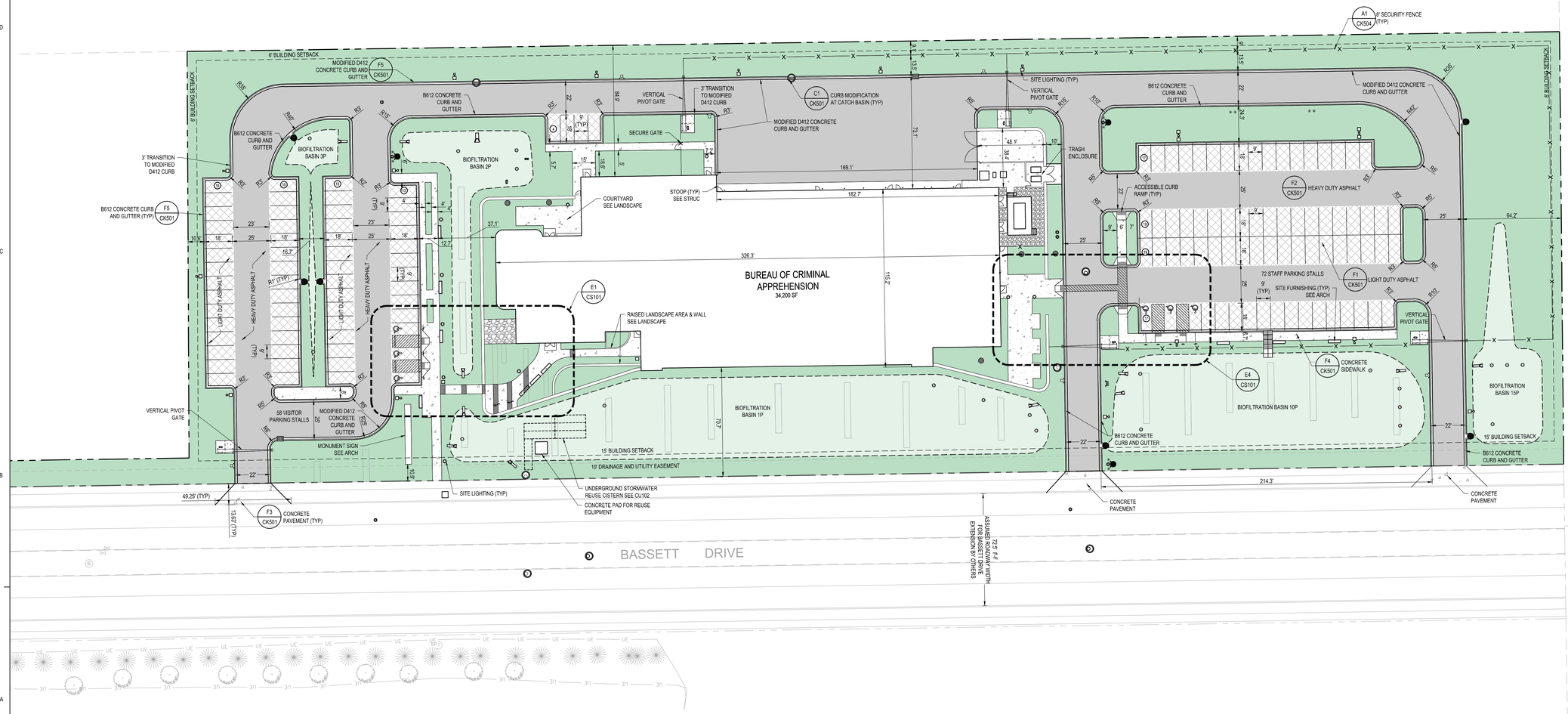


E1 ENLARGED SITE PLAN - WEST ADA PARKING AND ENTRANCE
1" = 10'



E4 ENLARGED SITE PLAN - EAST ADA PARKING AND ENTRANCE
1" = 10'



A1 SITE PLAN
1" = 30'

SITE PLAN NOTES

1. SEE SHEET CN101 FOR SITE PLAN NOTES & LEGEND.

PROJECT SUMMARY

B-3 HIGHWAY BUSINESS DISTRICT

	REQUIRED
FRONT YARD SETBACK	15' PARKING & BUILDING
SIDE YARD SETBACK	3' PARKING / 6' BUILDING
REAR YARD SETBACK	3' PARKING / 6' BUILDING
TRANSITIONAL YARD ADJ. TO R-1	25'
MAXIMUM GROUND COVERAGE	75%

PARKING SUMMARY

REQUIRED PARKING	1 STALL / 250 SF. OF GFA 217 STALLS
PROPOSED PARKING	134 STALLS
9'X18' ACCESSIBLE STALL	6 STALLS
9'X18' STALL	128 STALLS

AREA SUMMARY

SITE 255,870 SF. (5.87 AC.)
PROJECT AREA 248,379 SF. (5.70 AC.)

	EXISTING	PROPOSED	CODE MAXIMUM
IMPERVIOUS	0 SF. (0%)	133,170 SF. (52%)	75%
BUILDING COVERAGE	0 SF. (0%)	34,200 SF. (13%)	
PARKING & WALK	0 SF. (0%)	98,970 SF. (39%)	
PERVIOUS	255,870 SF. (100%)	122,700 SF. (48%)	

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
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St. Paul, MN 55101

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Laboratory Consultant:
MWL ARCHITECTS
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Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
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100% DESIGN DEVELOPMENT

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

SITE PLAN

CS101

DESIGN DEVELOPMENT - PRICING SET

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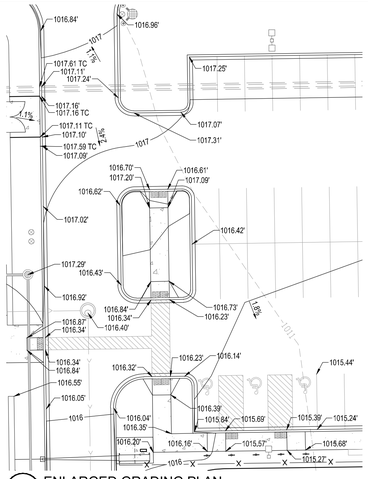
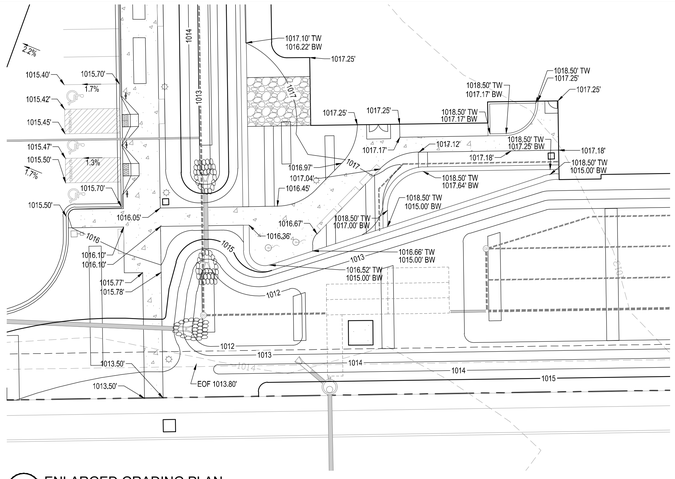


E1 ENLARGED GRADING PLAN
1" = 20'



E3 ENLARGED GRADING PLAN
1" = 20'

GRADING PLAN NOTES

1. SEE SHEET CN101 FOR GRADING PLAN NOTES & LEGEND.

BIOFILTRATION BASIN P3
BOTTOM 1013.00
OVERFLOW 1013.50
STORAGE 610 CF
WQV ELEV 1014.20
HWL 1014.50

BIOFILTRATION BASIN P2
BOTTOM 1012.0
OVERFLOW 1013.50
STORAGE 2,690 CF
WQV ELEV 1013.70
HWL 1014.95

BUREAU OF CRIMINAL APPREHENSION
FFE 1017.25

BIOFILTRATION BASIN P1
BOTTOM 1012.00
OVERFLOW 1013.50
STORAGE 23,370 CF
WQV ELEV 1012.15
HWL 1013.97

BIOFILTRATION BASIN P15
BOTTOM 1012.20
OVERFLOW 1013.50
STORAGE 25,670 CF
WQV ELEV 1012.80
HWL 1014.00

BIOFILTRATION BASIN P10
BOTTOM 1012.20
OVERFLOW 1013.50
STORAGE 13,030 CF
WQV ELEV 1012.65
HWL 1014.12

BASSETT DRIVE

A1 GRADING PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
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Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

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

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Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
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100% DESIGN DEVELOPMENT

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

GRADING PLAN

CG101

DESIGN DEVELOPMENT - PRICING SET

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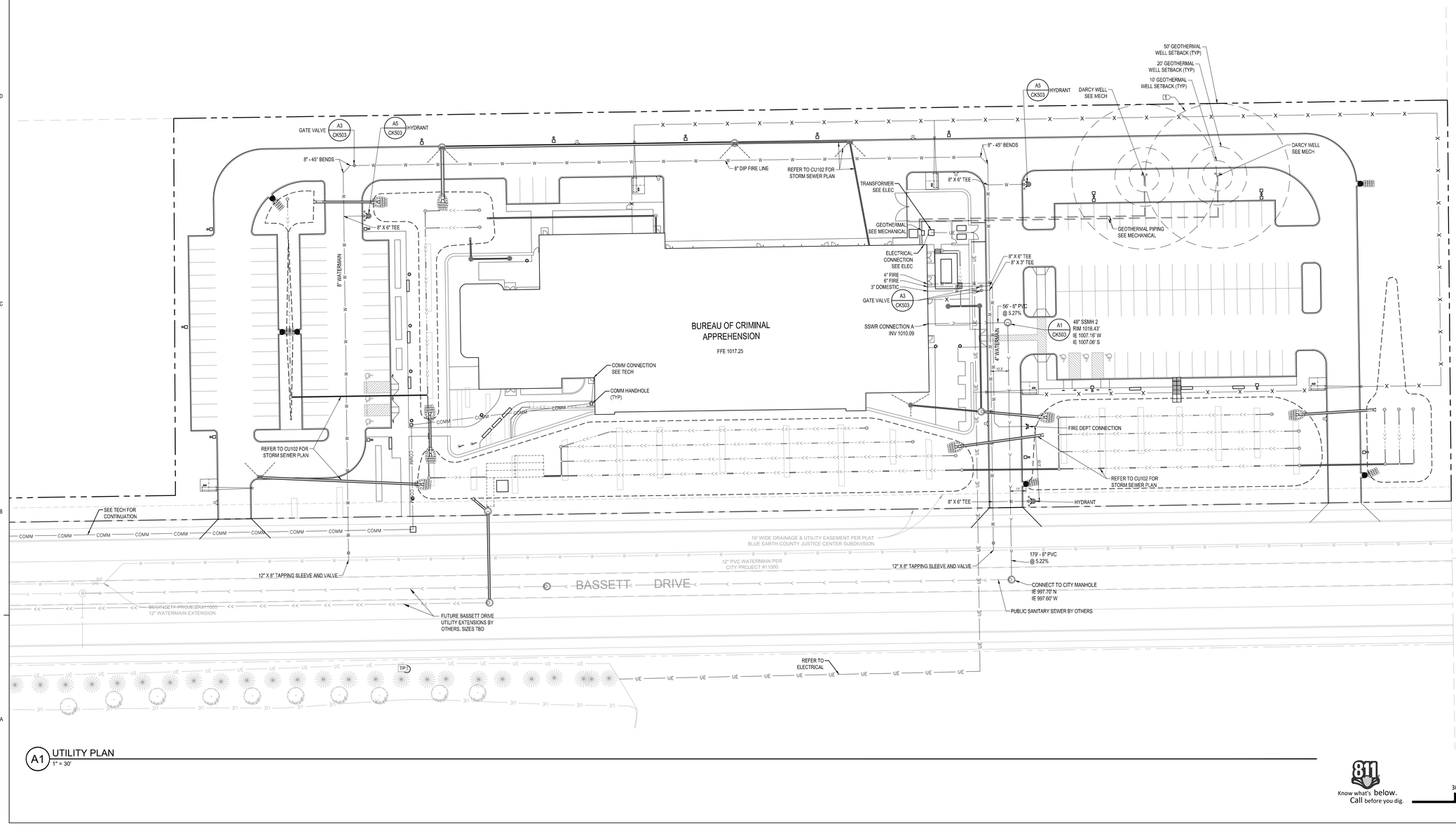
UTILITY PLAN NOTES

1. SEE SHEET CN101 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 SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER RETENTION PONDS, AND SANITARY LINES



A1 UTILITY PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

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

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11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

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

UTILITY PLAN

CU101

DESIGN DEVELOPMENT - PRICING SET

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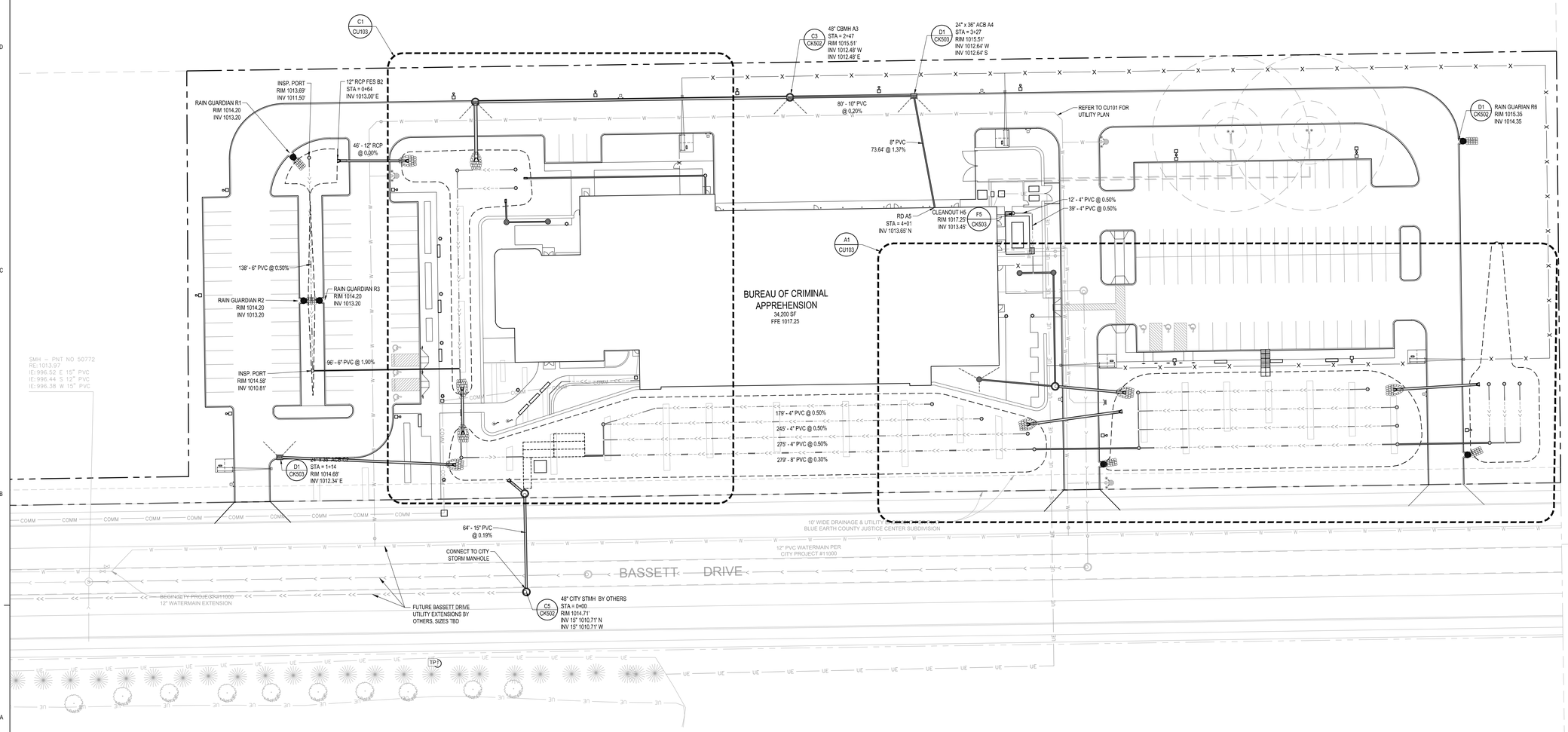
UTILITY PLAN NOTES

1. SEE SHEET CN101 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 SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER RETENTION PONDS, AND SANITARY LINES



A1 STORM SEWER PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
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Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

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

STORM SEWER PLAN

CU102

DESIGN DEVELOPMENT - PRICING SET

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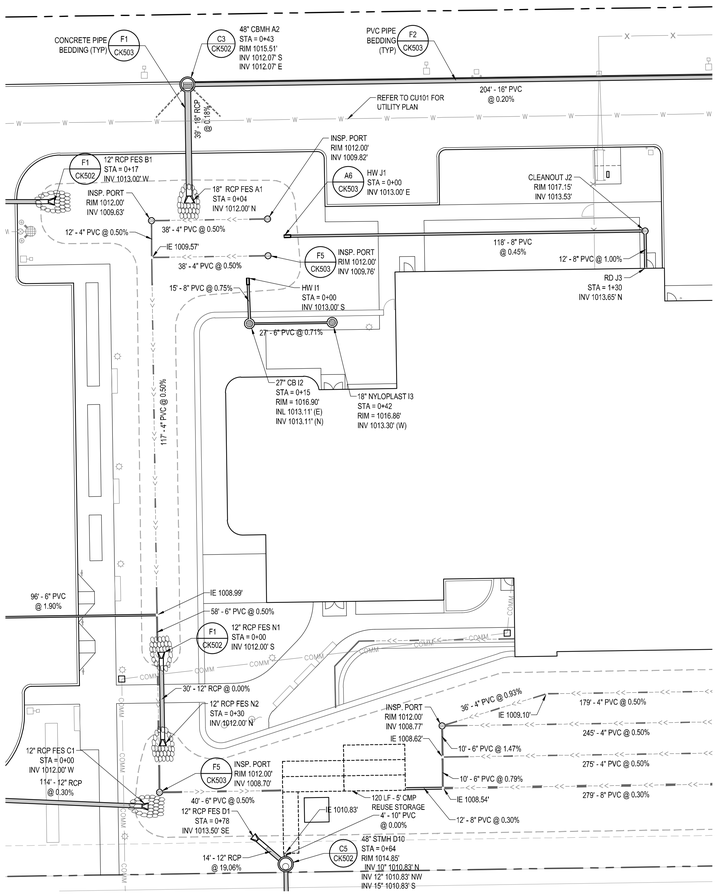
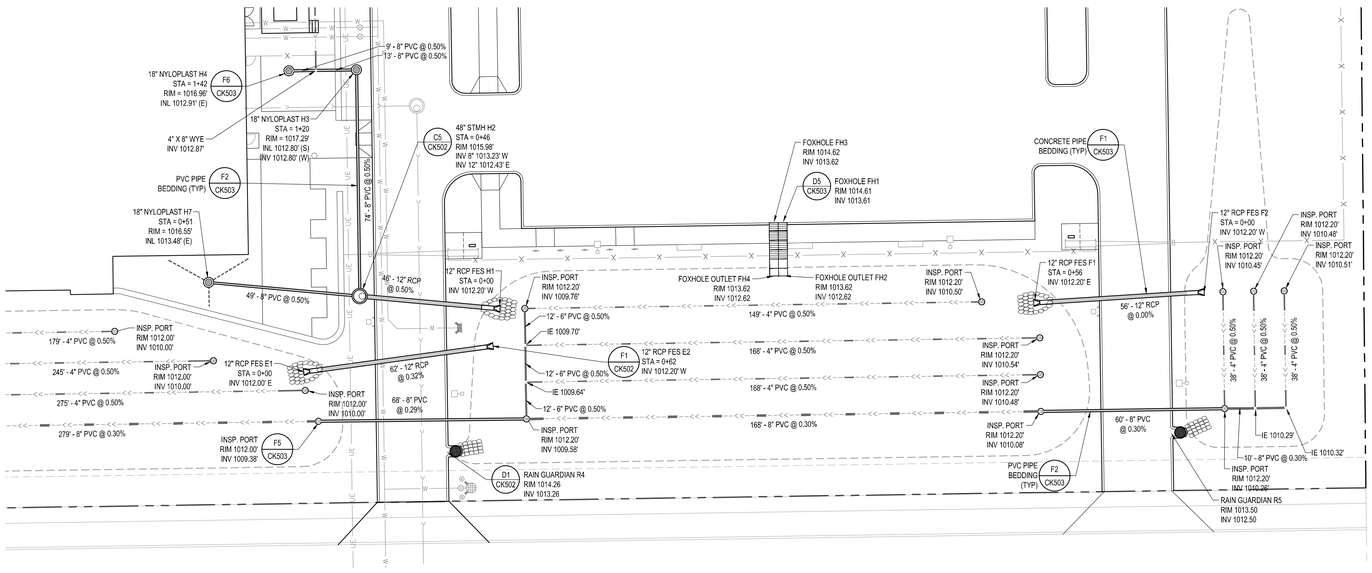


C1 WEST ENLARGED STORM SEWER PLAN
1" = 20'



A1 SOUTHEAST ENLARGED STORM SEWER PLAN
1" = 20'

UTILITY PLAN NOTES

1. SEE SHEET CN101 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 SEWER 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)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

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

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Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

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

ENLARGED STORM SEWER PLAN

CU103

DESIGN DEVELOPMENT - PRICING SET

Know what's below. Call before you dig.

20 60 SCALE IN FEET

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Site Plan and Traffic Advisory Review Committee **1. 2.**

Meeting Date: 07/08/2025

Title

CY33-25

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

Applicant

The applicant is the property owner, Larry Krmpotich.

Request

The applicant is seeking a conditional use permit to allow work in an environmentally sensitive area, a slope.

Location

The subject property is located at 208 Mayan Way and is legally described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato.

Existing Land Use

The property is the location of an existing residential property.

Zoning

The property is zoned R-1, one family dwelling district.

Environmentally Sensitive Areas

The site includes environmentally sensitive areas, including slopes/ravines, wooded areas, and a stream that traverses the very northern portion of the subject lot.

Review

Larry Krmpotich, property owner, is requesting a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is located at 208 Mayan Way and is legally described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato.

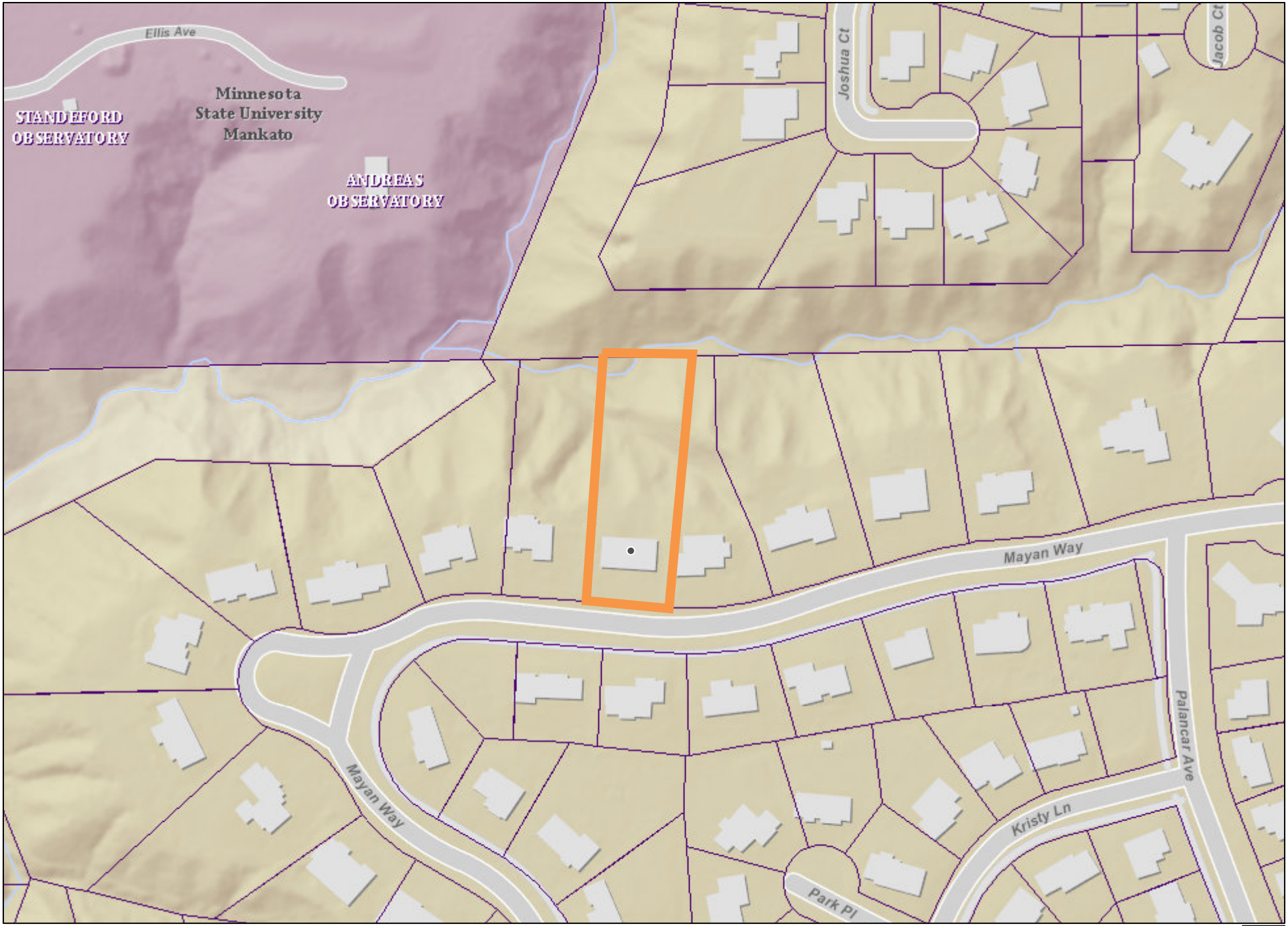
The Mankato City Code requires a conditional use permit for work that occurs in environmentally sensitive sloped areas. Chapter 10, Article X, Division 2, Sec. 10-1499 states, "All cut, fill, and development activities on a slope equal to or in excess of 17.6 percent may be permitted only as a conditional use."

Plans submitted for the request show a new retaining wall in the rear yard of the subject property, which is proposed to be constructed in an area meeting the definition of a slope. Plans show a retaining wall ranging in height between 4’ and 8’located at the toe of the sloped area. The plans indicate that the wall will be constructed using “Rib Rock” type landscaping block retaining wall materials, that there will be geogrid placement, and drain tile are shown to be re-routed to outlet at the bottom of the ravine.

Attachments

General Location Map
Aerial Plan
Engineered Documents
Site Plan ISO view
Existing Site Conditions
Planned Site Conditions
Ribrock Details

City of Mankato



Date: July 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.

N

City of Mankato

Date: July 2025

Author:

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N

1 / S1 PHOTO 1

NOTE:
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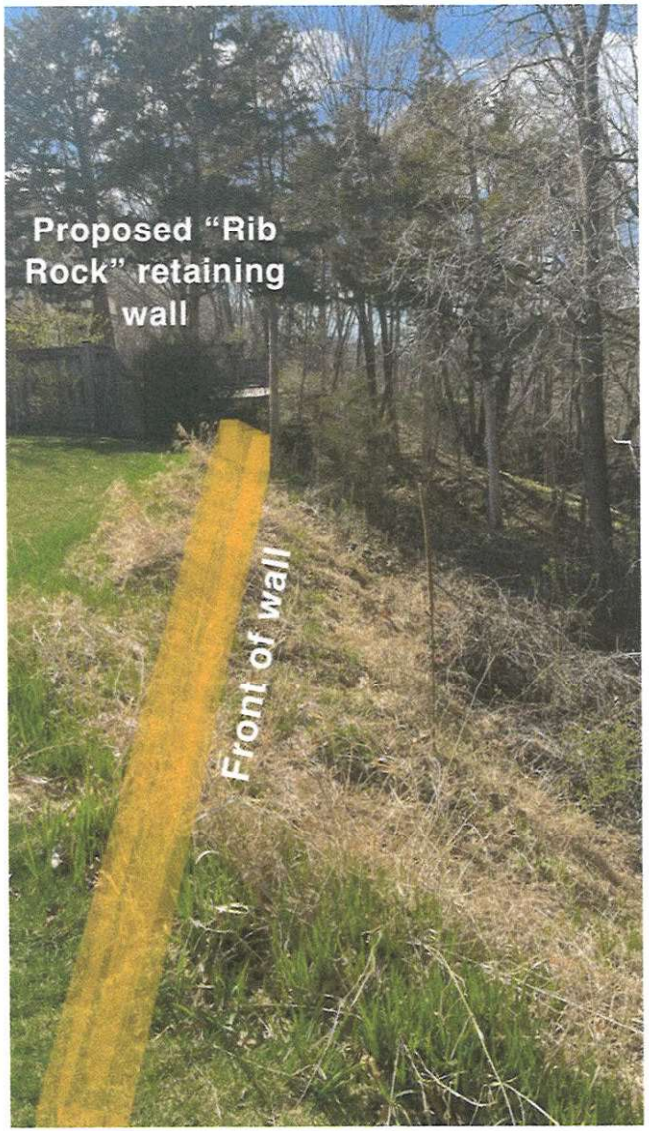


2 / S1 PHOTO 2

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 317 4994

PROJECT TITLE:
208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

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.

Signature:
Print Name: MARK J. LAWTON
Date 6-20-2025 License No. 17051

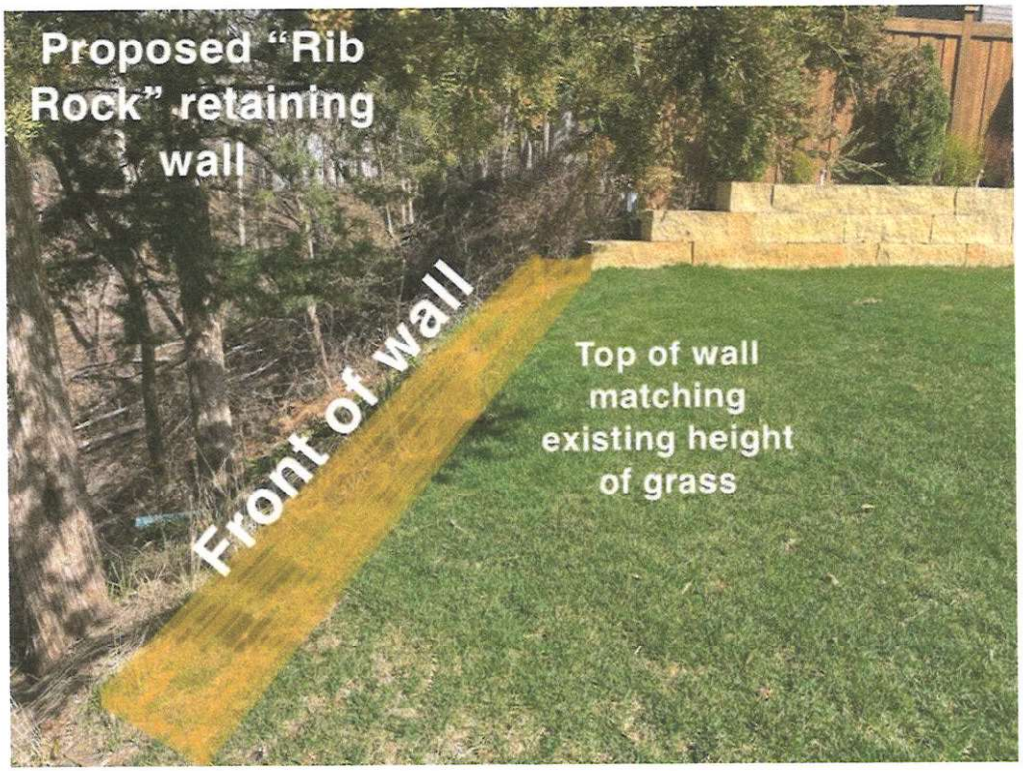
FOR
REVIEW
6-23-25

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
PHOTOS

DATE: 6-20-2025
DRAWN BY: JLS
CHECKED BY: ML

S1



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1/S2 PHOTO 3

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 3174994

PROJECT TITLE:
208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

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.

Signature:
Print Name: MARK J. LAWTON
Date 6-20-2025 License No. 17051

FOR
REVIEW
6-23-25

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
PHOTOS

DATE: 6-20-2025
DRAWN BY: JLS
CHECKED BY: ML

S2

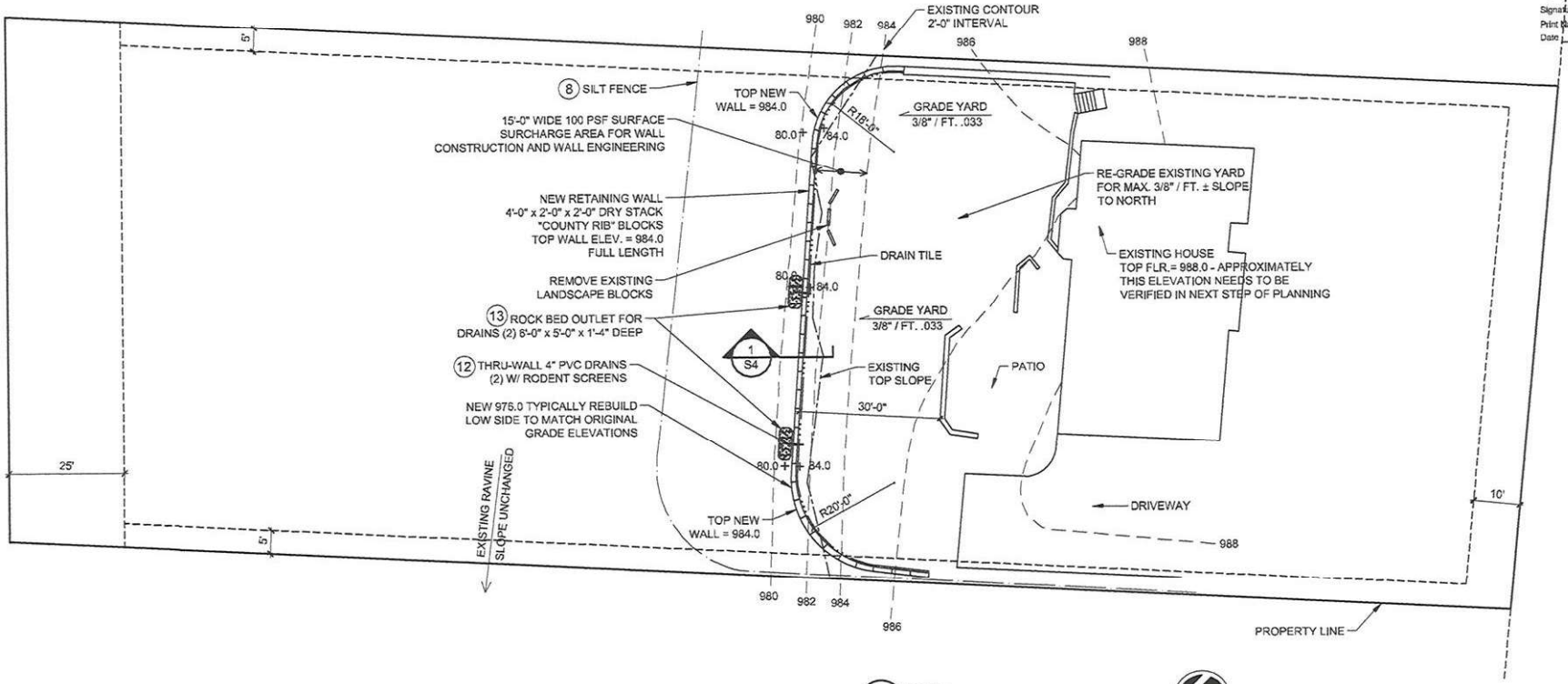
LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 5073174994

PROJECT TITLE:
208 MAYAN WAY MANKATO, MN RETAINING WALL PROJECT

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.

Signature:
Print Name: MARK J. LAWTON
Date: 6-20-2025 License No. 17051

FOR REVIEW 6-23-25



1/S3 SITE NTS

NORTH

S3 NOTES:
1. EXISTING ELEVATIONS NEED TO BE CONFIRMED BY CONTRACTOR OR SURVEYOR. ADJUST GRADES AS NEEDED TO MATCH SITE CONCEPT SHOWN ABOVE ON S3.
2. ON ORIGINAL ISG SURVEY NO BENCH MARK IS SHOWN. FROM MN LIDAR LTN ASSUMES HOUSE FLOOR ELEV. IS 988.0.
3. CONTOURS SHOWN ON S3 ARE FROM MN LIDAR TOPO.

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
SITE MAP

DATE: 6-20-2025
DRAWN BY: JLS
CHECKED BY: MJL

S3

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 5073176894

PROJECT TITLE:
208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

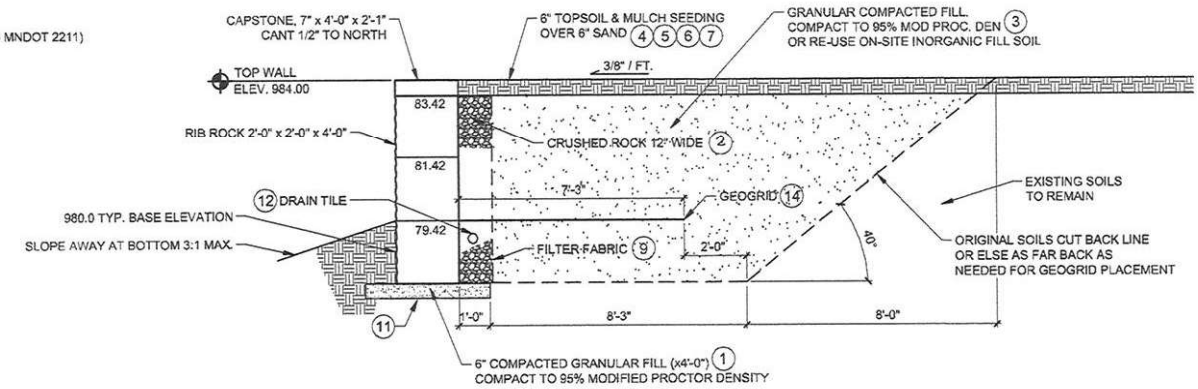
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature:
Print Name: MARK J. LAWTON
Date 6-20-2025 License No. 17051

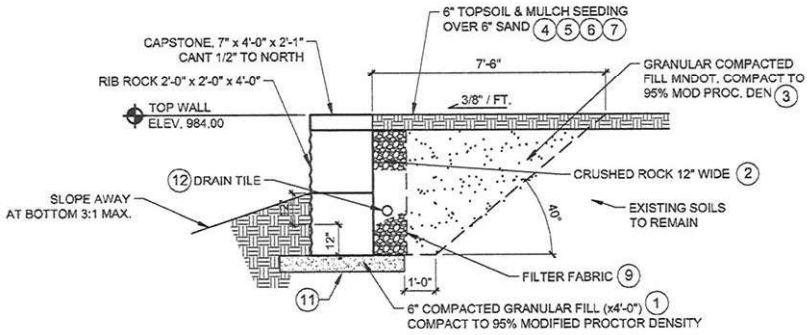
SECTION ENGINEERING NOTES:
ANGLE OF REPOSE = 30-45°, ML OR CL, SILTS, LOW PLASTICITY CLAY SOILS, 200 & OVER PARTICLE SIZE
GEOGRID - USE SRW7 SERIES GEOGRID, INSTALL PER COUNTY MATERIALS CORP. INSTRUCTIONS
USE 100 PSF SURCHARGE TO 15' BEHIND WALL

MNDOT SPEC ITEMS (2020)

1. 3149.2 G.1 FINE AGGREGATE BEDDING (CLASS 5) (ALSO MNDOT 2211)
2. 3149.2 H COARSE FILTER AGGREGATE
3. 3149.2 D.1 GRANULAR BACKFILL
4. 3149.2 J SAND COVER
5. 3877 A COMMON TOPSOIL BORROW
6. 3882.2 A MULCH, TYPE 1
7. 3876.2 A.1 SEED, CHOICE BY OWNER
8. 3886.2 A SILT FENCE, USE LOW FLOW RATE TYPE
9. FILTER FABRIC - WRAP AROUND CRUSHED ROCK
10. 3897 SEDIMENT CONTROL LOG / BIO-ROLL
11. 2112.3 SUBGRADE PREPARATION
12. 3601 SUBSURFACE DRAINS / DRAIN TILE 4" PVC
13. 2511 RIPRAP / STONE OUTLET 50% CL 11 & 111
14. GEOGRID SRW-7



1 / S4 SECTION
SCALE: 1/2"=1'-0"



2 / S4 SECTION - LOW WALL
SCALE: 1/2"=1'-0"

FOR
REVIEW
6-23-25

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
SECTION AND NOTES

DATE: 6-20-2025
DRAWN BY: JLS
CHECKED BY: ML

S4

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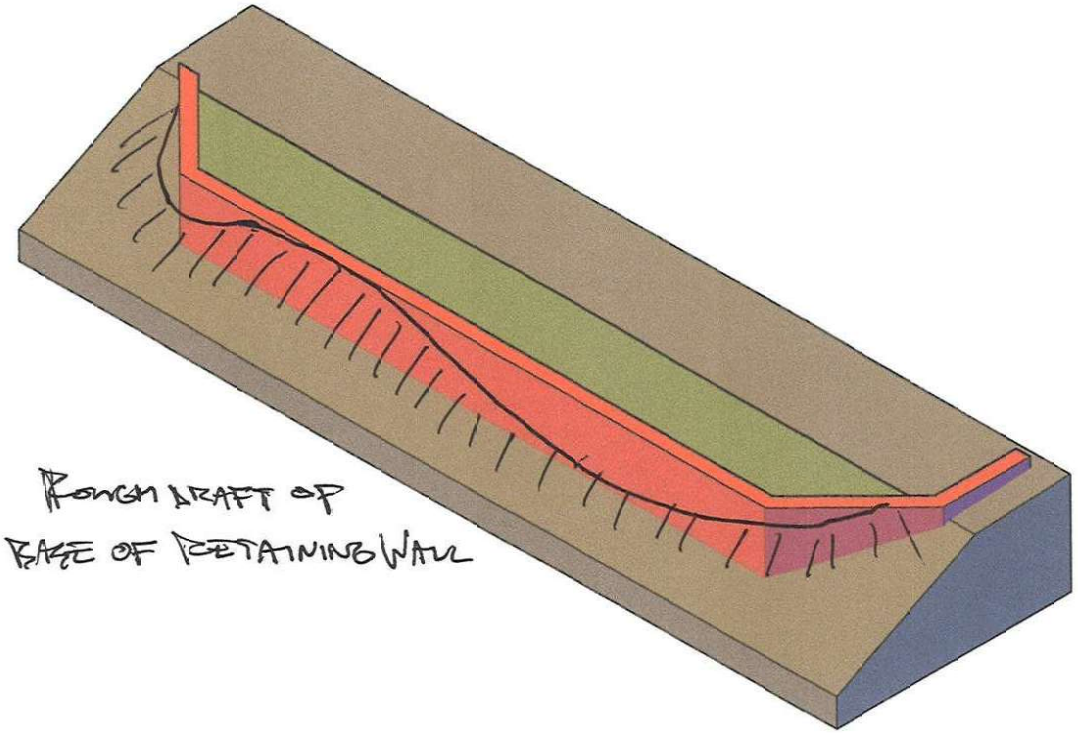
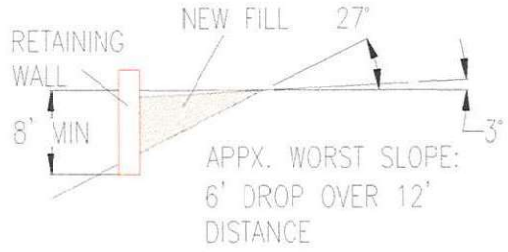


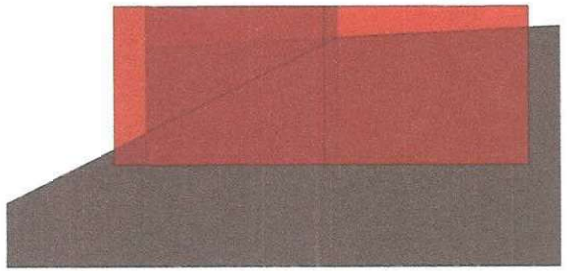
ROUGH DRAFT OF BASE OF RETAINING WALL

RETAINING WALL ISO VIEW

*EXPAND ALL EXISTING AND FUTURE DRAINTILES TO BOTTOM OF RAVINE



GROUND SLOPE DETAILS



SIDE VIEW – SEE THOUGH

NOTES

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2. DRAWING IS FOR REFERENCE ONLY AND SHOULD NOT BE INTERPRETED AS FINAL CONSTRUCTION DRAWING. MEASUREMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.
3. LAYOUT CREATED FOR QUOTING AND SHOULD ONLY BE USED FOR REFERENCE.
4. ALL UNITS ARE IN FEET.

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	10/18/24	WDS	CREATED FROM MEASUREMENTS

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CLIENT: Larry Krmpotich
208 Mayan Way, Mankato, MN

DRAWN BY: WDS | DATE: 10/18/24

ELECTRONIC FILE NAME: 208 MAYAN WAY RETAINING WALL.DWG | SCALE: NONE

William Daniel Sonnek
Personal Project

Site Plan
208 Mayan Way
Iso View & Ground Slope Details
–

REV: 0 | DRAWING NUMBER: 208 Mayan Way Retaining Wall | SHT: 1 OF 1

208 MAYAN WAY RETAINING WALL.DWG

LEGAL DESCRIPTION:
(per client)

Lot 3, Block 1, Mayan Way Subdivision Phase III, according to the recorded plat thereof, Blue Earth County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the plat of Mayan Way Subdivision Phase III.

AREA TABLE:

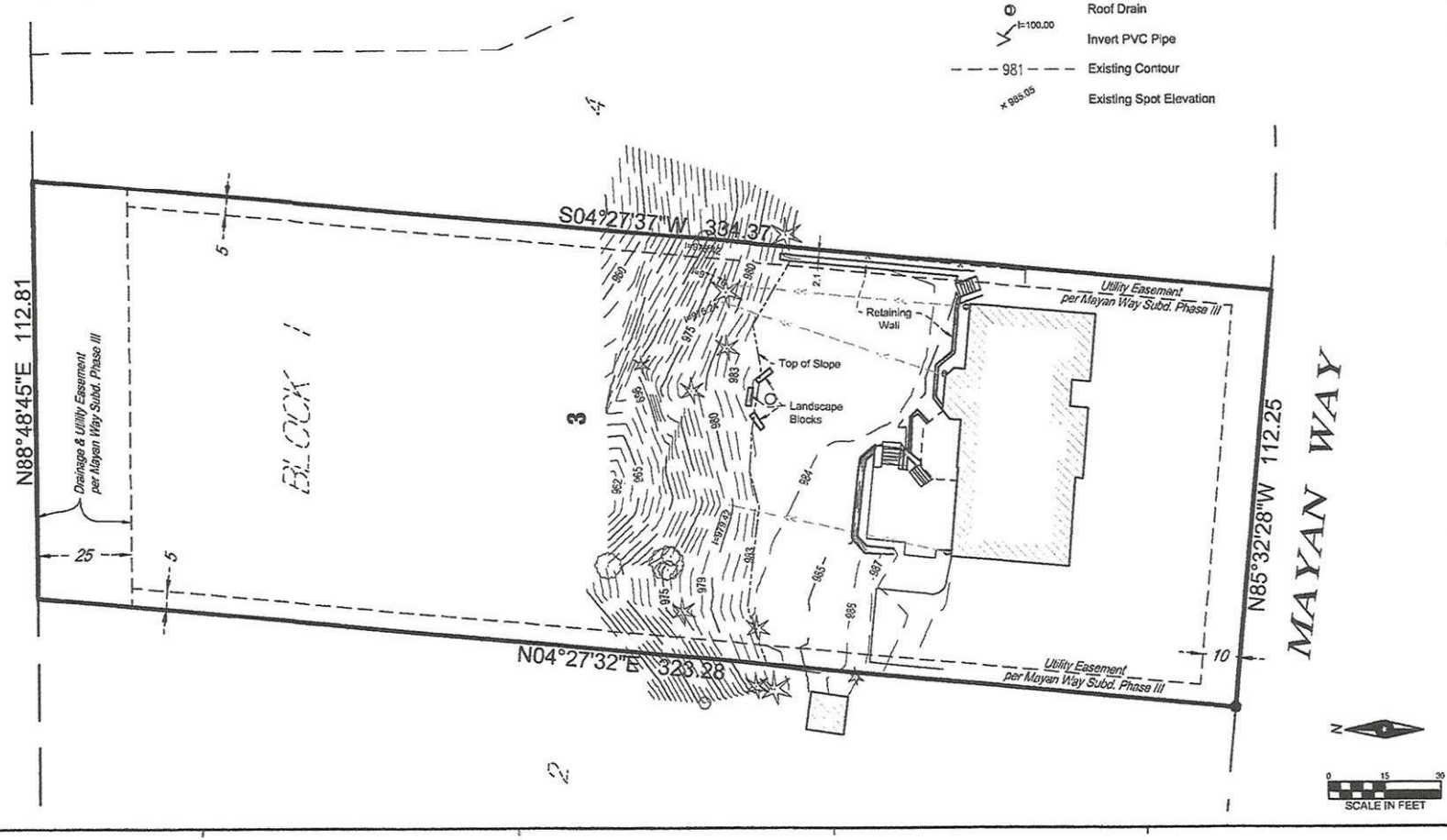
Total Area = 36,914 sq.ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Field work was completed on May 21, 2025.

LEGEND

- Existing Building
- Concrete Surface
- Fence
- Drainage Tile Line
- Iron Monument Found
- Coniferous Tree
- Deciduous Tree
- Roof Drain
- Invert PVC Pipe
- Existing Contour
- Existing Spot Elevation



ISG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL L. STUEBER

DATE 5/22/25 LIC. NO. 43110

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PROJECT

208 MAYAN WAY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
5/22/25	Revisions	JW

PROJECT NO.	25-32869
CAD FILE NAME	X-32869-EX-SITE.DG
DRAWN BY	JW
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE CONDITIONS

SHEET 1 OF 1

LEGAL DESCRIPTION:
(per client)

Lot 3, Block 1, Mayan Way Subdivision Phase III, according to the recorded plat thereof, Blue Earth County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the plat of Mayan Way Subdivision Phase III.

