



MANKATO PLANNING COMMISSION
Regular Meeting July 22, 2026 - 6:00 p.m.
Intergovernmental Center
Council Chambers

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **June 24, 2026 Draft Planning Commission meeting minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY30-26

Request of Samantha Grems, with permission of the property owner, Daniel Dinsmore, for a conditional use permit to allow for a play café in the CBD-F, Central Business District Fringe, zoning district. The subject property is described as one-third of Lot 2, Block 17, Map of Mankato (321 N. Riverfront Drive).

The anticipated date of City Council action is August 10, 2026.

2.

CY31-26

Request of ISG, on behalf of Mankato Surgery Center, for a preliminary and final plat review of Mankato Clinic Fifth Addition; for an amended planned unit development, PUD, to allow for a structure expansion and replatting of the existing planned unit development; and for a certificate of design compliance for a property located in the Highway Gateway Overlay District for an addition to an existing structure. The subject property is described as Lot 1, Block 1, Mankato Clinic Third Addition, and Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County (1411 Premier Drive).

The anticipated date of City Council action is August 10, 2026.

3.

CY34-26

Request of Rice Companies, on behalf of the owner Kohlmeyer Hagen Law, for a certificate of design compliance for a new, approximately 9,360 square foot structure to be located in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision (Blue Earth County PID R010909126033).

The anticipated date of City Council action is August 10, 2026.

6.

MISCELLANEOUS

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 07/22/2026

Title

June 24, 2026 Draft Planning Commission meeting minutes

Attachments

June 24, 2026 Draft Planning Commission minutes



MINUTES

**Mankato Planning Commission
June 24, 2026 - 6:00 p.m.
IGC - Council Chambers**

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioner's Present: Chair Zehnder, Ms. Surdy, Mr. Dieken, Mr. Iddings, Mr. Wilke, Mr. Filipovitch.

Staff Present: Mark Konz-Director of Planning and Development Services, Travis Johnson- Permit Technician, Brittany Mitchell-Planning Coordinator, Molly Westman-Planning Coordinator.

2. **APPROVAL OF AGENDA**

Mr. Wilke made a motion to approve the agenda. Mr. Filipovitch seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Dieken made a motion to approve the minutes from May 27th, 2026. Mr. Wilke seconded the motion. The motion carried unanimously.

1. **Draft May 27, 2026, Planning Commission minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1.

CY26-26

Request of ISG, on behalf of the owner, for a preliminary and final plat review of Hiniker Parkway Subdivision. The subject property is described as Lot 2, Block 1, Hiniker Pond Park; Outlots A, B, and C, Axis Subdivision, and that part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to

the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning; All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

Ms. Westman reports that staff respectfully submits the following findings of fact:

1. General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. A drainage study/stormwater management needs have been assessed by the City of Mankato to ensure a development conforming to the applicable standards.

2. Streets

1. The street right-of-way widths for the existing local street conform to the standards listed in Chapter 10 of Mankato City Code. Additional right of way areas are included in the plat to accommodate storm water retention ponds and additional right of way on Range Street.

3. Easements

1. The plat will provide standard easements required in Chapter 10 of the Mankato City Code prior to affixing signatures.

4. Block Standards

1. The block within the subdivision is designed around the existing condition and park configuration.

5. Lot Standards

1. The lot is designed to accommodate the existing configuration and is in conformance with the standards set forth in Chapter 10.

6. Public Sites and Open Spaces

1. The subject site includes Hiniker Pond Park and payment in lieu of parkland dedication will not be required.

Ms. Westman reports that staff recommends approval of the preliminary and final plat of Hiniker Parkway Subdivision.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY26-26. Ms. Surdy seconded the motion and passed unanimously.

The anticipated date of City Council action is July 13, 2026.

Request of Amanda Furnas of Mankato Chemical Health, with permission of the property owner, for a conditional use permit to allow a medical clinic in the R-1, one-family dwelling zoning district, to serve adults seeking treatment and support for substance use and co-occurring mental health concerns. The subject property is described as an approximately 1.77 acre parcel located in the west half of the southeast quarter of Section 17, Township 108 Range 26, Blue Earth County (114 Pohl Road).

