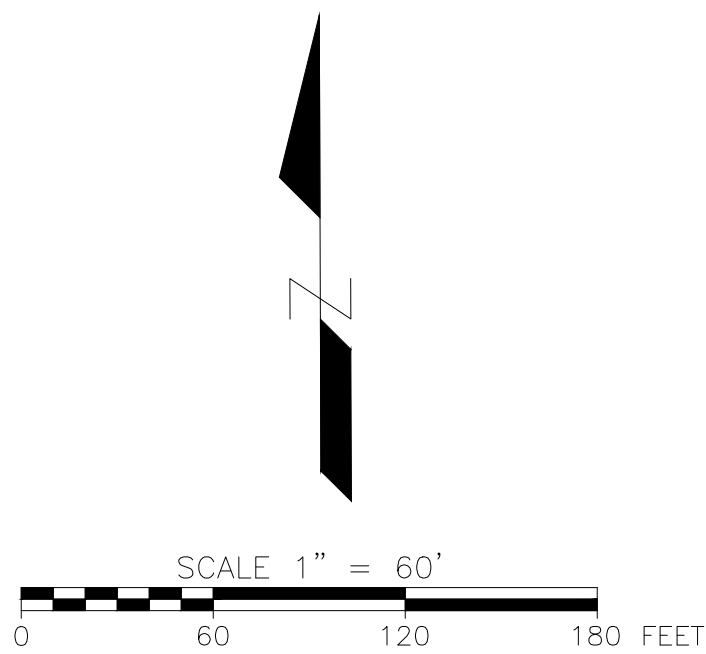


FILE PATH: C:\Users\jessica.bair\OneDrive - ERM\Maple Barn's files - CNP Mankato\04_Site Plan.dwg SITE PLAN, PRINTED ON 1/20/2026 BY Jessica Bair



SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- EXISTING TRANSMISSION LINE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS

NOTES:

- THE PROPERTY DESCRIBED AND EASEMENTS SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, (ISSUING AGENT, THE TITLE TEAM), COMMITMENT NO. MA 250043, WITH A COMMITMENT DATE OF NOVEMBER 7, 2025 AT 7:00 AM.
- THE SUBJECT PROPERTY CONTAINS ±14.83 ACRES (±646,030 SQUARE FEET).
- WETLANDS SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ERM DATED OCTOBER 9, 2025.
- CURRENT ZONING PER CITY OF MANKATO (BLUE EARTH COUNTY) GIS MAP = M-2 HEAVY INDUSTRIAL.
- TOPO SURVEY INFORMATION PROVIDED BY IMEG ON NOVEMBER 6, 2025.
- SOLAR LAYOUT PROVIDED BY VERSIRIS ENERGY DATED DECEMBER 29, 2025.
- BUILDING LAYOUT PROVIDED BY STANDBY SYSTEMS DATED JANUARY 5, 2026.
- TREES ALONG EDGE OF GRAVEL AND ADJACENT TO EXISTING BUILDING ARE SCHEDULED FOR REMOVAL PRIOR TO PROJECT CONSTRUCTION.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS
Rev.	Date	Description	By	Chk



SITE PLAN			DISCIPLINE NO.
MANKATO HYDROGEN ENERGY PLANT PROJECT			C1
CENTERPOINT ENERGY			REV.
MANKATO, BLUE EARTH COUNTY, MN			A
SCALE	1" = 60'	DESIGNED BY	WS
DATE DRAWN	01/20/2026	DRAWN BY	NB
		PROJECT NUMBER	0764026
		SHEET NO.	C1.01
Environmental Resources Management, Inc.			