AREA TABLE:

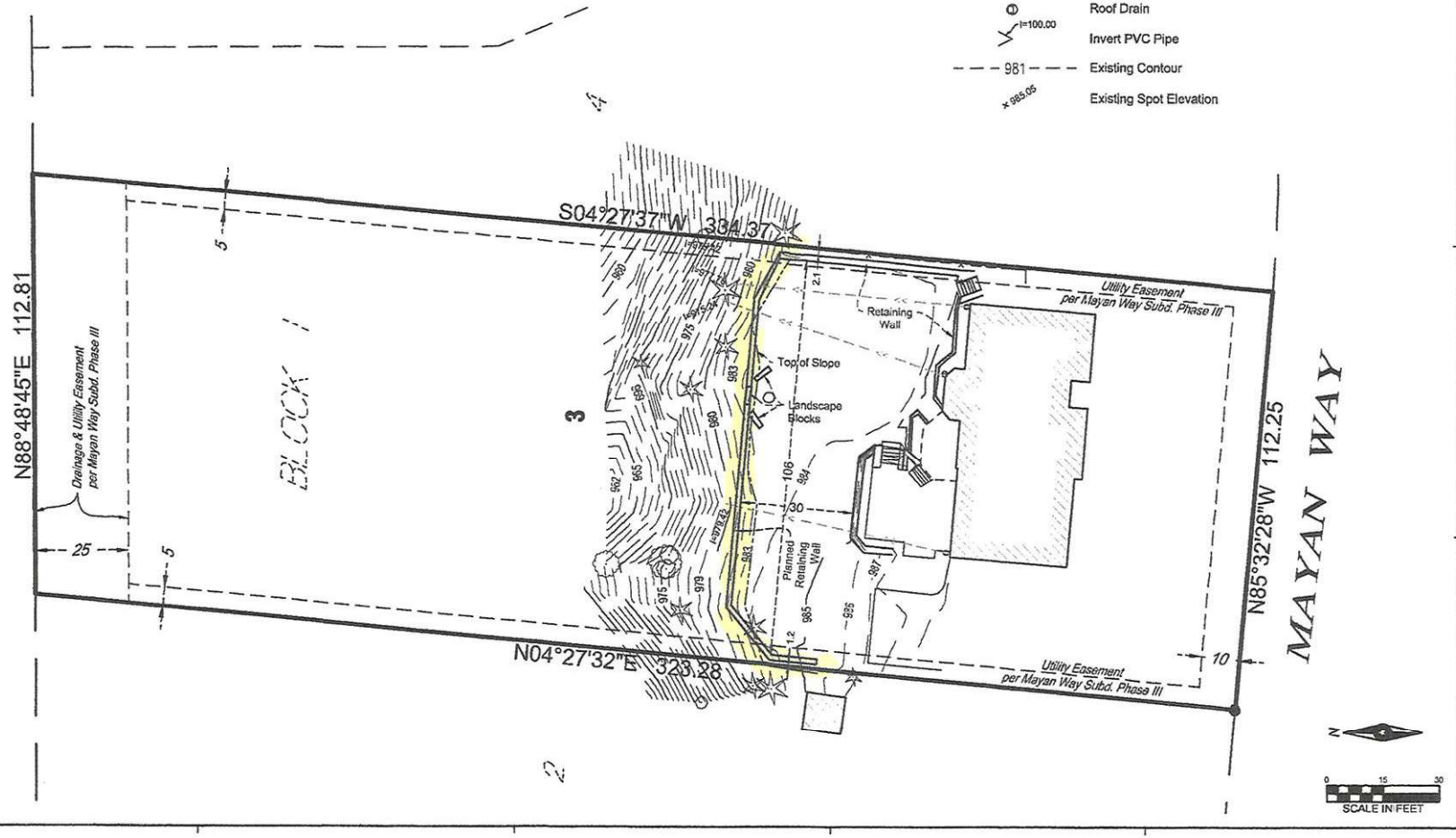
Total Area = 36,914 sq.ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Field work was completed on May 21, 2025.
3. Retaining wall design was preformed by others.

LEGEND

- Existing Building
- Concrete Surface
- Fence
- Drainage Tile Line
- Iron Monument Found
- Coniferous Tree
- Deciduous Tree
- Roof Drain
- Invert PVC Pipe
- Existing Contour
- Existing Spot Elevation



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DANIEL L. STUEBER

DATE 5/22/25 Lic. No. 43110

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PROJECT

208 MAYAN WAY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32868
CAD FILE NAME	X-32868-EX-SITE-S
DRAWN BY	JW
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

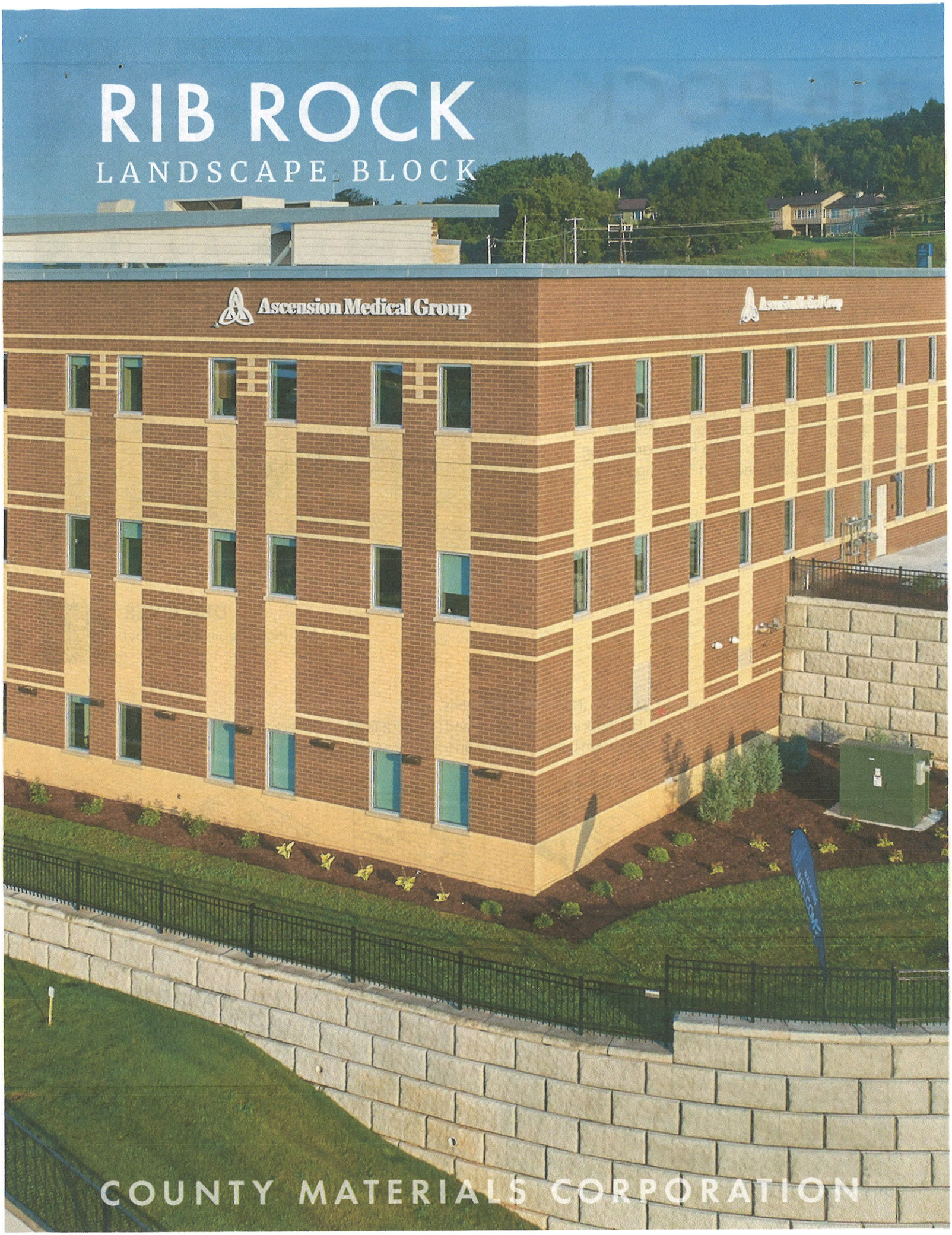
PLANNED SITE CONDITIONS

SHEET

1 OF 1

RIB ROCK

LANDSCAPE BLOCK

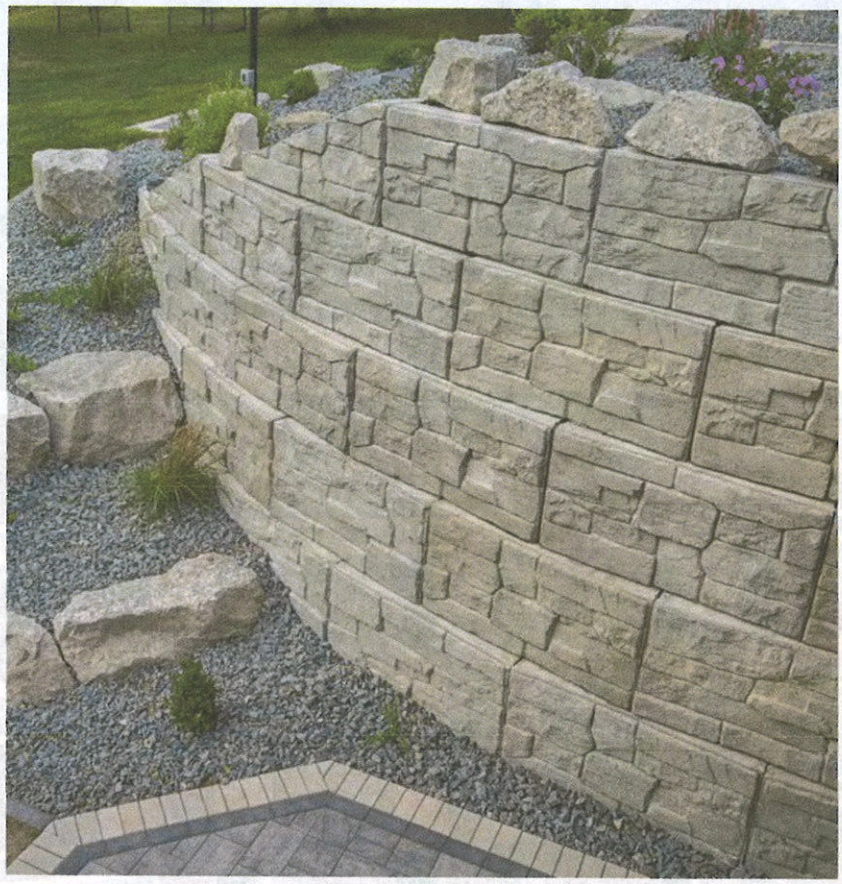


COUNTY MATERIALS CORPORATION

RIB ROCK

Rib Rock™ Landscape Block can easily construct walls from 6 feet to 20 feet high with additional site-specific engineering. Each block is manufactured with an interlocking design for easy installation and enhanced security. Manufactured to hold back a lot of earth, Rib Rock units are the perfect solution for demanding projects that require lasting strength and enhanced durability.

Available in Gray as a standard color. Custom staining may be done onsite by an installer. Refer to County Materials' Rib Rock Landscape Block Technical Data Sheet on Staining and Sealing.

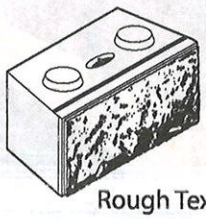


Rib Rock Landscape Block – GRAY (Dry Stack Texture)

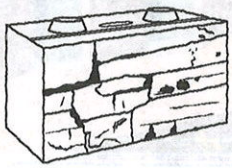
DISCOVER
more about this product

The color photos shown in this catalog were prepared with careful attention to accuracy. However, colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete units are manufactured with high quality, naturally-mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry.

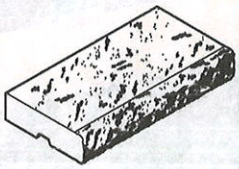
D x H x L (Nominal Size) • Inches
(Full Block in Rough Texture and Dry Stack Texture, Rib Rock Cap and Top Block are shown below – See our Specifications Guide for more options)



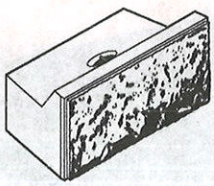
Rough Texture
23 x 24 x 48



Dry Stack Texture
23 x 24 x 48



Rib Rock Cap
25 x 7 x 48



Top Block
23 x 24 x 48

Textures

DRY STACK TEXTURE

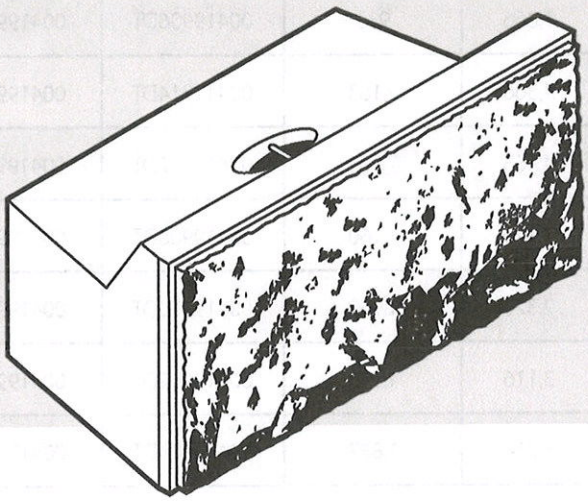
ROUGH TEXTURE

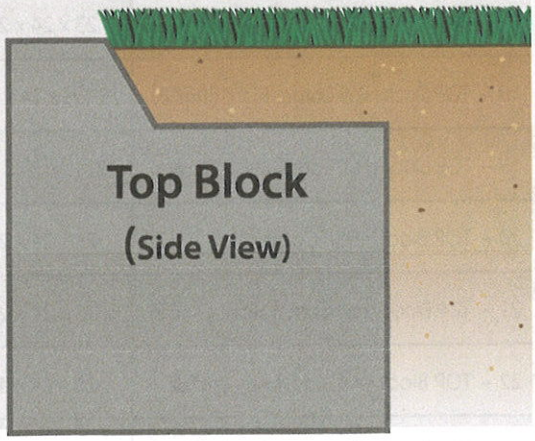
RIB ROCK™ Landscape Block

Rib Rock Landscape Block – GRAY (Dry Stack Texture)

RIB ROCK™ Top Block

The **Top Block** can be used to finish off the top of a wall, in place of a cap, if a cap is not required. This allows the ability to fill the back of the top block with soil for planting, or landscape rocks. Either will create an aesthetically pleasing look for any application (See pages 4 and 5 for more information on available units & sizes).





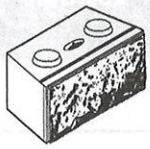
Units & Sizes

Available in Rough or Dry Stack Textures	D x H x L (Nominal Size) Inches	Face SF/Unit	Units/ Pallet	Lbs/Pallet	Lbs/Unit	Dry Stack Face Product Number	Rough Face Product Number
1 – 6" PVC Drain Block 948 (PVC)	23 x 24 x 48	8	2	4,042	2,021	004194PVC	004184PVC
2 – 48" Regular Block (48T)	23 x 24 x 48	8	2	4,258	2,129	004194T	004184T
3 – 44" Short Key Block (44K)	23 x 24 x 44	7.32	2	3,610	1,805	004194T44	004184T44
4 – 52" Long Key Block (52K)	23 x 24 x 52	8.66	2	4,558	2,279	004194T52	004184T52
5 – Base Block (No Channel) (BB)	27 x 24 x 48	8	2	4,728	2,364	004195SB	004185SB
6 – Half Block (HB)	23 x 24 x 24	4	2	2,200	1,100	004196	004186
7 – Half Corner Block Left (24L)	23 x 24 x 24	8	2	2,628	1,314	004197HL	004187HL
8 – Half Corner Block Right (24R)	23 x 24 x 24	8	2	2,628	1,314	004197HR	004187HR
9 – Full Corner Block Left (48L)	27½ x 24 x 52	12	2	5,094	2,547	004197L	004187L
10 – Full Corner Block Right (48R)	27½ x 24 x 52	12	2	5,094	2,547	004197R	004187R
11 – Cap Regular	25 x 7 x 48	2.33	4	2,228	557	004198	004198
12 – Cap Corner Left	25 x 7 x 48	2.33	4	2,344	586	004198L	004198L
13 – Cap Corner Right	25 x 7 x 48	2.33	4	2,344	586	004198R	004198R
14 – Cap 2-Sided – Face & Back	25 x 7 x 48	2.33	4	2,172	543	004199	004199
15 – Cap 3-Sided – Face, Back & End	25 x 7 x 48	2.33	4	2,212	553	004199RL	004199RL
16 – TOP Block - 48" Regular (48TB)	23 x 24 x 48	8	2	3,380	1,690	00419900DT	00419900RT
17 – TOP Block - Half Block (24TB)	23 x 24 x 24	4	2	1,866	933	00419906DT	00419906RT
18 – TOP Block - Full Corner Right (48RTB)	27½ x 24 x 52	12	2	4,366	2,183	00419914DT	00419914RT
19 – TOP Block - Full Corner Left (48LTB)	27½ x 24 x 52	12	2	4,366	2,183	00419912DT	00419912RT
20 – TOP Block - Half Corner Left (24LTB)	23 x 24 x 24	8	2	2,320	1,160	00419908DT	00419908RT
21 – TOP Block - Half Corner Right (24RTB)	23 x 24 x 24	8	2	2,320	1,160	00419910DT	00419910RT
22 – TOP Block - 44" Short Key (44TB)	23 x 24 x 44	7.32	2	3,116	1,558	00419902DT	00419902RT
23 – TOP Block - 52" Long Key (52TB)	23 x 24 x 52	8.66	2	3,714	1,857	00419904DT	00419904RT

1

6" PVC Drain Block

2

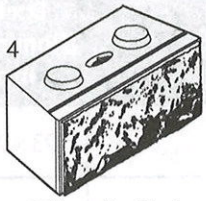


Regular Block

3

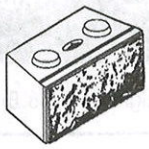
44" Short Key Block

4



52" Long Key Block

5



Base Block (No Channel)

6

Half Block

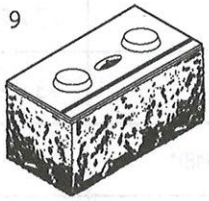
7

Half Corner Block LH

8

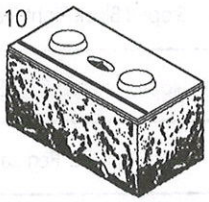
Half Corner Block RH

9



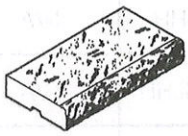
Full Corner Block Left

10



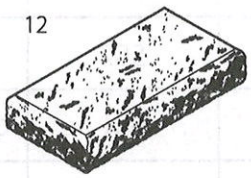
Full Corner Block Right

11



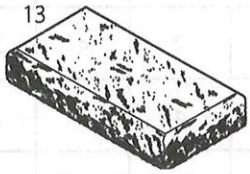
Regular Cap

12



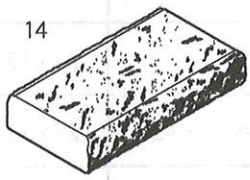
Corner Cap Left

13



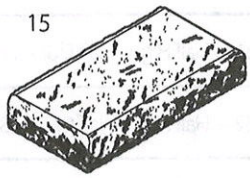
Corner Cap Right

14



Cap - 2 Sided
Face & Back

15



Cap - 3 Sided
Face, Back & End

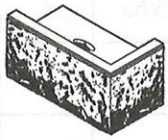
16

48" Taper Top Block

17

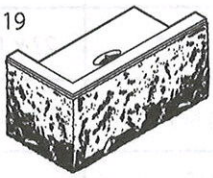
1/2 Top Block

18



Full Corner
Top Block Right

19



Full Corner
Top Block Left

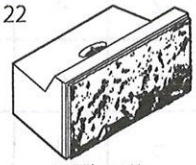
20

Half Corner
Top Block Left

21

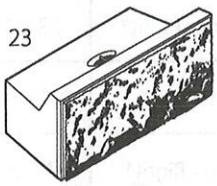
Half Corner
Top Block Right

22



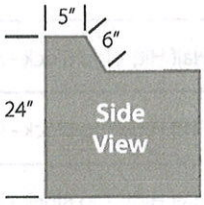
44" Short Key
Top Block

23



52" Long Key
Top Block

Use Top Block to finish off the top of a wall, in place of a cap, if a cap is not required

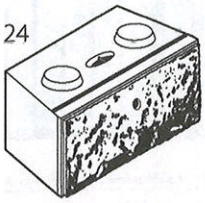


(Dimensions shown are Nominal Sizes)

Units & Sizes

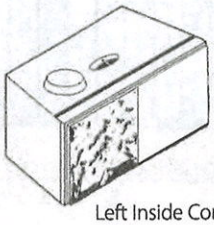
Rib Rock	D x H x L (Nominal Size) Inches	Face SF/Unit	Units/ Pallet	Lbs/Pallet	Lbs/Unit	Dry Stack Face Product Number	Rough Face Product Number
24 – Light Block (48LB)	23 x 24 x 48	8	2	4,128	2,064	004194LIT	004184LIT
24.5a - Inside Corner Left	23 x 24x 48	NA	2	4,024	2,012	004193L	004190L
24.5b - Inside Corner Right	23 x 24 x 48	NA	2	4,024	2,012	004193R	004190R
25 – Sloped Block Right (48SR)	23 x 24 x 48	NA	1	1,477	1,477	004194SR	004184SR
26 – Sloped Block Left (48SL)	23 x 24 x 48	NA	1	1,477	1,477	004194SL	004184SL
27 – Half High - 48" Regular Block (HH48)*	23 x 12 x 48	4	4	4,860	1,215	004194THH	N/A
28 – Half High - 44" Short Key Block (HH44)	23 x 12 x 44	3.66	4	3,560	890	004194T44HH	N/A
29 – Half High - 52" Long Key Block (HH52)*	23 x 12 x 52	4.33	4	4,372	1,093	004194T52HH	N/A
30 – Half High - Base Block (No Channel (HHBB)*	27 x 12 x 48	4	4	4,868	1,217	004195SBHH	N/A
31 – Half High - Half Block (HHHB)**	23 x 12 x 24	2	4	2,228	557	004196HH	N/A
32 – Half High - Half Corner Block Left (HH24L)*	23 x 12 x 24	4	4	2,644	661	004197HLHH	N/A
33 – Half High - Half Corner Block Right (HH24R)*	23 x 12 x 24	4	4	2,644	661	004197HRHH	N/A
34 – Half High - Full Corner Block Left (HH48L)*	27½ x 12 x 52	6	4	5,072	1,268	004197LHH	N/A
35 – Half High - Full Corner Block Right (HH48R)*	27½ x 12 x 52	6	4	5,072	1,268	004197RHH	N/A
36 - Half High Top Block - 48" Regular Block*	23 x 12 x 48	4	4	3,380	845	00419918DT	N/A
37 - Half High Top Block - 44" Short Key*	23 x 12 x 44	3.65	4	3,116	779	00419919DT	N/A
38 - Half High Top Block - 52" Long Key*	23 x 12 x 52	4.35	4	3,716	929	00419920DT	N/A
39 - Half High Top Block - Half Block*	23 x 12 x 24	2	4	1,868	467	00419921DT	N/A
40 - Half High Top Block - Half Corner Left*	23 x 12 x 24	2	4	2,320	580	00419922DT	N/A
41 - Half High Top Block - Half Corner Right*	23 x 12 x 24	2	4	2,320	580	00419923DT	N/A
42 - Half High Top Block - Full Corner Left*	$27^{1/2}$ x 12 x 52	6	4	4,368	1,092	00419924DT	N/A
43 - Half High Top Block - Full Corner Right*	$27^{1/2}$ x 12 x 52	6	4	4,368	1,092	00419925DT	N/A

24



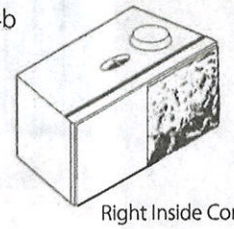
Light Block

24a



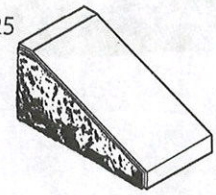
Left Inside Corner

24b



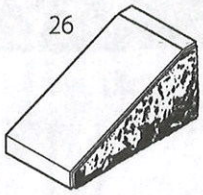
Right Inside Corner

25



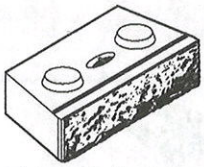
Full Sloped
End Block Right

26



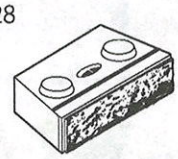
Full Sloped
End Block Left

27



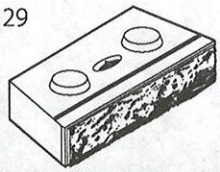
Half High Regular Block

28



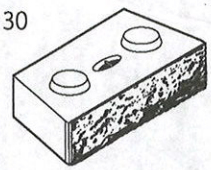
Half High 44" Short Key Block

29



Half High 52" Long Key Block

30



Half High Base Block
(No Channel)

31

Half High
Half Block

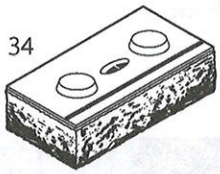
32

Half High
Half Corner Block LH

33

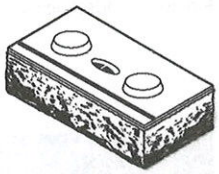
Half High
Half Corner Block RH

34



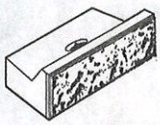
Half High
Full Corner Block Left

35



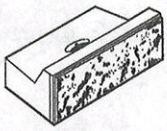
Half High
Full Corner Block Right

36



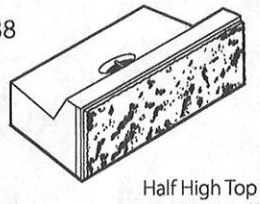
Half High Top Block
48" Regular

37



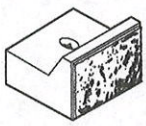
Half High Top Block
44" Short Key

38



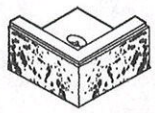
Half High Top Block
52" Long Key

39



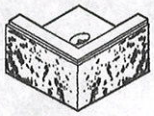
Half High Top Block
Half Block

40



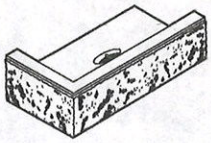
Half High Top Block
Half Corner Left

41



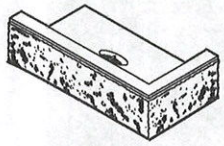
Half High Top Block
Half Corner Right

42



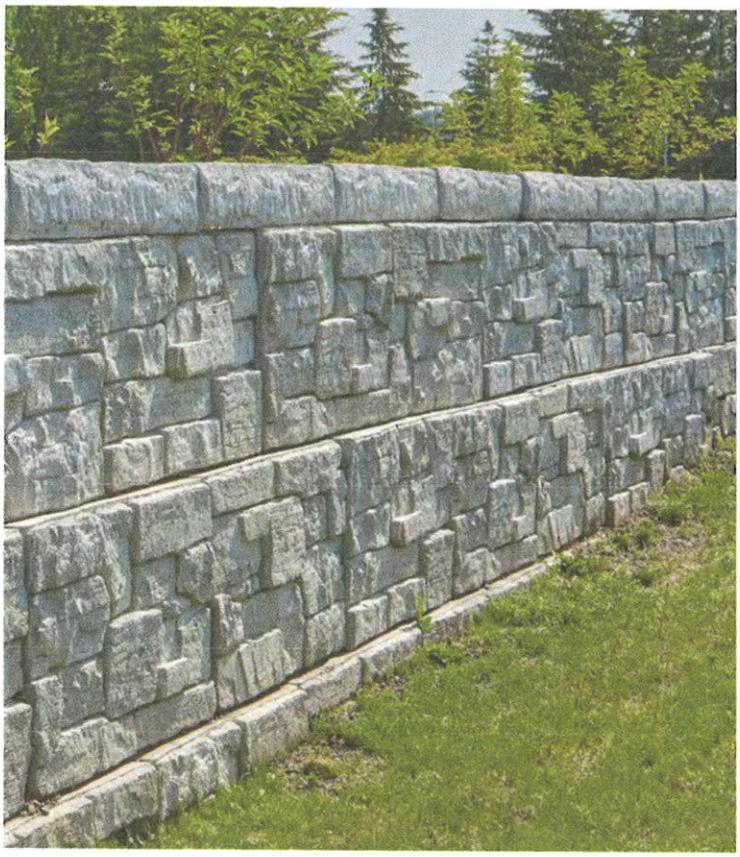
Half High Top
Block Full Corner Left

43



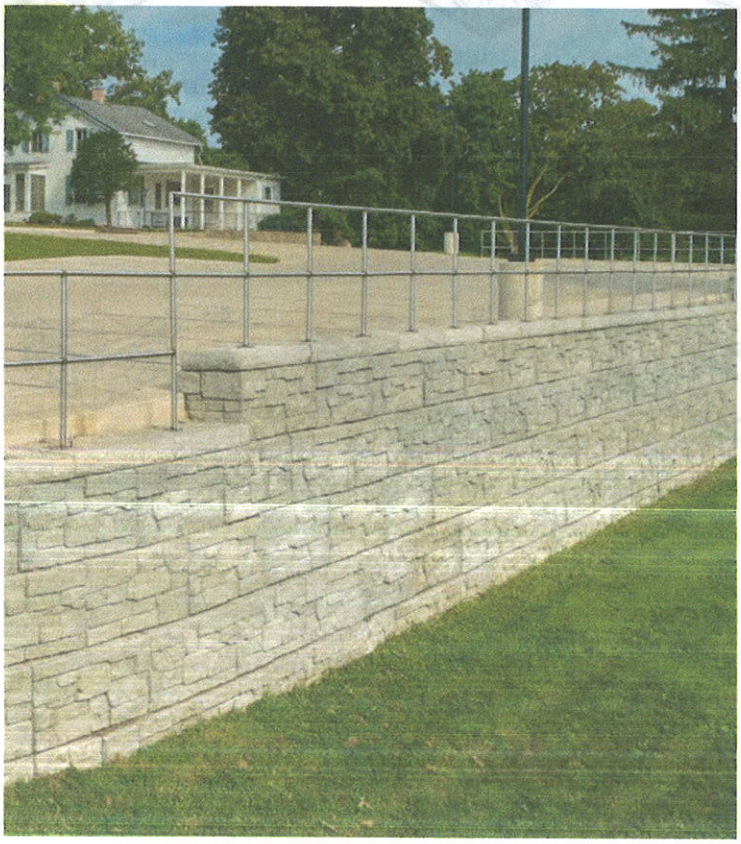
Half High Top Block
Full Corner Right

Note: Items 27-43 are only available in the Dry Stack texture

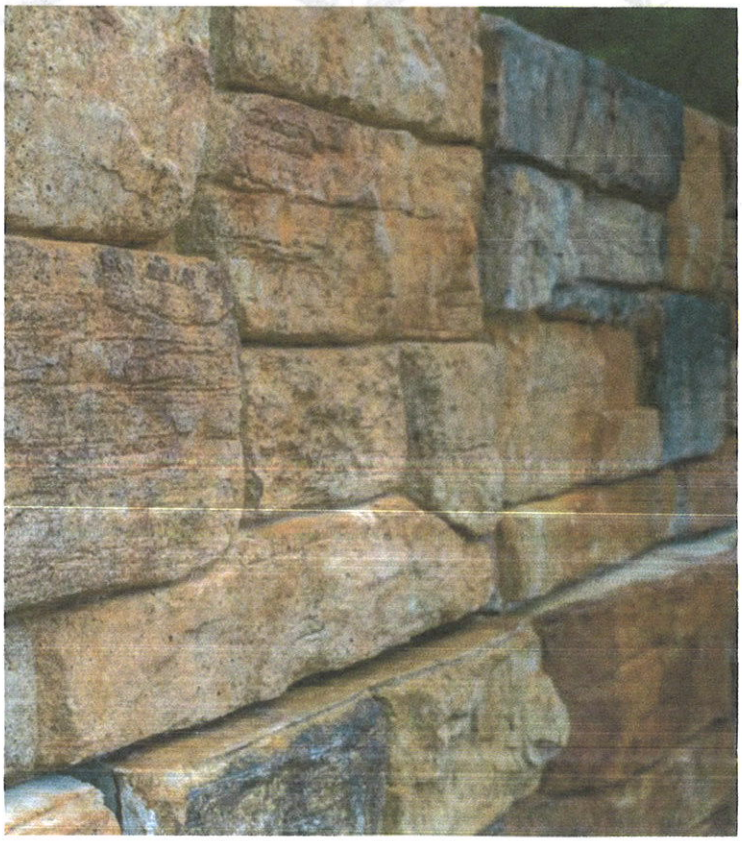


Rib Rock Landscape Block – GRAY (Rough Stack Texture)

Rib Rock Landscape Block – GRAY (Rough Stack Texture)



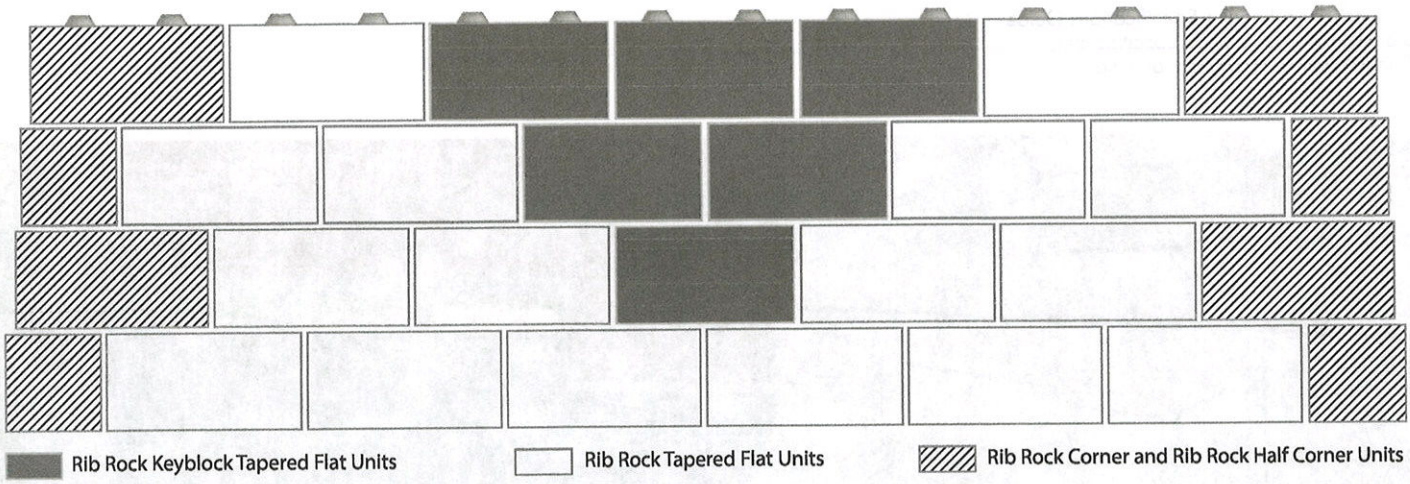
Rib Rock Landscape Block – Custom Stained (Dry Stack Texture)



Rib Rock Landscape Block – Custom Stained (Dry Stack Texture)

Installation

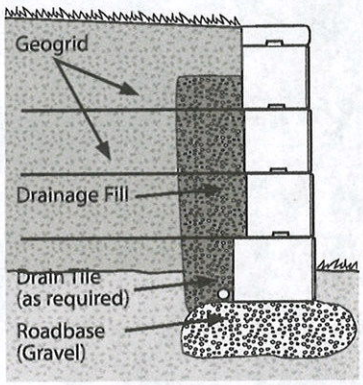
Rib Rock Keyblock Installation



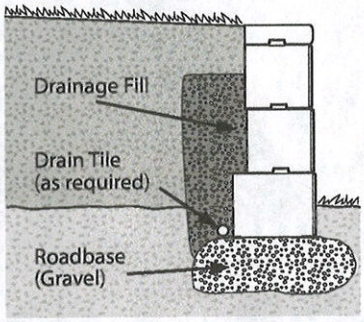
- Short Key Block are used on outside radius and on corners because you gain length due to the 2" set back on every block.
- Long Key Block are used on inside radius because you lose length due to the 2" set back on every block.

---

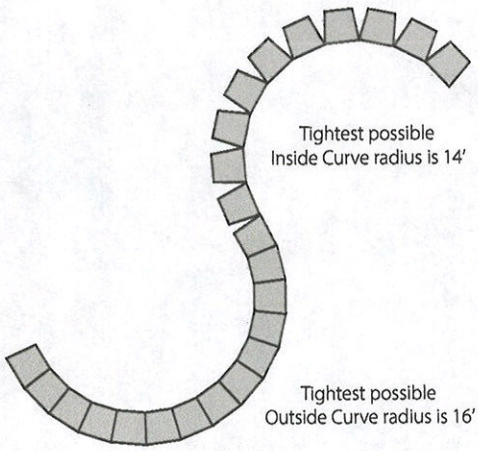
8 Foot Wall or Higher (Rib Rock)



6 Foot Wall (Rib Rock)



Curves



Note: Site conditions may require Geogrid at 6'. Refer to site specific Engineering section

Engineering

Oversize Rib Rock Landscape block can easily make walls up to 6 feet high. For walls over this height, geogrid and site specific engineering will be required. Terracing is another alternative to reach desired wall heights with little or no need for soil reinforcement. Engineering may still be required for local specifications and proper permitting.

Engineering is available for oversize wall projects in the lower 48 states. Call a County Materials' representative at (800) 242-7733 for information.

RIB ROCK™

Landscape Block

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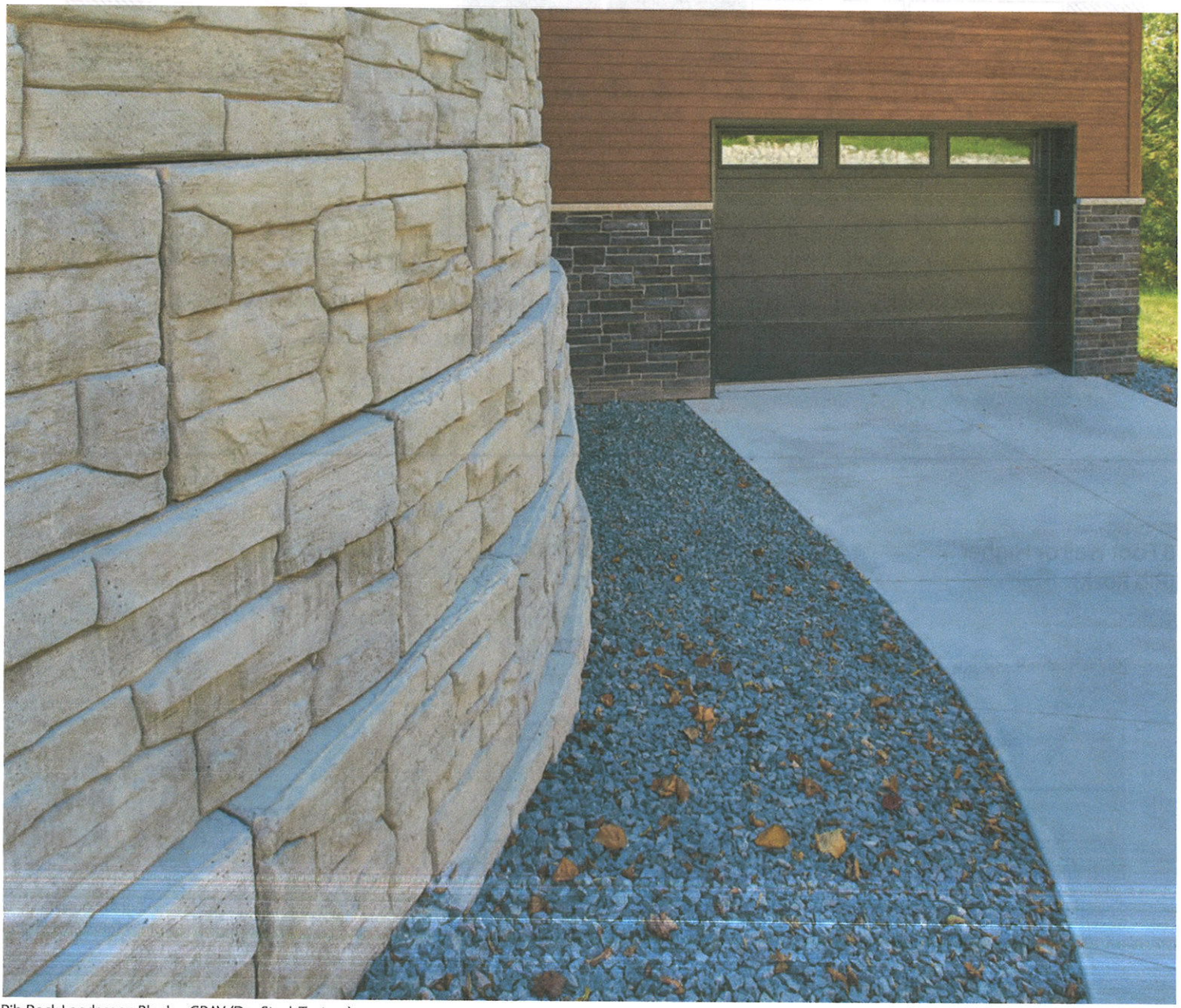
(800) 242-7733
countymaterials.com

See our **Landscape Products Specifications Guide** for more information on product specifications, care & maintenance, installation, and more.



Rib Rock Landscape Block – GRAY (Dry Stack Texture)

The color photos shown in this catalog were prepared with careful attention to accuracy. However, colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete units are manufactured with high quality, naturally-mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry.

COUNTY® MATERIALS CORPORATION

Proud to be American based and American made since 1946

Site Plan and Traffic Advisory Review Committee **1. 3.**

Meeting Date: 07/08/2025

Title

CY34-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

Applicant

The applicant is Bolton and Menk on behalf of Hillside Church.

Request

The applicant is requesting a preliminary and final plat review of Hillside Church Addition.

Location

The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

Existing Land Use

Hillside church is located on the eastern parcel. The current parcel was previously approved for a conditional use permit to allow for a parking lot expansion in 2017.

Zoning

The subject property is zoned T-Transition.

Environmentally Sensitive Areas

A wetland is located on the northern portion of the property. The property also does have significant grade changes from the south of the property to the north of the property.

Public Utilities

The property is not currently served by public infrastructure.

City Code

The City Code pertaining to the T- Transition district may be viewed at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV2TTRDI

Review

The applicant is requesting a preliminary and final plat review of Hillside Church Subdivision.

The proposed plat, Hillside Church Subdivision, is described as Outlot A and encompasses 3.213 acres.

Outlot A currently includes an existing wetland on the northern part and a previously approved parking lot that was installed in 2017. The subject property is zoned R-1, a one-family dwelling district. All setback requirements have been achieved.

No future development is planned at this time.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Final Plat

City of Mankato

Date: July 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.

N

City of Mankato

Date: July 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.

N

0 60 120

SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

LEGEND

○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564

● MONUMENT FOUND

LEGEND

L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE

UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - R-1, One - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures
Maximum Building Height = 35 feet

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
License Number 46564

06/24/2025
Date

HILLSIDE CHURCH ADDITION

PRELIMINARY PLAT
MANKATO, MINNESOTA

OUTLOT B, COTTAGES AT TOWN HALL ACRES

BOLTON & MENK

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

FOR: HILLSIDE CHURCH

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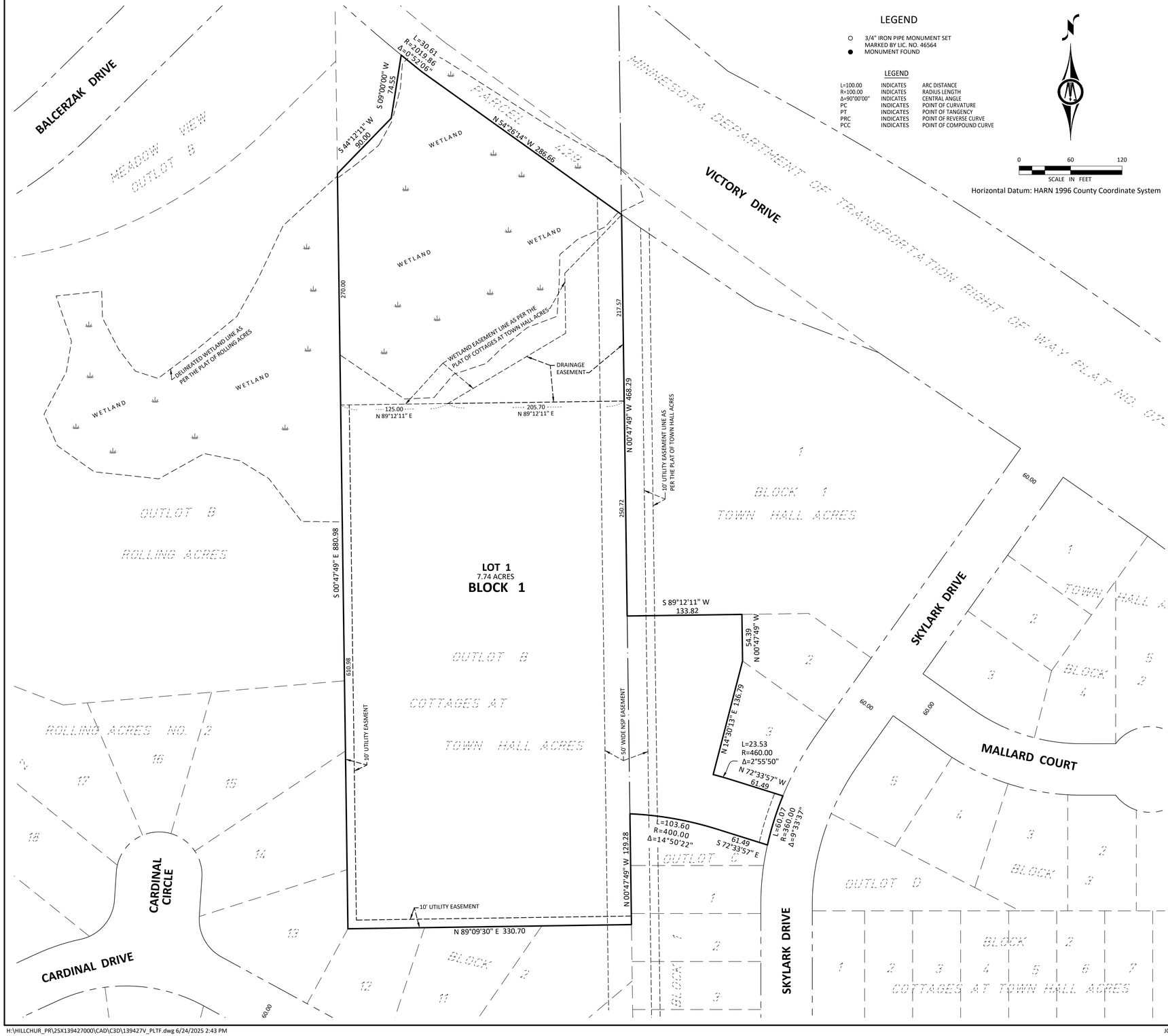
H:\HILLCHUR_PR\25X139427000\CAD\C3D\139427V_PLTF.dwg 6/24/2025 2:44 PM

JOB NUMBER: 25X.139427.000 FIELD BOOK: DRAWN BY: NPM

OFFICIAL PLAT COPY

HILLSIDE CHURCH ADDITION



LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- ● MONUMENT FOUND

LEGEND		
L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE

0 60 120
SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Hillside Church, ??????, fee owner of the following described property to wit:

Outlot B, Cottages at Town Hall Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 7.74 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area HILLSIDE CHURCH ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this _____ day of _____ , 2025 by (OWNERS NAME), (TITLE) of Hillside Church, ????.

_____
By: ??, (TITLE)

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2025, before me a Notary Public within and for said County, personally appeared (OWNER), who being duly sworn did say that he is the manager of Hillside Church, ????? named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its board of governors, and said (OWNER) acknowledged said instrument to be the free act and deed of said company.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 2025.

_____
Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ , 2023, by Michael M. Eichers, a Licensed Land Surveyor.

_____
Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____ , 202__ , the Planning Commission of the City of Mankato did duly review this plat of HILLSIDE CHURCH ADDITION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 202__ , the City Council of the City of Mankato did duly approve this plat of GROH FARM SUBDIVISION NO. 2.

_____ _____
Mayor: Clerk:

TITLE OPINION

I, (ATTY NAME), Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____
(ATTY NAME), Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____ , 2025.

_____
Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____ , 2025, at ___o'clock, _.m., and that it was duly recorded on _____ Plats, Number _____.

_____
County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(06-24-2025)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\HILLCHUR_PR\25X139427000\CAD\C3D\139427V_PLTF.dwg 6/24/2025 2:43 PM

JOB NUMBER: 25X.139427.000 FIELD BOOK: DRAWN BY: NPM

Site Plan and Traffic Advisory Review Committee **1. 4.**

Meeting Date: 07/08/2025

Title

CY35-25

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as 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 Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Applicant

The applicant is AJK Mankato Holdings, LLC.

Request

The applicant is requesting a final plat review of The Station subdivision; a rezone of the subject property from Agriculture/Transition to M-1, Light Industrial; a planned unit development to allow the development and operation of commercial condos with shared access-ways and utilities; a conditional use permit to allow a display area and retail sales in a warehouse space; and the annexation of said parcel.

Location

The subject property is described as 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 Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Existing Land Use

The subject property is currently used for row crop agriculture and as a private ditch. The area is designated as "Light Industrial" in the Land Use Plan.

Zoning

The subject property is located in Mankato Township and is zoned Agricultural. The applicant intends to annex the property and rezone the property to M-1, Light Industrial.

Environmentally Sensitive Areas

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was identified on the southern side of the property.

Public Utilities

Water and sanitary sewer will connect to the site via a connection to 227th Street. Storm water will be directed to a storm water retention pond on the south of the site. The retention pond outlets into a ditch that is located to the south and west of the site.

Review

The applicant, AJK Mankato Holdings, LLC. is requesting a final plat review of "The Station" subdivision; a rezone of the subject property from Agriculture/Transition to M-1, Light Industrial; a planned unit development to allow the development and operation of commercial condos with shared access-ways and utilities; a conditional use permit to allow a display area and retail sales in a warehouse space; and the annexation of the subject parcel.

The applicant intends to construct sixty-six commercial condo units arranged in 6-plex buildings, a 36,400 Sq. Ft. warehouse, office, and showroom for Rickway Carpet, and an 1,800 sq. Ft. building identified as trash storage. A Preliminary Plat of the subject property was approved by City Council on 7/8/2024.

Final Plat

The proposed subdivision, "The Station", contains one block with two lots and encompasses 13.387 acres. Lot 1, Block 1, encompasses 3.312 acres and is located on the northern extent of Block 1. Lot 2, Block 1, encompasses 10.075 acres and is located on the southern extent of Block 1. This proposed subdivision dedicates two extents of 30' drainage and utility easements to serve an existing drainage ditch along the western and southern property boundaries. In addition, the subdivision includes 10' drainage and utility easements along the block boundaries and a 10' (5' on each lot) easement between lots 1 and 2.

Access to the subdivision will be via 227th Street. A private drive will connect the site to 227th Street. A Planned Unit Development, PUD, is being sought to allow for an "appropriate" roadway network to serve the development.

Water and sanitary sewer will connect to the site via a connection to 227th Street. Storm water will be directed to three storm water retention ponds located on Lot 1 and to a larger pond on the south side of Lot 2. The retention pond outlets into a drainage ditch located to the west and south of the development area.

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was identified on the southern side of the property. The applicant's plan does not propose to impact the wetland. The applicant will be required to provide documentation that the wetland will stay viable following modification to the site for the construction or a wetland replacement plan shall be submitted if impact is anticipated to occur.

A payment-in-lieu of parkland dedication was noted in the amount of $40,161 as part of the approved preliminary plat. This was based on the values provided by the Blue Earth County Assessor's Office, which values industrial land at $60,000 per acre. Park dedication is 5% of the assessed unimproved value of the site as an industrial use. The applicant will be required to pay this fee alongside the Final Plat's approval.

Rezoning

The applicant is proposing to rezone the proposed two lot, a one-block area identified on the approved "The Station" preliminary plat and the purposed final plat from T-Transition to M-1, Light Industrial. As the property has not yet been annexed and given the zoning of T-Transition within the City of Mankato from the current Mankato Township zoning of AG, Agricultural, the rezoning would occur proceeding the annexation of the subject property into the City of Mankato.

The proposed rezoning is consistent with the underlying land use, as it is designated for Light Industrial land uses.

The proposed rezoning is consistent with the M-1, Light Industrial District zoning of the parcels located to the south of the subject properties.