Ms. Westman reports that staff respectfully submit the following findings of fact.

1. The use, a medical clinic, is one of the conditional uses listed in R-1, one family dwelling district.
2. The request is in keeping with the comprehensive planning policies of the city as identified uses and policies associated with each use are outlined.
3. The proposed use, when considered with the recommended conditions, does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services.
5. The proposed use does not cause undue traffic congestion.
6. There are no known historical or architectural resources associated with the site.
7. There are no impacts to natural or environmental features and a recommended condition of approval ensures that new fencing achieves the code standards for bluffs/ravines.
8. The proposal 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 current structure is a minimum of 100' from any adjacent residential dwelling. The existing street network, pedestrian corridors, access to transit facilities, in conjunction with the proposed conditions of approval outlined herein, are elements to minimize effects on the immediate neighborhood.
9. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare, and conditions of approval are outlined here to address operational issues that may present themselves with the proposed use.

Ms. Westman reports that staff recommends approval of the conditional use permit to allow the operation of an outpatient substance use disorder treatment center clinic with the following conditions:

1. Prior to the installation of fencing, a construction permit shall be in place. Fencing shall achieve all Code requirements including, but not limited to, bluff setbacks.
2. The use shall be operated in its entirety within a completely enclosed structure, including all group activities. Exterior operations are prohibited.
3. All new exterior lighting shall meet the Mankato City Code. Fixtures shall be full-cut, fully shielded style. Fixture cut sheets and photometric plan shall be provided for review and approval of City Code requirements prior to fixture installation.
4. Prior to the fabrication, installation or modification of any signage, a sign permit shall be obtained.
5. All refuse and recyclable material containers shall meet Mankato City Code standards. If a dumpster enclosure is desired, a construction permit shall be obtained prior to installation.
6. Staffing at the clinic shall be limited to available parking.
7. Prior to occupancy, the parking lot shall be striped in accordance with the City of Mankato standard parking plates.
8. Prior to occupancy, a parking lot screening plan that meets the Mankato City Code shall be submitted for review and approval by City staff. Screening will be required to achieve the Code criteria.
9. All appointments shall be pre-scheduled and drop-in clients are prohibited.
10. Staff shall be onsite during clinic operations.

11. Only the clinical services outlined herein are allowed with this conditional use permit. Those include: comprehensive substance-use assessments, individual counseling, group counseling limited to a group size of no more than 10 clients at any given time (Mon, Tues, Thurs, 8:30 - 12:30 and 4:30 - 8:30 p.m.), Intensive Outpatient Programming (IOP), Relapse prevention education, family education and support, coordination with medical and psychiatric providers, medication management partnerships with qualified providers, and holistic services such as mindfulness, nutrition education, acupuncture and wellness-based recovery support. Any changes in the proposed usage, including, but not limited to, operational offerings, to the proposed business plan and property usage as outlined herein will require additional review and approval by way of an amended conditional use permit.
12. Activities associated with the Substance Use Disorder Treatment clinic operation will be limited to Monday through Friday, from 8:00 a.m. to 8:30 p.m.
13. Clients associated with the Substance Use Disorder Treatment clinic operation will be limited to a maximum of 10 clients at any given time.
14. A plan shall be submitted for review and approval of staff prior to occupancy of the facility that contemplates onsite loading related to pick up/drop off of clients and queuing and site deliveries. The plans should address general site deliveries, and should provide a plan for pick-up/drop-off of clients.
15. In-patient or residential components related to the proposed use are not allowed with this approval.
16. A complaint hotline/local emergency contact phone number shall be provided prior to occupancy. The emergency contact should be local, and should be able to respond in the event that questions or concerns arise, including off-hours.
17. The facility shall be and remain licensed by the State of Minnesota through Minnesota Statute 245G. If licensing ceases or operations change, additional review and consideration of the conditional use permit will be required. A copy of the State-issued license shall be provided to the City prior to occupancy.