The purpose of the rezoning request is to allow for the development and operation of commercial condos intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, the applicant requests the property be rezoned to M-1. This request is guided by the City of Mankato's future land use map M-1. The applicant states that the proposed amended zoning will further the industrial land use goals of the City of Mankato Land Use Plan by

promoting new industrial development while minimizing any adverse effects on other properties nearby. The applicant further states that their project promotes quality design standards and provides opportunities for industrial park development. The applicant attests that the proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. Stating that, whilst the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses.

Planned Unit Development

A Planned Unit Development is being sought to allow flexibility for shared utilities and for an appropriate roadway network to serve the proposed development. The applicant is requesting this flexibility in order to provide the operation of commercial condos with shared access-ways and utilities in the M-1 Zoning District.

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent.

The drive-lanes within the development are to be privately installed and will be subject to a maintenance agreement. The maintenance agreement shall address snow removal from the property and maintenance of landscaping and other common areas, including the future replacement of the private road, storm water facilities, and private utilities.

The applicant will be required to adhere to the terms of the subdivision agreement including completion of any public improvements adjacent to the property. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all parking and driving surfaces, shared utilities, and stormwater facilities are constructed and approved by the City of Mankato and the roadway improvements for "Station Trail" are completed.

A narrative detailing waste/ trash storage and disposal on-site will need to be provided prior to approval of the Planned Unit Development.

Conditional Use Permit

The applicant is seeking a Conditional Use Permit to allow for a display area and retail sales in a warehouse space and a professional service office exceeding 10,000 Sq. Ft. in floor area within the M-1, Light Industrial District.

A professional service office larger than 10,000 sq. ft. is considered a Conditional Use in the M-1 Zoning District. A showroom is defined as a warehousing & wholesale businesses are Conditional Uses in the M-1.

The Rickway Carpet Office & Showroom spaces share a common area. This common area is estimated at 10,208 Sq. Ft. As the floor area of this space exceeds 10,000SF, such a use is considered Conditional within the M-1, Light Industrial Zoning District.

The site plans provided show the construction of a new 36,400 Sq. Ft. warehouse, office, and showroom for Rickway Carpet on the northern portion of Lot 1 of the subject property. Also on lot 1, but on the southern extent of the lot, a 1,800 Sq. Ft. trash storage building is shown. On Lot 2, 11 six-plex commercial condo buildings are proposed and arranged inward toward the drivelane and parking areas.

Exterior elevations for the six-plex commercial condos and trash building have not been provided as part of the application materials. Floor Plans provided appear to show insulated metal wall panels and metal roof panels.

Exterior elevations have been provided for the Rickway Carpet building. Exterior finished for the structure include insulated metal wall panels colored brown with a "sand pebble finish", insulated metal wall panels colored light gray with a "sand pebble finish", pre-finished metal roof panels, aluminum windows, metal overhead garage doors, Verseta accent stone, and an aluminum storefront. The front entry will be oriented northward.

Floor Plans for the trash building have not been provided. Floor plans for the commercial condo buildings show six condo units/suites arranged end on end with a large overhead door, entry door and two windows, an optional mezzanine with access staircase, an individual bathroom with sink and toilet, and a table with a sink.

Floor Plans for the Rickway Carpet show 10 enclosed spaces for office or conference use, two individual bathrooms, two inaccessible enclosed spaces, a large open area for the "showroom" with windows and an entry area, and a 25,562 Sq. Ft. warehouse space with three overhead and entry doors.

The commercial condo units are proposed to be rented to individuals and businesses operating permitted uses within the M-1, Light Industrial District. Commercial Condo Uses will be reviewed as the property is developed, and allowed uses will be based on the Mankato City Code.

The applicant is constructing the buildings as described above. Each future tenant is required to have a separate building permit for each unit. Additionally, each tenant will be required to obtain a sign permit prior to installation of signage.

The Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM and have 23 employees.

Parking:
Proposed parking is based on a standard warehouse use for each commercial condo. The applicant states that they understand that parking will be evaluated on a per-unit basis as building permits are received by the City of Mankato for each commercial condo.

A total of 302 hard-surfaced off-street parking stalls are proposed to be constructed as part of the development. 294 standard stalls and 8 accessible parking stalls.

The applicant proposed 7 spaces for the warehouse and 11 spaces for the office space that serves Rickway Carpet.

The applicant proposes to provide 4 off-street parking stalls per commercial condo unit. With 66 commercial condo units, a total of 264 off-street parking stalls would be provided to serve the commercial condo units.

Annexation

The property is currently located in Mankato Township. The underlying land use plan, which guides future use of the subject property, shows the future land use of the property as, “Light Industrial.”

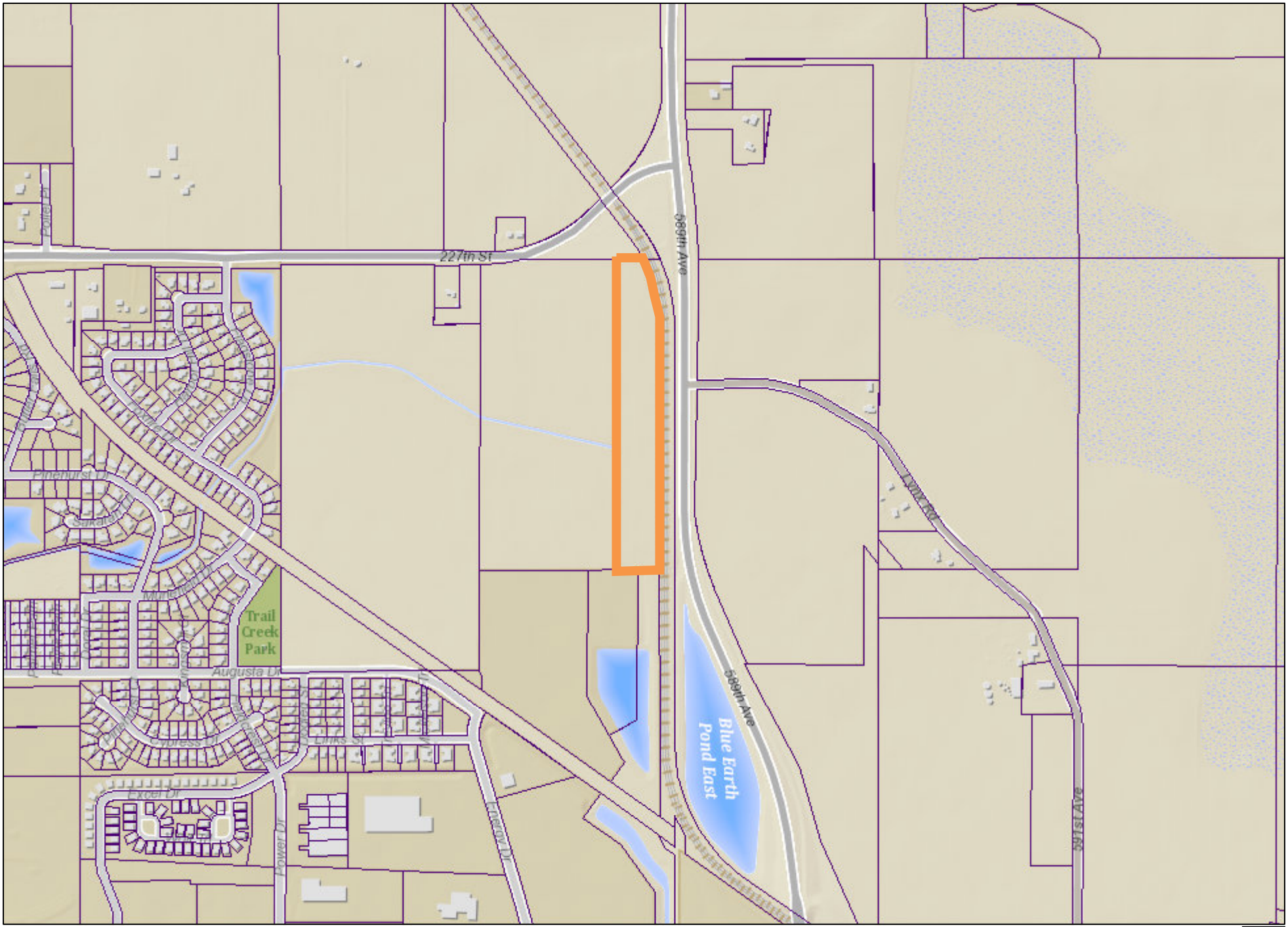
The proposed annexation area is approximately 13.39 acres. The property is currently located within Mankato Township, but is contiguous to the existing City of Mankato boundary and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township in 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned for light industrial use. This property is currently undeveloped and will be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

Attachments

General Location Map
Aerial Map
Preliminary Plat
Final Plat
Rezoning Maps
Site Plans
Existing Conditions

Exterior Elevations - Rickway Carpet
Floor Plan - Rickway Carpet
Floor Plan - Garage Condos
Landscaping Plans
Drainage & Utility Plans
Photometric Plan
Narrative
Annexation Map
Annexation Documents
Stormwater Report

General Location Map



Date: July 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.

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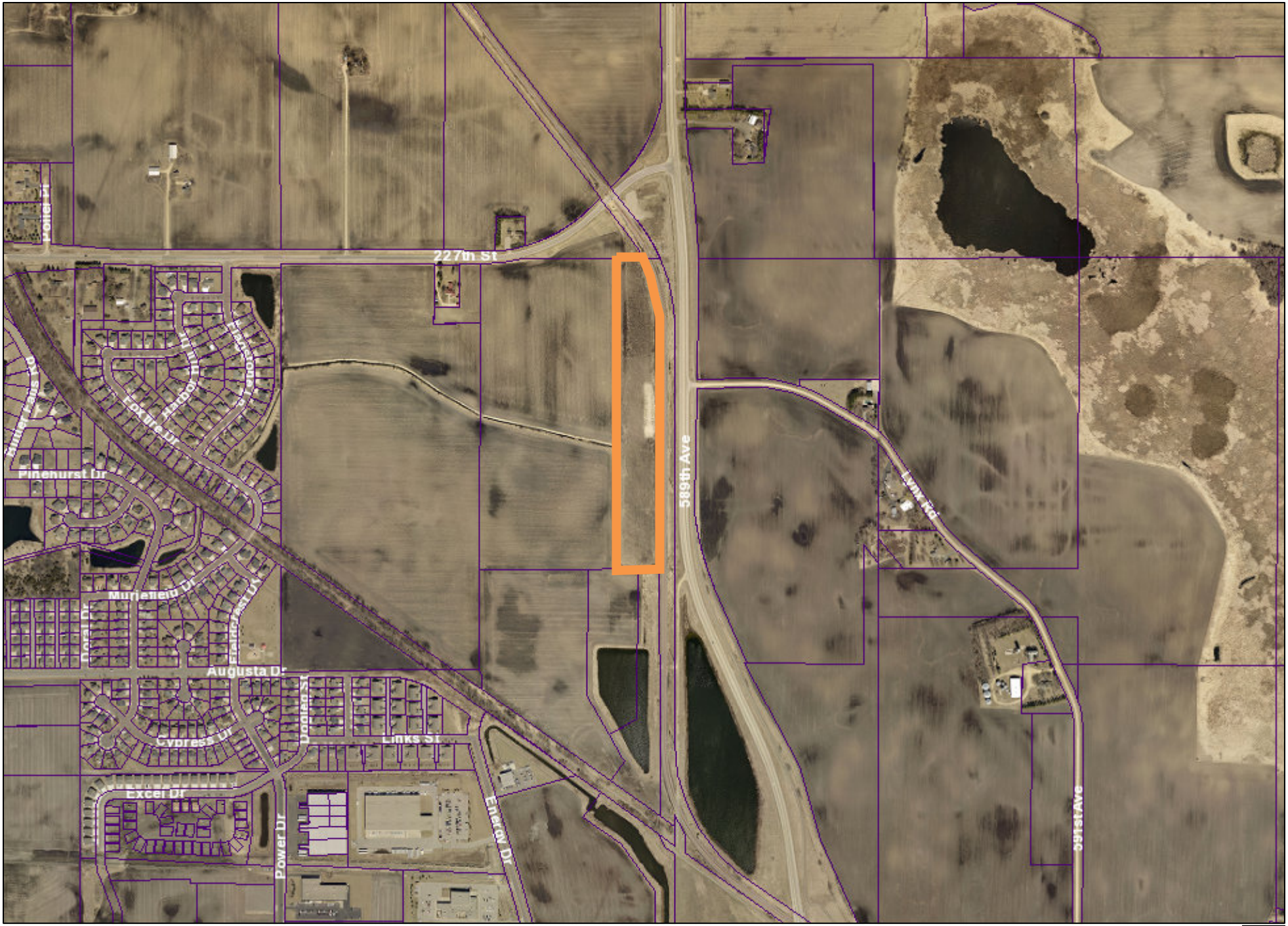
Aerial Map



Date: July 2025

Author:

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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 FRIETAG
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

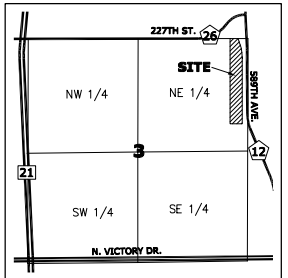
TOTAL PARKING SPACES AVAILABLE FOR THE 6-PLEXES:
DEDICATED SPACES IN LOTS = 128
BUILDING FRONT PARKING PER 6-PLEX WITHOUT OBSTRUCTING OH DOOR = 9 PER 6-PLEX = 99 TOTAL
TOTAL UNOBSTRUCTED SPACES = 227 SPACES
TOTAL UNITS = 66
TOTAL SPACES PER UNIT = 3.4
(ADDITIONAL 1 SPACE PER UNIT WHEN PARKING IN FRONT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

CONSTRUCTION PHASING

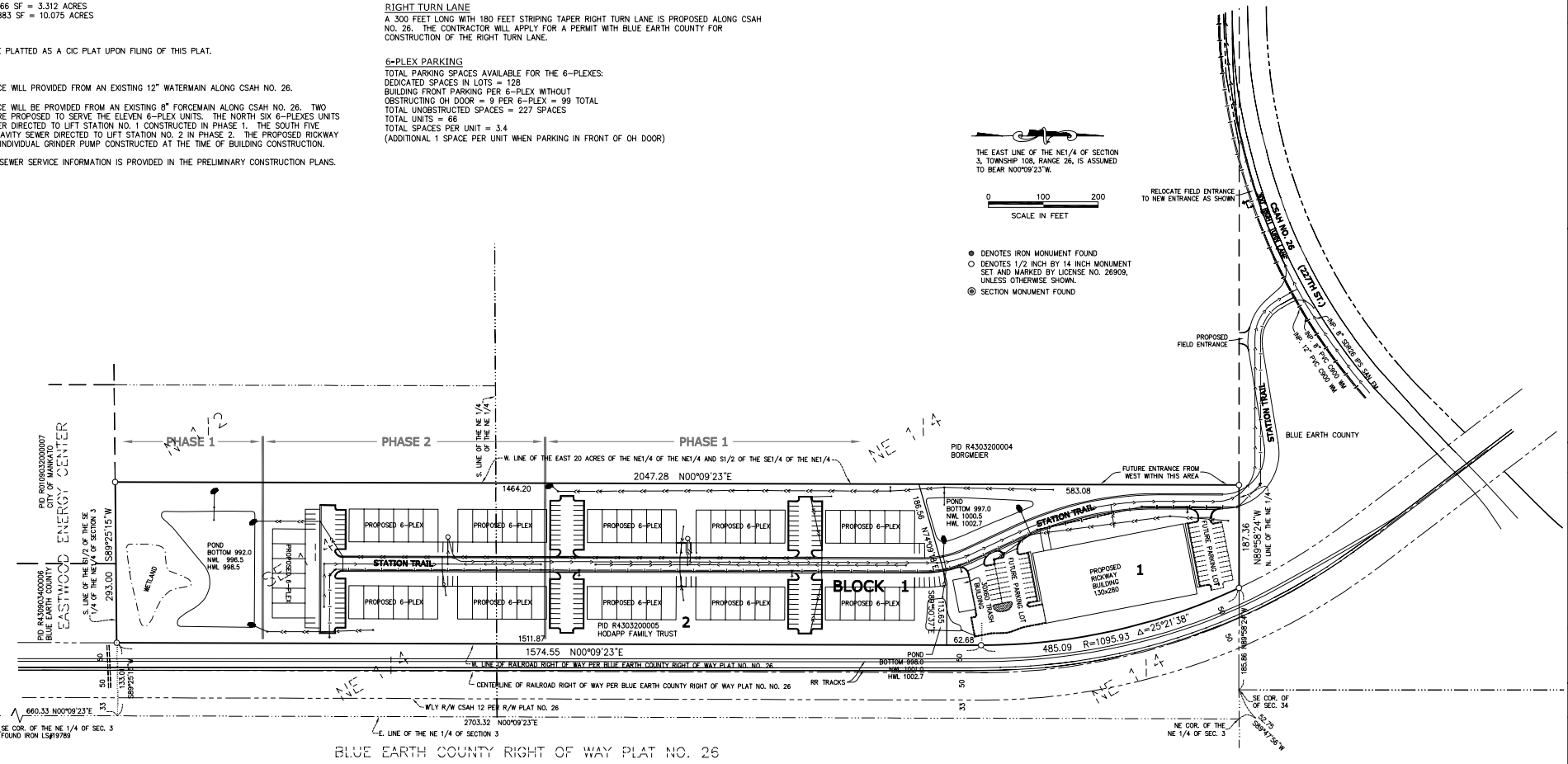
THE PROJECT WILL BE BROKEN INTO TWO PHASES AS DISCUSSED BELOW:

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 I. 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



VICINITY MAP
SEC. 3, T. 108, R. 26



BLUE EARTH COUNTY RIGHT OF WAY PLAT NO. 26

SISU
Land Surveying & Engineering
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification 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.

CURTISS J. KALLIO — REG. NO. 26909

DATE: 4/22/2024

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

SHEET TITLE & PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

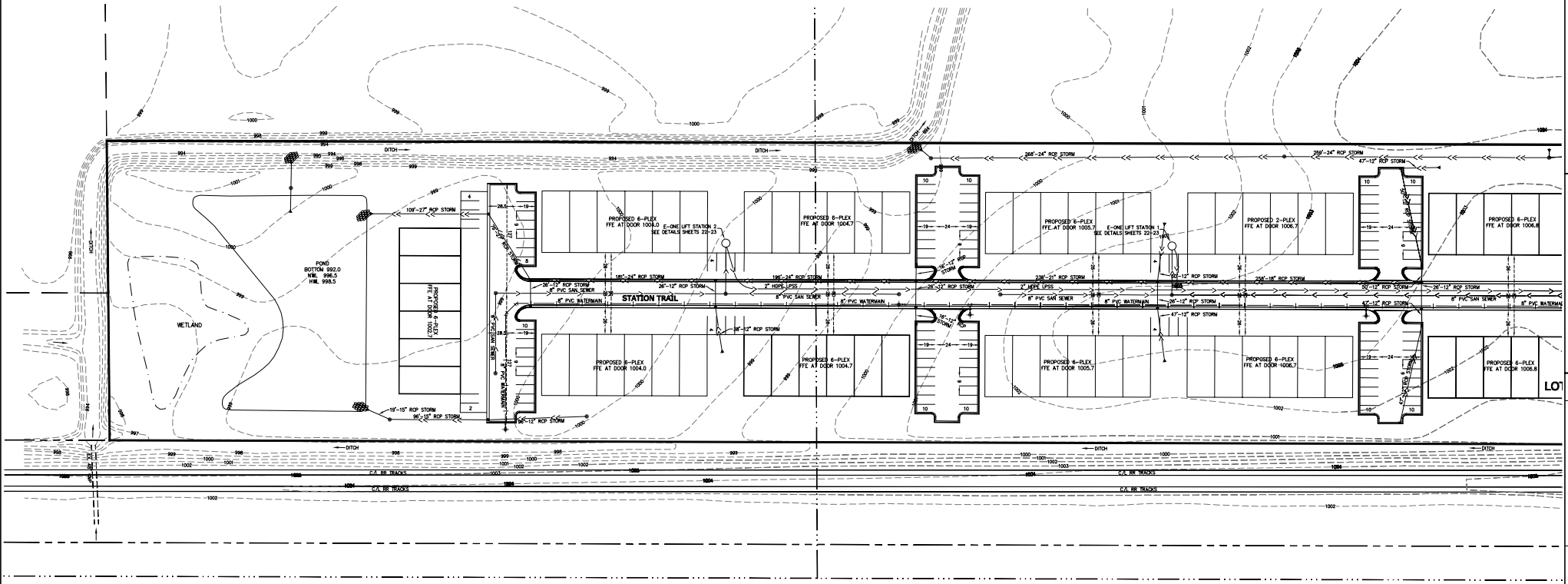
DATE	REVISION	BY

PROJECT NO: 202303

SHEET 1 OF 3 SHEETS

THE STATION

PRELIMINARY PLAT



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THE STATION
Mankato, MN

DATE	REVISION	BY

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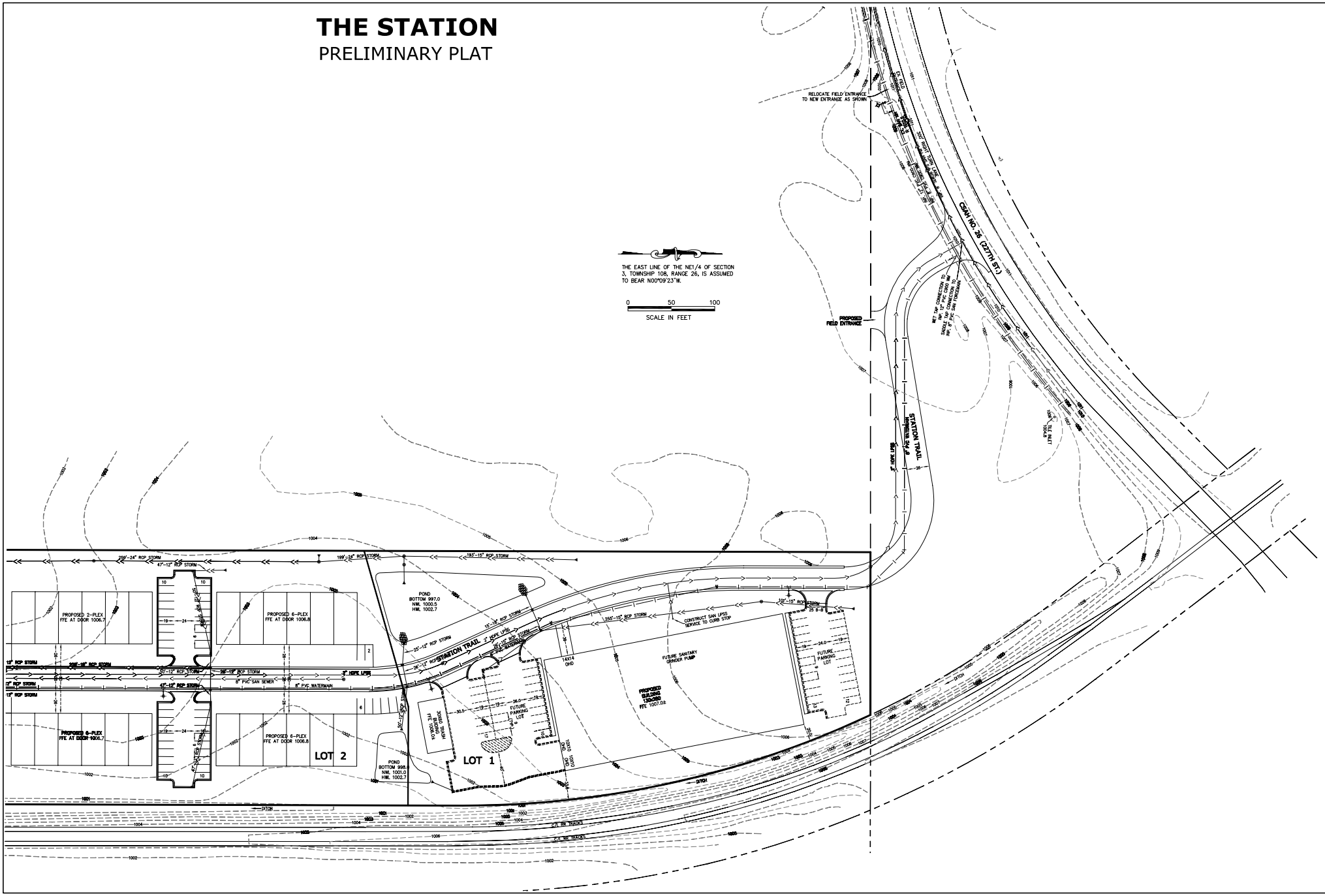
202303

SHEET 2 OF 3 SHEETS

THE STATION

PRELIMINARY PLAT



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Preliminary Plat
THE STATION
Mankato, MN

DATE	REVISION	BY

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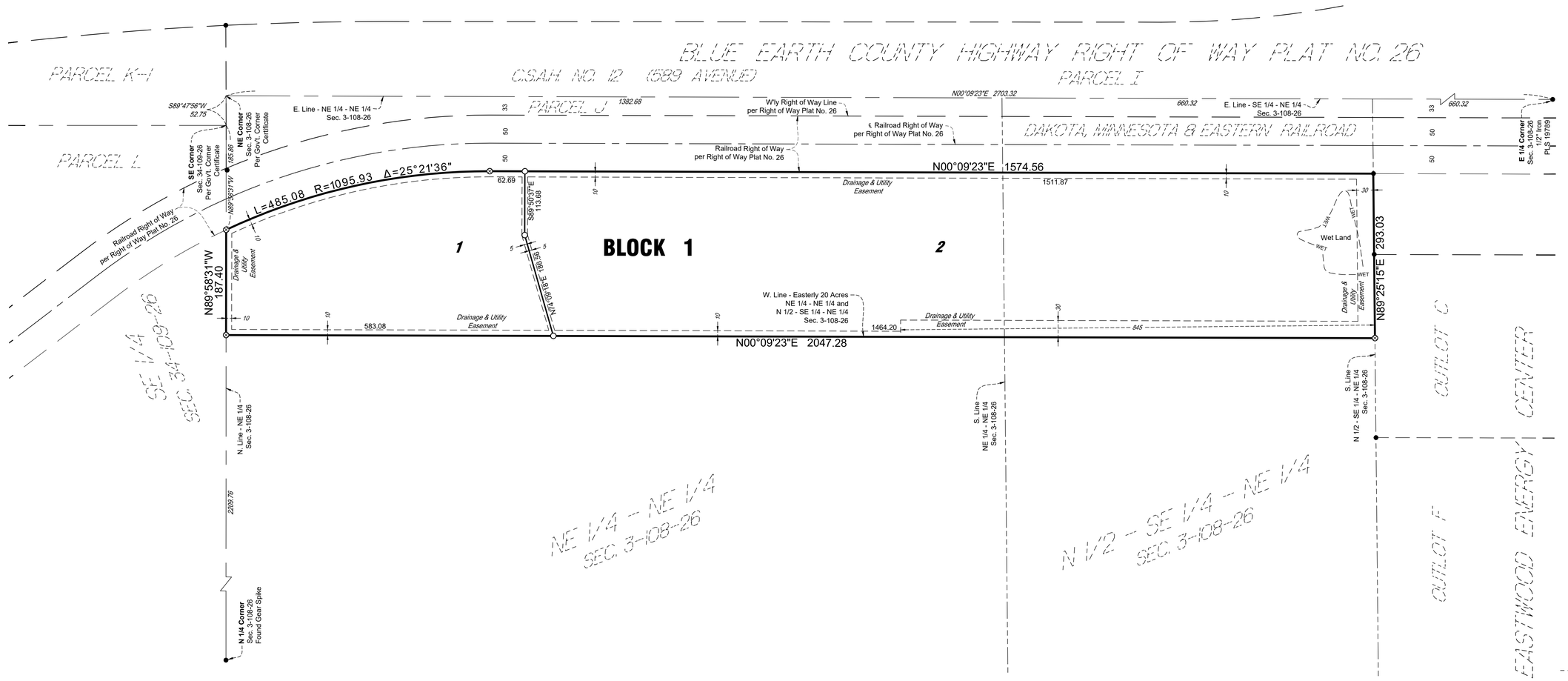
202303

SHEET 3 OF 3 SHEETS

FINAL PLAT FOR REVIEW

THE STATION

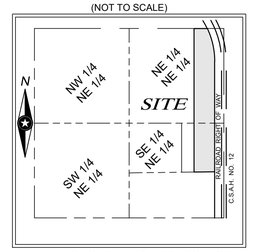


N

0 100 200

SCALE IN FEET

VICINITY MAP
(NOT TO SCALE)



NE 1/4 SEC. 3, TWP. 108, RGE. 26
Blue Earth County, Minnesota

BEARING NOTE:
The orientation of this bearing system is based on the east line of NE 1/4 of Sec. 3, Twp. 108, Rge 26. Said line bears North 00 degrees 09 minutes 23 seconds East.

LEGEND

- ● Iron Monument Found
- ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set before time of recording.
- ○ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set within one year of recording.
- — — WET — — — Wet Land Line

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That AJK Mankato Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

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.

Has caused the same to be surveyed and platted as **THE STATION** and does hereby dedicate to the public, for public use, the drainage easement as created by this plat.

In witness whereof said AJK Mankato Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: AJK Mankato Holdings, LLC

_____
Chief Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by _____, Chief Manager, of AJK Mankato Holdings, LLC, a Minnesota limited liability company.

_____
_____
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ryan E. Kotthoff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Ryan E. Kotthoff, Land Surveyor
Minnesota License No. 61565

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Ryan E. Kotthoff, Licensed Land Surveyor.

_____
Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2030

MANKATO PLANNING COMMISSION

Be it known that on this _____ day of _____, 20____, the Planning Commission of the City of Mankato did duly review this plat of **THE STATION**.

_____ _____
Chair Person Secretary

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **THE STATION**, was approved and accepted by the City Council of the City of Mankato, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor Clerk

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

_____
Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have ben paid and that the transfer has been entered on the land described herein on the _____ day of _____, 20____.

_____
Blue Earth County Property and Environmental Resources Director

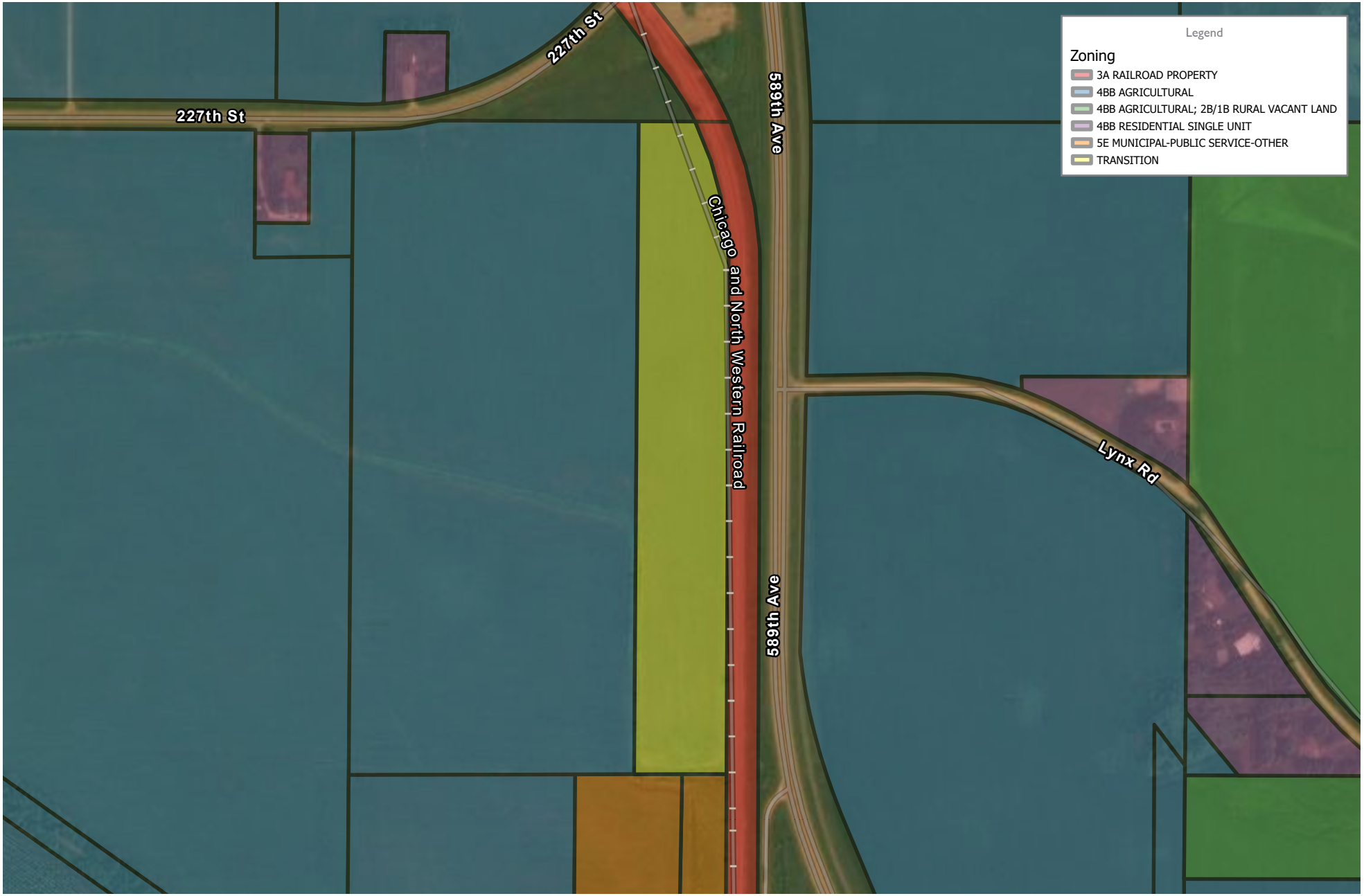
COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of **THE STATION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, page _____, as Document No. _____.

_____
Blue Earth County, County Recorder

ISG

JOB # 32735 DATE: 7/2025



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Thursday, July 3, 2025

Project Number 32735

0 285 570 Feet

1:7,000

N

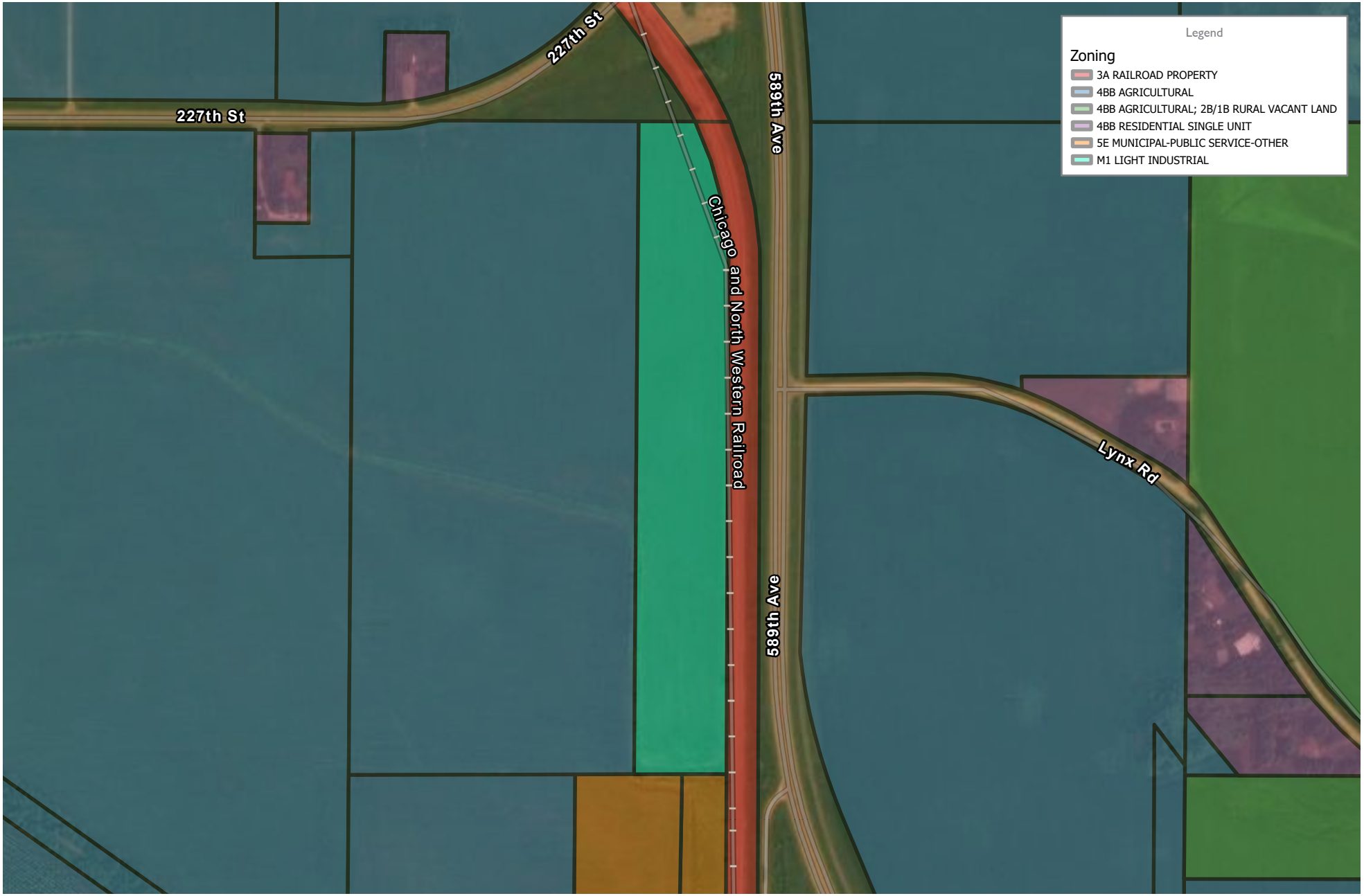
Existing Zoning

The Station - Rezoning Maps

Mankato, Minnesota

Source(s):
Imagery (ESRI)
Parcels (Blue Earth County)

ISG



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Thursday, July 3, 2025

Project Number 32735

0 285 570 Feet

1:7,000

N

Proposed Rezoning

The Station - Rezoning Maps

Mankato, Minnesota

Source(s):
Imagery (ESRI)
Parcels (Blue Earth County)

ISG

SITE SUMMARY

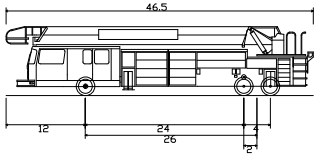
PROJECT ADDRESS/LOCATION:	CSAH 26 MANKATO, MINNESOTA 56001
ZONING:	XXX
SITE/LOT AREA:	546,395 SF (12.5 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'

PARKING DATA

LAND USE CLASSIFICATION	WAREHOUSING AND GENERAL OFFICE
PARKING SPACES REQUIRED (CODE)	WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	88 UNITS: 264 SPACES + 1 WAREHOUSE: 7 SPACES + 2,550 SQ. FT. OFFICE AREA: 11 SPACES = 282 SPACES
PARKING STALLS PROVIDED	
STANDARD	294
ACCESSIBLE	8
TOTAL	302

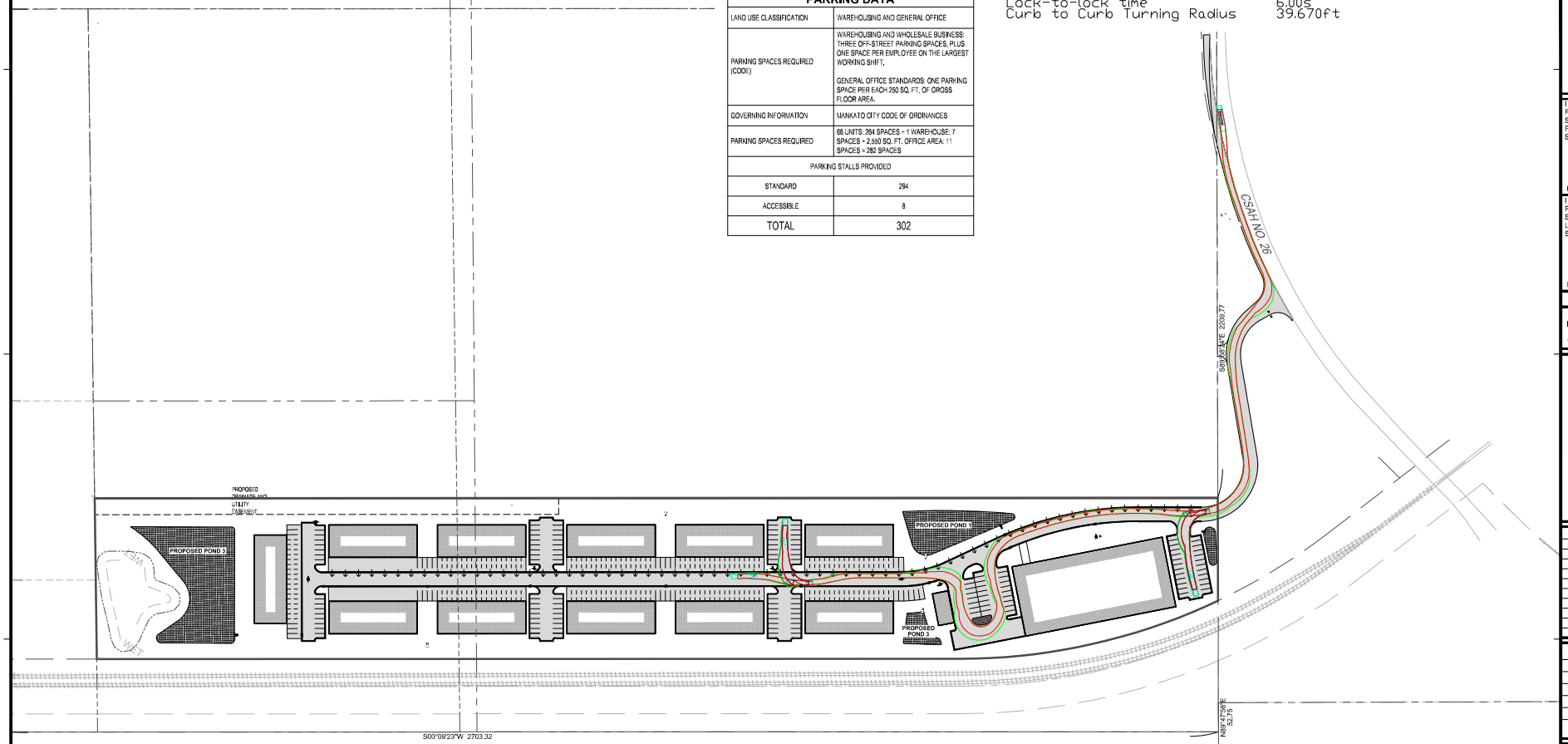


Mankato Fire Truck (Ladder)

Overall Length	46.500ft
Overall Width	8.200ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	39.670ft

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

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DATE _____ LIC. NO. _____

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DATE _____ LIC. NO. _____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

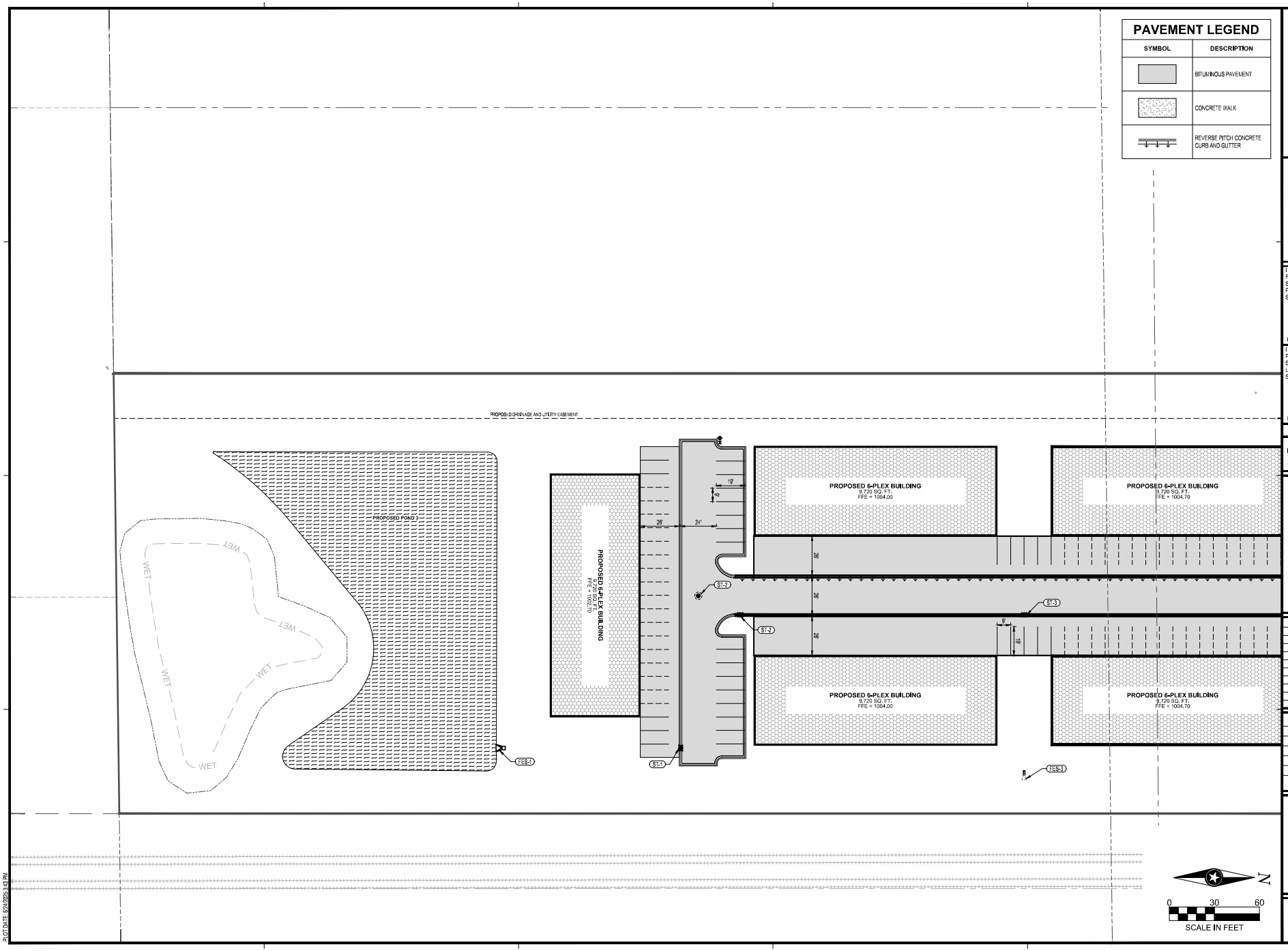
TITLE

OVERALL SITE PLAN

SHEET

C3-10

PLOT DATE: 6/24/2025 3:48 PM



PAVEMENT LEGEND

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

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PLAN

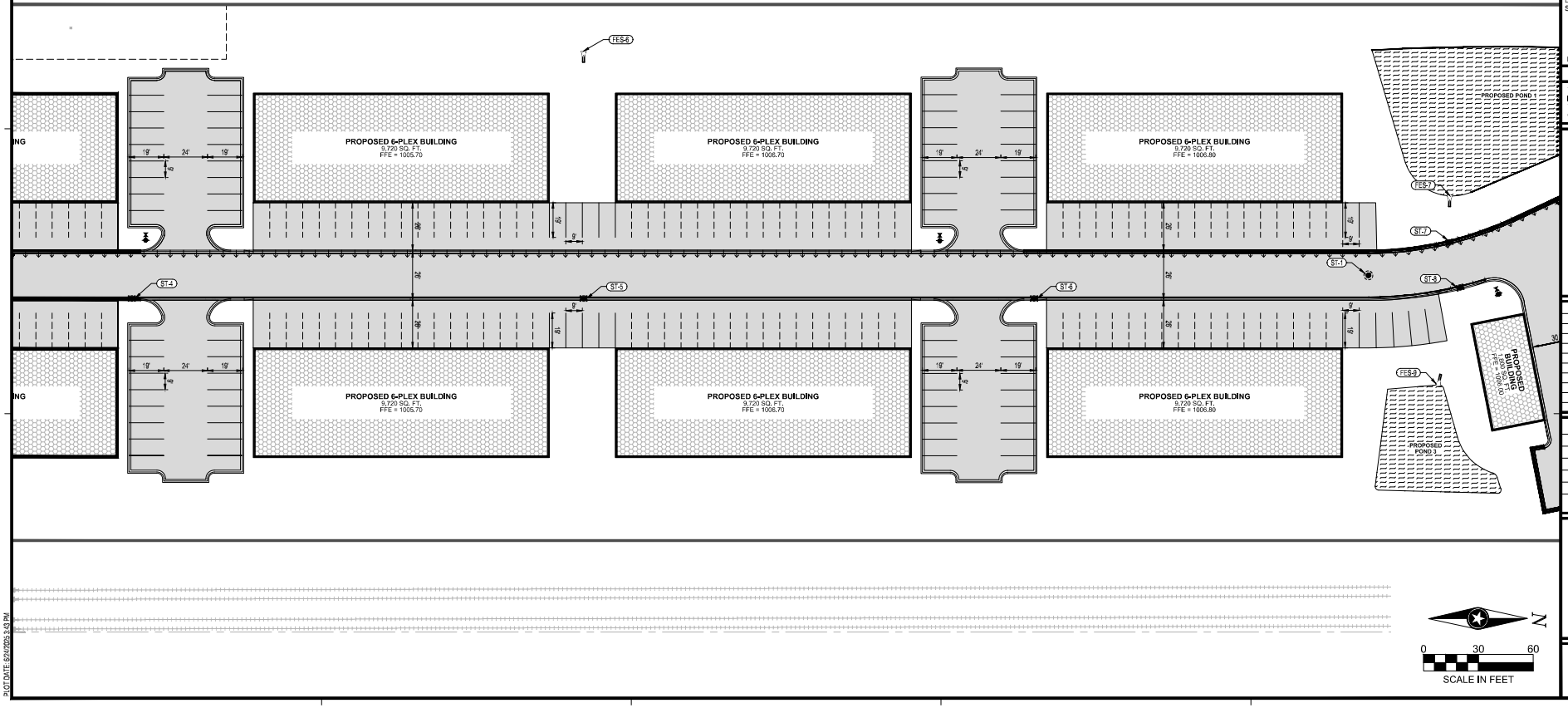
SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 1:43 PM



PAVEMENT LEGEND

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

N

0 30 60

SCALE IN FEET

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PLAN

SHEET

C3-21

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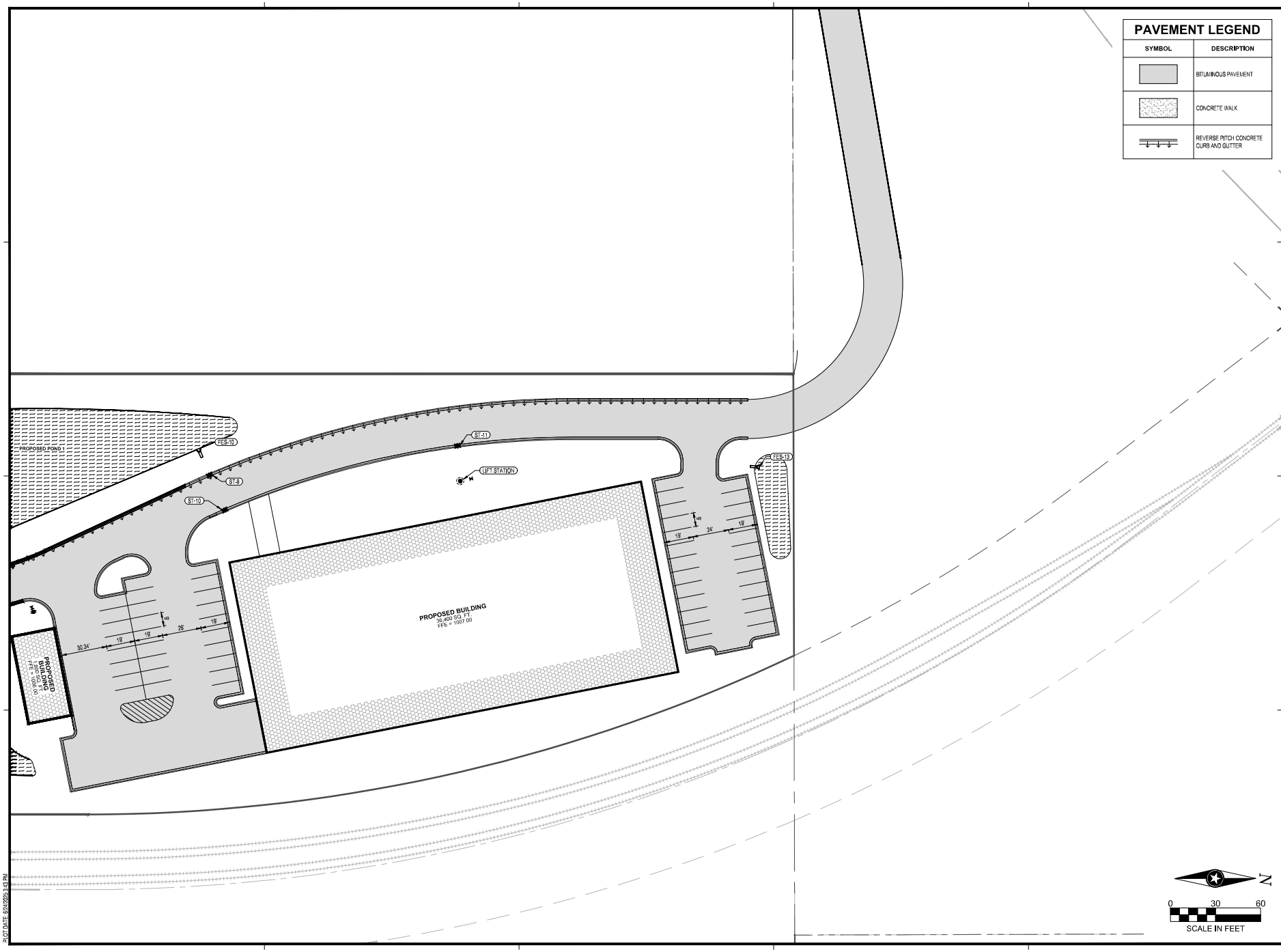

PAVEMENT LEGEND

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

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PLAN

SHEET

C3-22

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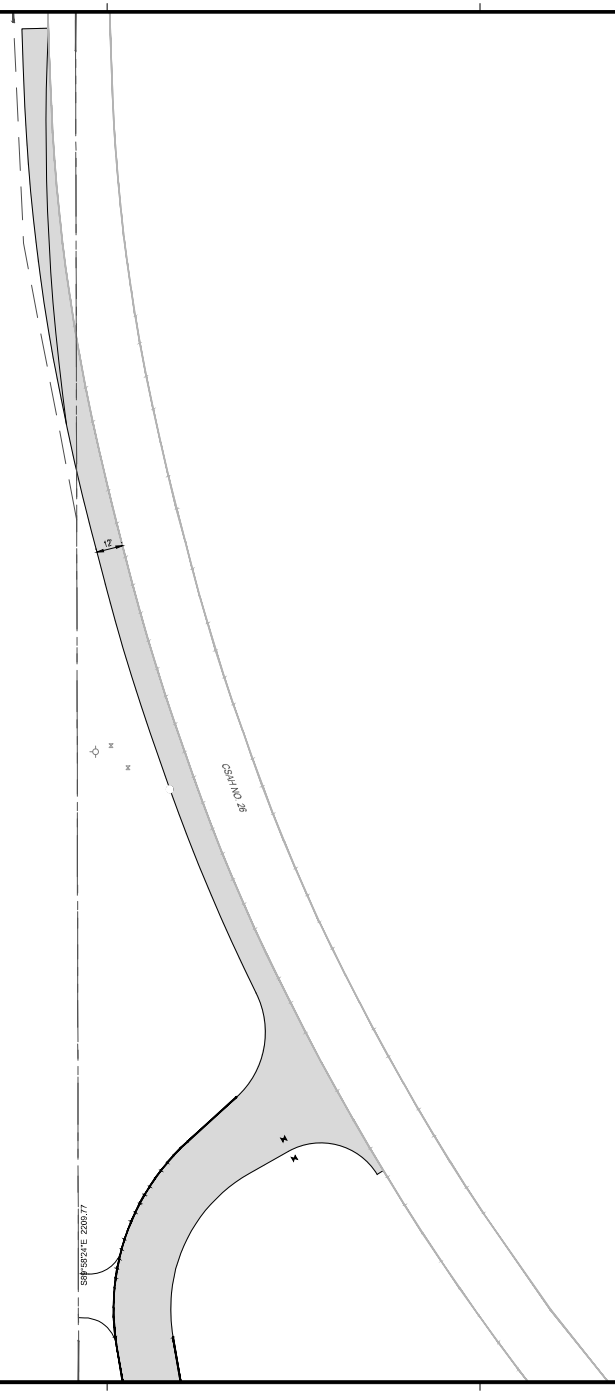
PLOT DATE: 6/24/2025 1:43 PM



PAVEMENT LEGEND

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

N

0 30 60

SCALE IN FEET

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PLAN

SHEET

C3-23

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PRELIMINARY NOT FOR CONSTRUCTION

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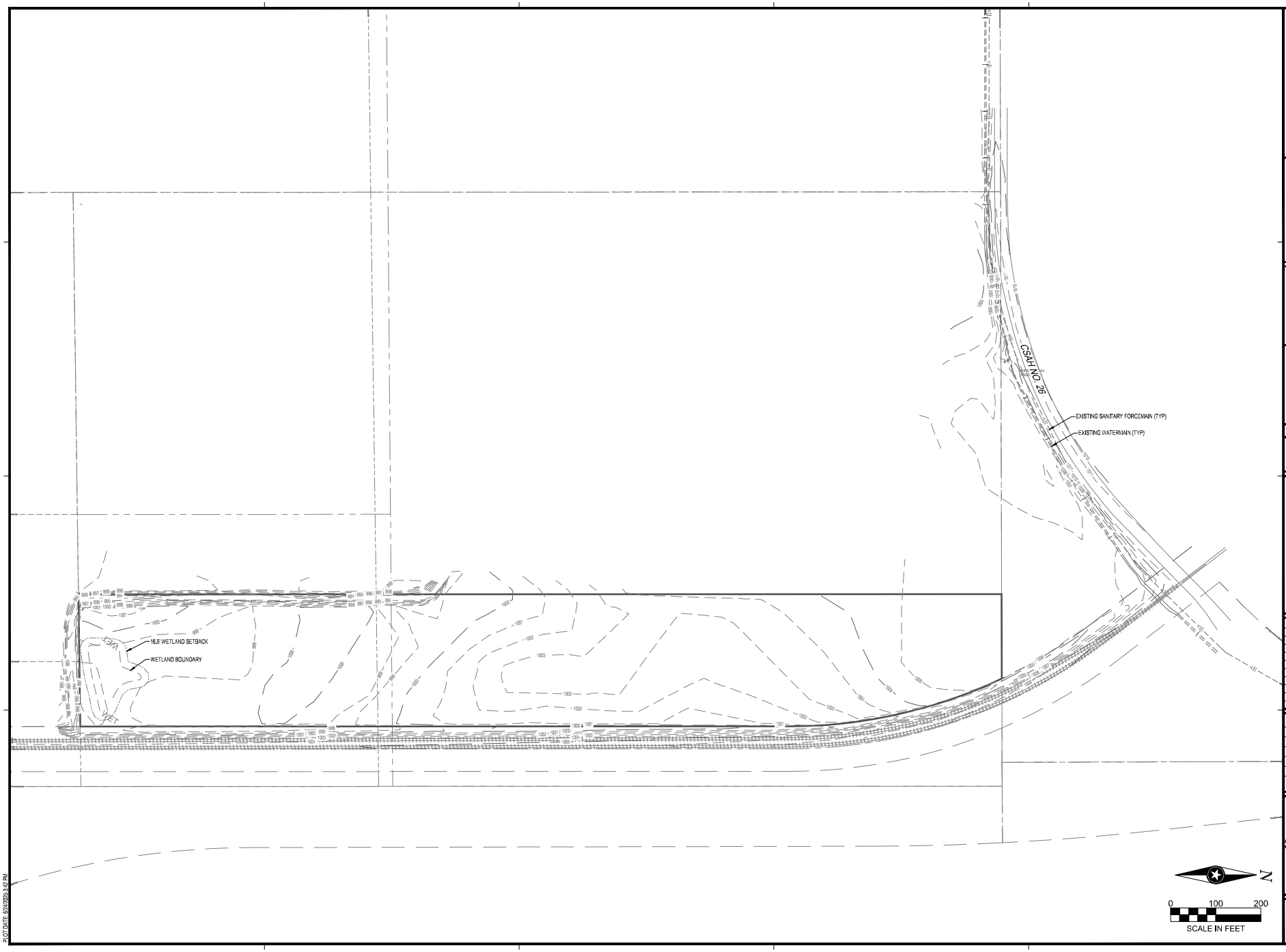

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

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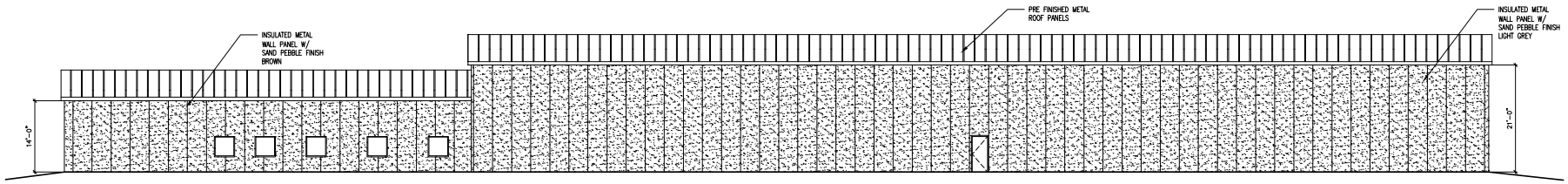
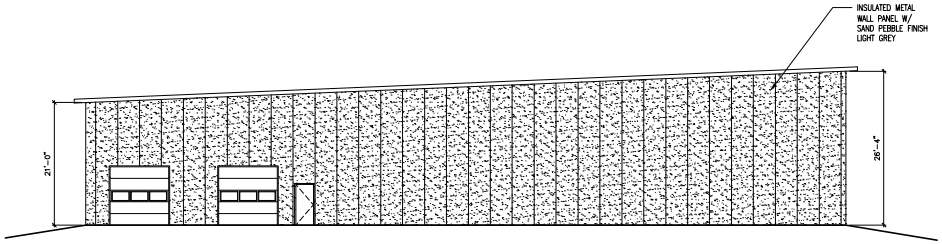
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:42 PM



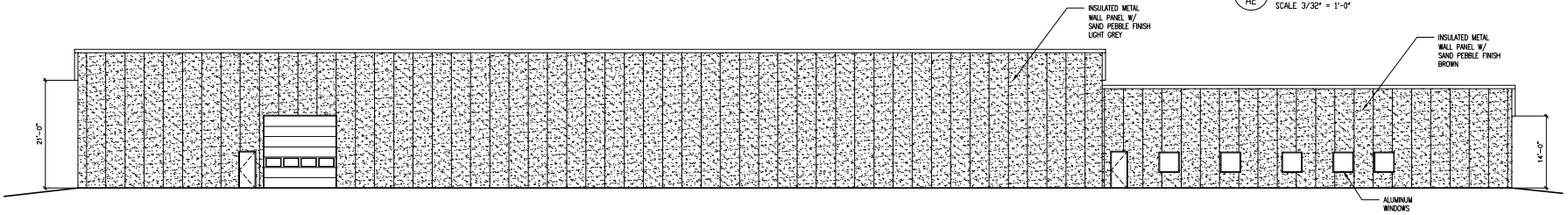
4 A2 EAST ELEVATION

SCALE 3/32" = 1'-0"



3 A2 SOUTH ELEVATION

SCALE 3/32" = 1'-0"



2 A2 WEST ELEVATION

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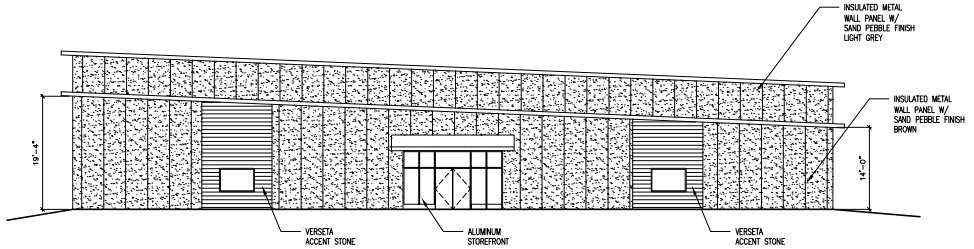


1 A2 NORTH ELEVATION

SCALE 3/32" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY CARPET

NEW BUILDING

MANKATO, MN 56001

RDS ARCHITECTS

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. Richard D. Stortlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	06-22-2025

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

ELEVATIONS
WALL SECTIONS

PROJ. NO.: C2518
DATE: 06-22-2025
DRAWN BY: AMS
CHECKED BY:

A2

RICKWAY CARPET

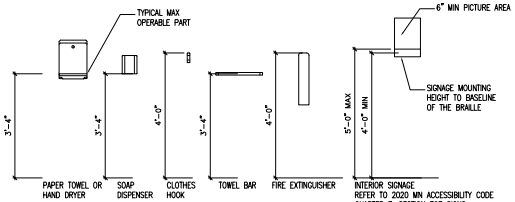
NEW BUILDING

REFERENCES

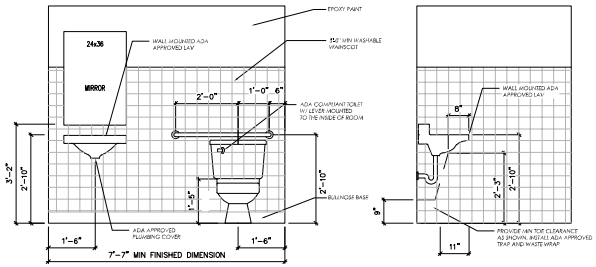
Section No. / Detail No. / Sheet No. — 1 / A10	TITLE
Section No. / Elevation No. / Sheet No. — 1 / A10	SECTION or ELEVATION (EXT.)
Elevation No. / Sheet No. — 1A / A10	ELEVATION (INT.)
ELEVATION EL 100'-0"	ELEVATION
ROOM TAG 100	ROOM TAG
100A	DOOR TAG
W-1	WINDOW TAG
1J A3	GRID IDENTIFICATION
CPT | TILE	FLOORING CHANGE

MATERIALS

EARTH	STUD PARTITION (Plan View)
GRAVEL	GYPSUM BOARD
STONE (Elevation)	PLYWOOD
CONCRETE	DIMENSIONAL LUMBER
CMU	FINISH WOOD
BRICK	CERAMIC or QUARRY TILE
STONE	TERRAZZO
PRECAST CONCRETE PANEL	GLASS or GLAZING
BATT INSULATION	METAL
RIGID INSULATION	EXISTING CONSTRUCTION

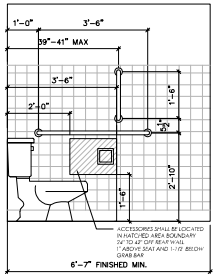


3 / A0 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"

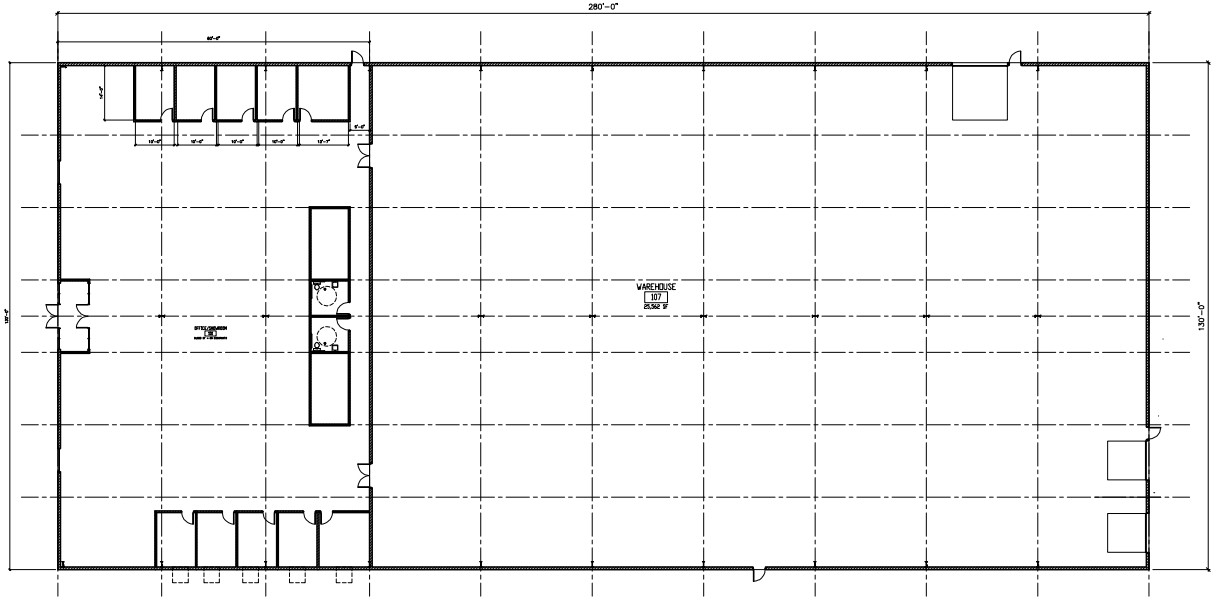


4 / A0 TYPICAL RESTROOM ELEVATION
SCALE 1/2" = 1'-0"

NOTE: ALL TOILET ACCESSORIES MOUNTED PER ADA REQUIREMENTS



5 / A0 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"



FLOOR PLAN

1 / A0 OVERALL FLOOR PLAN
SCALE 1/16" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY CARPET

NEW BUILDING

MANKATO, MN 56001

RDS ARCHITECTS

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Name. Richard D. Stortlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	06-22-2025

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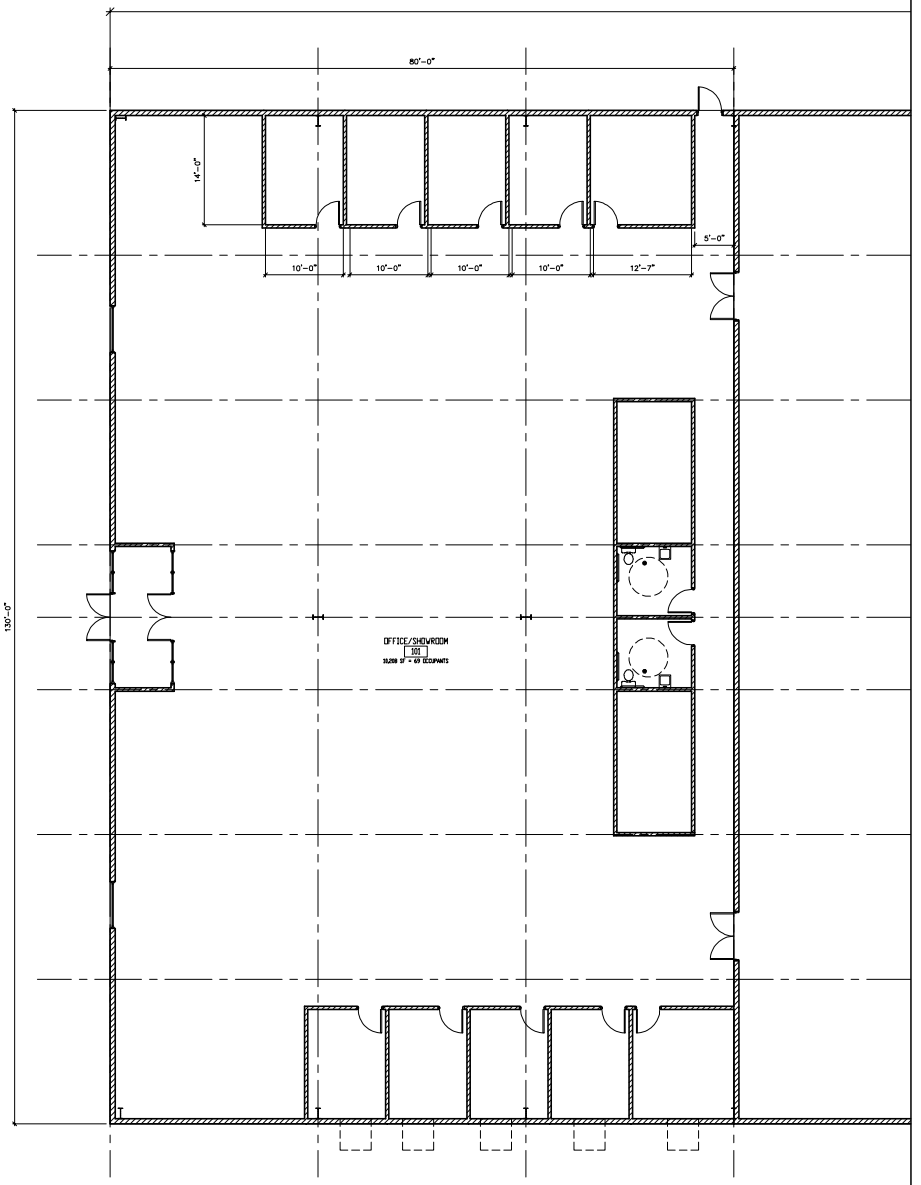
CODE REVIEW

PROJ. NO.:	C2518
DATE:	06-22-2025
DRAWN BY:	AMS
CHECKED BY:	

A0



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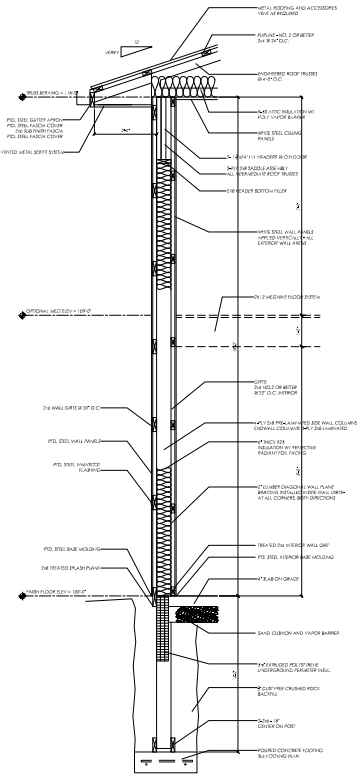
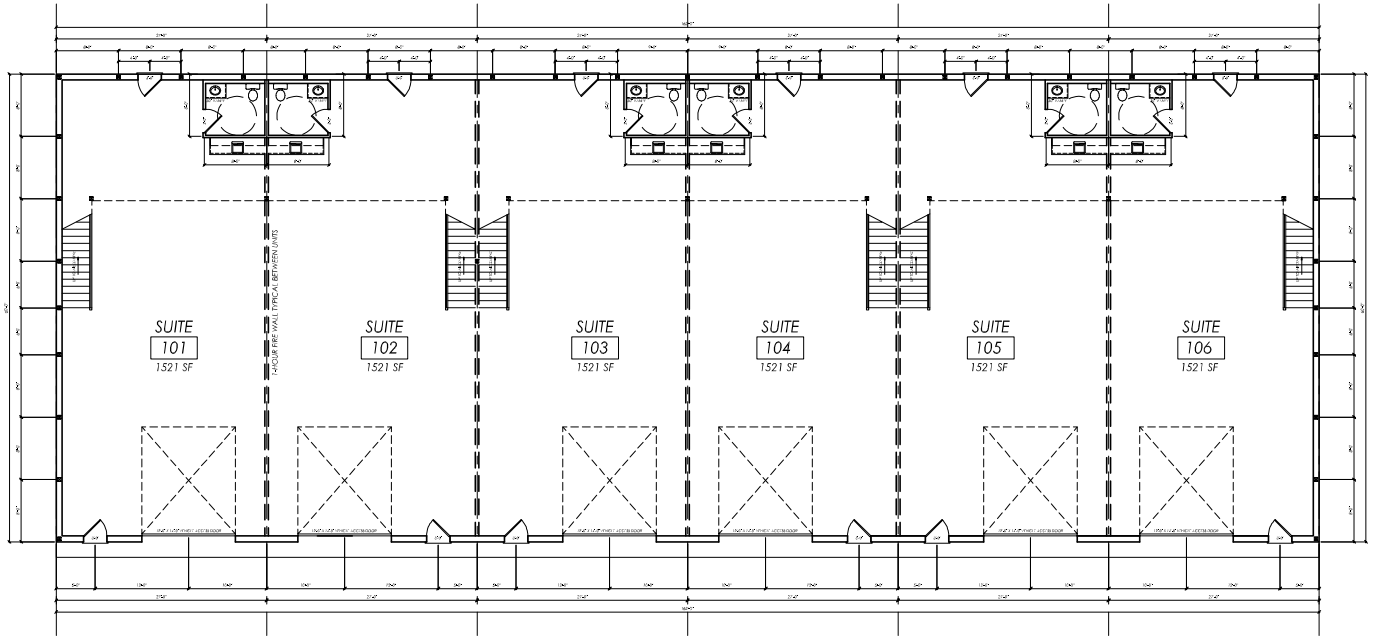
FLOOR PLAN

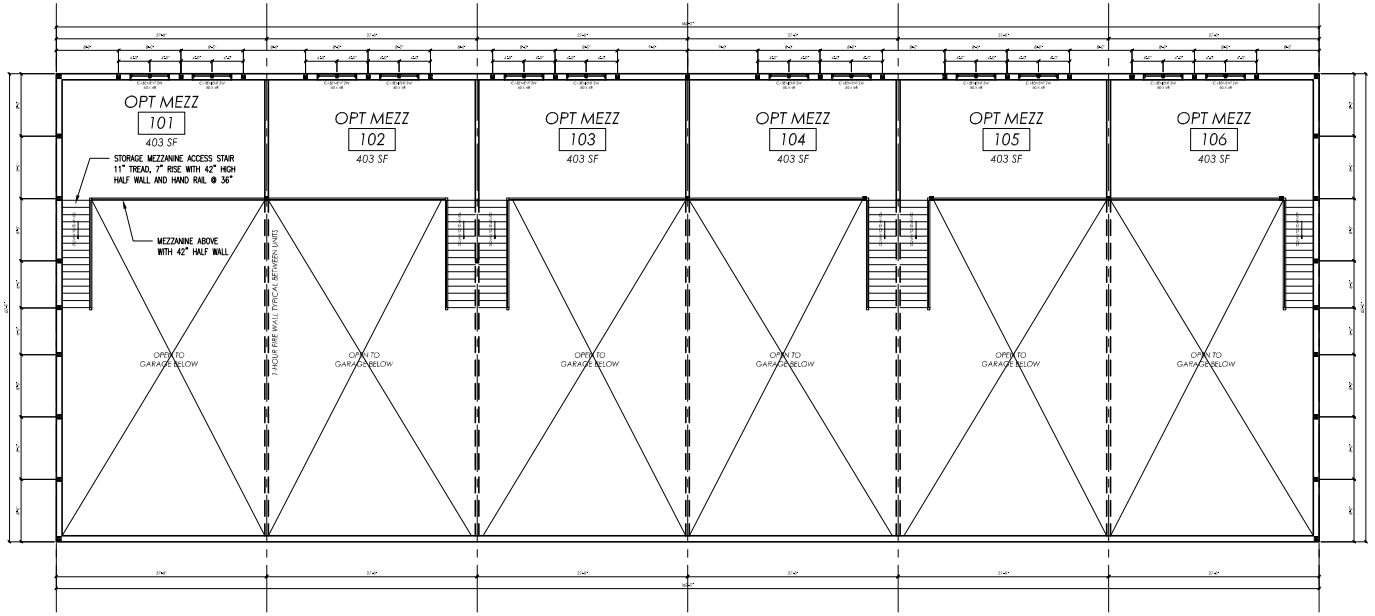
PROJ. NO.: C2518
DATE: 06-22-2025
DRAWN BY: AMS
CHECKED BY:

A1





FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

NICHE ARTISAN HOMES

GARAGE CONDO MASTER PLAN

MANKATO, MN 56001

RDS ARCHITECTS
4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628
763-550-2919 fax

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: Richard D. Storlien
Reg. No.: 21258
Date:

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	10-16-2023

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

FLOOR PLANS

PROJ. NO.: C2350
DATE: 10-16-2023
DRAWN BY: AMS
CHECKED BY:

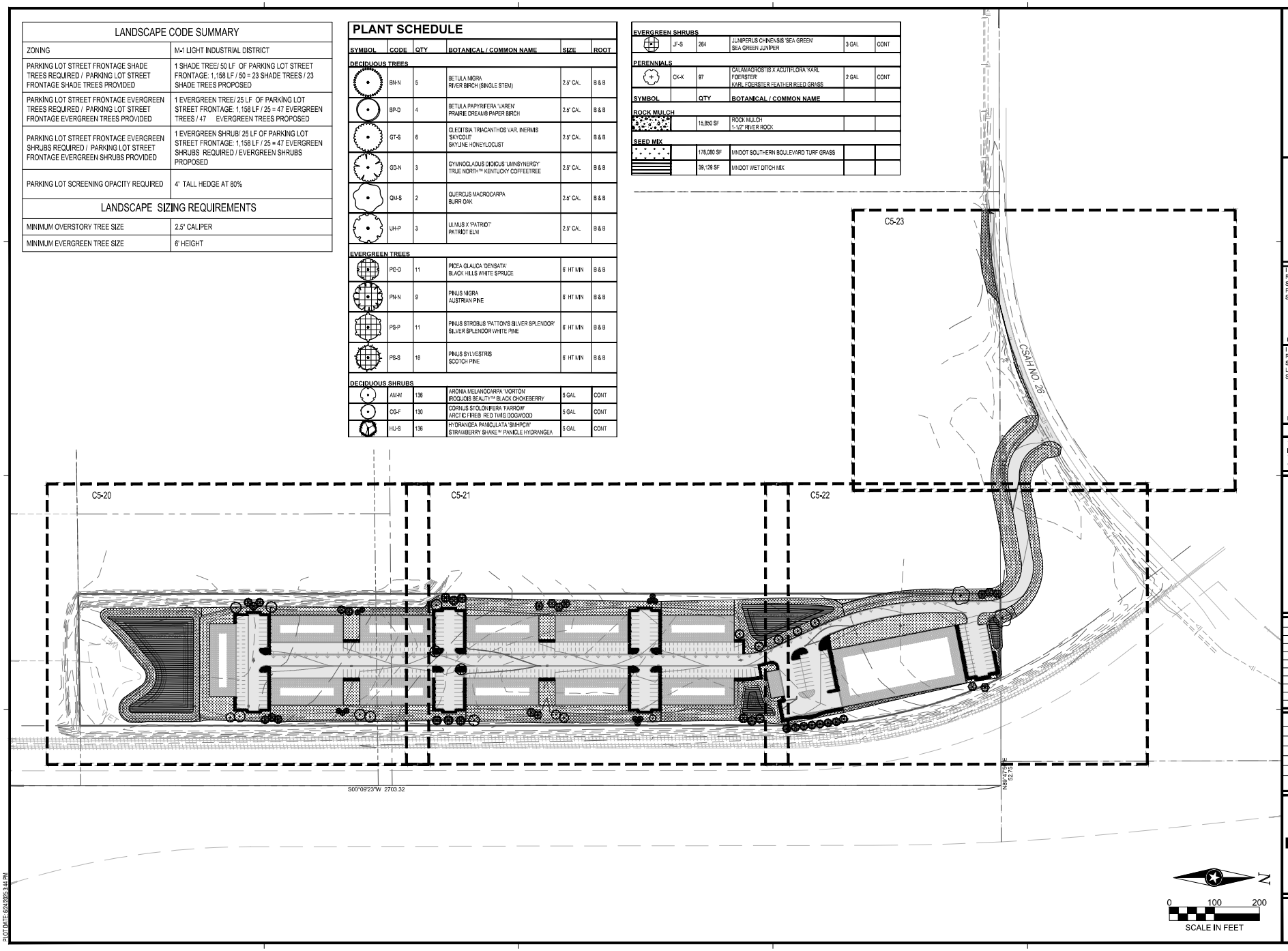
A2

LANDSCAPE CODE SUMMARY	
ZONING	M-1 LIGHT INDUSTRIAL DISTRICT
PARKING LOT STREET FRONTAGE SHADE TREES REQUIRED / PARKING LOT STREET FRONTAGE SHADE TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 50 = 23 SHADE TREES / 23 SHADE TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN TREES REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN TREES PROVIDED	1 EVERGREEN TREE/ 25 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 25 = 47 EVERGREEN TREES / 47 EVERGREEN TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 25 = 47 EVERGREEN SHRUBS REQUIRED / EVERGREEN SHRUBS PROPOSED
PARKING LOT SCREENING OPACITY REQUIRED	4' TALL HEDGE AT 80%
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	5	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	BP-D	4	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	3	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	QM-S	2	QUERCUS MACROCARPA BURR OAK	2.5" CAL	B & B
	UH-P	3	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PC-D	11	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	9	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-P	11	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	16	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	136	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	130	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	136	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT

EVERGREEN SHRUBS					
	JF-S	264	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	97	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		15,850 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		178,080 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		39,129 SF	MNDOT WET DITCH MIX		



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10

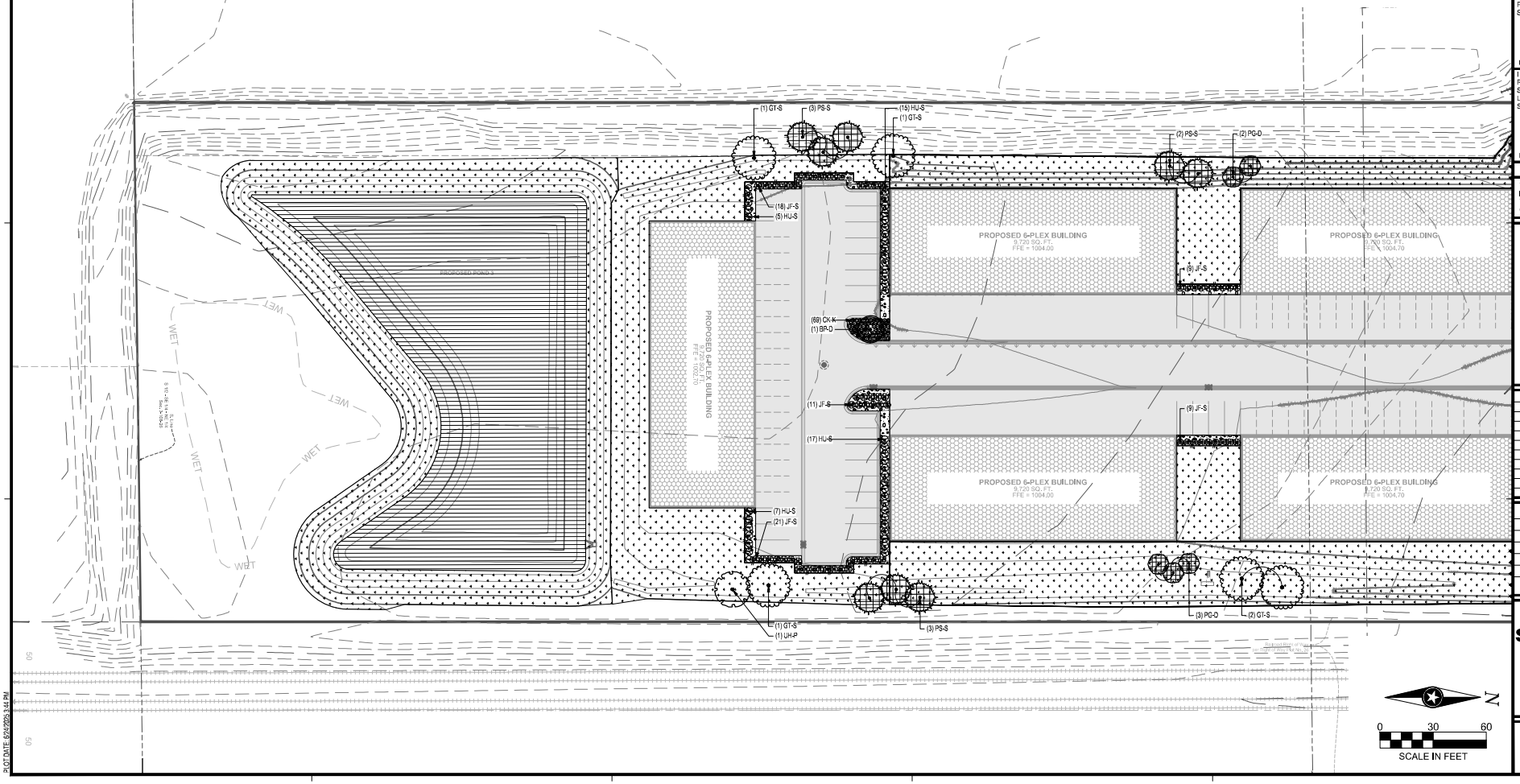
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM

PLANT SCHEDULE C5-20

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BP-D	1	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	5	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	UH-P	1	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	5	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PS-S	8	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	HU-S	44	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	68	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
	JF-S	68	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	69	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		3,098 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		56,723 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		25,060 SF	MNDOT WET DITCH MIX		



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

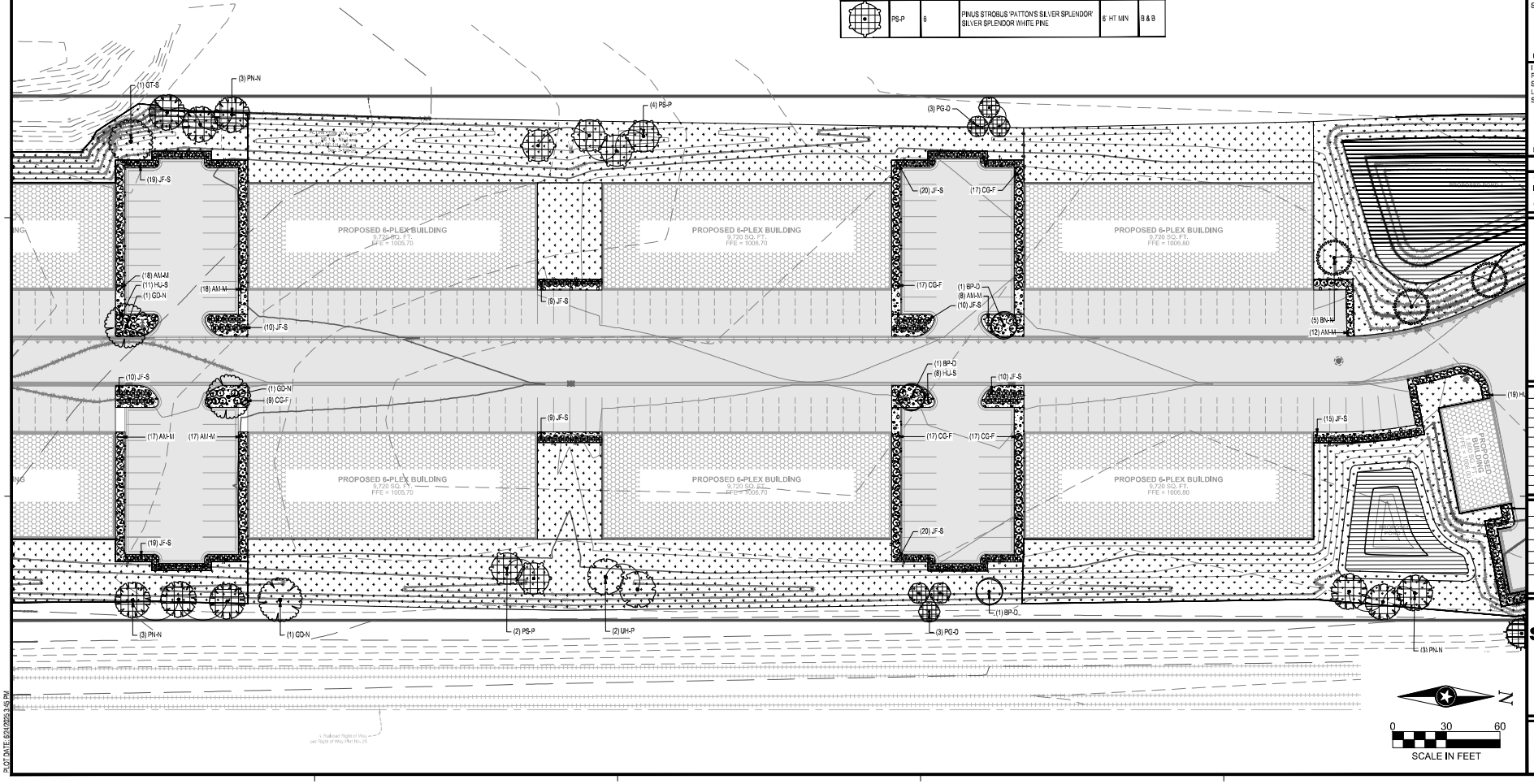
C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM

PLANT SCHEDULE C5-21

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	3	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	BP-D	3	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	3	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	2	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	6	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	9	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-P	6	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	1	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	93	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	77	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	53	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	151	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		8,182 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		78,886 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		12,882 SF	MNDOT WET DITCH MIX		



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

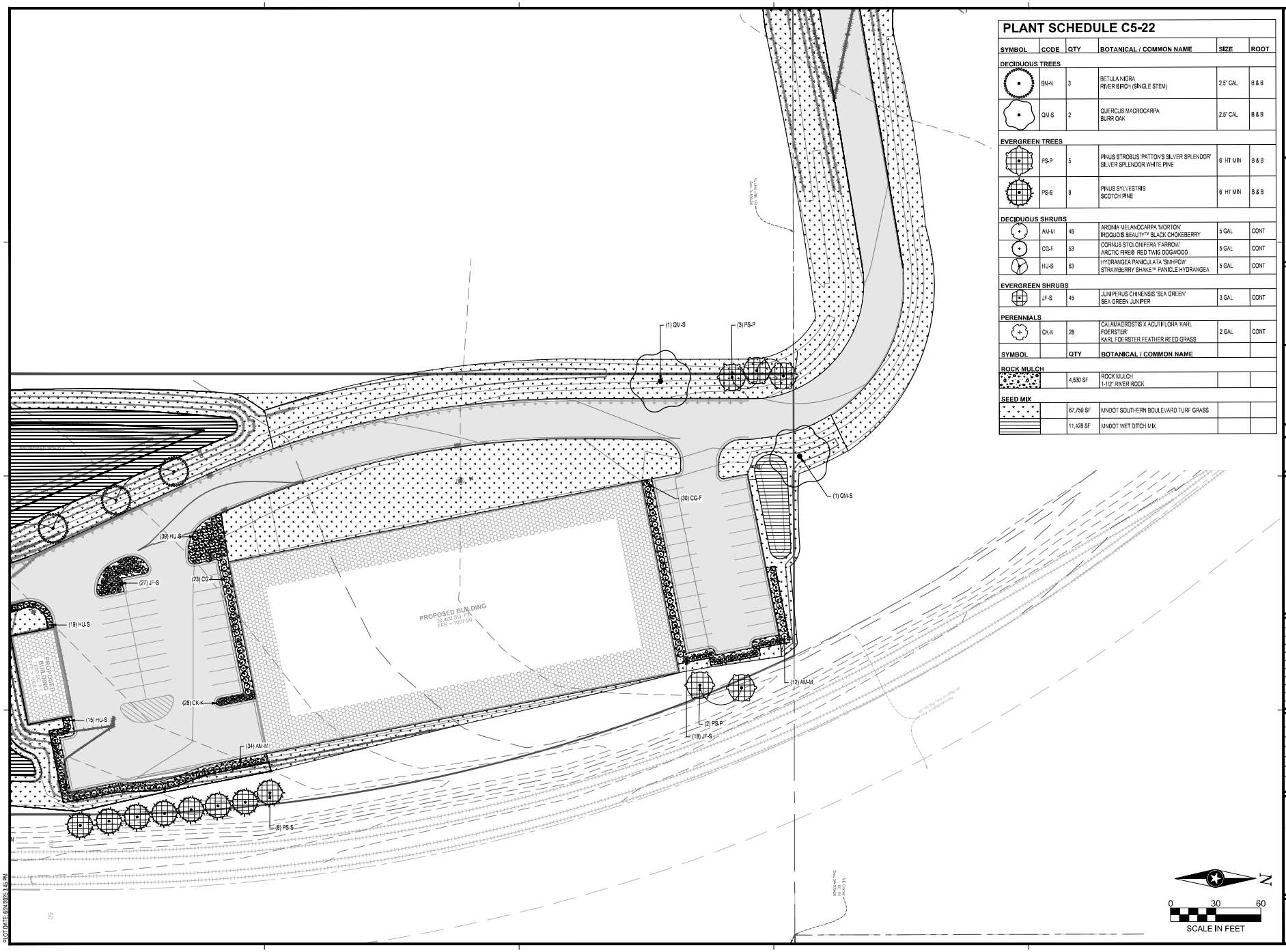
SITE RESTORATION AND PLANTING PLAN

SHEET

C5-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 1:45 PM



PLANT SCHEDULE C5-22

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	3	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	QM-S	2	QUERCUS MACROCARPA BURR OAK	2.5" CAL	B & B
EVERGREEN TREES					
	PS-P	5	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	8	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	46	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	53	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	83	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	45	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	28	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		4,630 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		67,759 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		11,428 SF	MNDOT WET DITCH MIX		

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:45 PM

PLANT SCHEDULE C5-23		
SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	15,251 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS

N

0 30 60

SCALE IN FEET

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TITLE

SITE RESTORATION AND PLANTING PLAN

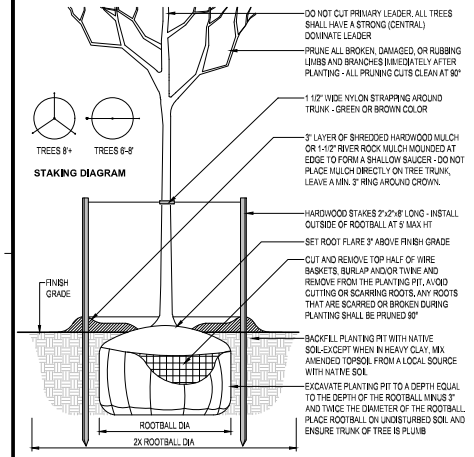
SHEET

C5-23

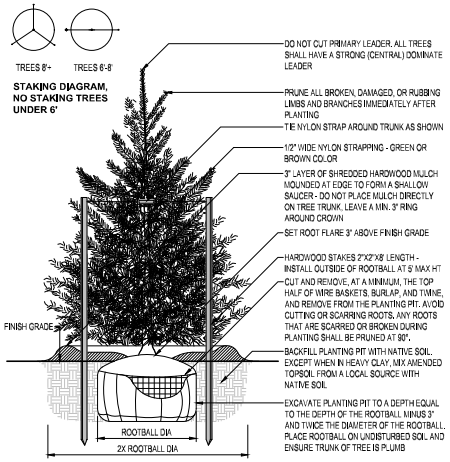
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

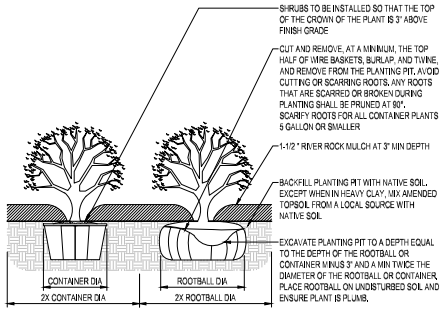
PLOT DATE: 6/24/2025 3:45 PM



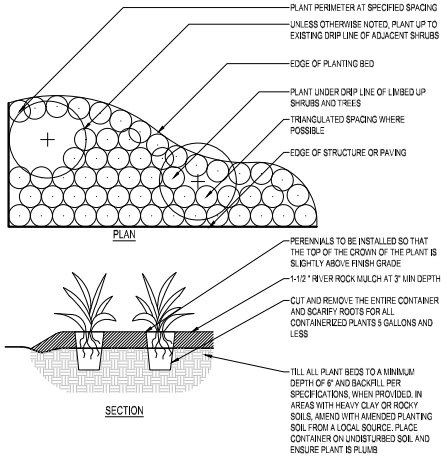
DECIDUOUS TREE PLANTING
NTS



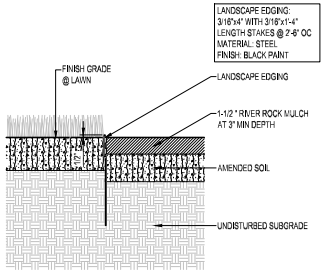
EVERGREEN TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE 1 - 1/2" RIVER ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-30

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:45 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

OVERALL UTILITY PLAN

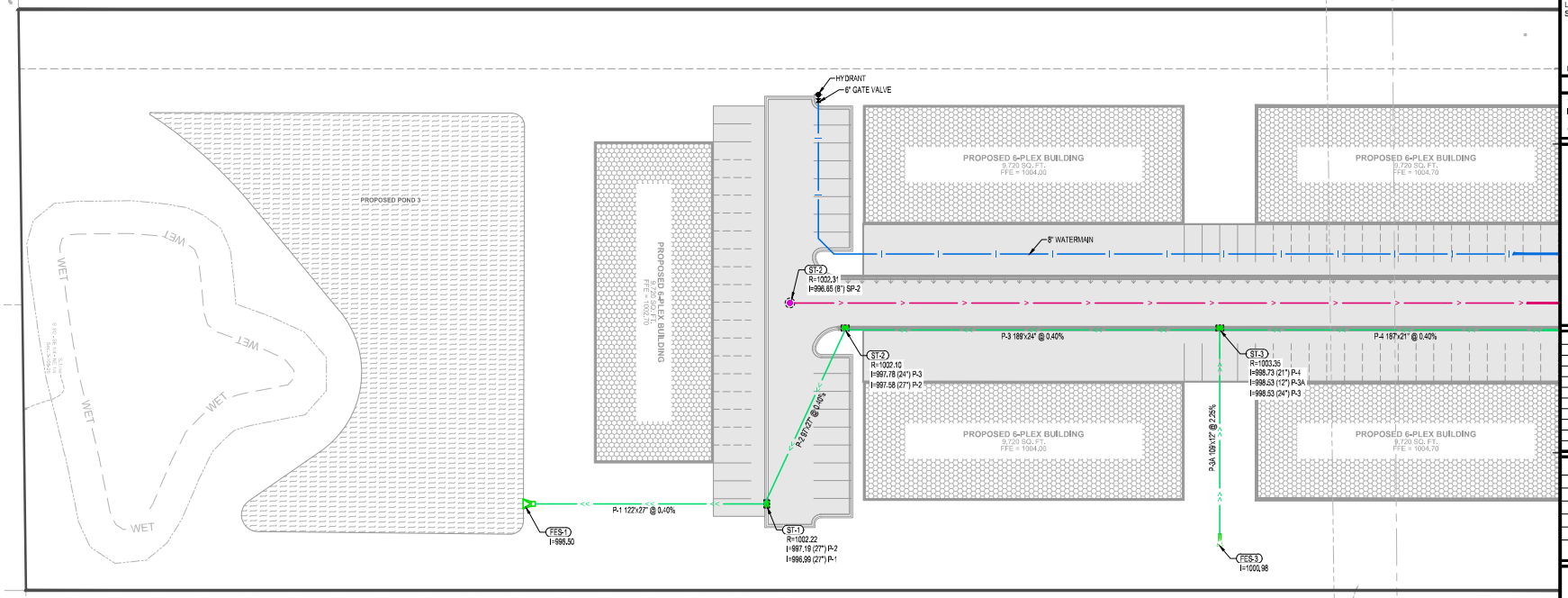
SHEET

C3-30

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:43 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

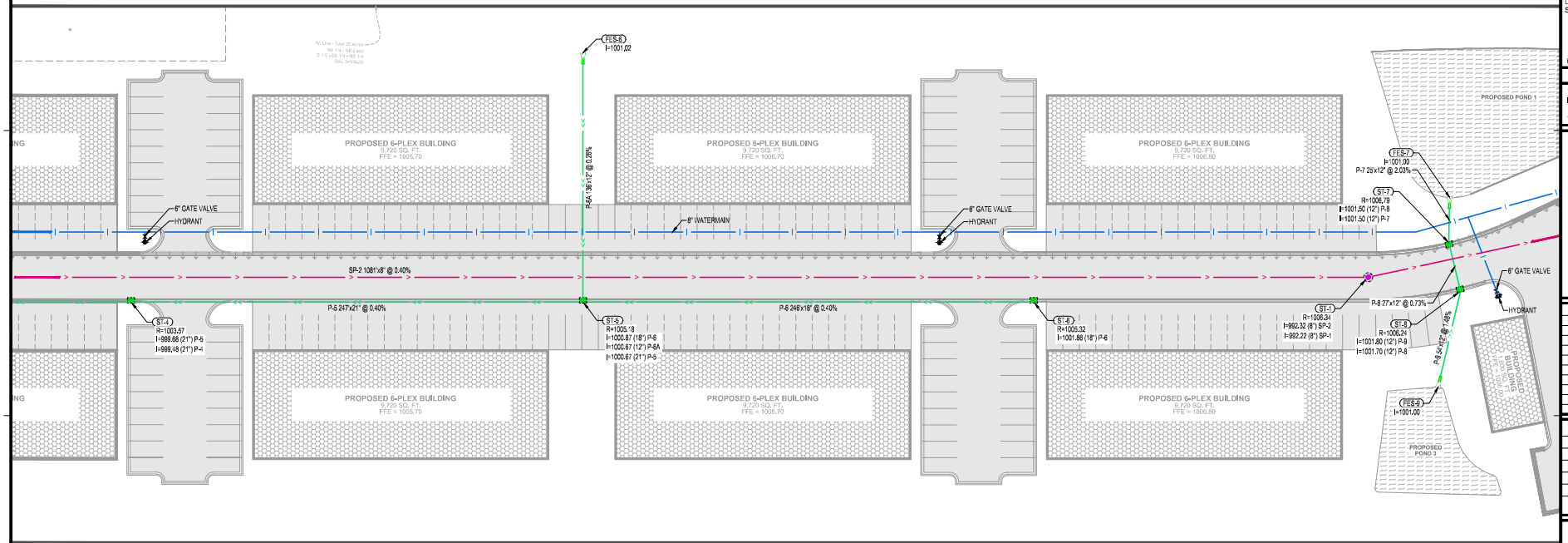
TITLE

SITE UTILITY PLAN

SHEET

C3-40

PLOT DATE: 6/24/2025 1:43 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

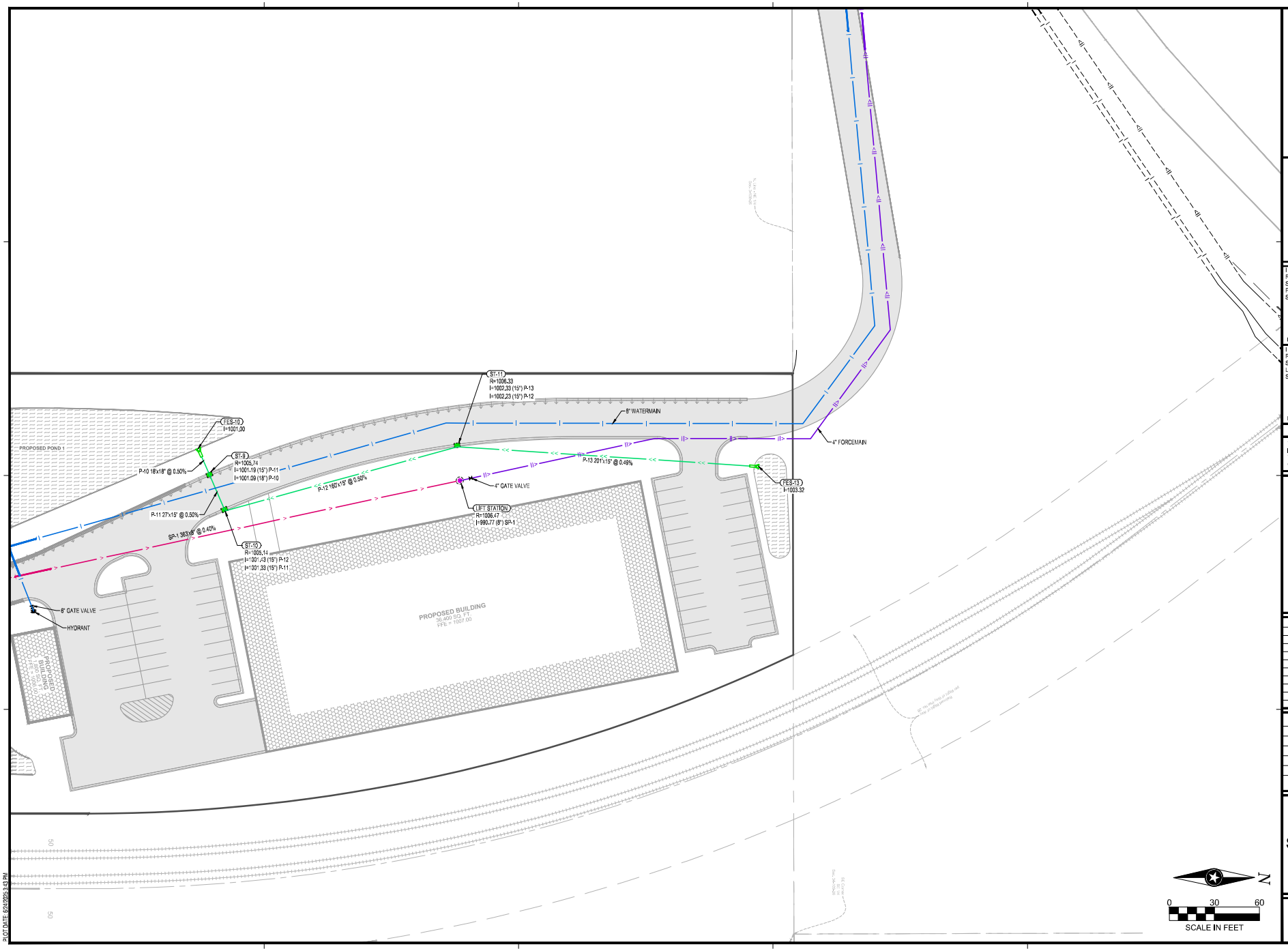
SITE UTILITY PLAN

SHEET

C3-41

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 1:43 PM



PLOT DATE: 6/24/2025 3:43 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

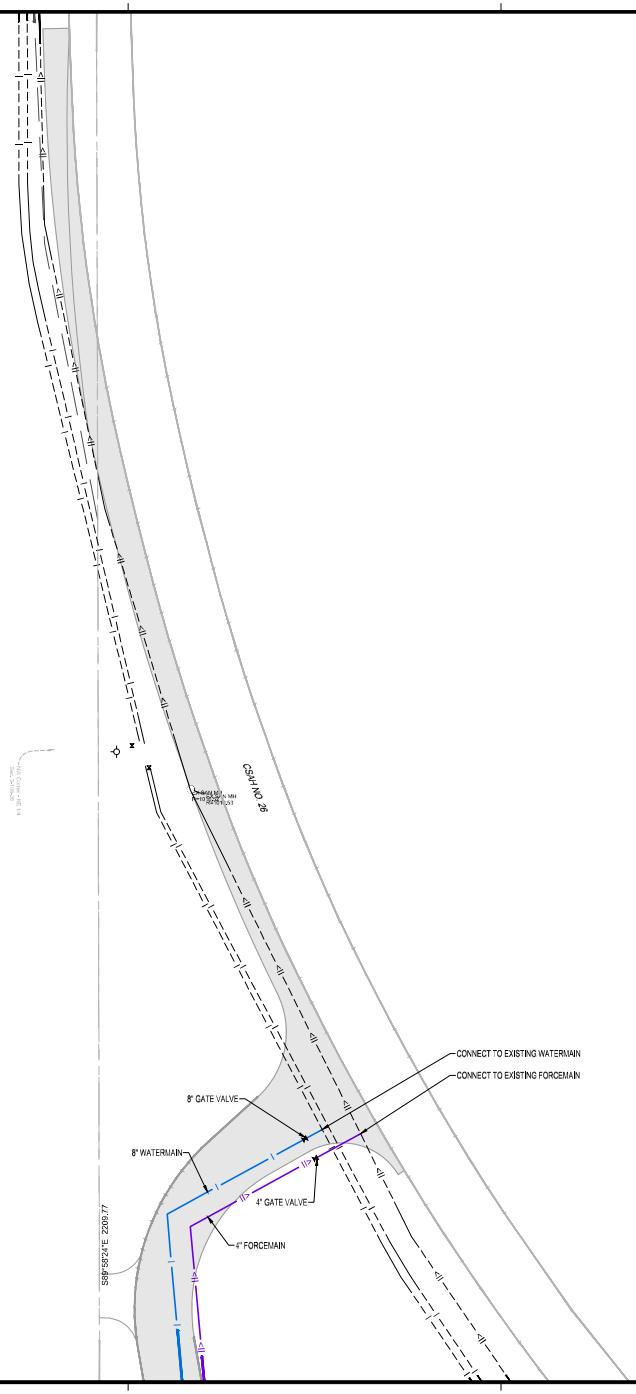
TITLE

SITE UTILITY PLAN

SHEET

C3-42

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



N

0 30 60

SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE UTILITY PLAN

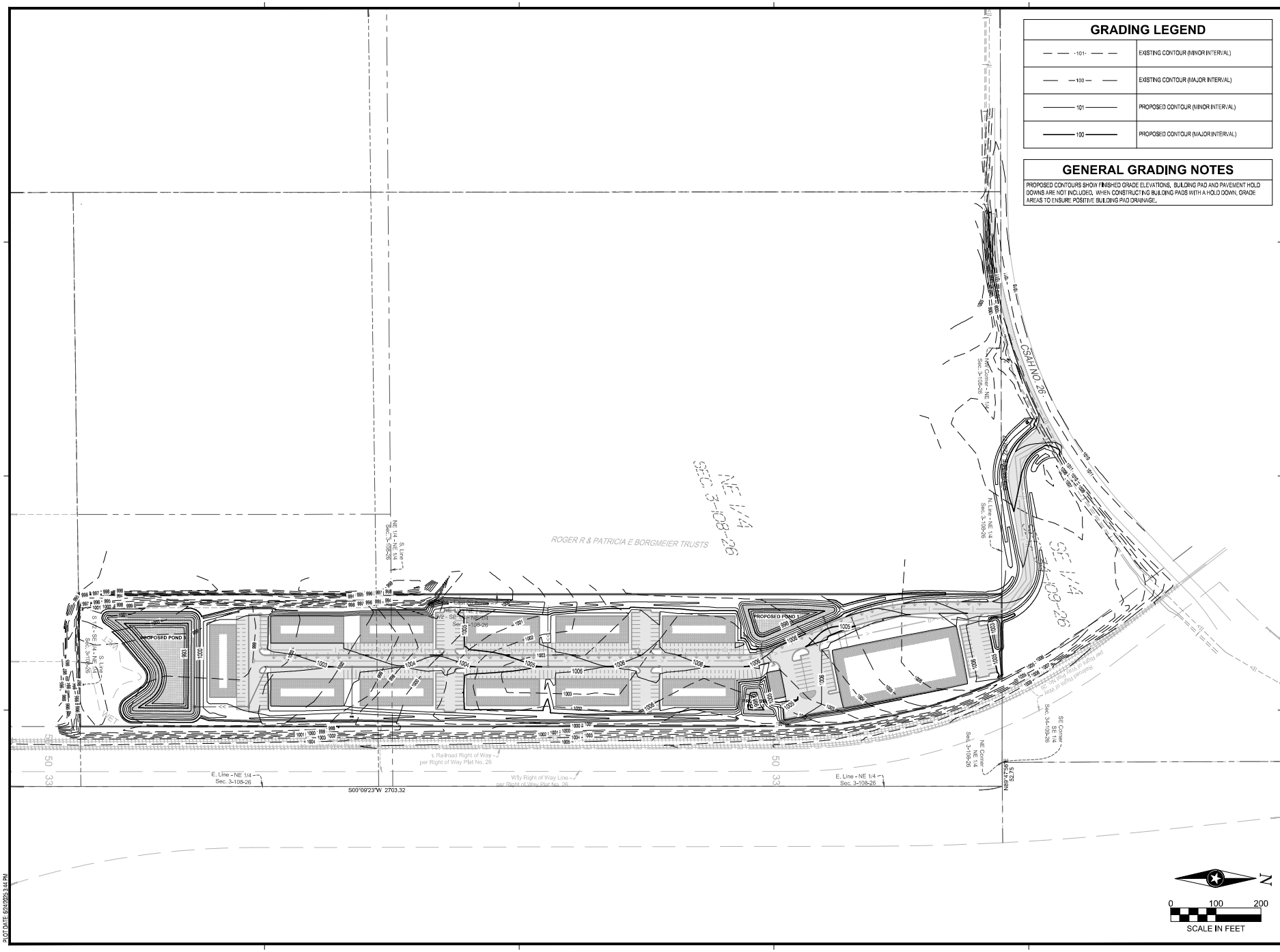
SHEET

C3-43

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:43 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

0 100 200
SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-OVERALL GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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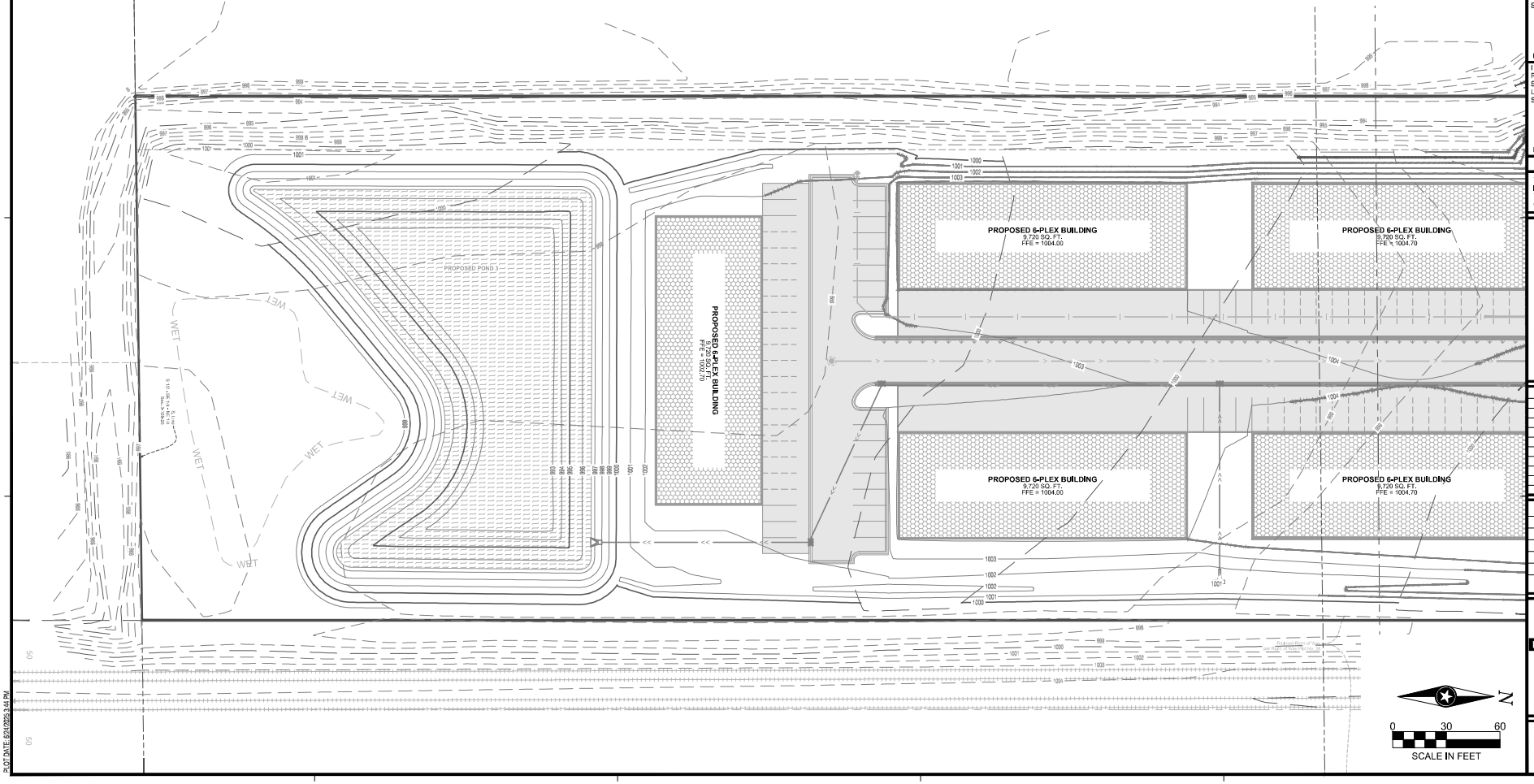

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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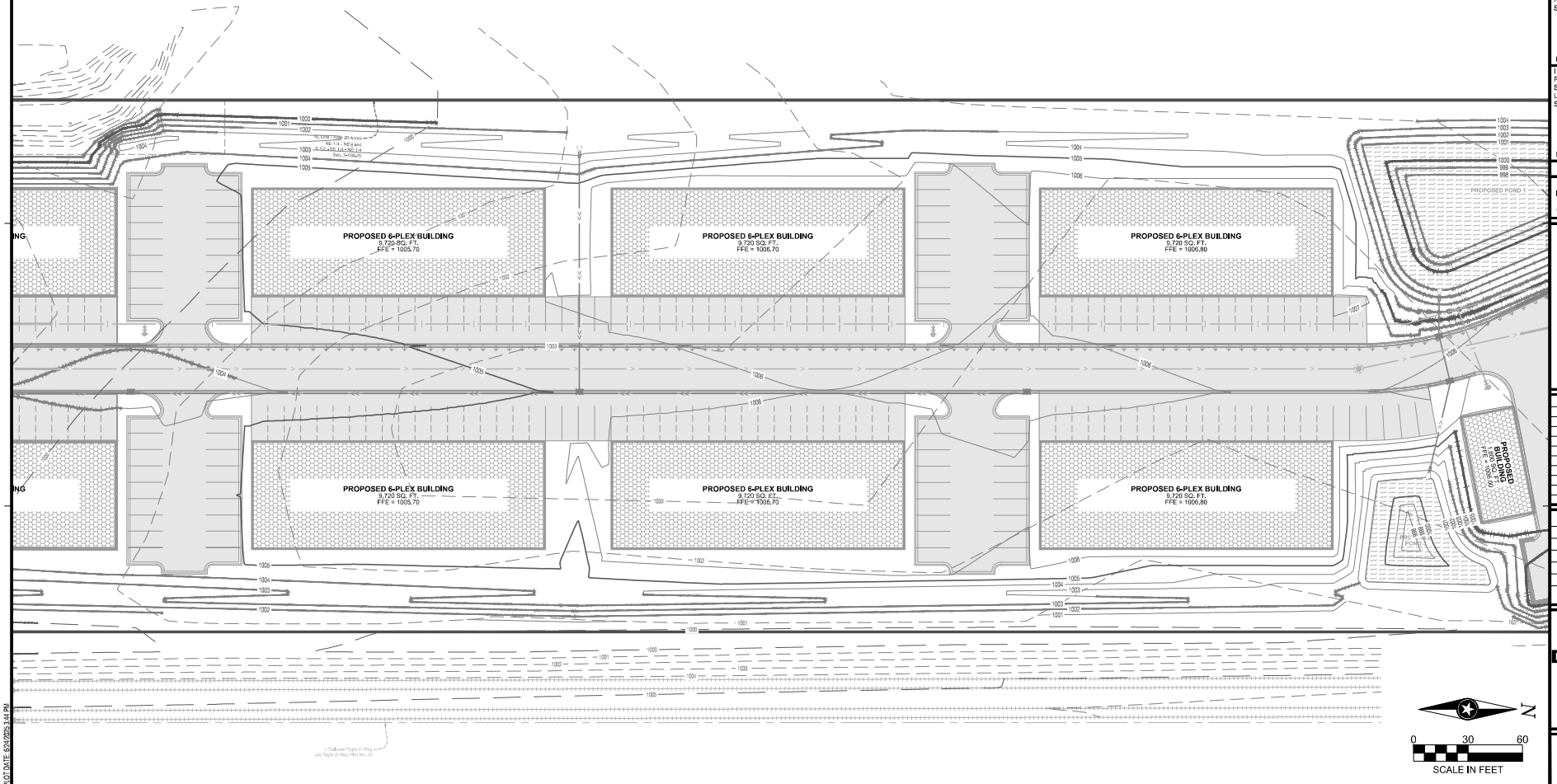

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

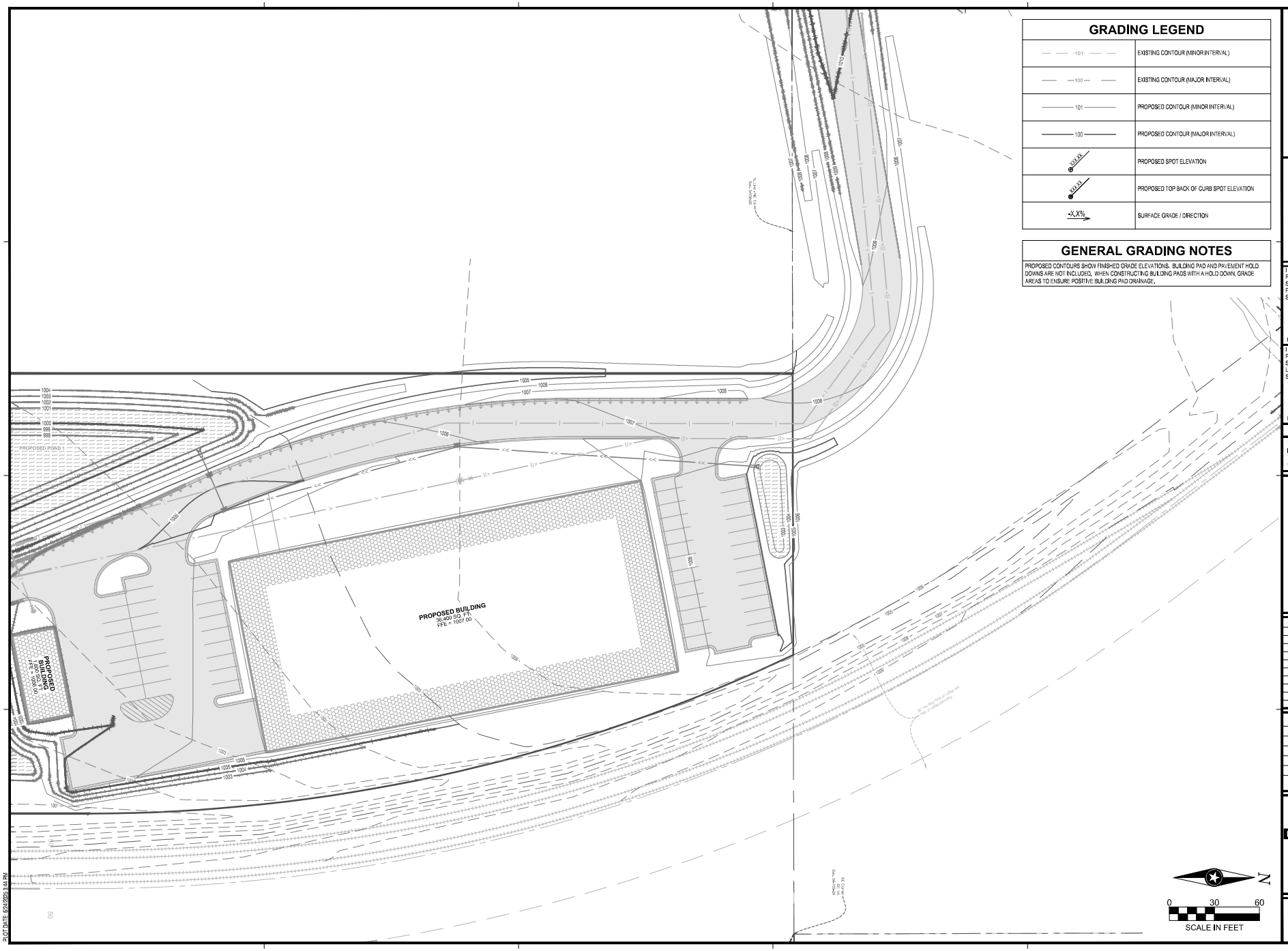
DETAILED GRADING PLAN

SHEET

C4-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/4/2025 3:44 PM

Contractor Select™

WPX LED

Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

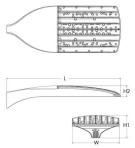
Note - WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED.

D-Series Size 2

LED Area Luminaire

Specifications

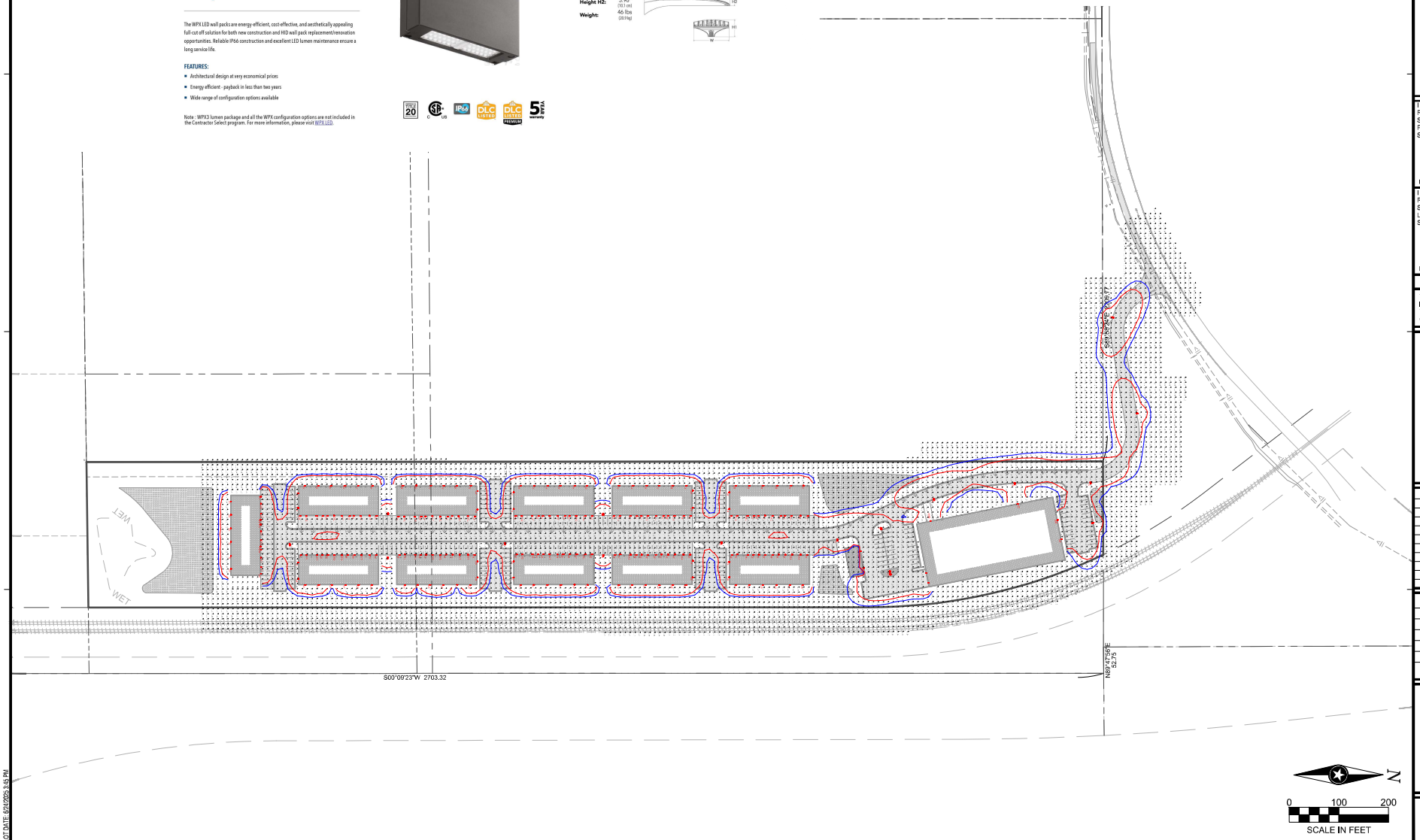
EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
Z	DSX2 SINGLE-FACE FORWARD THROW LED	LITHONIA #DSX2-P240K-70CRI-T2M-MVOLT-SPA-PIR-HS-DBLXD_1	179W LED	MOUNT 24' AFG ON SQUARE POLE
Z1	DSX2 DOUBLE-FACE FORWARD THROW LED	LITHONIA #DSX2-PS-40K-70CRI-T2M-MVOLT-SPA-WPA-PIR-HS-DBLXD_1	179W LED	MOUNT 24' AFG ON SQUARE POLE
ZW	WPX1 EXTERIOR WALL PACK	GARDCO #106L-16L-530-NW-G1-2-UNV-DD-BK	2900LM 24W LED	INSTALL 10' AFG
ZW1	WPX1 EXTERIOR WALL PACK	GARDCO #106L-16L-530-NW-G1-4-UNV-DD-BK	2900LM 24W LED	INSTALL 14' AFG
ZW2	WPX1 EXTERIOR WALL PACK	GARDCO #106L-32L-1000-NW-G1-4-UNV-DD-BK	2900LM 24W LED	INSTALL 16' AFG



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-E2-ELECTRICAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 2:45 PM

July 2, 2025

Molly Westman
Planning and Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Annexation, Final Plat, PUD, Rezone Request
The Station – R430903200005

Molly,

Thank you for reviewing the attached materials in support of a request for Annexation, Final Plat, PUD, and Rezoning submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing an Annexation, Final Plat, PUD, and Rezoning to allow for a commercial condo development. The proposed development will include a new Rickway Carpet warehouse, office, and showroom with 23 employees, along with 66 commercial condo units. Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM. The commercial condo units will be a mix of permitted use or conditional uses within the M-1 district. Proposed parking is based on a standard warehouse use for each commercial condo, and we understand that parking will be evaluated as unit building permits are received by the City of Mankato.

ANNEXATION

The proposed annexation area is approximately 13.39 acres. The property is located currently within Mankato Township but is contiguous to the existing City of Mankato border and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township from 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned to light industrial. This property is currently undeveloped and would be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

FINAL PLAT

A Final Plat is being submitted as part of this comprehensive review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site development. The existing property will be platted and subdivided into 2 lots. Lot 1 will be on the North side of the property containing 3.31 acres of land while lot 2 will be on the South side of the property containing 10.08 acres of land. A Preliminary Plat request was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. On 7/8/2024, the Preliminary Plat was approved with conditions by City Council.

PUD

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent. The purpose of the Planned Unit Development is to allow flexibility for shared utilities and an appropriate roadway network to serve the proposed commercial condo development. As designed, the proposed project will meet the criteria of Division 4 Article 11.

REZONE

The proposed project will meet the criteria of Sec. 10-2062. (2-4)

A. *The precise wording of the proposed amendment, together with concise explanation of its presumed effect.*

AJK Mankato Holdings LLC is requesting a rezone of the newly annexed area from Transition District (T) to Light Industrial (M-1) with a PUD overlay to accommodate the proposed commercial condo development.

B. *A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.*

The purpose of this request is to allow for the development and operation of this project is intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, we request it be rezoned to M-1 with a PUD overlay. This request is guided by the City of Mankato's future land use map M-1 in conjunction with a PUD overlay to allow the necessary flexibility to accommodate the development of this proposed project.

C. *In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:*

a. *A statement specifying the names of the owners of the land proposed to be rezoned.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

b. *A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

c. *The street address and legal description of the land proposed to be rezoned.*

New address to be determined upon annexation being completed. Please see the attached legal description and exhibits which include existing PID R430903200005.

d. *The present zoning classification and use of the land proposed to be rezoned.*

Once annexed, the resulting zoning classification will be T as the property transitions from the previous County Agricultural zoning to the proposed City zoning. The current use of the land is cropland.

e. *A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.*

A Preliminary Plat request for the property was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. City Council approved the Preliminary Plat with conditions on 7/8/2024. The final plat will meet the conditions that were provided by Planning Commission and City Council.

f. A concept development plan for the property if the property is vacant or is intended to be redeveloped.

Please see the attached concept development plans.

g. A statement of purpose explaining the reasons for the rezoning.

Rezoning the property is required for the property to be served by the City of Mankato utility infrastructure and to allow for the development of commercial condos on the site. The commercial condos will accommodate a Rickway Carpet warehouse, office, showroom, and 66 additional commercial condo units available for lease.

Additionally, the proposed project will meet the criteria of Sec. 10-2063. (1-4)

A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the city council.

The proposed amendment will further the industrial land use goals of the City of Mankato Land Use Plan by promoting new industrial development while minimizing any adverse effects on other properties nearby. This project promotes quality design standards, provides opportunities for industrial park development and follows location criteria by being adjacent to county road 26 which connects to State Highway 22 allowing for easy access without disturbing the surrounding areas. The proposed development will also meet the zoning ordinance and parking policies within the M-1 district.

B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.

The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. While the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses. The new development will provide community value and opportunities for economic growth while continuing to ensure an appropriate transition between land uses.

C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed development is not expected to have any adverse effects on the adjacent properties. Neighboring the city limits of Mankato, the site is in close proximity to other parcels of land zoned to M-1 which will encourage the orderly growth of the community.

D. The adequacy of public facilities and services.

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff. The impact of traffic is expected to be minimal due to the nature of the proposed use. Parking and access to the new development will be designed to meet city and county requirements to ensure safe and efficient use of the commercial condos.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. *It is one (1) of the conditional uses listed in the particular district.*

The proposed use is one of the conditional uses listed under the M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. Introducing spaces for the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent lines up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff.

E. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

G. *It preserves significant natural and environmental features.*

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce

discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not strain city services or change the existing neighborhood characteristics.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

J. It will not jeopardize the public's health, safety, or general welfare.

The proposed development of Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

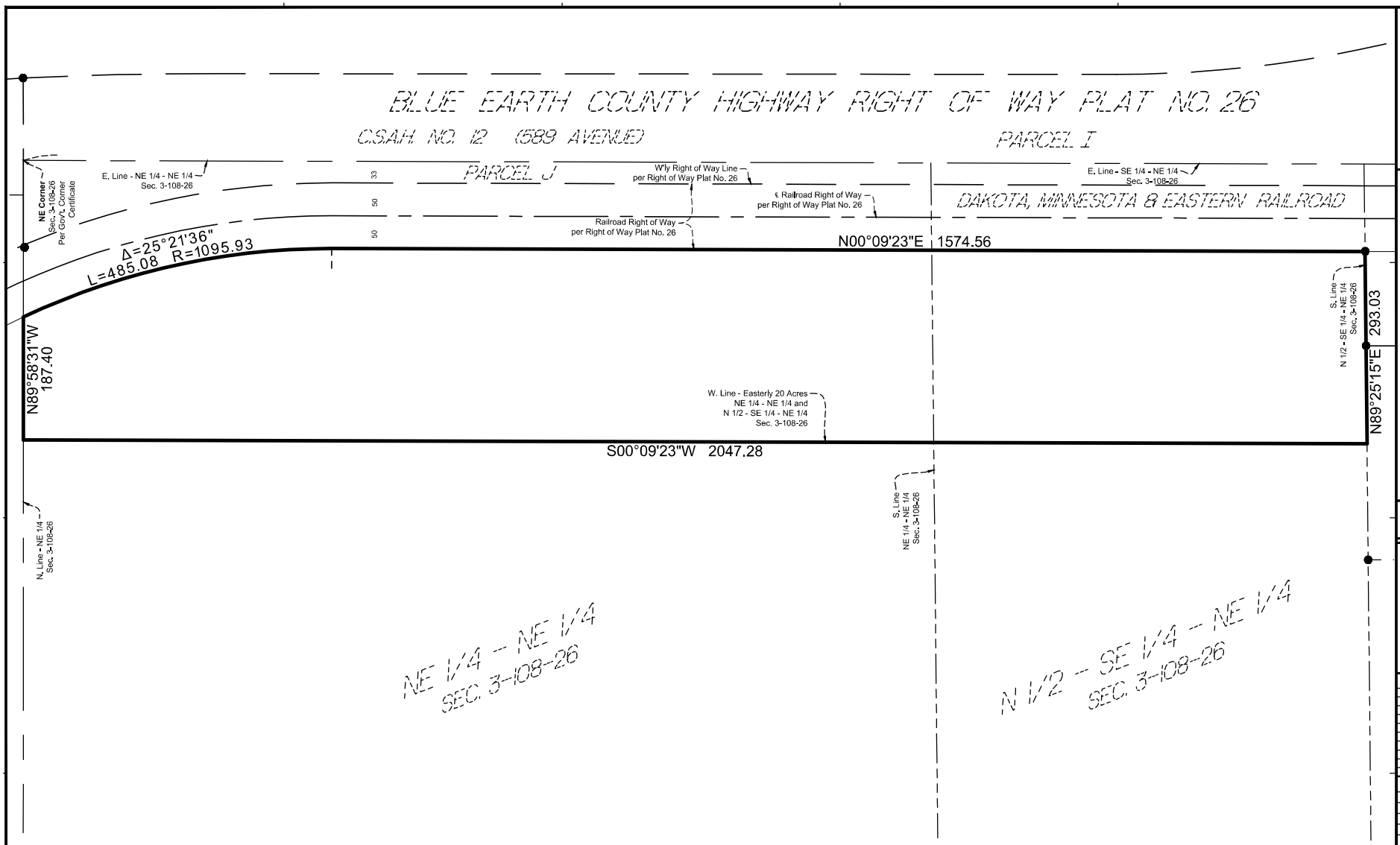
Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com



EXISTING DESCRIPTION:
(Per Doc. 614CR972)

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 Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

NOTES:

1. Orientation of this bearing system is based on the north line of the Northeast Quarter of Section 3-108-26. Said line bears North 89 degrees 58 minutes 31 seconds West.

2. Area = 13.39 acres

N

0 75 150
SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
CAD FILE NAME	32735 ANNEX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	6/23/25
CLIENT PROJECT NO.	-

TITLE

ANNEXATION SKETCH

SHEET

1

OF 1

Docusign Envelope ID: B0ECA880-93BF-464C-B203-42028B41997A

COUNTY OF BLUE EARTH
STATE OF MINNESOTA

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA;

BOARD OF SUPERVISORS, MANKATO TOWNSHIP

The petitioner hereby states:

A. That the property is unincorporated and is not included within any other municipality.

B. The total area is approximately 13.39 acres.

C. That the reason for annexation is that the area wishes to be served by City utilities.

D. The current estimated population of persons residing on the property 0.

Petitioner hereby requests that pursuant to M.S. 414.0325, said property be annexed to and included within the City of Mankato.

Dated this 24 day of june, 2025

Signed by:
Adam Kopesky
0E9A4CBBFD2F491...
Signature

IN THE MATTER OF THE JOINT
RESOLUTION OF THE CITY OF
MANKATO AND THE TOWN OF MANKATO
DESIGNATING CERTAIN AREAS
AS IN NEED OF ORDERLY
ANNEXATION PURSUANT TO
MINNESOTA STATUTES § 414.0325

JOINT RESOLUTION FOR ORDERLY ANNEXATION

WHEREAS, the City of Mankato (hereinafter the "City") and Town of Mankato (hereinafter the "Township") deem it necessary and appropriate that they work together to develop and implement a process for the orderly and controlled growth of the City and Township; and

WHEREAS, the City and Township agree that municipal governments most efficiently provide governmental services in areas which are developed for residential, commercial, industrial, and governmental purposes; and

WHEREAS, the City and Township agree that given the potential public health threat from individual sewage treatment systems in certain areas, there is a need for municipal sanitary sewer service; and

WHEREAS, the City and Township agree that the extension of municipal sanitary sewer service to areas needing such service would benefit the public health, safety, and welfare of the entire community; and

WHEREAS, the City and Township agree that orderly urban development using municipal services in a responsible, controlled, and environmentally sound manner is in the best interests of the entire community; and

WHEREAS, the City and Township agree that orderly annexation and orderly development of the areas designated herein is one way to promote the public health, safety, and welfare of the entire community by providing for the logical development of the community and the extension of municipal services as urban development occurs; and

WHEREAS, for certain developed areas designated herein, the City and Township desire to accomplish the servicing of existing development in a mutually acceptable and beneficial manner without the need for a hearing before the Office of Administrative Hearings, Municipal Boundary Adjustments Unit, as urban development occurs; and

WHEREAS, for certain areas designated herein, the City and Township desire to address the issue of orderly annexation for vacant, unimproved, and unsubdivided properties should a development proposal be submitted and the orderly annexation of existing development should the property be redeveloped or uses changed as stipulated herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mankato and the Town Board of Supervisors of the Town of Mankato as follows:

Section 1. Designation of Orderly Annexation Areas. The City and Township hereby designate the following areas as in need of orderly annexation pursuant to Minnesota Statutes, Section 414.0325:

a. "Orderly Annexation Area I." "Orderly Annexation Area I," hereinafter referred to as "Area I," is legally described in Exhibit 1 attached hereto and incorporated herein by reference. For ease of reference, Area I is shown on the map attached hereto as Exhibit 1 and is generally the existing Subdivisions within the Township as delineated on Exhibit 1.

b. "Orderly Annexation Area II." "Orderly Annexation Area II," hereinafter referred to as "Area II," is legally described as all the lands within the Township not contained in "Area I".

Section 2. Definitions. For purposes of this Joint Resolution, the terms defined in this paragraph have the meanings given them:

a. "Abutting" shall have the meaning contained in 1997 Minnesota Statute 414.011, Subdivision 6; areas whose boundaries at least touch one another at a single point, including areas whose boundaries would touch but for an intervening roadway, railroad, waterway or parcel of publicly owned land.

b. "Agricultural development" shall include the permitted and conditional uses as contained in the Agriculture Zoning District of the Mankato Township Land Use Ordinance.

c. "Agricultural land" is defined as a "Farm" as defined in the Mankato Township Land Use Ordinance.

d. "Any adjacent, necessary land" means any unincorporated land lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to maintain the symmetry of its corporate boundaries along recognizable physical features; or any unincorporated land adjacent to the City lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to effectively provide municipal services to said unincorporated area.

e. "Dwelling" is defined as a building or portion thereof, designed exclusively for residential occupancy; the term does not include motels, tents, tent trailers, travel trailers or recreational vehicles. Also referred to as a "residential use" for the purposes of this agreement.

f. "Farming" means "Agriculture" as defined in the Mankato Township Land Use Ordinance.

g. "Improvements" means anything added or modified on a property to give that property increased value or to affect the use of property.

h. "Individual Sewage Treatment System" means a sewage treatment system, or part thereof, serving a dwelling, or other establishment, or group thereof, which uses subsurface soils treatment and disposal. Individual sewage treatment system includes holding tanks and privies.

i. "Lot or Parcel of Record" means an existing lot or parcel within an existing subdivision, in which property has been platted and subdivided into lots and blocks, or an approved metes and bounds description, and said subdivision or metes and bounds description have been recorded in the office of the Blue Earth County Recorder prior to February 3, 1995. A lot or parcel of record proposed for development under the provisions of Section 3 and 4 shall meet the minimum standards for development under the Mankato Township Land Use Ordinance.

j. "MPCA" means the Minnesota Pollution Control Agency.

k. "Municipal Utility Services" means water and sanitary sewer service as provided by the City of Mankato.

l. "Notice of Potential or Imminent Public Threat" means a notice given and signed by a licensed inspector under Minnesota Rules, Chapter 7080 or other similar state statute or rule, that an individual sewage treatment system presents a potential or imminent threat to the public health or safety because said systems are noncompliant, have failed, or are failing as defined by Minnesota Rules, Chapter 7080.

m. "Other establishment" means any public or private structure other than a dwelling that generates sewage.

n. "Professional Licensed Installer" means a person who designs, installs, alters, repairs, maintains, pumps or inspects individual sewage treatment systems pursuant to the minimum standards and licensing requirements as set forth in Minnesota Rules, Chapter 7080 or other similar state statutes or rules.

o. "Redevelopment." For the purposes of changing the use of property, increasing the intensity of use, or increasing residential density, the term "redevelopment" shall mean the improvement of property by:
   1. The rehabilitation or demolition of existing structures; and/or
   2. The construction or location of new structures, improvements or facilities; and/or
   3. The location or relocation of streets and utilities; and/or
   4. Rezoning or subdivision.

   This definition shall not apply to the exceptions as listed in Sections 3(b) and 4(b).

p. "Sewage" means the liquid and water-carried waste products from whatever source derived. The preferred term is "waste water".

q. "State" means the State of Minnesota.

r. "Subdivision" means a described tract of land which is to be divided into two (2) or more lots or parcels, any of which resultant parcels is less than twenty (20) acres in area, for the purpose of transfer of ownership or building development or, if a new street is involved, any division of a parcel of land. The term includes resubdivision and, where it is appropriate to the context, related either to the process of subdividing or to the land subdivided.

s. "Urban, non-farm development" means any development, existing or proposed, which is not defined as agricultural development.

Section 3. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Area I:

a. Acreage of Orderly Annexation Area I. The City and Township agree that Orderly Annexation Area I is shown in Exhibit 1 and contains approximately 437.74 acres and represents existing Subdivisions in Mankato Township subject to the provisions of this Section.

b. No Annexation Required. The City and Township agree that no annexation shall be required for the following development activities in Orderly Annexation Area I provided that all activities conform to the provisions of the Mankato Township Land Use Ordinance:

i. Agricultural development as defined in Section 2(b); or

ii. In Highway Business, Light Industrial, and Heavy Industrial Zoning Districts as defined by the Mankato Township Land Use Ordinance, the repair, improvement, or limited expansion of permitted non-residential structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution. For purposes of this paragraph, the repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative fifty percent (50%) increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period; or

iii. In residential zoning districts, the construction of a new permitted residential use or expansion of an existing permitted residential use and accessory buildings may be permitted on a lot or parcel of record as defined in Section 2(i); or

iv. In agricultural and conservation zoning districts, the construction of a new single-family dwelling and accessory buildings may be permitted per the density regulations of the Mankato Township Land Use Ordinance; or

v. Urban, non-farm development which is first approved in writing by both the City and Township. In determining whether urban, non-farm development will be approved by both the City and Township, the City and Township will examine whether or not the proposed development conforms to the purpose and intent of this resolution, including, but not limited to, the finding that urban, non-farm development is best served by municipal utility services and annexed to the City of Mankato. This exception is not intended to allow subdivisions, zoning approvals, and/or redevelopment activities (refer to definitions for "Redevelopment") that result in additional non-farm development nor allow uses that are not allowed under the Mankato Township Zoning Ordinance. This exception is intended to provide relief for unique and limited circumstances.

c. Annexation Required. The City and Township agree that all urban, non-farm development within Orderly Annexation Area I that is not listed as an Exception in Section 3(b) above shall be prohibited, unless the property proposed for such development and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

d. Subdivisions 100% Bordered by the Municipality. The City and Township agree that if a subdivision area depicted in Exhibit 1 is completely surrounded by and abutting land or rights-of-way within the municipal limits of the City, the City and Township may designate the Subdivision as in need of orderly annexation and the City and Township will provide notice to the property owners of the intent to annex the Subdivision after two (2) years of the date of the notice. Two (2) years after the date of said notice, the City may annex the Subdivision pursuant to the terms and conditions of Section 5(b) of this Joint Resolution.

e. Petition for Annexation – Subdivision Area. The City and Township agree that for any subdivision area as depicted in Exhibit 1, if more than 66 percent of the property owners within the subdivision area petition for municipal utility services the subdivision area petitioning for municipal sewer or water service may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The costs of providing municipal utility services shall be assessed per the assessment policy of the City of Mankato as amended from time to time.

Should municipal utility services not be available within 500 feet of the subdivision area, the City may choose to defer annexation to a defined date or decline to annex the property until municipal utility services are available within 500 feet of the subdivision.

Section 4. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Area II:

a. No Urban, Non-Farm Development. The City and Township agree that all urban, non-farm development or redevelopment within Orderly Annexation Area II is prohibited unless the property proposed for such development or redevelopment and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of this Joint Resolution.

b. Exceptions. The City and Township agree that the following development may occur within Orderly Annexation Area II without having to be first annexed prior to development thereof:

i. Agricultural development as defined in Section 2(b); or

ii. In Highway Business, Light Industrial, and Heavy Industrial Zoning Districts as defined by the Mankato Township Land Use Ordinance, the repair, improvement, or limited expansion of non residential structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution. For purposes of this paragraph, the repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative fifty percent (50%) increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period; or

iii. In residential zoning districts, the construction of a new single-family dwelling and accessory buildings or expansion of an existing permitted residential use and accessory buildings may be permitted on a lot or parcel of record as defined in Section 2(i); or

iv. In agricultural and conservation zoning districts, the construction of a new single-family dwelling and accessory buildings may be permitted per the density regulations of the Mankato Township Land Use Ordinance; or

v. Urban, non-farm development which is first approved in writing by both the City and Township. In determining whether urban, non-farm development will be approved by both the City and Township, the City and Township will examine whether or not the proposed development conforms to the purpose and intent of this resolution, including, but not limited to, the finding that urban, non-farm development is best served by municipal utility services and annexed to the City of Mankato. This exception is not intended to allow subdivisions, zoning approvals, and/or redevelopment activities (refer to definitions for "Redevelopment") that result in additional non-farm development nor allow uses that are not allowed under the Mankato Township Zoning Ordinance. This exception is intended to provide relief for unique and limited circumstances.

c. Annexation Required. The City and Township agree that all urban, non-farm development within Orderly Annexation Area II that is not listed as an Exception in Section 4(b) above shall be prohibited, unless the property proposed for such development and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

c. Properties 100% Bordered by the Municipality. The City and Township agree that a lot or parcel that is completely surrounded by and abutting land or rights-of-way that are located within the municipal limits of the City may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution.

The property owner shall receive written notice of said designation for orderly annexation and said notice shall state that the lot or parcel shall be annexed within two (2) years of the date of the notice.

d. Notwithstanding the above, should an owner of a lot or parcel that is completely surrounded by and abutting land or rights-of-way within the municipal limits of the City and is five (5) acres or less in size receives a notice of noncompliance under the Blue Earth County Subsurface Sewage Treatment Ordinance as amended from time to time, said property may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution.

e. Petition for Sewer or Water Service. The City and Township agree that if any property located in Orderly Annexation Area II is being used for urban, non-farm development, and the property owner located therein petitions the City for extension of municipal utility services, then the property petitioning for municipal sewer or water service may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the municipal utility service extensions unless other arrangements are agreed to by the City.

g. Annexation by Property-Owner Petition. The City and Township agree that if the City receives a property-owner petition for annexation by any property-owner with land within Orderly Annexation Area II and said land is platted or subdivided, is proposed to be platted or subdivided, or is proposed for urban, non-farm development, the land may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the municipal utility service extension unless other arrangements are agreed to by the City.

h. Annexation by City of Eagle Lake. Under the terms and provisions of this agreement, property located in Sections 12, 13 and 24 of Mankato Township (Township 108 North, Range 26 West) may be annexed into the City of Eagle Lake.

Section 5. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Areas I and II as indicated.

a. Sewer and Water Extension Required by State Agency. The City and Township agree that when the City is required to provide municipal water or sanitary sewer service to a designated area by order of an agency of the State the designated area shall be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(d) of this Joint Resolution.

The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner(s) provided with municipal sewer or water service under any of the above circumstances shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

b. No Hearing Required. The City and Township agree that upon receipt of resolutions from the City and Township providing for annexation of a designated area under Section 3(c) and 3(d), 4(c), 4(d) and 4(e), 5(a), and 7(d) and a copy of this Joint Resolution, the Office of Administrative Hearings, Municipal Boundary Adjustments Unit or designee/successor, pursuant to Minnesota Statutes, Section 414, may review and comment, but shall, within thirty (30) days of receipt of said resolution, order the annexation of the area designated therein in accordance with the terms and conditions of this Joint Resolution.

The City and Township agree that no alteration of the boundaries as described in the filed resolution is appropriate, that no consideration by the Office of Administrative Hearings, Municipal Boundary Adjustments Unit is necessary, and that all terms and conditions for annexation of the area designated in the filed resolution are provided for in this Joint Resolution.

c. Planning Authority. The City and Township agree that as of the date of execution of this Joint Resolution, all planning, zoning, and subdivision review activities within the Township area shall be carried out by Mankato Township. Land annexed under this Joint Resolution shall be subject to the Mankato City Code and Charter and the City shall be responsible for providing governmental services.

d. Official Controls. Mankato Township agrees not to subdivide or rezone any property presently zoned Agriculture or Conservation to any other zoning district nor shall they amend any provision of or repeal the Official Control in effect on the date of the execution of this Agreement unless agreed to by the City. The adopted official controls of Mankato Township shall give full effect to the covenants and conditions provided for in this Joint Resolution.

e. Enforcement. The City and Township agree that upon adoption of official controls, enforcement and implementation of the official controls shall be by Mankato Township, except for Shoreland and Wetland Regulations, which are administered and enforced by Blue Earth County.

f. Termination. The Planning Authority established by this Joint Resolution shall continue in effect for the term of this Joint Resolution unless otherwise terminated earlier by mutual written joint resolution of the governing bodies of the City and Township.

Section 6. Building Permits Issuance. The City and Township, agree that Mankato Township shall be responsible, as of the date of execution of this Joint Resolution, for the issuance of all building permits within the Township in accordance with this Joint Resolution. Land annexed under this Joint Resolution shall be subject to the Mankato City Code and Charter.

Section 7. Zoning and Building Permit Application Procedure. The City and Township agree that:

a. Whenever any person(s) or business entity makes application for a building permit for the construction of a new commercial or industrial building or for a zoning request for the establishment of a commercial or industrial use within the Township, such application shall be submitted to the City and Township for review.

b. Should the City during its review of an application under Section (7)(a) above, determine that the application qualifies as urban, non-farm development for which an exception is not listed under the terms of this Joint Resolution, the City shall provide notice to the Township, and the property owner, within thirty (30) days of receipt, that the property and any adjacent necessary land are subject to annexation and extension of services by the City in accordance with the terms of this Joint Resolution. The City shall in the notice state whether the City intends to annex the property and any adjacent necessary land. The City shall state in the notice that the property owner, in the event of annexation, will be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

c. The City and Township, thereafter, within sixty (60) days of such notice, shall each consider and either approve or deny the annexation. If either the City or Township determines that such annexation is not appropriate or is premature, the Township shall deny the application. A valid reason the City or Township may determine that such annexation is not appropriate, or is premature, is the lack of municipal utility services within 500 feet of the property and/or the inability to provide municipal governmental services, such as Public Safety protection and Public Works services.

d. If the City and Township both approve the annexation per Section 7(c) above, the City and Township agree that the City may submit a resolution for annexation of the area proposed for urban, non-farm development in accordance with Section5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

e. After annexation of an area as provided for in this section, the City shall be responsible for providing governmental services and municipal utility services to the area annexed.

Section 8. Tax Reimbursement. When a lot or parcel is annexed, the City annexing the lot or parcel will reimburse the Township for the loss of taxes generated from the property annexed. If the annexation becomes effective on or before August 1 of the levy year, the City may levy on the annexed area beginning with the same levy year.

If the annexation becomes effective after August 1, of the levy year, the Township may continue to levy on the annexed property for that levy year and the City may not levy on the annexed area until the following year. For the year following the last tax year that Mankato Township last collects a levy, the City will reimburse the Township ninety percent (90%) of the amount of taxes that were collected by the Township the previous year. For each year thereafter, the City will reimburse a declining amount adjusted by ten percent (10%) per year of the original taxes up until and including the year that the reimbursement equals ten percent (10%) of the original amount.

Thereafter, the City will no longer reimburse the Township. If an annexation occurs before and within 10 years of the termination of this agreement, payments will continue in conformance with the above beyond the termination date.

Section 9. The City and Township to Adopt and Enforce Regulations. The City and Township agree to enact, adopt, and strictly enforce all such resolutions, ordinances, or regulations, as may be or shall be necessary to give full effect to the stipulations contained in this Joint Resolution.

Section 10. Assessments and Installation of Municipal Services. For annexed property, the assessment policy of the City shall be incorporated by reference into this agreement.

The installation of municipal services shall conform to City standards. Where feasible and cost effective, the installation of municipal services shall minimize the disruption of existing streets within the subdivision areas contained in Orderly Annexation Area I, provided adequate easements and access are provided by the property owners and any resulting additional costs are assessed to the benefitting properties. If the initial installation of municipal services causes the excavation and/or other physical disruption of a street within a subdivision area contained in Orderly Annexation Area I, the street shall be restored to its original condition and configuration unless an additional street improvement is petitioned for by at least 66% of the owners of the subdivision. Future street reconstruction projects after the initial installation of municipal services shall conform to the municipal standards for street reconstruction of the City of Mankato.

Section 11. Governing Law. This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.

Section 12. Modification / Amendment. This Joint Resolution shall not be modified, amended, or altered except upon the written joint resolution of the City, and the Township duly executed and adopted by the City Council and the Township Board of Supervisors and filed with the Office of Administrative Hearings, Municipal Boundary Adjustments Unit, or their successor.

Section 13. Term. This Joint Resolution shall be in full force and effect until July 1, 2035, unless otherwise terminated earlier by mutual written joint resolution of the City and Township or should the remaining unincorporated areas of the Township merge with the City.

Section 14. Severability. In the event that any provision of this Joint Resolution is determined and adjudged to be unconstitutional, invalid, illegal or unenforceable by a court of competent jurisdiction, the remaining provisions of this Joint Resolution shall remain in full force and effect, and the parties hereto shall negotiate in good faith and agree to such amendments or modifications of or to this Joint Resolution or other appropriate actions as shall, to the maximum extent practicable in light of such determination, implement and give effect to the intentions of the parties hereto.

Section 15. Headings and Captions. Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.

Section 16. Attachments. All Attachments referred to in this Joint Resolution are hereby made a part hereof and incorporated herein by reference as fully and as completely as if set forth herein verbatim.

Section 17. Entire Agreement. The terms, covenants, conditions, and provisions of this Joint Resolution, including the present and all future attachments, shall constitute the entire agreement between the parties hereto, superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the City and Township.

Section 18. Disputes and Remedies. The City and Township agree as follows:

a. Negotiation. When a disagreement over interpretation of any provision of this Joint Resolution shall arise, the respective City and Township will direct staff members as they deem appropriate to meet at least one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.

b. Arbitration. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, or are unable to negotiate an interpretation of any provision of this Joint Resolution, the parties may mutually agree in writing to seek relief by submitting their respective grievances to binding arbitration.

c. Adjudication. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, are unable to negotiate an interpretation of any provision of this Joint Resolution or are unable to agree to submit their respective grievances to binding arbitration, either party may seek relief through initiation of an action in a court of competent jurisdiction. In addition to the remedies provided for in this Joint Resolution and any other available remedies at law or equity, in the case of a violation, default or breach of any provision of this Joint Resolution, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Joint Resolution in accordance with its terms.

Section 19. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to the City:
Mr. Patrick Hentges, City Manager (or successor)
Intergovernmental Center
10 Civic Center Plaza
PO Box 3368
Mankato, MN 56002-3368

If to the Township:
Town Clerk (or successor)
Mankato Township
19727 Ridge Drive
Mankato, MN 56001

Approved by the Town of Mankato this 1st day of November, 2013.

TOWN OF MANKATO

By: Daniel Rotchadl
Daniel Rotchadl, Chair

By: Daniel Fogal
Daniel Fogal, Town Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Daniel Rotchadl to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the Mankato Town Board of Supervisors.

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Kari A. Lozinski
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Daniel Fogal to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the Mankato Town Board of Supervisors.

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Kari A. Lozinski
Notary Public

Approved by the City of Mankato this 1st day of November, 2013.

CITY OF MANKATO

By: _____
Eric T. Anderson Mayor

Attest: _____
Renae, Kopischke, Executive Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Eric T. Anderson to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the City Council of Mankato.

_____
Notary Public

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Renae Kopischke to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the City Council of Mankato.

_____
Notary Public

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

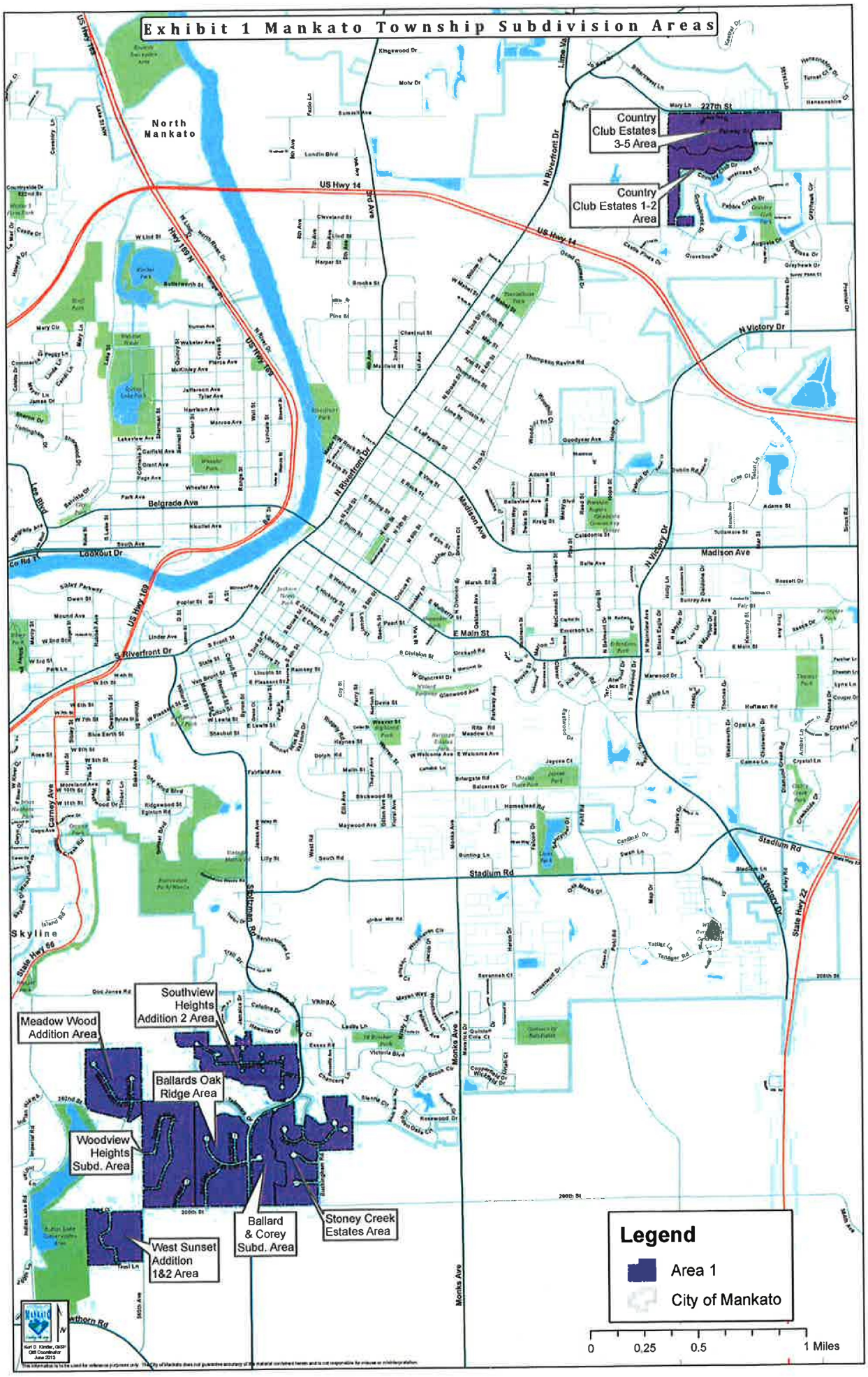
Exhibit 1 Mankato Township Subdivision Areas
North Mankato
Country Club Estates 3-5 Area
Country Club Estates 1-2 Area
Southview Heights Addition 2 Area
Meadow Wood Addition Area
Ballards Oak Ridge Area
Woodview Heights Subd. Area
Ballard & Corey Subd. Area
Stoney Creek Estates Area
West Sunset Addition 1&2 Area
Legend
Area 1
City of Mankato
0
0.25
0.5
1 Miles

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The Free Press and The Land, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed Notice

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 *successive weeks; it was first published on* Saturday, *the* 5 *day of* October, 20 13, *and was thereafter printed and published on every* Saturday *to and including* Saturday, *the* 5 *day of* October, 20 13; *and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:*

abcdefghijklmnopqrstuvwxyz

By: _____
Publisher

Subscribed and sworn to before me on this 13 *day of* February, 20 14.

_____
Notary Public

TRACY MARIE HERRMANN
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

October 5, 2013
JOINT NOTICE OF INTENT FOR THE SIGNING OF THE JOINT RESOLUTION ADOPTING THE CITY OF MANKATO/MANKATO TOWNSHIP ORDERLY ANNEXATION AGREEMENT

The City of Mankato and Mankato Township adopted by joint resolution the City of Mankato/Mankato Township orderly annexation agreement establishing criteria for annexation and limitations to nonfarm development. The signing of the the City of Mankato/Mankato Township orderly annexation agreement will occur on or after October 17, 2013.

The properties intended to be included in the agreement are as follows:

1. All properties located within Mankato Township with the exception of Sections 12, 13, and 24.
2. The Mankato City Council adopted the Joint Resolution for annexation of said properties at their regular meeting of June 24, 2013.
3. The Mankato Township Board has previously considered and resolved to adopt the Joint Resolution at their regular meeting held on May 16, 2013.

Dated: October 5, 2013

Stormwater Management Report

The Station
Mankato, Minnesota

June 23, 2025

Project No. 25-32735

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Alec Pietz, Interim City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
apietz@mankatomn.gov

FROM:
ISG
Nathan Hermer, **P.E.**
115 East Hickory Street + Suite 300
Mankato, Minnesota 56001
507.387.6651
Nathan.Hermer@ISGInc.com

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE 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.

_____

Nathan J. Hermer, **P.E.**
Project Engineer
Reg. No. 54848

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001

The Station
Mankato, MN

Engineer's Project Number: 25-32735

Dated this 23rd day of June 2025

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APPENDICES

Appendix A: Existing + Proposed Condition Drainage Maps ..... A
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INTRODUCTION

This stormwater management report was prepared to facilitate improvements for the Station in Mankato, MN. The project site is located in the southwest quadrant of the CSAH 23 and CSAH 12 intersection, west of the railroad tracks. The property area is 13.39 acres. The proposed development will include a new Rickway Carpet warehouse, office, and showroom, along with 66 commercial condo units. The improvements will include grading, underground utility installation, curb and gutter, stormwater management basins, and pavement surfacing.

In concurrence with the production of site plans, hydrologic and hydraulic models were developed to generate the data presented within this report. Given that the project will disturb more than one acre of land, a NPDES Construction Stormwater Permit will be required. This project is also subject to the City of Mankato's stormwater rate control and water quality requirements.

DRAINAGE CONDITIONS

Existing Site

The project property has been historically farmed and has a drainage ditch along the east, south, and south third of the west property line. There is one wetland located along the southern property line that accepts runoff from the east ditch and area directly north of the wetland, identified as the "South Drainage Area" on the existing drainage map located in Appendix A. The existing wetland discharges into the south ditch via overland flow.

There are three remaining drainages; the "Northern Drainage Area" generally flows from west to east discharging into the existing east ditch; the "Central Drainage Area" generally flows from east to wet discharging into the existing west ditch; and the remaining area is within the existing ditch.

An existing conditions drainage map is available in Appendix A.

Table 1. Existing Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North	6.10	0.0	6.10	East Ditch
Central	3.60	0.0	3.60	West Ditch
South	3.01	0.0	3.01	Wetland – South Ditch
Ditch	0.68	0.0	0.68	-
Total	**13.39**	**0.0**	**13.39**	-

Proposed Site

The proposed project will provide traffic circulation and parking for a commercial condo development and Rickway Carpet warehouse, office, and showroom, supporting utilities, and stormwater management basins. The project will result in a net increase in impervious area of 7.19 acres.

Wetland impacts have been avoided, and the wetland buffer will be provided per local regulations. The existing east ditch currently discharges into the existing wetland, which has a low pool before discharging to the south ditch. The proposed project will not change the existing east ditch and it will continue to discharge into the existing wetland.

There are five proposed drainage areas as outlined in Table 2 below. A proposed drainage map is located in Appendix A.

Table 2. Proposed Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North Pond	4.08	2.18	1.90	East Ditch
South Pond	6.40	5.01	1.39	East/West Ditch
Wetland	0.64	0.00	0.64	South Ditch
East Ditch	1.39	0.00	1.39	-
West Ditch	0.88	0.00	0.88	-
Total	**13.39**	**7.19**	**6.2**	-

Soil Conditions

The USDA's websoil survey was used to review the existing soils and the project site is predominately clay loam. Therefore, the site was modeled using Hydraulic Soil Group (HSG) D soils.

STORMWATER MANAGEMENT

Stormwater Regulations

The location of the project involves two agencies with stormwater management requirements: the Minnesota Pollution Control Agency (MPCA NPDES Construction Stormwater Permit) and the City of Mankato. The project exceeds all agencies' disturbance thresholds, and as such, must meet all applicable stormwater rate control and water quality requirements. The City of Mankato standards are more stringent than the MPCA requirements; thus, meeting the City of Mankato's requirements indicates that the site inherently complies with MPCA regulations.

Stormwater System Overview

Hydrologic and hydraulic calculations were performed for the existing and proposed drainage conditions using the rainfalls depths obtained for the City of Mankato and the MSE-3 24-hour rainfall distribution curve. The stormwater management system consists of three basins that were modeled in HydroCAD to ensure the site meets rate control and water quality standards. Given the poor soils, infiltration was deemed infeasible for the site and each basin will be a wet detention basin.

Basin discharge points are shown on the Proposed Drainage Map in Appendix A and final design elevations, discharge rates, and high-water levels (HWL) for each storm event will be provided with the final design.

Water Quality

WATER QUALITY VOLUME

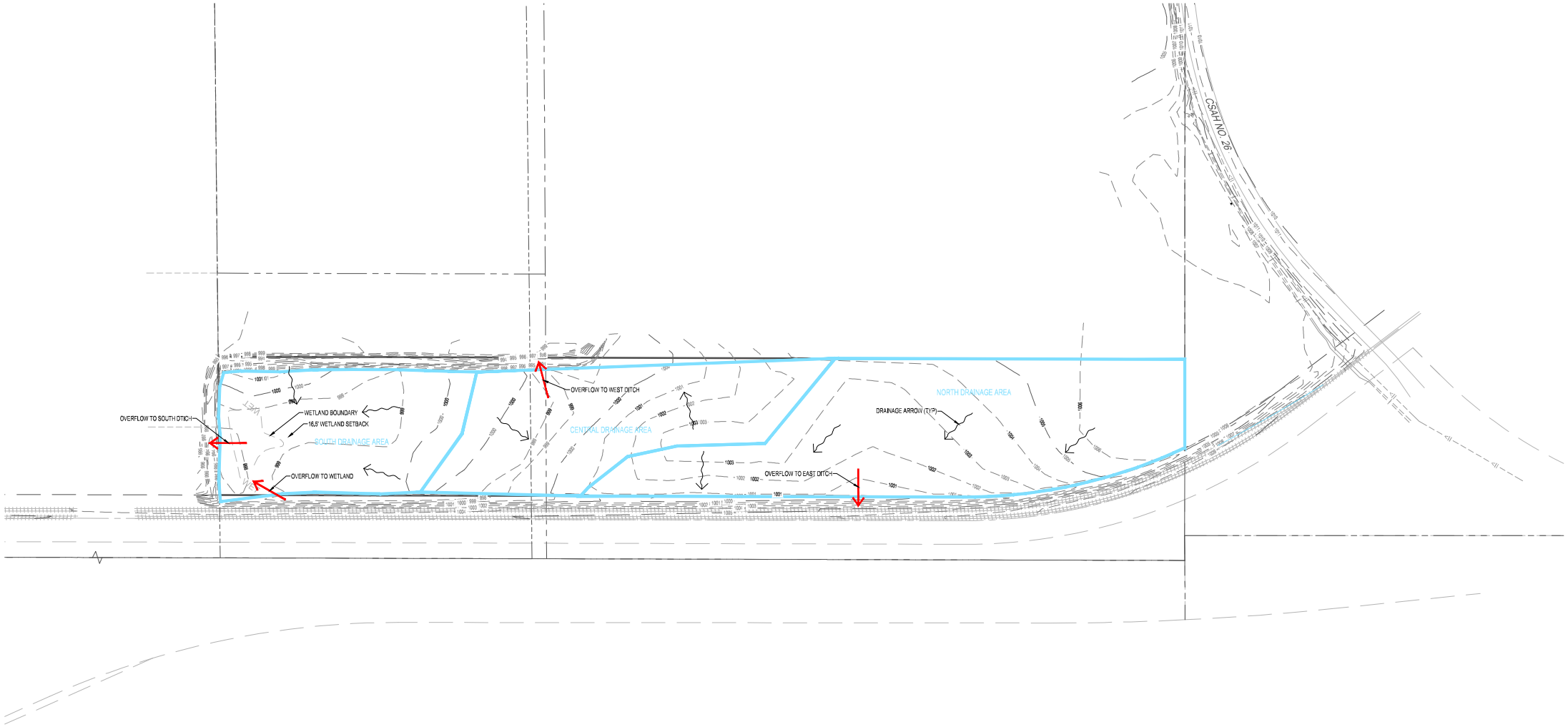
The City of Mankato requires that 1.1 inches of runoff across new and reconstructed impervious surfaces be retained as the water quality volume. If the volume requirement is met, then Total Suspended Solids (TSS) and Total Phosphorus (TP) requirements shall be considered met.

Due to the predominately clay soils, multiple wet detention basins are proposed to meet the water quality requirements. Appendix B shows the calculations of dead storage and water quality discharge rate for the northern two basins and the southern basin.

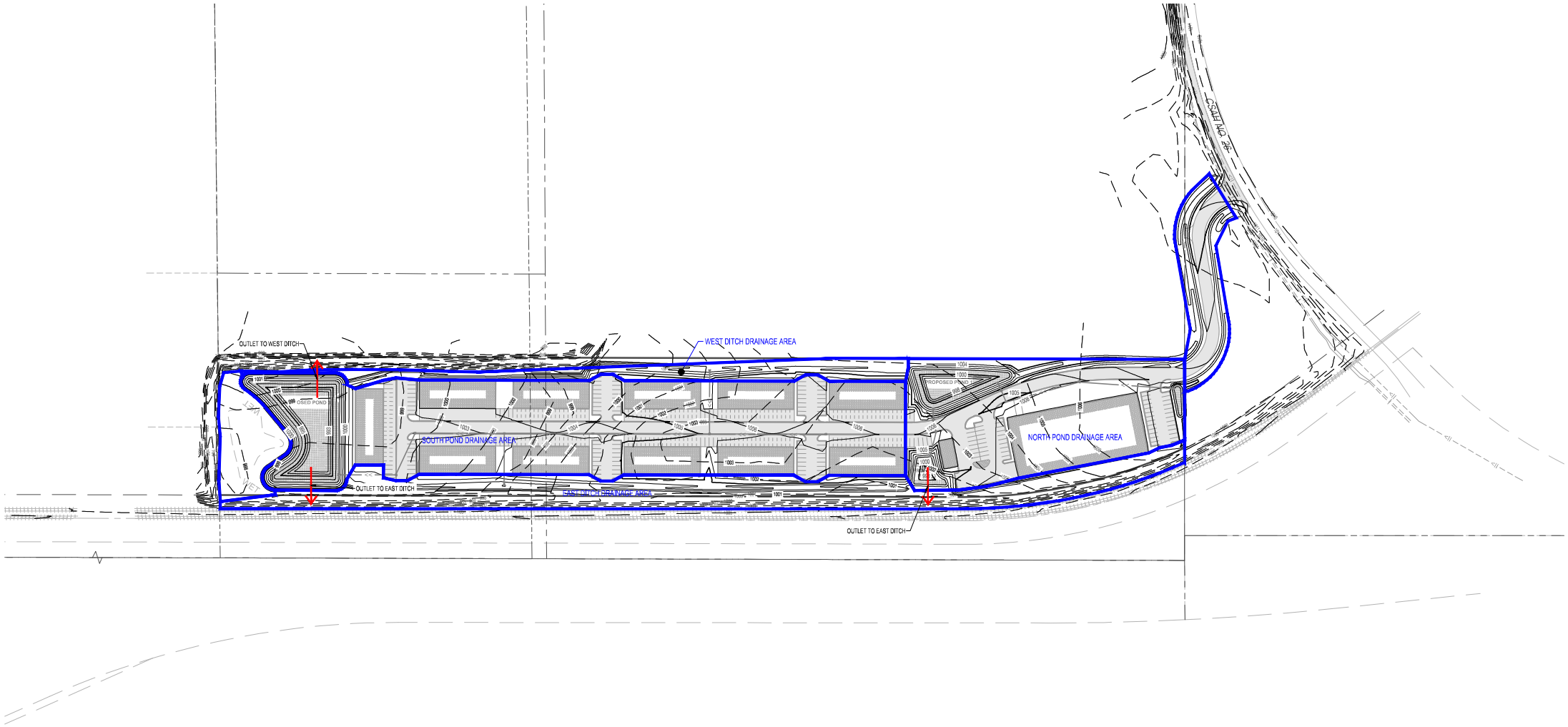
CONCLUSION

The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. The NPDES Construction Stormwater Permit will be applied for prior to construction and available as soon as the permit is obtained. The proposed project as designed provides volume abstraction, water quality volume, and detention requirements.

Appendix A: Existing + Proposed Condition Drainage Maps



Existing Drainage Map



Proposed Drainage Map

ISG

Architecture + Engineering + Environmental + Planning

THE STATION
MANKATO, MINNESOTA - 06/23/25
ISG PROJECT NO. 25-32735

ISGInc.com

Appendix B: Basin Calculations

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 1 + 2

DETENTION BASIN

Amount of Dead Storage	11492.00	Cubic Feet		
Total Drainage Area to Basin	177593	Square Feet		
Total Required Dead Storage	7338.55	Cubic Feet		
Dead Storage Check	Ok			
New Impervious Area to Basin	94953.00	Square Feet		
Required Water Quality Volume (1.1")	8704.03	Cubic Feet		
Pond elevation at	20196.03	cubic feet of total storage		1001.2
Pond Surface Area at elevation	1001.2		8497	Square Feet
Pond Discharge at elevation	1001.2		1.05	cfs
Allowable discharge	1.10	cfs		
Discharge Check	Ok			

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 3

DETENTION BASIN

Amount of Dead Storage	53326.00	Cubic Feet		
Total Drainage Area to Basin	278632	Square Feet		
Total Required Dead Storage	11513.72	Cubic Feet		
Dead Storage Check	Ok			
New Impervious Area to Basin	218420.00	Square Feet		
Required Water Quality Volume (1.1")	20021.83	Cubic Feet		
Pond elevation at	73347.83	cubic feet of total storage		997.2
Pond Surface Area at elevation	997.2		27379	Square Feet
Pond Discharge at elevation	997.2		3.42	cfs
Allowable discharge	3.56	cfs		
Discharge Check	Ok			

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-9211-OE

Issued Date: 08/22/2024

Cheryl Freitag
Niccon Inc
60727 230th St
Madison Lake, MN 56063

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Multi-purpose Building The Station
Location:	Mankato, MN
Latitude:	44-11-48.46N NAD 83
Longitude:	93-55-50.36W
Heights:	1001 feet site elevation (SE) 28 feet above ground level (AGL) 1029 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 02/22/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

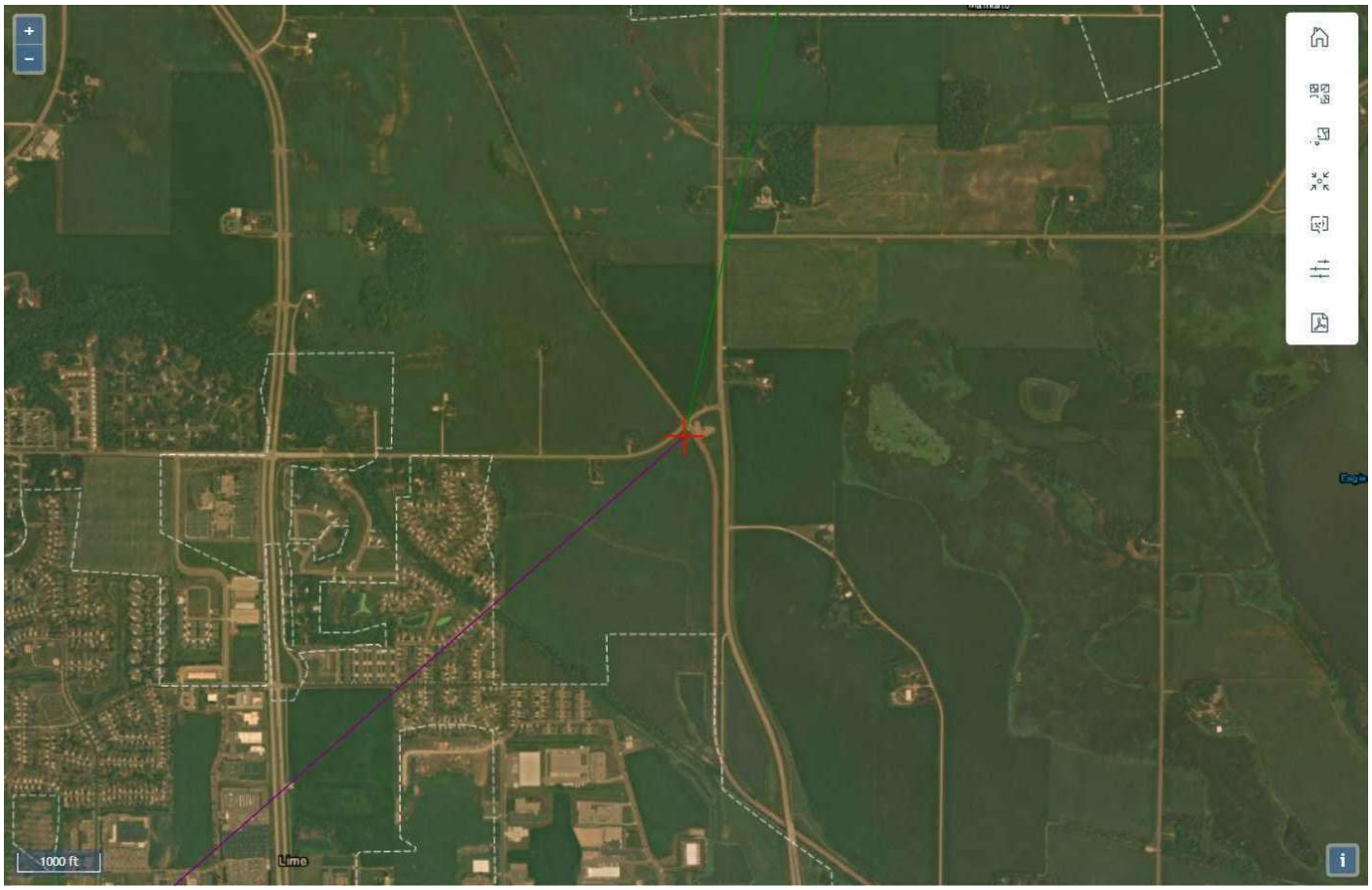
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (817) 222-5323, or Marla.Duchatellier@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-9211-OE.

Signature Control No: 625506618-630918204 (DNE)
Marla Duchatellier
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2024-AGL-9211-OE



TOPO Map for ASN 2024-AGL-9211-OE

Site Plan and Traffic Advisory Review Committee **1. 5.**

Meeting Date: 07/08/2025

Title

CY36-25

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling, and for a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple Dwelling zoning district. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

Applicant

The applicant is Wrestling Brotherhood, with permission of the property owner.

Request

The applicant is seeking a rezoning of the subject parcel from the current M-1, Light Industrial, to R-3, Limited Multiple Dwelling District; and a conditional use permit to allow for a wrestling recreational facility in the R-3 zoning district.

Location

The subject properties are located at 1416, 1420, and 1430 2nd Avenue.

Existing Land Use

The two northerly properties are currently vacant and were the previous location of a bar. The southerly property has an existing residential house.

Zoning

The properties are zoned M-1, Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Review

Wrestling Brotherhood, with permission of the property owner, is requesting a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling, and for a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple Dwelling zoning district. The subject properties are located at 1416, 1420, and 1430 2nd Avenue and are legally described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County.

Rezone

The applicant is proposing to rezone the subject property from its current M-1, Light Industrial, zoning classification to R-3, Limited Multiple Dwelling district. The rezoning request is consistent with the recently amended Land Use Plan request that changed the guided land use for the subject parcel from Light Industrial to Medium Density Residential.

Conditional Use Permit

The applicant is also seeking a conditional use permit to allow for the development of a wrestling facility on the

subject parcels. In the R-3 zoning district, the Mankato City Code allows, “golf courses, country clubs, and private recreational uses, all non-commercial” as conditional uses.

According to the narrative provided by the applicant, the facility will house a gymnasium for wrestling classes and training for participants. The narrative further states that the purpose of the request is to allow for the development and operation of a youth wrestling facility—a community-oriented use that provides educational, physical, and social benefits to the local community.

Site removal plans show the removal of the existing residential house and garage and the removal of the existing gas line and overhead line on the southerly lot. The existing concrete and bituminous on the northerly lot will also be removed, and several of the trees on the site will be removed.

Site plans show a new approximately 46’ X 144’ structure situated on the western side of the parcels. The structure runs north/south and the applicant intends to have the underlying three parcels considered a zoning lot for development purposes. The intended development will have access to and from the site along Spruce Street and from 2nd Avenue.

Utility connections for water and sanitary are shown from 2nd Avenue.

Site plans show a new parking lot located to the east of the new structure. The parking lot contains 36 parking stalls, and the parking analysis provided indicates that in order to achieve the Mankato City Code the site requires 27 parking spaces.

The floor plan shows that the facility will have two training areas, restrooms, changing areas, an office and a registration area.

Landscaping plans show plantings along the new parking lot area as well as new trees in the public boulevard area.

Attachments

General Location Map
Aerial Plan
Civil and Site plans
Landscaping Plans
Traffic Memo
Stormwater Report
Narrative
Current Zoning
Proposed Rezoning

General Location Map

Date: May 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.

N

Aerial Map

Date: May 2025

Author:

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N

WRESTLING BROTHERHOOD
WRESTLING FACILITY

MANKATO, MINNESOTA

ISG PROJECT # 25-32225

LOCATION MAP

0 500 1,000

SCALE IN FEET

SHEET INDEX

G1-10	TITLE
G1-20	LEGENDS AND NOTES
C0-10	DETAILS
C0-11	DETAILS
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	SITE AND UTILITY PLAN
C4-10	GRADING PLAN
C5-10	SITE RESTORATION PLAN
C5-20	SITE PLANTING PLAN

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:

WRESTLING BROTHERHOOD
57741 231ST STREET
MANKATO, MINNESOTA 56001
PHONE: 507.508.2995

PROJECT ADDRESS / LOCATION:

S:07 T:108N R:26W

1430 2ND AVENUE
MANKATO, MINNESOTA 56001

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: NATHAN HERMER
EMAIL: NATHAN.HERMER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION. THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=850.93
TNFH LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF 2ND AVE AND SPRUCE ST

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2025 BY ISG.

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.

NATHAN J. HERMER

DATE _____ LIC. NO. 54848

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PROJECT
WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

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DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
TITLE

SHEET
G1-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
UV	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x	FENCE LINE	x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
CAD	COMPUTER-AIDED DESIGN
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IRON PIPE
CIPC	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CR	COUNTY ROAD
CY	CUBIC YARD
C&G	CURB AND GUTTER
DEMO	DEMOLITION
DI	DROP INTAKE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EQ	EQUAL
EX	EXISTING
F/G	FORM GRADE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFE	GARAGE FLOOR ELEVATION
GL	GUTTER LINE
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HD	HEAVY DUTY
HH	HANDHOLE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HR	HOUR
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
I	INVERT
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SIZE
J-BOX	JUNCTION BOX
JT	JOINT
LF	LINEAR FEET
LIN	LINEAR
LPS	LOW PRESSURE STEAM
LS	LUMP SUM
LSO	LOWEST STRUCTURAL OPENING
MAX	MAXIMUM
MB	MAIL BOX
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NO	NUMBER
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
OHWL	ORDINARY HIGH WATER LEVEL
OHD	OVERHEAD DOOR
OZ	OUNCE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATED
PL	PROPERTY LINE
PP	POLYPROPYLENE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIM
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REM	REMOVE
ROW	RIGHT OF WAY
RW	RIGHT OF WAY
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
STA	STATION
STM	STORM
SY	SQUARE YARD
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TNFH	TOP NUT OF FIRE HYDRANT
TRANS	TRANSFORMER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UT	UTILITY, UNDERGROUND TELEPHONE
VCP	VITRIFIED CLAY PIPE
W/O	WITHOUT
W/	WITH
YD	YARD
YR	YEAR

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 G1-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

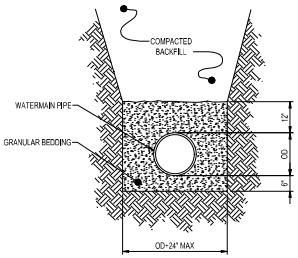
TITLE

LEGENDS AND NOTES

SHEET

G1-20

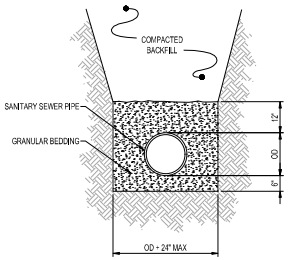
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

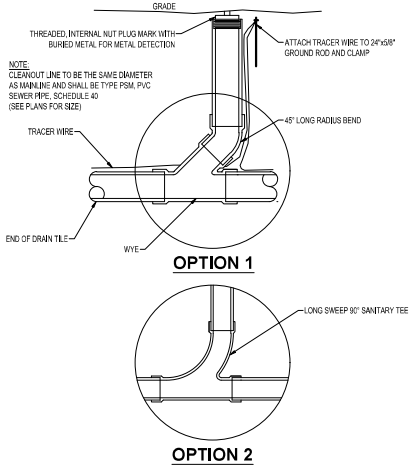
PIPE BEDDING WATERMAIN
NTS



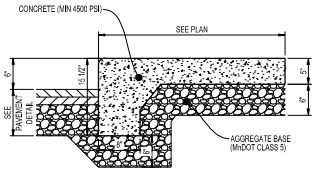
NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

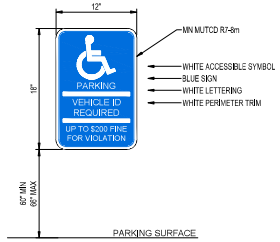
PIPE BEDDING SANITARY SEWER
NTS



SANITARY CLEANOUT
NTS



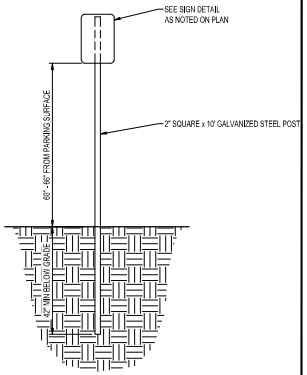
TURN DOWN CONCRETE WALK
NTS



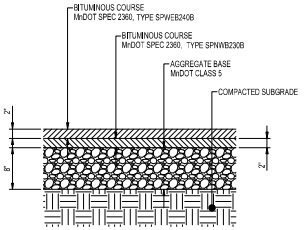
NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH MINNESOTA STATUTES, SECTION 169.346, SUBDIVISION 2, PARAGRAPH (a). SIGN TO BE CENTERED ON PARKING STALL.

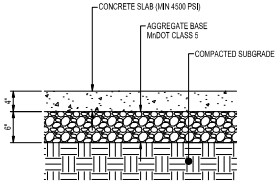
ACCESSIBLE PARKING SIGN
NTS



SIGN POST
NTS



STANDARD BITUMINOUS PAVEMENT
NTS



CONCRETE WALK
NTS

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

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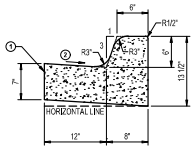
TITLE

DETAILS

SHEET

C0-10



KEY NOTES:

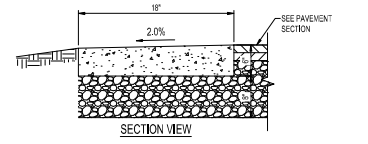
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.

② SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

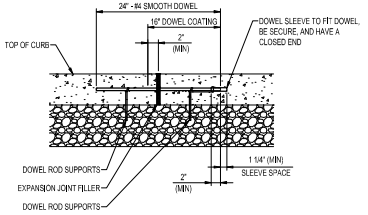
NOTE:

1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 6" THICK MNDOT CLASS 5 AGGREGATE BASE, EXTENDED A MINIMUM OF 12" BEHIND THE BACK OF CURB.

B612
CONCRETE CURB & GUTTER
NTS



SECTION VIEW

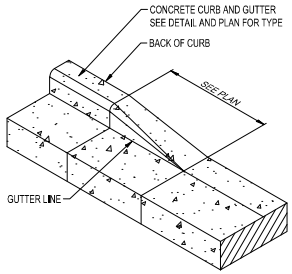


EXPANSION JOINT
ELEVATION VIEW

NOTES:

1. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
2. FURNISH EXPANSION JOINT FILLER CONFORMING TO AASHTO M 153 OR AASHTO M 213.
3. EXPANSION JOINT INTERVALS NOT TO EXCEED 300' FOR ALL CURBS AND CONSTRUCTION METHODS.
4. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDENT OF THE CONSTRUCTION METHODS USED.

CONCRETE RIBBON CURB
NTS



CURB TAPER
NTS

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TITLE

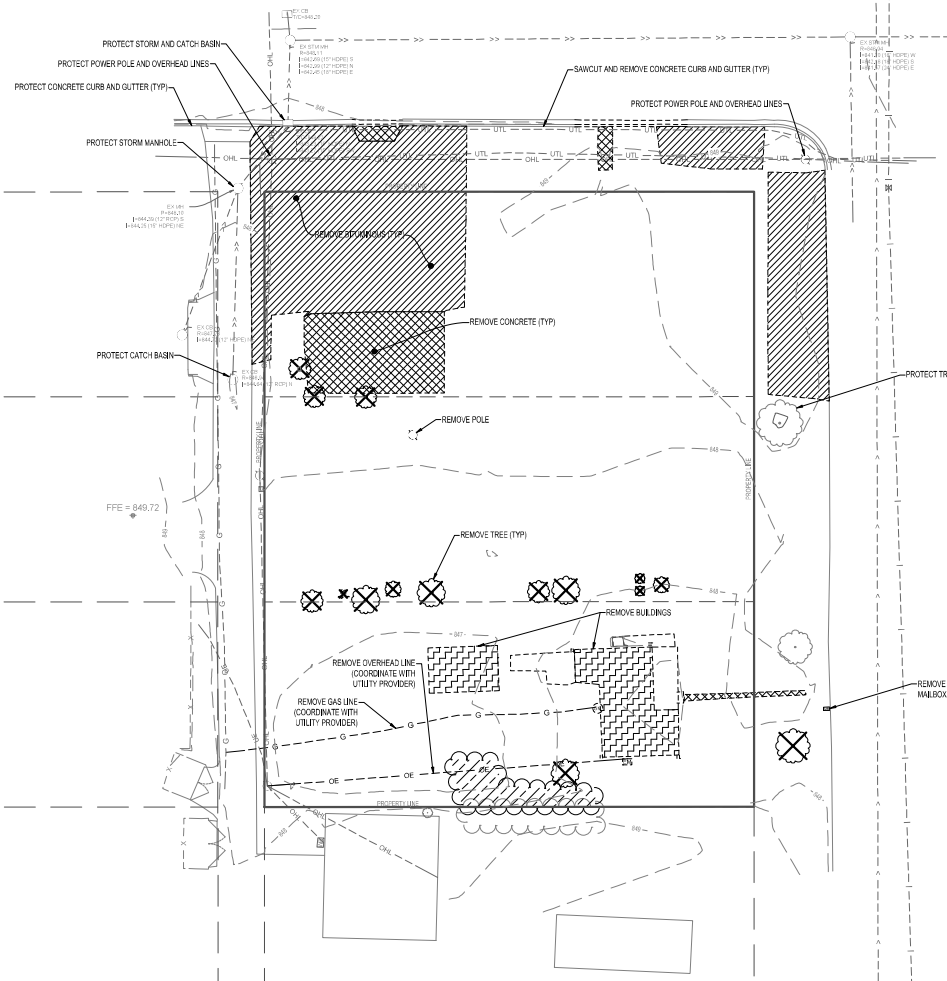
DETAILS

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

N

0 20 40

SCALE IN FEET

ISG

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

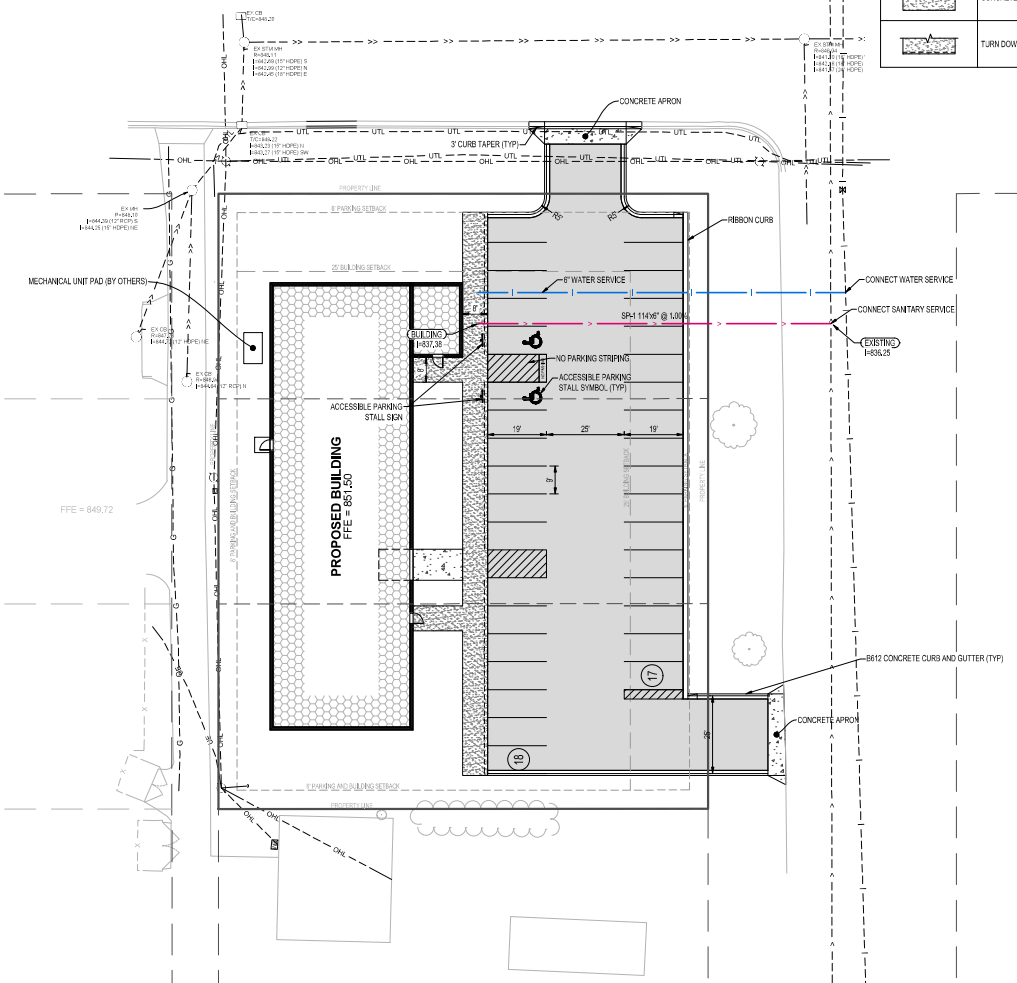
TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56011
ZONING:	R-3 LIMITED MULTIPLE DWELLING DISTRICT
SITE/LOT AREA:	40,572 SF (0.9 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	6'

BUILDING REQUIREMENTS

MAX STRUCTURE GROUND COVER	35%
MAX BUILDING HEIGHT	35'

PARKING DATA

LAND USE CLASSIFICATION	GYMNASIUM
PARKING SPACES REQUIRED (CODE)	ONE PARKING SPACE FOR EACH FOUR PERSONS OF THE MAXIMUM OCCUPANT LOAD
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	108 OCCUPANTS / 4 = 27 SPACES
PARKING STALLS PROVIDED	
STANDARD	34
ACCESSIBLE	2
TOTAL	36

N

0 20 40

SCALE IN FEET

ISG

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.

NATHAN J. HERMER

DATE _____ LIC. NO. 54848

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

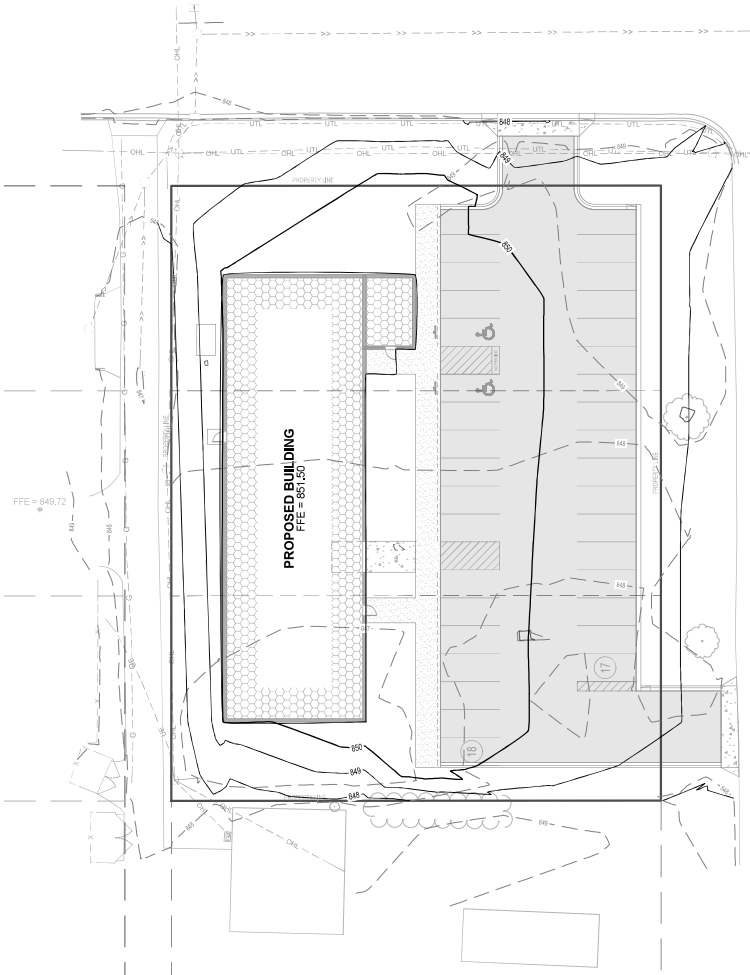
SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

-101-	EXISTING CONTOUR (MINOR INTERVAL)
-100-	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TOW / XXX.XX BOW	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

0 20 40

SCALE IN FEET

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

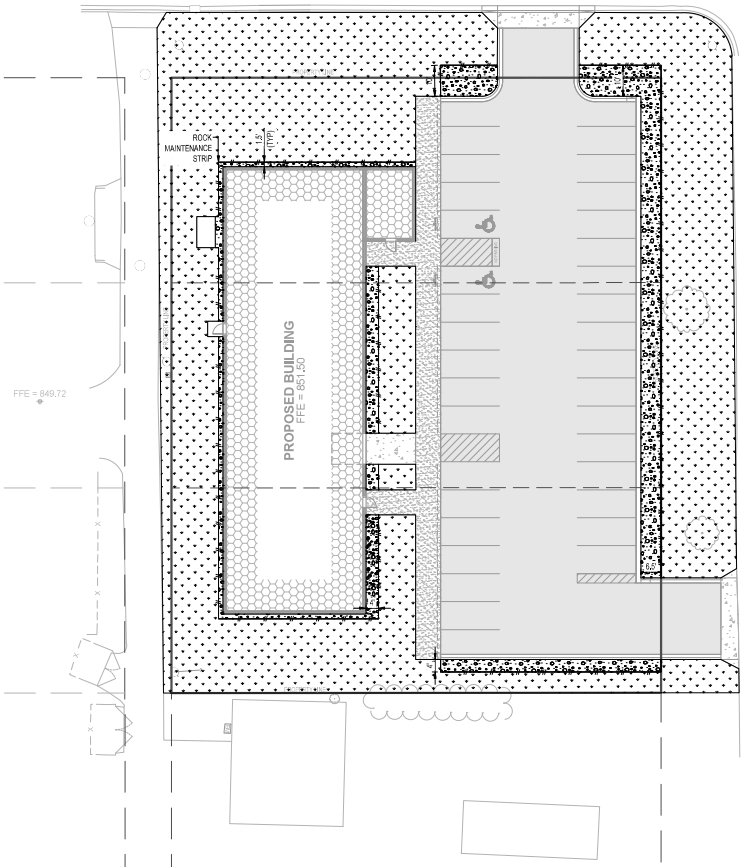
TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,621 SF	ROCK MULCH 3/4" LIMESTONE ROCK MULCH
SOD		
	15,739 SF	KENTUCKY BLUE GRASS BLEND SOD

N

0 20 40

SCALE IN FEET

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION PLAN

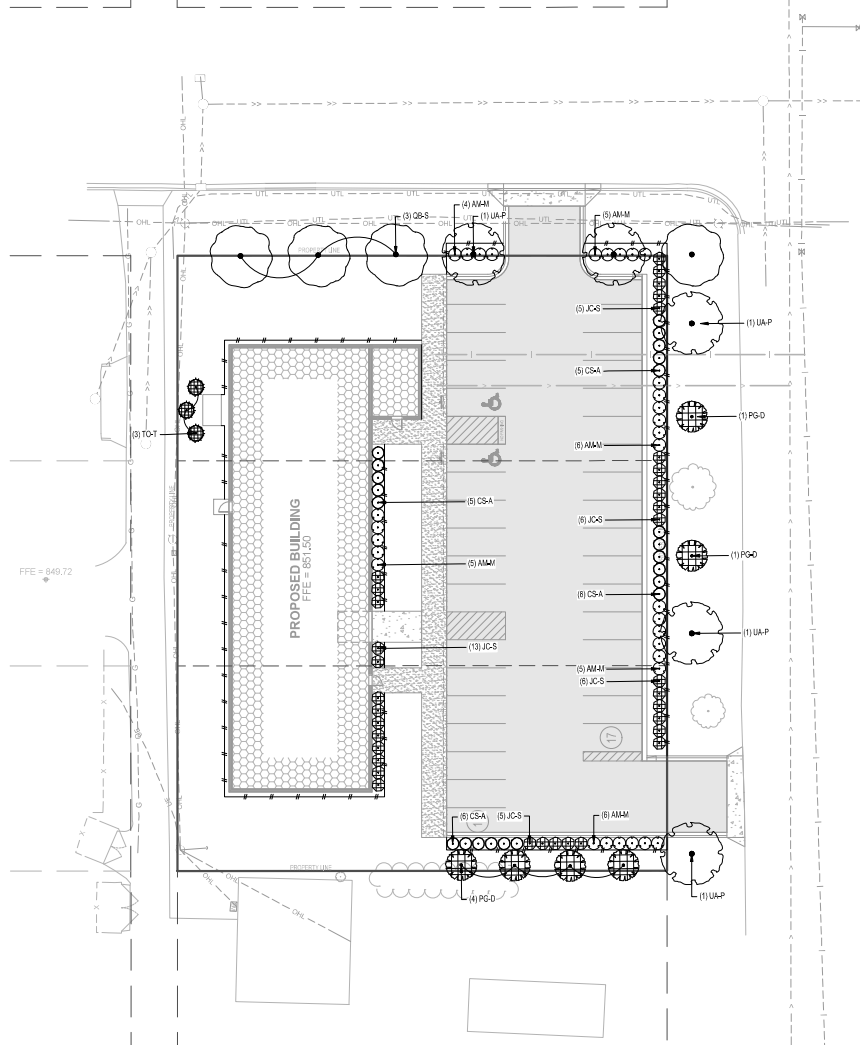
SHEET

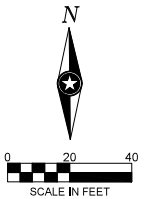
C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLANT SCHEDULE

CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
QB-S	4		QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
UA-P	5		ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
PG-D	8		PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
TO-T	3		THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
AM-M	32		ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT
CS-A	22		CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	#5	CONT
EVERGREEN SHRUBS					
JC-S	35		JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	#5	CONT





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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLANTING PLAN

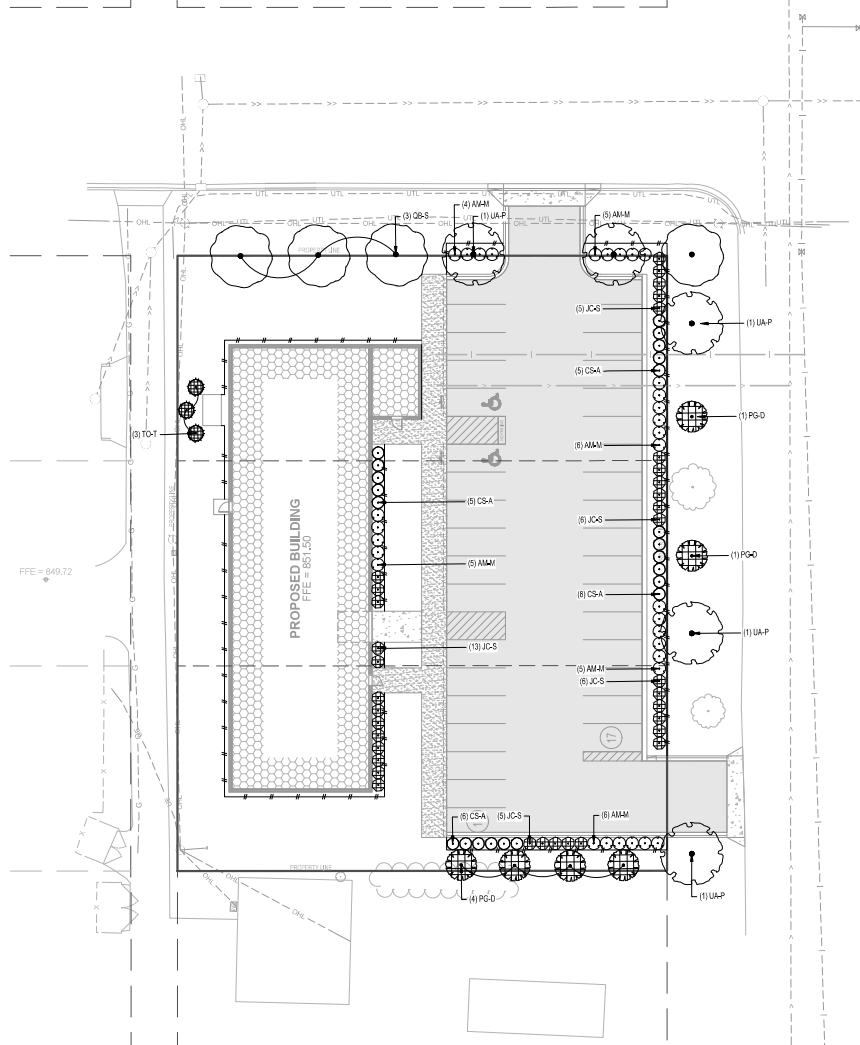
SHEET

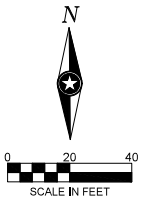
C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLANT SCHEDULE

CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
QB-S	4		QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
UA-P	5		ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
PG-D	8		PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
TO-T	3		THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
AM-M	32		ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT
CS-A	22		CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	#5	CONT
EVERGREEN SHRUBS					
JC-S	35		JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	#5	CONT





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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLANTING PLAN

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

Memorandum

Brotherhood Wrestling Facility Trip Generation Memo

To: City of Mankato

From: Corona Woychik, PE, PTOE

Date: May 19, 2025

Subject: Brotherhood Wrestling Facility Trip Generation Memo

The following is a Trip Generation Memorandum for the proposed Brotherhood Wrestling Facility to be located along 2nd Avenue in Mankato, Minnesota. This memorandum has been prepared to assess the trip generation potential for the proposed Wrestling Facility located at 1430 2nd Avenue in Mankato.

Vehicular access to the proposed development along 2nd Avenue will be provided via the following existing streets:

- 2nd Avenue
- Spruce Street

Refer to the attachments for a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

TRIP GENERATION

The proposed development is assumed to consist of a 6,800 SF building to be used as a wrestling facility. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Health Fitness Club (492)	6,800 SF	225	5	4	28	13

It should be noted that the daily traffic volume generated by the proposed development is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

Previously the site was used as a bar which closed in 2013 and was torn down. The site has been vacant since the existing building was razed. Using the ITE Trip Generation Manual, 11th Edition, for a drinking establishment, they expect that the bar generated 64 trips during the PM peak hour which exceeds the new trips that would be generated by the proposed wrestling facility.

TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 30% to/from the north via 3rd Avenue
- 70% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Spruce Street, Maxfield Street, and 2nd Avenue to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

Based on the low site traffic generated and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

CONCLUSION

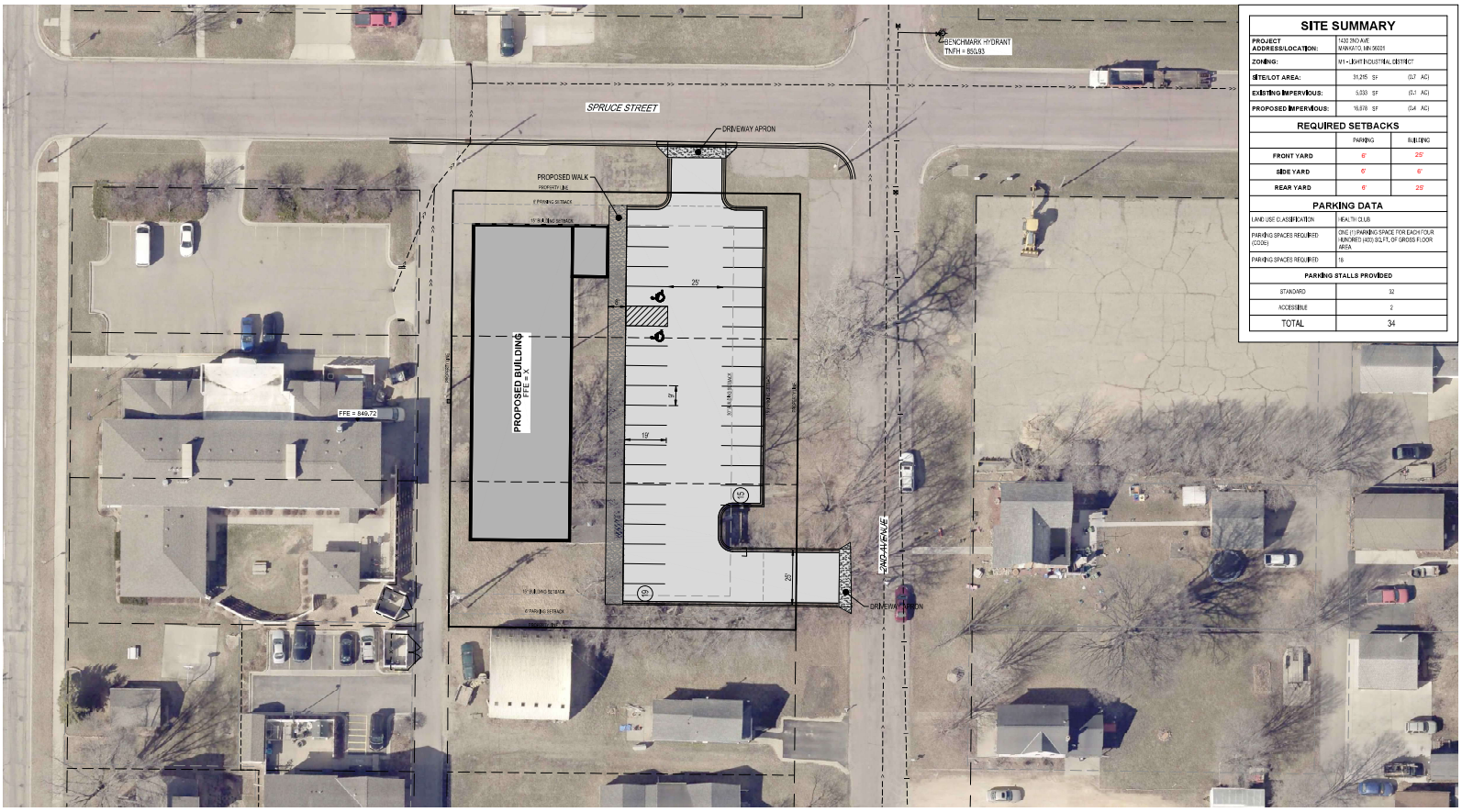
The proposed Brotherhood Wrestling Facility development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE 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.

Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

Brotherhood Wrestling Facility Trip Generation Memo
Mankato, Minnesota
Engineer's Project Number: 25-32225
Dated this 19th day of May, 2025



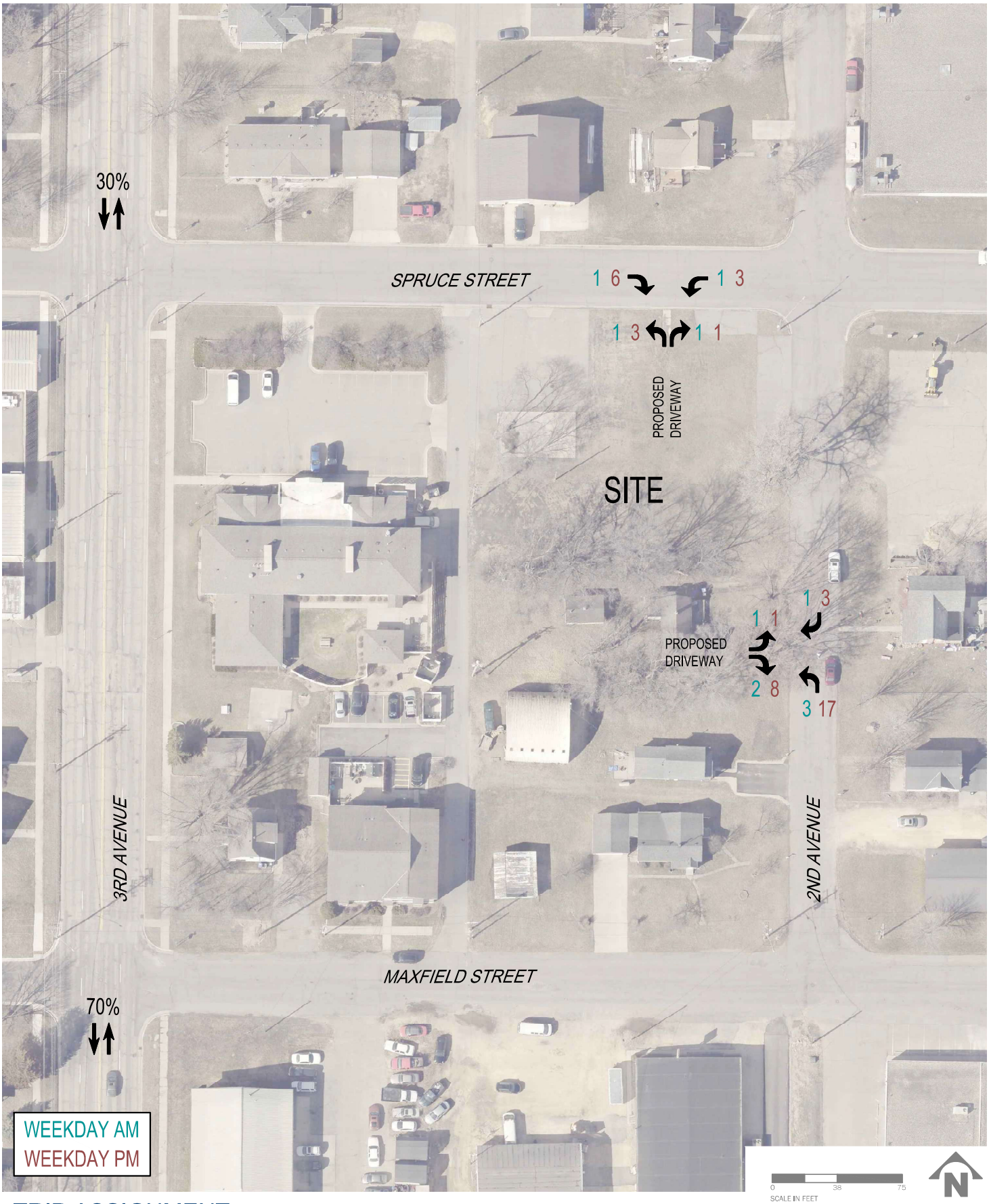
SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVE MANKATO, MN 56001	
ZONING:	M1 - LIGHT INDUSTRIAL DISTRICT	
SITE/LOT AREA:	31,215 SF	(0.7 AC)
EXISTING IMPERVIOUS:	5,033 SF	(0.1 AC)
PROPOSED IMPERVIOUS:	16,878 SF	(0.4 AC)

REQUIRED SETBACKS	PARKING	BUILDING
FRONT YARD	5'	25'
SIDE YARD	0'	0'
REAR YARD	5'	25'

PARKING DATA	
LAND USE CLASSIFICATION:	HEALTH CLUB
PARKING SPACES REQUIRED (CODE)	ONE (1) PARKING SPACE FOR EACH FOUR HUNDRED (400) SQ.FT. OF GROSS FLOOR AREA
PARKING SPACES REQUIRED:	19
PARKING STALLS PROVIDED	
STANDARD	32
ACCESSIBLE	2
TOTAL	34

CONCEPT 1

20'-0"
SCALE IN FEET



TRIP ASSIGNMENT

Stormwater Management Report

Mankato Wrestling Facility
Mankato, Minnesota

June 24, 2025

Project No. 25-32225

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Alec Pietz, Interim City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
apietz@mankatomn.gov

FROM:
ISG
Nathan Hermer, **P.E.**
115 East Hickory Street + Suite 300
Mankato, Minnesota 56001
507.387.6651
Nathan.Hermer@ISGInc.com

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE 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.

Nathan J. Hermer, **P.E.**
Project Engineer
Reg. No. 54848

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001

Mankato Wrestling Facility
Mankato, MN

Engineer's Project Number: 25-32225

Dated this 24th day of June 2025

TABLE OF CONTENTS

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Introduction 1
Drainage Conditions 1
Existing Site 1
Proposed Site 1
Conclusion 1

INTRODUCTION

This stormwater management report was prepared to facilitate improvements for a Wrestling Facility in Mankato, MN. The project site includes three parcels west of 2nd Avenue, north of Maxfield Street, and south of Spruce Street. Together, the three parcels are 0.72 acres. The development will have access on Spruce Street and 2nd Avenue. The improvements will include grading, underground utility installation, curb and gutter, and pavement surfacing.

Given that the project will not disturb more than one acre of land, a NPDES Construction Stormwater Permit will not be required.

DRAINAGE CONDITIONS

Existing Site

The northern two parcels were formerly Mac's Bar before it's demolition after a fire caused severe damage to the building. Since then, it has been an undeveloped property. The southern parcel is a single-family home. The parcel originally had 0.38 acres of impervious.

The three parcels generally sloped from north to south with stormwater discharging to the adjacent public streets and alley. There is no storm sewer on the property and or in the public right of way adjacent to the property. The former Mac's Bar impervious area received stormwater and was directly connected to the public right of way.

Proposed Site

The proposed project will provide traffic circulation and parking for a wrestling facility and supporting utilities. The project will result in an impervious area of 0.48 acres.

The proposed building will be located on the west side of the site and the parking lot will be sloped to the east. The stormwater will flow through the grass boulevard prior to discharging into the public right of way. This is consistent with the existing drainage pattern.

CONCLUSION

The proposed project doesn't require a NPDES Construction Stormwater permit. The proposed project follows the existing drainage patterns and discharges to the public storm sewer system via overland flow. The proposed project is directing the majority of it's stormwater through a pervious area prior to discharging to the public right of way, unlike the pervious development at the property.

Appendix A: Existing + Proposed Condition Drainage Maps

Appendix B: Basin Calculations

June 24, 2025

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Conditional Use Permit & Rezoning Request
Mankato Wrestling – R010907206004, R010907206005, & R010907206006

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit and Rezoning request being submitted on behalf of Wrestling Brotherhood.

PROJECT NARRATIVE

KD2 Properties LLC. is pursuing a Conditional Use Permit and Rezoning/Ordinance Amendment Request to allow for development of a wrestling facility. The proposed wrestling facility will house a gymnasium for classes and training for participants.

The three subject parcels are west of 2nd Avenue, north of Maxfield Street, and south of Spruce Street. Together, the three parcels are 0.72 acres. The intended development will have access to and from the site along Spruce Street and 2nd Avenue.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-883 (1-10).

1. ***It is one (1) of the conditional uses listed in the particular district.***

   The proposed use is one of the conditional uses listed under the R-3 Limited Multiple-Family Dwelling District as stated in Sec. 10-166 (7) of the City of Mankato's Code.

2. ***It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.***

   The proposed redevelopment aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the R-3 Limited Multiple-Family Dwelling District by revitalizing and redeveloping an area where improvements are warranted. The use allows for adaptive reuse of underutilized properties to serve community needs.

3. ***It does not interfere with or diminish the use of property in the immediate vicinity.***

   The proposed use is compatible with the overall character of the surrounding area. The introduction of a wrestling facility aligns well with adjacent land uses and creates a more cohesive development pattern. The facility would serve as a valuable community asset, complementing nearby developments and ensuring an appropriate transition between land uses. Given the nature of the proposed use, traffic patterns and noise levels would be well within acceptable limits for the area.

4. *It can be adequately served by public facilities and services.*

   The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The proposed use will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

5. *It does not cause undue traffic congestion.*

   The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility and a traffic circulation plan will be implemented to ensure safe ingress and egress.

6. *It preserves significant historical and architectural resources.*

   The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

7. *It preserves significant natural and environmental features.*

   The site is not located within or adjacent to any environmentally sensitive areas. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

8. *It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.*

   The proposed use will not cause a negative cumulative impact. It represents a low-intensity, community-oriented use that complements nearby residential development. When evaluated alongside existing land uses in the area, the youth wrestling facility will not burden city services or alter neighborhood character.

9. *It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.*

   The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

10. *It will not jeopardize the public's health, safety, or general welfare.*

    The facility promotes public health by encouraging physical activity and youth engagement. It will be professionally managed, regularly maintained, and designed with safety as a priority. The use will be a positive addition to the neighborhood, serving local families and contributing to community well-being.

REZONE

The proposed project will meet the conditional use criteria of Sec. 10-2062 (2-4).

2. ***The precise wording of the proposed amendment, together with concise explanation of its presumed effect.***

   Requesting a rezone from L-I (Light-Industrial) to R-3 Limited Multiple Dwelling in order to accommodate the proposed wresting facility.

3. ***A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.***

   The purpose of this request is to allow for the development and operation of a youth wrestling facility—a community-oriented use that provides educational, physical, and social benefits to the local community. The current Light Industrial zoning does not permit recreational or athletic facilities of this nature. However, the proposed rezoning to Residential will better align with the facility's intended community-serving function and will allow the property to be used in a manner more consistent with nearby land uses.

4. ***In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:***

   a. ***A statement specifying the names of the owners of the land proposed to be rezoned.***

      Owner of the land proposed to be rezoned is KD2 Properties LLC.

   b. ***A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.***

      Owner of the land proposed to be rezoned is KD2 Properties LLC.

   c. ***The street address and legal description of the land proposed to be rezoned.***

      New address to be determined post lot consolidation request. Please see the attached legal description and exhibits, which encompasses existing PID's R010907206004, R010907206005, & R010907206006.

   d. ***The present zoning classification and use of the land proposed to be rezoned.***

      The present zoning classification is L-I. The current use of the land is vacant/underutilized.

   e. ***A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.***

      N/A.

   f. ***A concept development plan for the property if the property is vacant or is intended to be redeveloped.***

      Please see the attached concept development plans.

g. *A statement of purpose explaining the reasons for the rezoning.*

Rezoning of this site is required to allow for development of a wrestling facility. The proposed wrestling facility will house a gymnasium for classes and training for participants.

Additionally, the proposed project will meet the conditional use criteria of Sec. 10-2063 (1-4).

1. *Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the city council.*

   The proposed amendment aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan by revitalizing and redeveloping an area where improvements are warranted. While the current zoning is Light Industrial, the shift to Residential allows for adaptive reuse of underutilized properties to serve community needs. The project will also encourage attractive landscaping and design of the private project by meeting city design standards.

2. *Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.*

   The proposed rezoning is compatible with the overall character of the surrounding area. While the site is currently guided for Light Industrial use, the introduction of a wrestling facility aligns well with adjacent land uses and creates a more cohesive development pattern. The facility would serve as a valuable community asset, complementing nearby developments and ensuring an appropriate transition between land uses. Given the nature of the proposed use, traffic patterns and noise levels would be well within acceptable limits for the area.

3. *Whether the proposed amendment will have an adverse effect on the value of adjacent properties.*

   The proposed amendment is not expected to have any adverse effects on adjacent properties. The development of a wrestling facility will enhance the area's desirability by providing a structured recreational amenity, which can increase community engagement, safety, and contribute to a vibrant community. The project will be designed to meet development standards, ensuring it remains an asset to the neighborhood. Additionally, the proposed use is less intensive than many traditional industrial uses, mitigating concerns related to environmental impact, noise, and heavy traffic that can sometimes accompany industrial development.

4. *The adequacy of public facilities and services.*

   The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The anticipated traffic impact is expected to be minimal. Parking and access will be designed to meet city requirements, ensuring safe and efficient use of the facility. The change from Light Industrial to Residential zoning will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

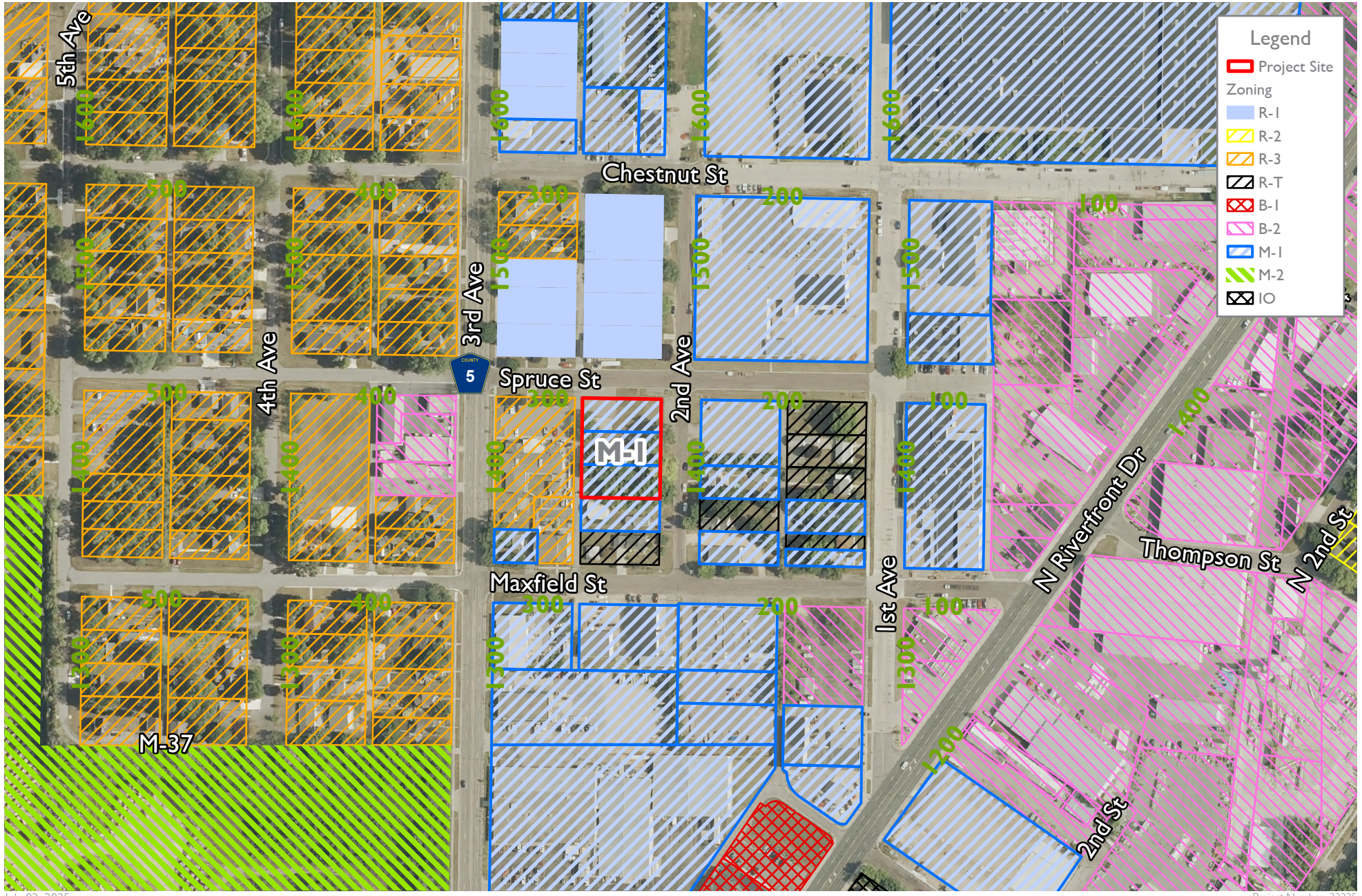
Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com



July 03, 2025

Project Number 32225

0 200 400 Feet

N

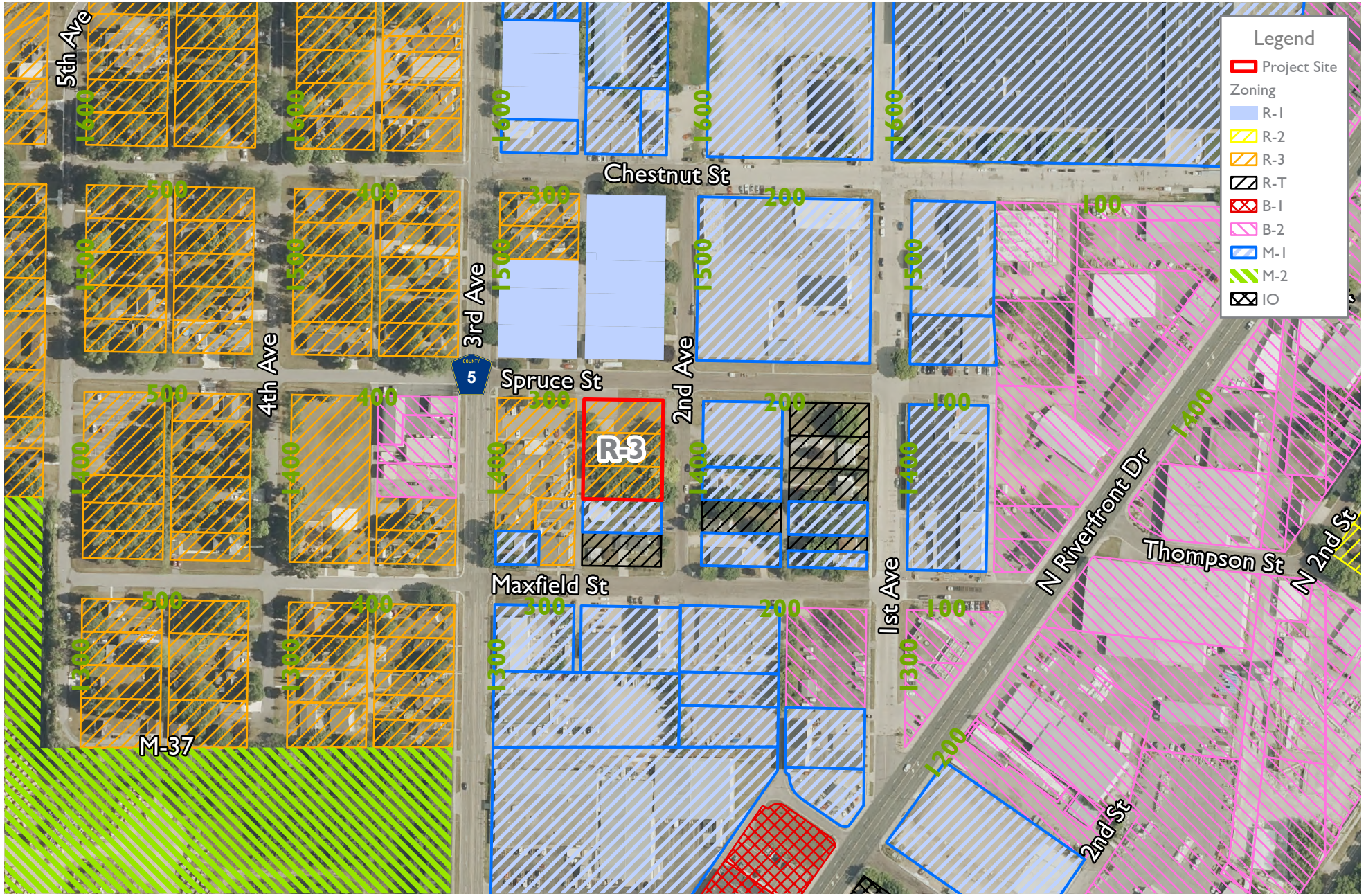
Existing Zoning

Mankato Wrestling Facility

Mankato, Blue Earth County, Minnesota

Source(s):
Zoning (Blue Earth County, 2023)

ISG



July 03, 2025

Project Number 32225

0 200 400 Feet

N

Proposed Re-Zoning

Mankato Wrestling Facility

Mankato, Blue Earth County, Minnesota

Source(s):
Zoning (Blue Earth County, 2023)

ISG

Site Plan and Traffic Advisory Review Committee **1. 6.**

Meeting Date: 07/08/2025

Title

CYL37-25

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

Applicant

The applicant is the property owner, Eric Brewer.

Request

Eric Brewer, property owner, is seeking the rezone of his property from the current zoning classification of Industry to Residential – Transition District. The rezoning is being requested because the current use of the subject parcel is residential in nature and the proposed rezoning classification will be more in line with the current use. The applicant desires to construct an accessory shed on the parcel, however the setbacks and criteria in the industry district, which is the current zoning designation, do not align with the current use of the subject property. According to the Lime Township ordinance, the Residential – Transition district is intended to allow for the continuation of residential uses in areas of the Township designed for industrial or commercial in the land use plan, which is the situation for this lot. Upon rezoning, uses and zoning criteria will need to achieve the Residential Transition zoning standards for the subject parcel.

Location

The subject property is zoned Industry and is legally described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township. (58830 240th Street; Blue Earth County PID R400422200005).

Existing Land Use

The parcel is made of 2.3 acre and is currently used for residential purposes.

Zoning

The property is located in Lime Township and is zoned Industry.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the property.

City Code

The Lime Township Ordinance can be found at this link: Lime Township Ordinances

Review

The applicant, Eric Brewer, property owner, is seeking the rezone of his property from the current zoning classification of Industry to Residential – Transition District. The rezoning is being requested because the current use of the subject parcel is residential in nature and the proposed rezoning classification will be more in line with the current use.

The applicant desires to construct an accessory shed on the parcel. However, the setbacks and criteria in the industry district, which is the current zoning designation, do not align with the current use of the subject property. According to the Lime Township ordinance, the Residential – Transition district is intended to allow for the continuation of residential uses in areas of the Township designed for industrial or commercial in the land use plan, which is the situation for this lot. Upon rezoning, uses and zoning criteria will need to achieve the Residential Transition zoning standards for the subject parcel.

The placement of the proposed accessory shed will be located on the western side of the home and, if the rezoning were to be approved, the applicant will comply with all setback requirements for the Residential Transition District. The proposed shed will also meet the regulations of Flight Zone C and will obtain approval from the FAA prior to applying for a Lime Township Construction permit.

Attachments

General Location Map

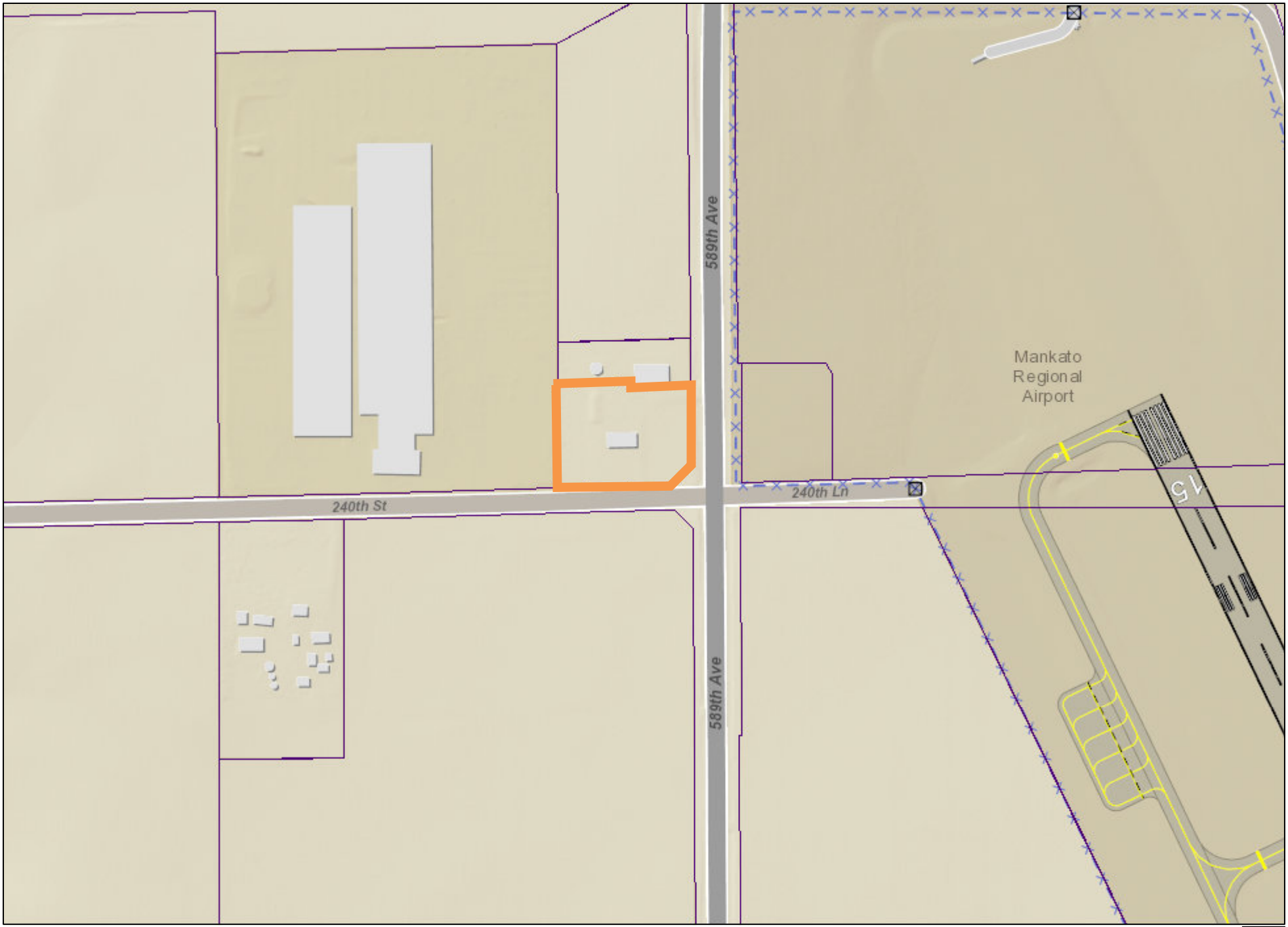
Aerial Plan

Current Zoning Map

Proposed Zoning Map

Land Use Plan Map

General Location Map



Date: July 2025

Author:

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N

Aerial Map

Date: July 2025

Author:

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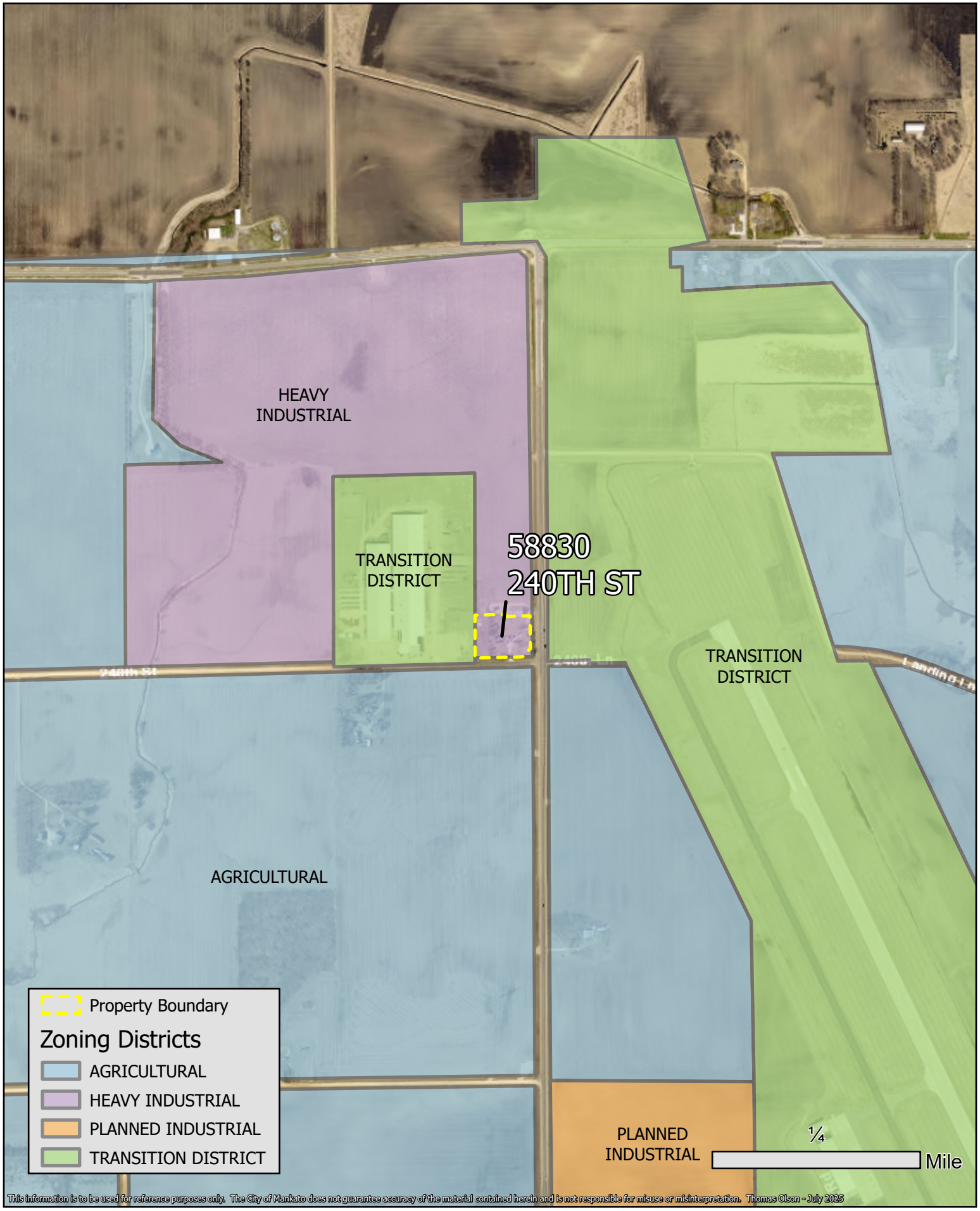
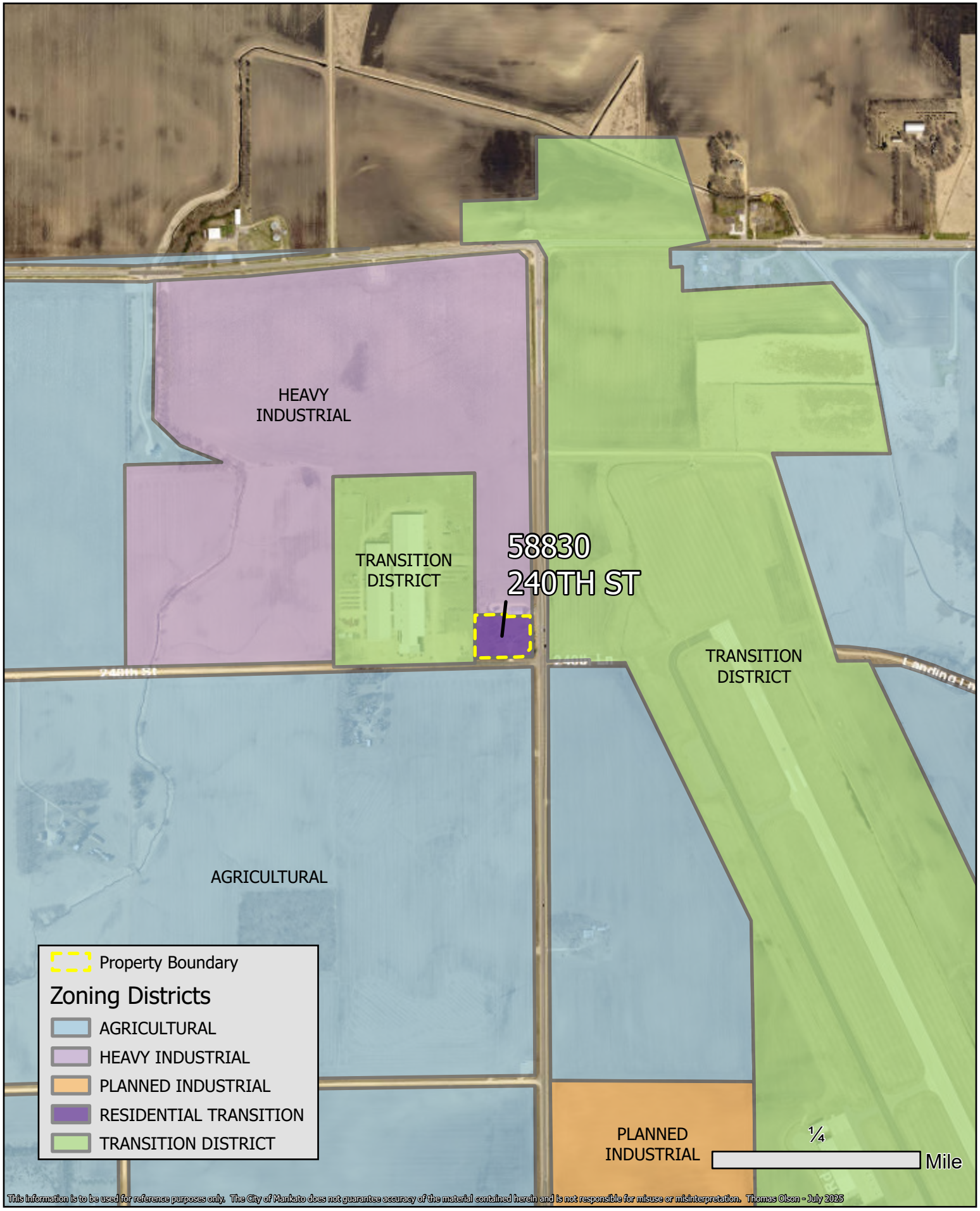
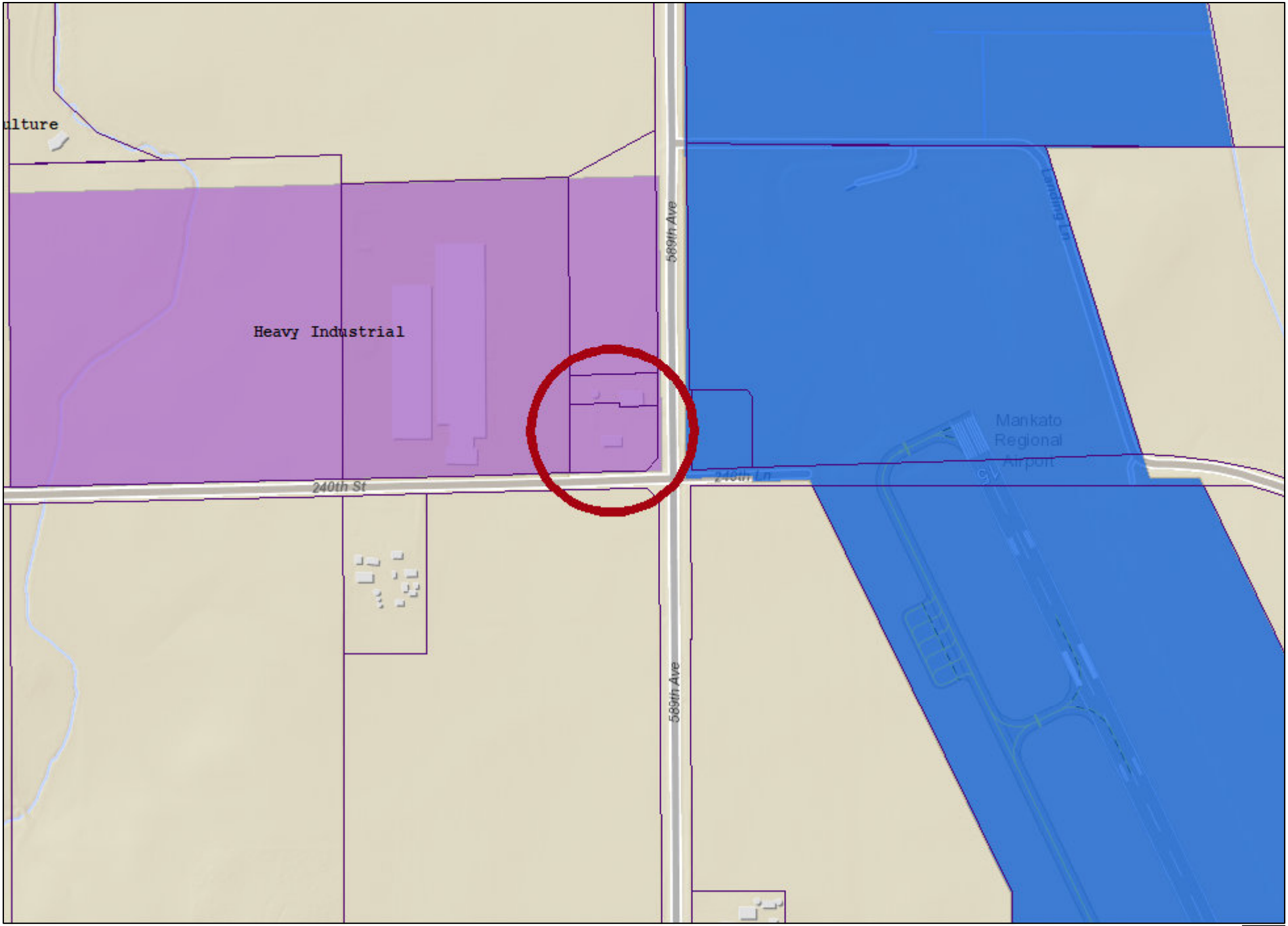


Current Zoning



Proposed Zoning

Land Use Map



Date: July 2025

Author:

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N

Site Plan and Traffic Advisory Review Committee **1. 7.**

Meeting Date: 07/08/2025

Title

CYV02-25

Request of Thomas Deike for a variance from Chapter 10, Article V, Division 7, Sec. 10-618 to reduce the front yard setback to an impervious parking surface from 15 feet to zero feet in the B-2, General Business District; and for a variance from Chapter 10, Article X, Division 1, Sec. 10-1465 to reduce the required corner side yard setback to an impervious surface from 7.5 feet to zero feet for the reconstruction of the parking lot; and for a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate required perimeter landscaping of off-street parking lots. The subject property is described as Lots 6, 7 and 8, Block 21, Dukes Second Addition, City of Mankato (1711 N. Riverfront Drive).

Applicant

The applicant is Thomas Dieke.

Request

The applicant is requesting a variance from Chapter 10, Article V, Division 7, Sec. 10-618 to reduce the front yard setback to an impervious parking surface from 15 feet to zero feet in the B-2, General Business District; and for a variance from Chapter 10, Article X, Division 1, Sec. 10-1465 to reduce the required corner side yard setback to an impervious surface from 7.5 feet to zero feet for the reconstruction of the parking lot; and for a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate required perimeter landscaping of off-street parking lots.

Location

The subject property is described as Lots 6, 7 and 8, Block 21, Dukes Second Addition, City of Mankato (1711 N. Riverfront Drive).

Existing Land Use

The property is currently being utilized as a parking lot and loading zone by Midwest Insurance.

Zoning

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

Environmentally Sensitive Areas

There are no environmentally sensitive areas on the property.

Public Utilities

The property is currently served by public infrastructure.

City Code

The city code pertaining to the B-2, General Business District, may be viewed at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTVCODI_DIV7GEBUDI

Review

The applicant is requesting a variance to reduce the front yard setback to an impervious parking surface from 15 feet to zero feet in the B-2, General Business District; also a variance to reduce the required corner side yard setback to an impervious surface from 7.5 feet to zero feet for the reconstruction of the existing parking lot. A variance is also being requested to eliminate required perimeter landscaping for off-street parking lots on both Riverfront Dr. and Ruth St.

The subject property is described as Lots 6, 7 and 8, Block 21, Dukes Second Addition, City of Mankato (1711 N. Riverfront Drive).

Attachments

General Location Map
Aerial Plan
Site Plan

City of Mankato

Date: July 2025

Author:

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N

City of Mankato

Date: July 2025

Author:

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N

℄ RIVERFRONT DRIVE

50.00

0.3

0.4

0.7

90°0'8"

ROOF OVERHANG

0.9

0.7

BENCH MARK
FLOOR ELEVATION
AT DOOR = 100.0
(ASSUMED DATUM)

130.07

EXISTING BUILDING

149.91

120'-0"

44'-0"

ROOF OVERHANG

89°59'47"

0.5

0.3

15.00

BITUMINOUS PARKING SURFACE

CONCRETE CURB AND GUTTER

50.00

SIGN

CATCH BASIN

23.8

28.0

89°59'54"

18'-0"

EXISTING BUILDING
FLOOR ELEV. =100.2

32'-0"

14.5

14.8

130'-0"

130.07

CATCH BASIN
RING=97.1
INVERT=92.5

℄ RUTH STREET

30.00

90°0'13"

149'-10"

149.91

15' ALLEY (GRAVEL SURFACE)

15.00

N

W E

S

20 10 0 20 40 60

SCALE IN FEET

INDICATES 1/2" DIA. X 20" LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 13114.

INDICATES IRON PIPE MONUMENTS FOUND.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date 7/05/01 License No. 14701

SURVEY SERVICES INC.
MANKATO

531 SOUTH FRONT STREET
P.O. BOX 3406
MANKATO, MN. 56002-3406
PHONE: 507-345-1003

SURVEY DRAWING

MANKATO, MINNESOTA

LOTS 6, 7, & 8, BLOCK 21,
DUKES 2ND ADDITION

FOR: KSA

SCALE: 1"=20'	DATE: JULY, 2001	F.B.: IN FILE

DUKES 2ND ADD., BL. 21, L. 6-8

Site Plan and Traffic Advisory Review Committee **1. 8.**

Meeting Date: 07/08/2025

Title

CYV03-25

Request of Malterer Mechanical for a variance from Chapter 10, Article V11, Division 4, Sec.10-1033 of the Mankato City Code to reduce the front yard setback for an impervious parking or storage surface from fifteen feet to zero feet and to reduce the side yard setback for an impervious parking or storage surface from six feet to zero feet in the M-2, Heavy Industrial District; and a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate perimeter landscaping. The variance is being requested in order to allow the hardsurfacing of a parking lot expansion up to the property line at 125 Kingswood Drive. The property is described as the West 177.25 feet of Lot 3, and the East 130.6' of Lot 4, Lime Valley Second Addition, City of Mankato, Minnesota (125 Kingswood Drive).

Applicant

The applicant is Mike Malterer.

Request

Request of Malterer Mechanical for a variance from Chapter 10, Article VII, Division 4, Sec.10-1033 of the Mankato City Code to reduce the front yard setback for an impervious parking or storage surface from fifteen feet to zero feet and to reduce the side yard setback for an impervious parking or storage surface from six feet to zero feet in the M-2, Heavy Industrial District; and a variance from Chapter 10, Article X, Division 8, Sec. 10-1740 to eliminate perimeter landscaping. The variance is being requested in order to allow the hardsurfacing of a parking lot expansion up to the property line at 125 Kingswood Drive.

Location

The property is described as the West 177.25 feet of Lot 3, and the East 130.6' of Lot 4, Lime Valley Second Addition, City of Mankato, Minnesota (125 Kingswood Drive).

Existing Land Use

The property is currently used as gravel lot for parking and deliveries.

Zoning

The property is zoned M2, heavy industrial.

Environmentally Sensitive Areas

There are no environmentally sensitive areas on the property.

Public Utilities

The property is currently served by public infrastructure.

City Code

The city code pertaining to the M-2, heavy industrial, can be found below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTVIIINDI_DIV4HEINDI

Review

The applicant is requesting a variance to reduce the front yard setback to an impervious parking or storage surface from 15 feet to 0 feet and to reduce the side yard setback to an impervious parking or storage surface from 6 feet to 0 feet in the M-2, Heavy Industrial District.

A variance is also being requested to eliminate perimeter landscaping.

The variance is being requested in order to allow the hard surfacing of a parking lot expansion up to the property line at 125 Kingswood Drive.

The property is described as the West 177.25 feet of Lot 3, and the East 130.6’ of Lot 4, Lime Valley Second Addition, City of Mankato, Minnesota (125 Kingswood Drive).

Attachments

General Location Map

Aerial Plan

Stripping Plan

City of Mankato

Date: July 2025

Author:

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N

City of Mankato

Date: July 2025

Author:

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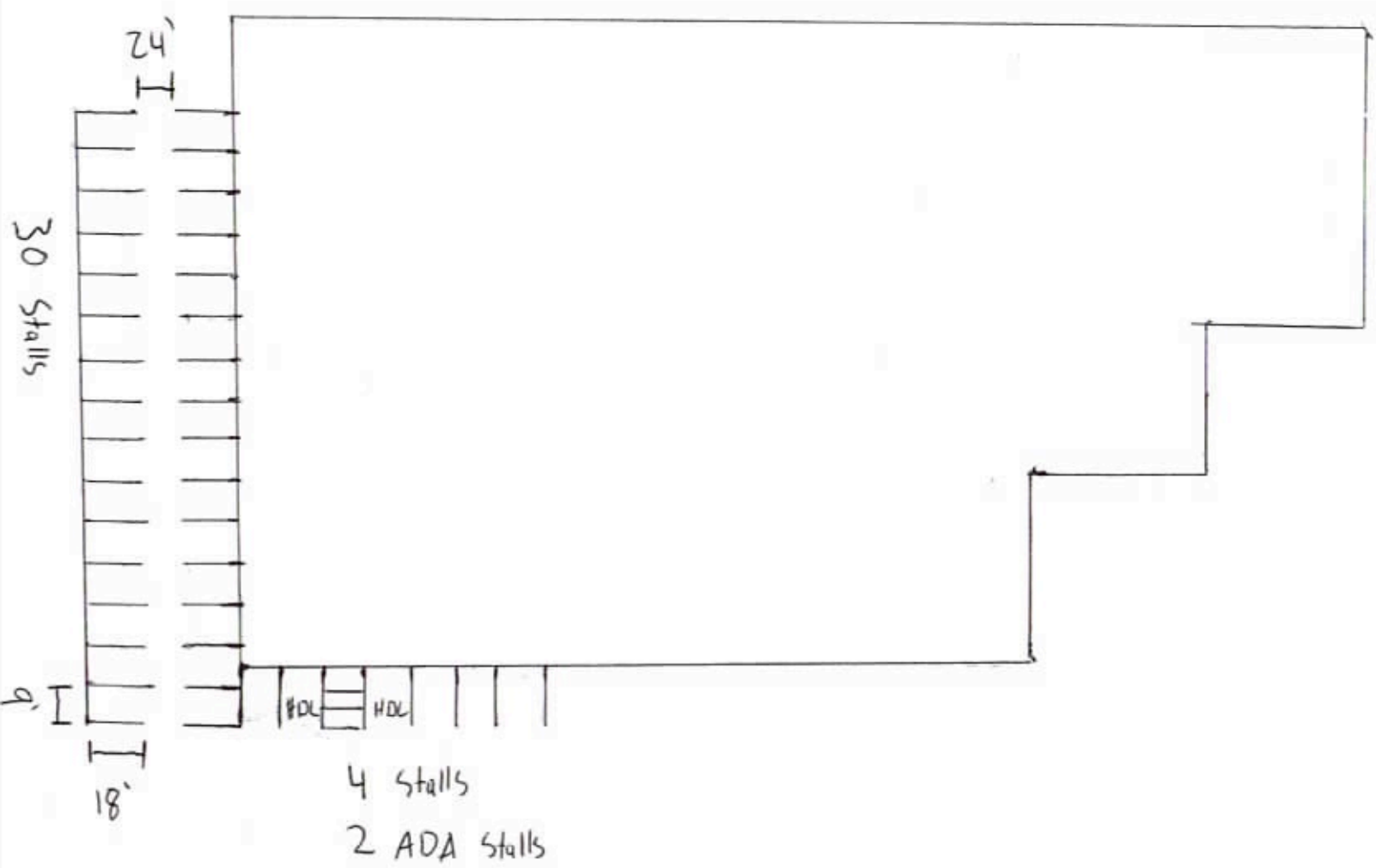

24'
30 Stalls
9'
18'
HDC
HDC
4 Stalls
2 ADA Stalls

Site Plan and Traffic Advisory Review Committee **1. 9.**

Meeting Date: 07/08/2025

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE ONLY REVIEW.**

Applicant

The applicant is Tony Steffensmeier of Mankato Motorsports.

Request

The applicant is requesting a Site Plan and Traffic Advisory and Committee Review for a parking lot expansion located at 140 St. Andrews Dr. The parking lot is approximately 46,000sf and will connect to existing infrastructure.

Location

The property is located at 140 St. Andrews Dr.

Existing Land Use

The property is currently vacant but has been utilized to store vehicle inventory.

Zoning

The property is zoned B-3, General Business District.

Environmentally Sensitive Areas

There are no environmentally sensitive areas on the property.

Public Utilities

The property owner will need to tie it into public infrastructure. Connections can not be made across property lines.

Review

The applicant is seeking a committee review for a parking lot addition.

Plans submitted show the addition being located to the west of their current property location. The parking lot will be approximately 46,000 sf.

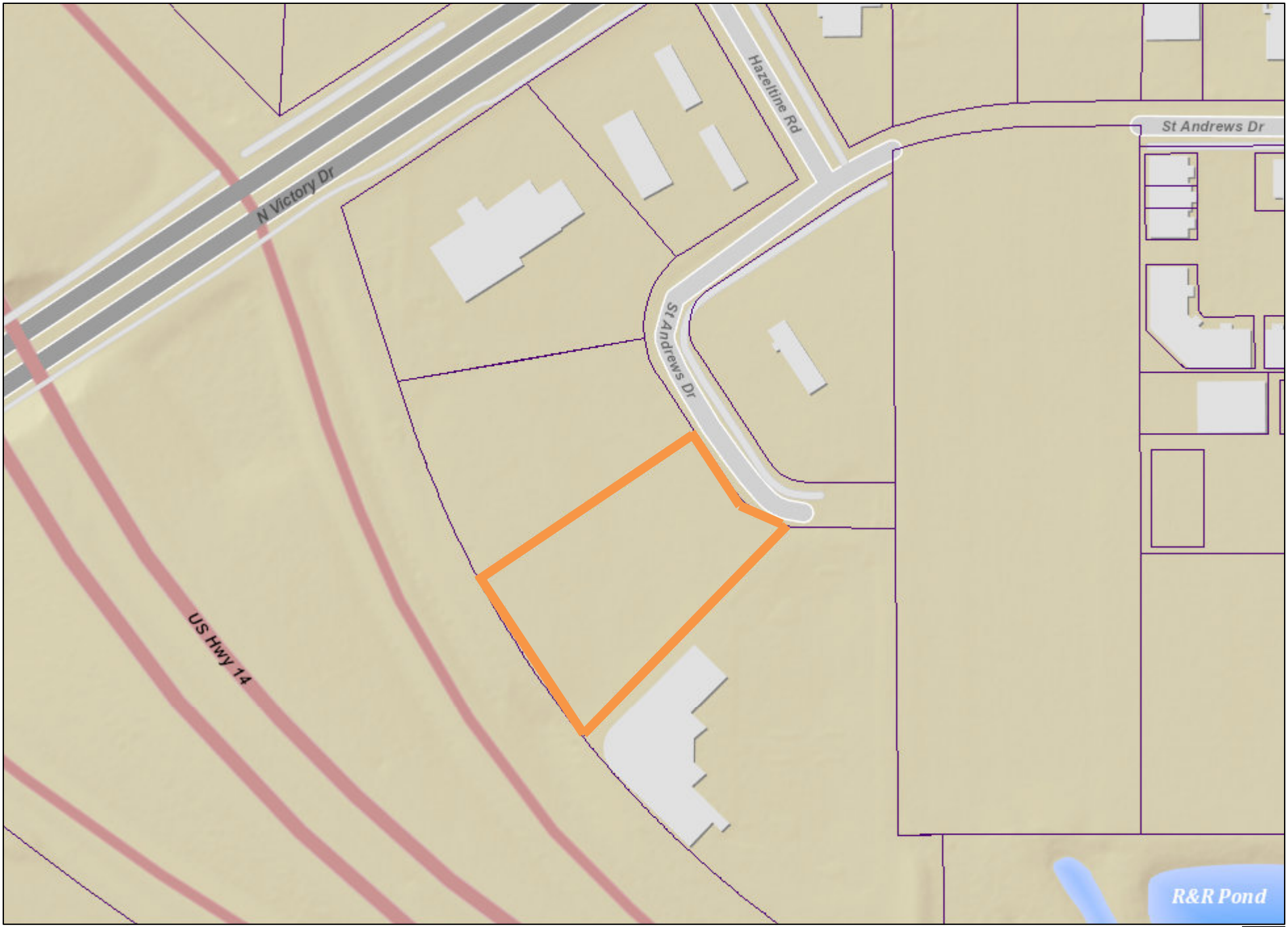
Attachments

General Location Map

Aerial Plan

Site Plan

City of Mankato



Date: July 2025

Author:

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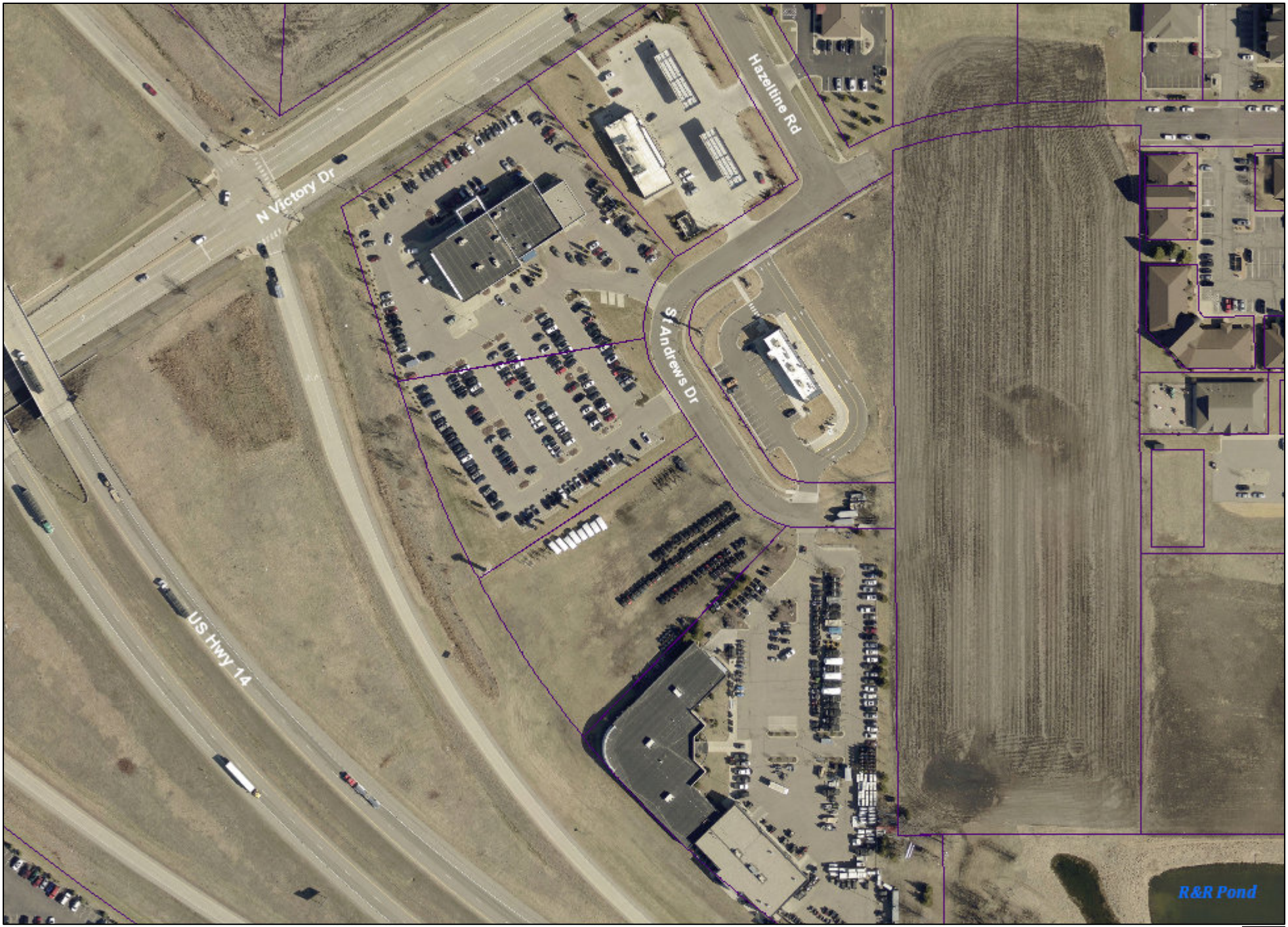
City of Mankato



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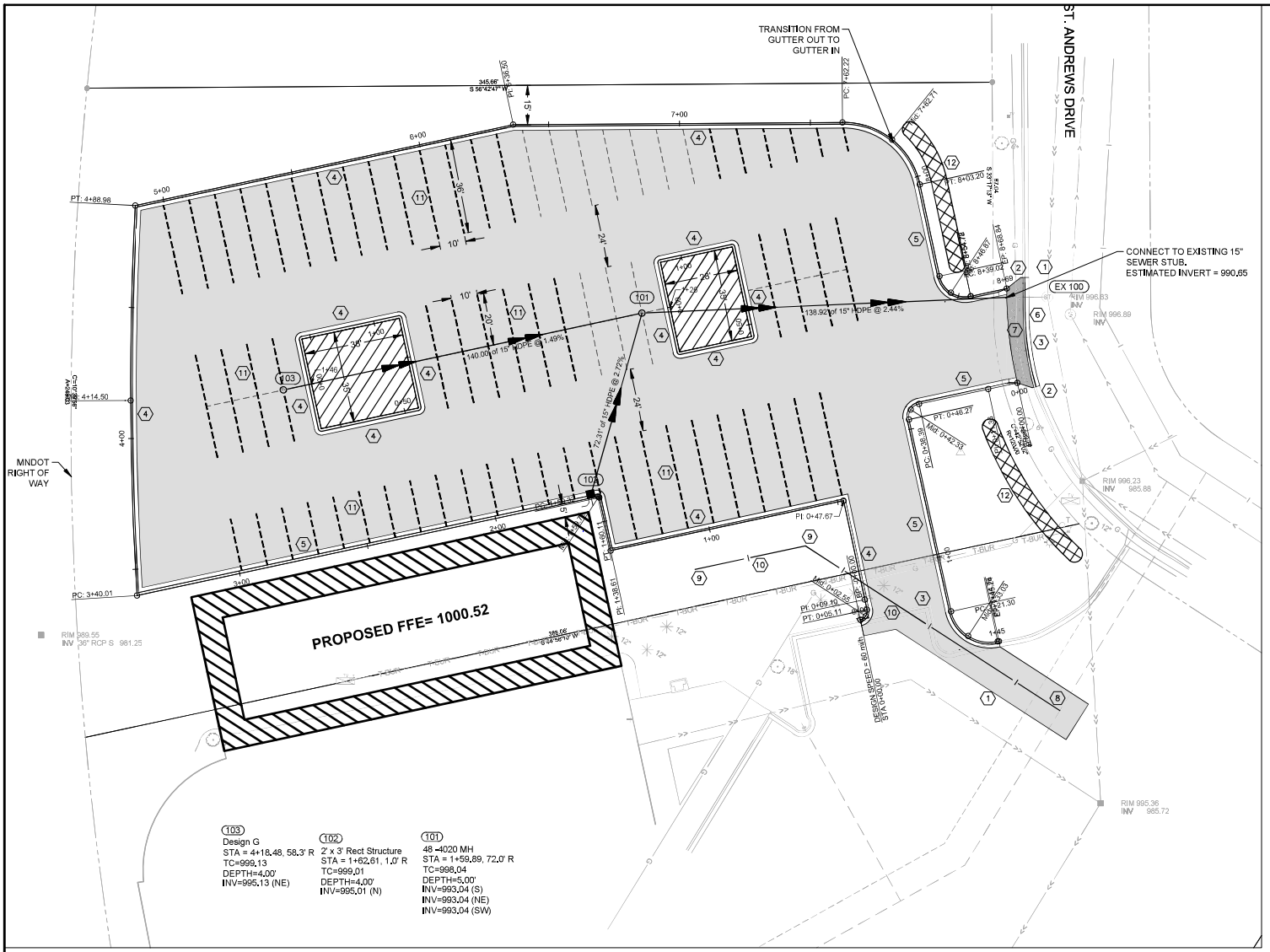
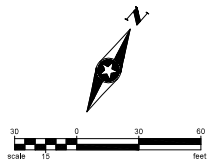
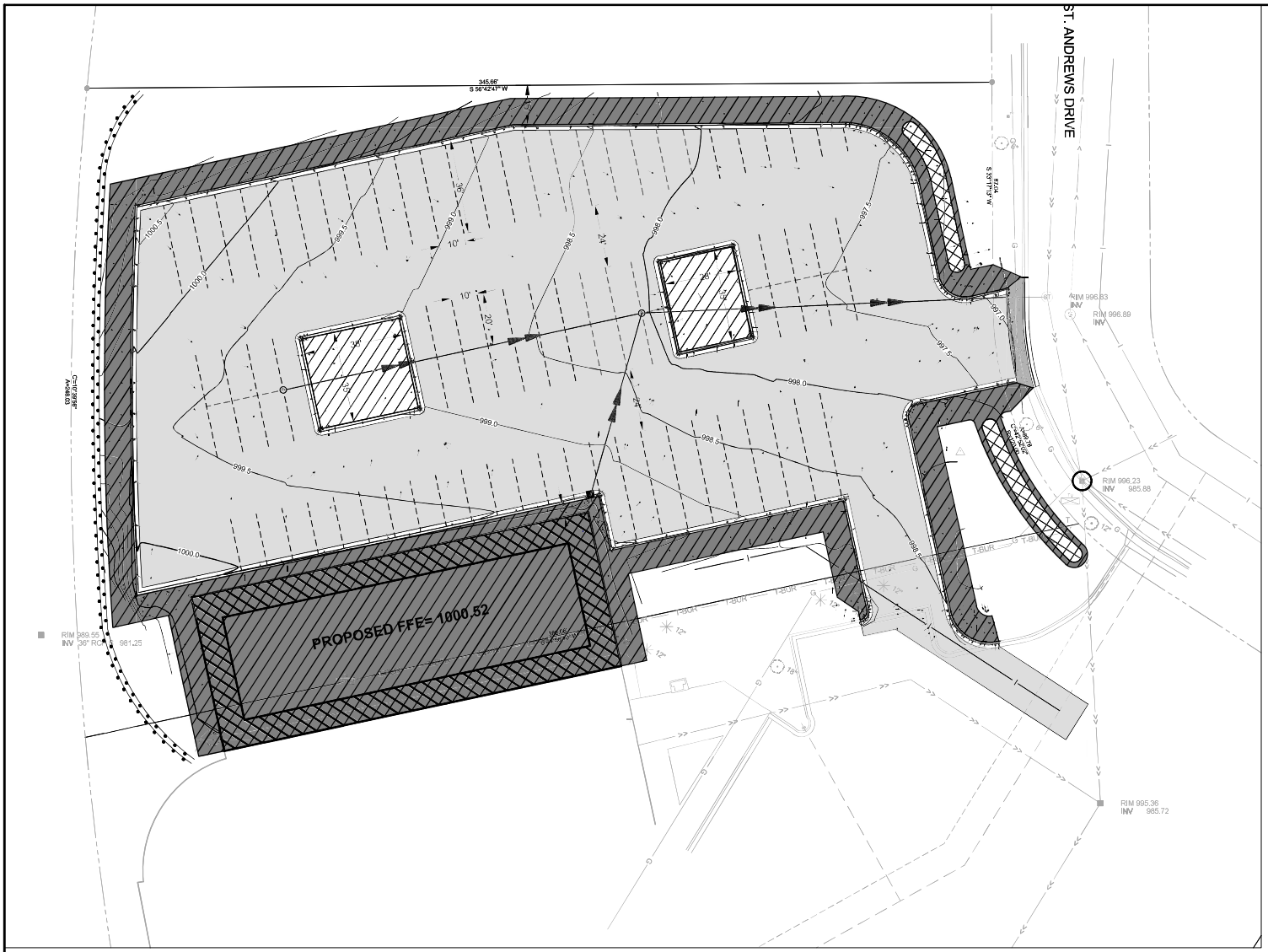


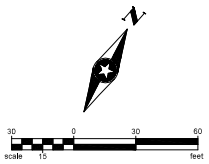


1. SAW CUT BITUMINOUS PAVEMENT
2. SAW CUT CONCRETE CURB AND GUTTER
3. REMOVE CONCRETE CURB AND GUTTER
4. CONSTRUCT D418 CURB AND GUTTER (GUTTER OUT)
5. CONSTRUCT D418 CURB AND GUTTER (GUTTER IN)
6. CONSTRUCT KNOCK DOWN B618 CURB AND GUTTER
7. CONSTRUCT 7" CONCRETE DRIVEWAY PAVEMENT
8. CONNECT TO EX. WATER MAIN
9. F&I 6" 45° BEND OR 6" CAP.
10. F&I 6" PVC (C900) WATER MAIN PIPE. (DEPTH = 7.5')
11. CONSTRUCT 4" WHITE STRIPING
12. CONSTRUCT 6' WIDE LANDSCAPING BERM WITH VEGETATIVE SCREENING, MINIMUM 4' HIGH.

Steve 10/30/2024 8:34 AM rscott Plot 4/1/2025 10:15 AM x:\KOM\MANMO\180664\5-final\dsgn\51-drawings\10-Civil\cad\dwg\sheet\1 CONSTRUCTION PLAN.dwg

SEH Project	MANMO 180664	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	I HEARBY CERTIFY THAT THIS PLAN 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.	MANKATO MOTORSPORTS PARKING LOT ADDITION	CONSTRUCTION PLAN	1
Drawn By	--	# #	#	# #	#						
Designed By	--	# #	#	# #	#			DOUGLAS J SCOTT, PE	MANKATO, MN		of 5
Checked By	--	# #	#	# #	#			DATE 06/05/2025 LICENSE NO. 57162			





TURF ESTABLISHMENT #1 (SEED MIX - SOUTHERN BOULEVARD)

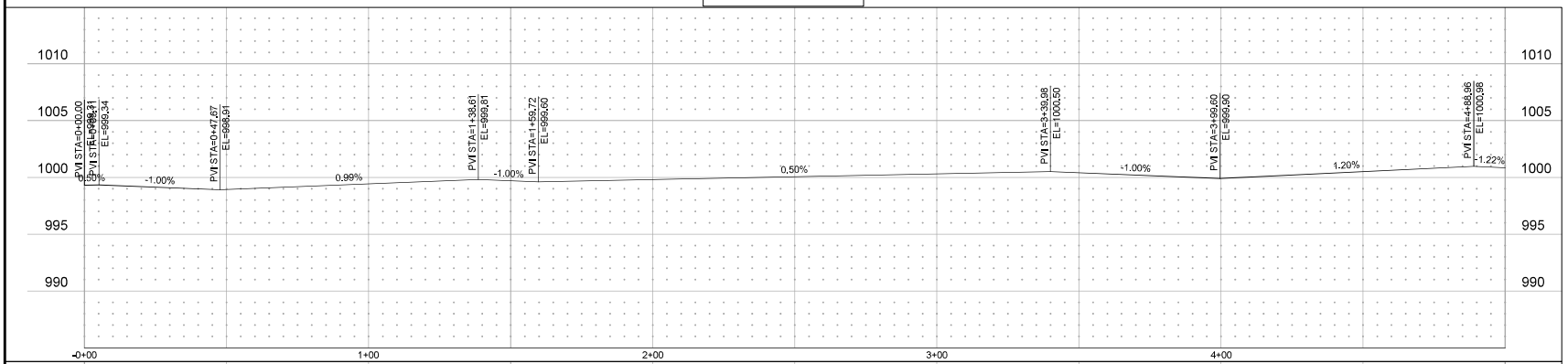
TURF ESTABLISHMENT #2 (SEED MIX - RESIDENTIAL TURFGRASS)

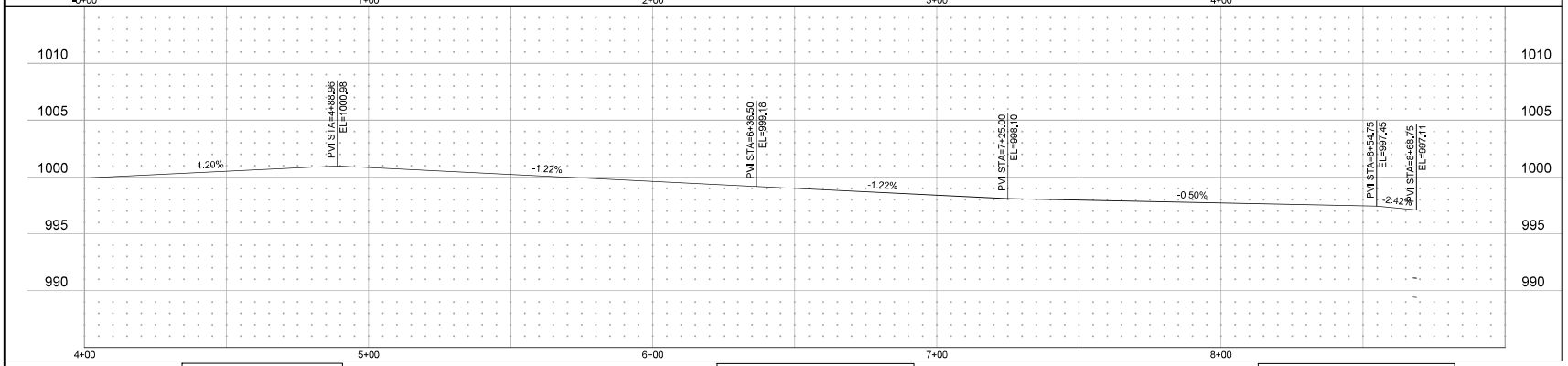
INLET PROTECTION

SEH Project	MANMO 180664	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date	I HEARBY CERTIFY THAT THIS PLAN 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.	MANKATO MOTORSPORTS PARKING LOT ADDITION	GRADING PLAN	2
Drawn By	--	#	#		#	#	#		#				
Designed By	--	#	#		#	#	#		#	DOUGLAS J SCOTT, PE	MANKATO, MN		
Checked By	--	#	#		#	#	#		#	DATE 06/05/2025 LICENSE NO. 57162			of 5

Steve 10/30/2024 8:34 AM rlscott Plot 4/1/2025 10:15 AM x:\KOM\MANMO\180664\5-final\dsgn\51-drawings\10-Civil\cad\dwg\sheet\1 CONSTRUCTION PLAN.dwg

ALIGNMENT #1





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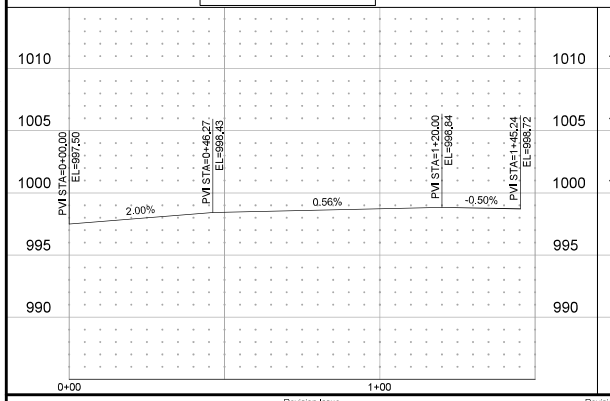
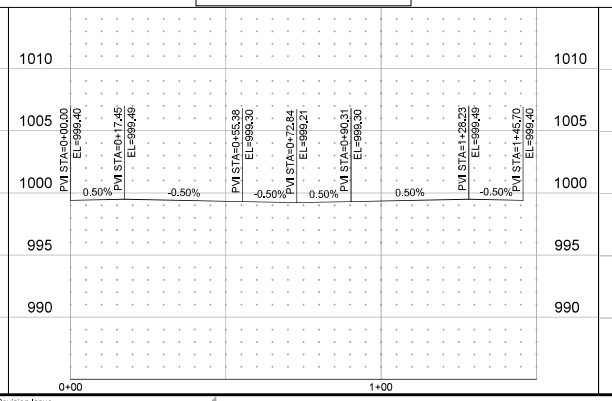
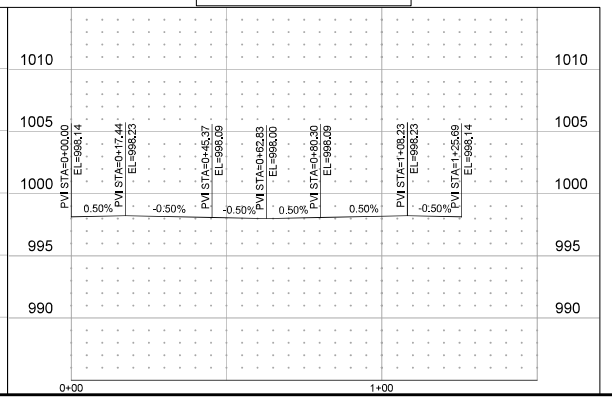
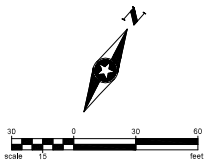


ISLAND #1 - BOC



ISLAND #2 - BOC





SEH Project	MANMO 180664	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date	I HEARBY CERTIFY THAT THIS PLAN 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.	MANKATO MOTORSPORTS PARKING LOT ADDITION
Drawn By	--	#	#		#	#	#		#		MANKATO, MN
Designed By	--	#	#		#	#	#		#	DOUGLAS J SCOTT, PE	**CONSTRUCTION PLAN**
Checked By	--	#	#		#	#	#		#	DATE 06/05/2025 LICENSE NO. 57162	3 of 5

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SWPPP SUMMARY/OVERVIEW:
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO ADDRESS THE REQUIREMENTS OF NPDES PERMIT MN R100001. THIS SWPPP INCLUDES A COMBINATION OF NARRATIVE AND PLAN SHEETS THAT DESCRIBE THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT PLAN FOR THE PROJECT.

PROJECT INFORMATION:

LOCATION:	MANKATO MOTORSPORTS, MANKATO MN.
LATITUDE/LONGITUDE:	44.178688, -93.962963
PROJECT DESCRIPTION:	PARKING LOT ADDITION
SOIL DISTURBING ACTIVITIES:	WATER SERVICE, STORM SEWER, PARKING LOT CONST.

CONTACTS:

OWNER:	MANKATO MOTORSPORTS
CONTACT:	TONY STEFFENSMEIER
ADDRESS:	130 ST. ANDREWS DR., MANKATO, MN 56001
PHONE:	507-304-6767
EMAIL:	TONYS@MANKATOMOTORSPORTS.COM

ENGINEER:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
CONTACT:	DOUG SCOTT, PE
PHONE:	507-237-8384
EMAIL:	DSCOTT@SEHINC.COM
PROJECT NO.	MANMO 180664

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY
THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL COORDINATE WITH ALL CONTRACTORS, SUBCONTRACTORS, AND OPERATORS ON-SITE TO OVERSEE THE IMPLEMENTATION OF THE SWPPP.

CONTRACTOR	X
CONTACT	X
PHONE	X
EMAIL	X

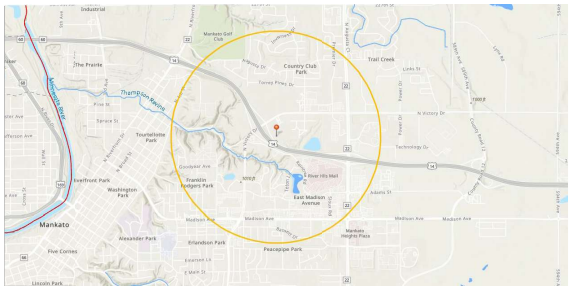
THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL SWPPP RESPONSIBILITIES:
THE CONTRACTOR SHALL KEEP THE SWPPP ON-SITE, OR ELECTRONICALLY AVAILABLE ON SITE, DURING NORMAL WORKING HOURS WITH PERSONNEL WHO HAVE OPERATIONAL CONTROL OVER THE APPLICABLE PORTION OF THE SITE, INCLUDING ALL CHANGES TO THE SWPPP, INSPECTIONS, AND MAINTENANCE RECORDS.

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED OR OTHERWISE INCLUDED WITH THE SWPPP DOCUMENTS. THE SWPPP AMENDMENTS SHALL BE INITIATED, FACILITATED, AND PROCESSED BY THE CONTRACTOR.

PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.

PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIES OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP.2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA AAPROVED TMDL.



ALL SWPPP CHANGES MUST BE DONE BY AN INDIVIDUAL TRAINED IN ACCORDANCE WITH SECTION 21.2. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

BOTH THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

LONG TERM OPERATION AND MAINTENANCE
THE OWNER WILL BE RESPONSIBLE OR WILL OTHERWISE IDENTIFY WHO WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM(S).

THE OWNER WILL PREPARE AND IMPLEMENT A PERMANENT STORMWATER TREATMENT SYSTEM(S) MAINTENANCE PLAN.

TRAINING DOCUMENTATION:

PREPARER/DESIGNER OF SWPPP:	DOUG SCOTT, PE
EMPLOYER:	SEH INC.
DATE OBTAINED / REFRESHED	MAY 2024
INSTRUCTOR(S)/ENTITY PROVIDING TRAINING:	UNIVERSITY OF MINNESOTA

CONTENT OF TRAINING AVAILABLE UPON REQUEST.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

-INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
-INDIVIDUALS PERFORMING INSPECTIONS
-INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

TRAINING MUST RELATE TO THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES AND SHALL INCLUDE:

1) DATES OF TRAINING
2) NAME OF INSTRUCTORS
3) CONTENT AND ENTITY PROVIDING TRAINING

THE CONTRACTOR SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT.

PROJECT SUMMARY:

TOTAL DISTURBED AREA:	1.30 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.03 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.06 AC
IMPERVIOUS AREA ADDED:	1.03 AC

RECEIVING WATER(S) WITHIN ONE MILE FROM PROJECT BOUNDARIES:
(http://pca-gis02.pca.state.mn.us/CSW/index.html)

ID	NAME	TYPE	SPECIAL WATER?	IMPAIRED WATER?	CONSTRUCTION RELATED IMPAIRMENT OR SPECIAL WATER CLASSIFICATION	TMDL
NA	THOMPSON	POND	N	N	NONE	NONE
ADDITIONAL BMPS AND/OR ACTIONS REQUIRED:						
SEE SECTION 23 OF THE PERMIT AND APPLICABLE TMDL WLA'S						

WATERBODY	NO WORK DURING
LAKES	APRIL 1 - JUNE 30
NON-TROUT STREAMS	MARCH 15 - JUNE 15
TROUT STREAMS	SEPTEMBER 1 - APRIL 1

SEE DNR PERMIT FOR MORE INFORMATION (DELETE THIS SECTION IS NOT APPLICABLE. WORK MUST BE PHYSICALLY WITHIN WATER TO APPLY).

SITE SOIL INFORMATION: (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
(SOIL INFORMATION PROVIDED IS FOR NPDES PERMIT INFORMATION ONLY. SOIL INFORMATION WAS OBTAINED FROM THE USGS WEB SITE. THE CONTRACTOR SHALL NOT RELY ON THIS SOIL INFORMATION FOR CONSTRUCTION PURPOSES.)

SOIL NAME:	HYDROLOGIC CLASSIFICATION:
CORDOVA CLAY (65%)	C/D
STORDEN COMPLEX, VERY STEEP (33%)	B

RELATED REVIEWS & PERMITS:
ENVIRONMENTAL, WETLAND, ENDANGERED OR THREATENED SPECIES, ARCHEOLOGICAL, LOCAL, STATE, AND/OF FEDERAL REVIEWS/PERMITS:
COVERAGE UNDER THIS PERMIT CANNOT BE ISSUED UNTIL THE REQUIREMENTS FOR WETLAND PERMITS, DECISIONS, OTHER DETERMINATIONS, OR THE MITIGATIVE SEQUENCE REQUIRED IN SECTION 22 OF THE NPDES PERMIT MNR100001 HAVE BEEN FINALIZED AND DOCUMENTED.

AGENCY:	TYPE OF PERMIT:
X	X
X	X

IMPLEMENTATION SEQUENCE:
THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SEQUENCE.
THE ENGINEER MAY APPROVE ADJUSTMENTS TO THE SEQUENCE AS NEEDED.

1.	INSTALL ROCK CONSTRUCTION ENTRANCE(S)
2.	INSTALL PERIMETER CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES
3.	INSTALL INLET PROTECTION ON EXISTING CATCH BASINS
4.	COMPLETE SITE GRADING
5.	INSTALL UTILITIES, STORM SEWER, INLET PROTECTION, CURB & GUTTER, PAVING
6.	COMPLETE FINAL GRADING AND STABILIZE DISTURBED AREAS
7.	AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ACCUMULATED SEDIMENT, REMOVE BMPS, AND RE-STABILIZE ANY AREAS DISTURBED BY THEIR REMOVAL.
8.	INSTALL FILTRATION MEDIA

PROJECT SPECIFIC NOTES:
XX

THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE SWPPP:
PLAN AND PROFILE PLAN SHEETS: 1
EROSION AND SEDIMENT CONTROL PLAN SHEETS: 2
TURF ESTABLISHMENT PLAN SHEETS: 2
STORM SEWER PLAN & PROFILE PLAN SHEETS: 3
GRADING PLAN SHEETS: 2
DETAIL PLAN SHEETS: NA
SWPPP NOTE AND DETAIL SHEETS: 4

TEMPORARY BMP DESIGN FACTORS:
EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE DESIGNED TO ACCOUNT FOR:

THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION

THE NATURE OF STORMWATER RUNOFF AND RON-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES, SLOPES, AND SITE DRAINAGE FEATURES

THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOW RATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS

THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

TEMPORARY SEDIMENT BASINS:
THE CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN(S) INDICATED ON PLANS AND REQUIRED BY THE NPDES CONSTRUCTION PERMIT.

THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.

TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.

OUTLET STRUCTURES MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS.

BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.

SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.

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I HEARBY CERTIFY THAT THIS PLAN 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.
DOUGLAS J SCOTT, PE
DATE 06/05/2025 LICENSE NO. 57162

MANKATO MOTORSPORTS
PARKING LOT ADDITION
MANKATO, MN

STORMWATER POLLUTION AND PREVENTION PLAN

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EROSION PREVENTION MEASURES AND TIMING:
THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.

EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA AND TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORMWATER FROM CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.

THE PERMITTEE SHALL DELINEATE AREAS NOT TO BE DISTURBED. PERMITTEE(S) MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.

CONTRACTOR MUST PHASE AND INCORPORATE STORMWATER MANAGEMENT PRINCIPLES AS THE CONSTRUCTION PROGRESSES. UNLESS INFEASIBLE, TEMPORARY OR PERMANENT WET SEDIMENTATION BASINS (WHEN REQUIRED, SEE SECTION 14 AND 15) SHOULD BE CONSTRUCTED AS A FIRST STEP IN THE PROCESS AND STORMWATER ROUTED TO THESE.

CONTRACTOR MUST NOT EXCAVATE INFILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONTRUCTED AND FULL STABILIZED UNLESS THEY PROVIDE RIGOROUS ERSION PREVENTION AND SEDIMENT CONTROLS (E.G. DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. CONTRACTOR MUST NOT INSTALL FOLTER MEDIA UNTIL THEY CONSTRUCT AND FULLY STABILIZE THE CONTRIBUTING DRAINAGE AREA UNLESS THEY PROVIDE REGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS(E.G. DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION AREA.

THE CONTRACTOR SHALL STABILIZE OF ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 7 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION. STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED, TEMPORARY STOCKPILES WITHOUT SIGNIFICANT CLAY, SILT, OR ORGANIC COMPONENTS DO NOT REQUIRE STABILIZATION.

DRAINAGE PATHS, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPS AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS (7 DAYS FOR SITES DISCHARGING TO SPECIAL OR IMPAIRED WATERS, SEE SECTION 24) AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.

THE CONTRACTOR SHALL ENSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITH IN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

SEDIMENT CONTROL MEASURES AND TIMING:
THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE CONSTRUCTION ACTIVITY IS COMPLETE, PERMITTEE(S) MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS ARE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

THE CONTRACTOR MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF THE STOCKPILES ON THE DOWNGRADIENT PERIMETER PRIOR TO THE INITIATION OF STOCKPILING. SEDIMENT CONTROLS MUST BE MANAGED IN ACCORDANCE WITH SECTION 9.6 OF THE NPDES PERMIT MNR100001. CONTRACTOR SHALL INITIATE TEMPORARY OR PERMANENT STABILIZATION OF SEDIMENT CONTROL BMPS MADE OF SOIL WITHIN 24 HOURS.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPS. WHERE THE BMPS FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING, IN ADDITION TO VEHICLE TRACKING BMPS, TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.

THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY REMAIN WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED.

RECEIVING WATER	NATURAL BUFFER	IS THE BUFFER BEING ENCROACHED ON?	REASON FOR BUFFER ENCROACHMENT
NONE	NA		

A 50 FOOT NATURAL BUFFER MUST BE PRESERVED OR PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS IF NATURAL BUFFER IS INFEASIBLE.

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL CHEMICALS ON SITE.

INSPECTION AND MAINTENANCE:
ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS, AND REMOVAL OF BMPS IS TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE PERMITTEE(S) IS RESPONSIBLE FOR COMPLETING SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE PERMITTEE(S) SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

PERMITTEE MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED AS FOLLOWS:

A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
D. FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 OF THE NPDES PERMIT MNR100001 HAVE BEEN MET.

THE PERMITTEE(S) SHALL DOCUMENT A WRITTEN SUMMARY OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES CONDUCTED WITHIN 24 HOURS OF OCCURRENCE. RECORDS OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

-DATE AND TIME OF INSPECTIONS;
-NAME OF PERSON(S) CONDUCTING INSPECTION;
-FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY;
-CORRECTIVE ACTIONS TAKEN;
-DATE AND AMOUNT OF RAINFALL EVENTS;
-IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLES OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
-ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 OF THE NPDES PERMIT MNR100001 WITHIN SEVEN (7) CALENDAR DAYS; AND
-ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10 OF THE NPDES PERMIT MNR100001.

THE PERMITTEE(S) SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS TO THE ENGINEER AND OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTION REPORTS ARE NOT SUBMITTED, MONTHLY PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.

THE CONTRACTOR SHALL KEEP THE SWPPP, ALL INSPECTION REPORTS, AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC ONSITE LOCATION TO KEEP THE RECORDS

THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY BMP'S, AS WELL AS EROSION AND SEDIMENT CONTROL BMP'S.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION AND SEDIMENTATION CONTROL BMPS TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS OF FINDING. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE SHALL BE REPAIRED, OR REPLACED, WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE DEVICE HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.

DURING EACH INSPECTION, CONTRACTOR MUST INSPECT AREAS ADJACENT TO THE PROJECT, SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN AREAS ADJACENT TO THE PROJECT, SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. CONTRACTOR MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS, IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

EROSION PREVENTION BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEET AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF EROSION PREVENTION BMPS.

SEDIMENT CONTROL BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEETS AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF SEDIMENT CONTROL BMPS.

I HEARBY CERTIFY THAT THIS PLAN 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.

DOUGLAS J SCOTT, PE
DATE 05/05/2025 LICENSE NO. 57162

MANKATO MOTORSPORTS PARKING LOT ADDITION
MANKATO, MN

STORMWATER POLLUTION AND PREVENTION PLAN

Save: 4/1/2025 10:15 AM dscott Plot: 4/1/2025 10:19 AM x:\KCWM\MANMO\180664\Final-stsgn\51-drawings\10-Civil\cad\dwg\sheet\4 MA 180664 SW.dwg