Ms. Westman invited the applicant to present the proposal and provide details regarding the proposed use to the Planning Commission.

Ms. Furnas explained that she owns and operates Mankato Chemical Health, which she has owned since 2019 and currently operates in North Mankato. She stated that she recently had the opportunity to purchase the subject property and decided to relocate the business.

Ms. Furnas explained that Mankato Chemical Health is a substance-use outpatient treatment center that provides high-quality treatment services through a combination of traditional methods and a complementary holistic approach. She noted that the center offers services such as acupuncture and yoga as part of its treatment programs.

She further explained that intensive outpatient treatment groups are offered three days per week during both morning and evening sessions, while outpatient treatment is offered one day per week. She added that the business expects to employ approximately six to eight staff members and will operate Monday through Friday from 8:00 a.m. to 8:30 p.m.

Chair Zehnder asked whether there was an estimate of how much additional screening would be required beyond what currently exists on the site.

Ms. Westman explained that staff would evaluate the existing screening on-site and work with the applicant to ensure it meets the applicable standards.

Ms. Furnas referenced item 2 of the staff recommendation. She explained that the property is nearly two acres in size and that one of the reasons she purchased it was to utilize the outdoor space. She stated that, particularly during the spring and summer months, the business intends to use the outdoor area for therapeutic recreational activities. She noted that these activities would be quiet and non-disruptive, such as playing games or sitting on the patio, and emphasized that they would take place in a controlled

environment.

Ms. Furnas also stated that the existing fence provides privacy, allowing clients to use the backyard area while maintaining confidentiality and minimizing noise impacts to neighboring properties.

Mr. Filipovitch asked Ms. Furnas to explain how item 2 of the staff recommendation would affect the operation of her business.

Ms. Furnas stated that, based on her understanding of item 2, clients would not be permitted to participate in outdoor activities. She explained that the property includes a large yard, which she would like to use on occasion during group sessions for therapeutic recreational activities. She stated that, as written, item 2 would prohibit activities such as walking outdoors or connecting with nature as part of the treatment program.

Mr. Filipovitch asked for clarification on whether, if approved as written, the business would be unable to continue its activities if outdoor activities were not permitted.

Ms. Furnas stated that they would still be able to operate; however, she requested that item 2 be modified to allow outdoor activities. She explained that outdoor use would not occur during every group session but they would like to retain the ability to use the property for such purposes.

Mr. Filipovitch asked city staff how they interpreted item 2 in the recommendations.

Ms. Westman indicated that staff's interpretation is consistent with the applicant's understanding that all operations would need to occur within the structure. She explained that this approach is consistent with commercial and office districts, where operations are generally required to be conducted indoors. She added that, because the site is located directly adjacent to a residential district, the intent of the recommendation is to minimize potential conflicts between the residential area and the proposed use.

Mr. Filipovitch clarified that the staff recommendation would not permit activities in the yard or exterior areas unless, for example, a gazebo or similar structure were fully enclosed.

Ms. Westman indicated that this was correct.

Mr. Wilke asked whether there is clinical value in allowing individuals receiving substance-use disorder treatment to exercise, spend time outdoors, or otherwise participate in outdoor activities.

Ms. Furnas responded that there is clinical value in allowing those types of activities as part of the treatment program.

Mr. Wilke asked whether the outdoor treatment activities would consist of group or talk therapy and whether they would be conducted in a manner that would not be disruptive.

Ms. Furnas confirmed that this was correct. She added that clients may occasionally play a game outdoors where laughter could be heard and compared the proposed activities to the type of outdoor use typically associated with a church or daycare.

Chair Zehnder opened the public hearing for comment.

Bonnie Weingartz, 125 Eastwood Drive, Mankato, MN. Ms. Weingartz stated that she does not believe this type of facility is appropriate for a residential neighborhood. She commented that she believes the proposed use would be better suited to an area containing a mix of residential and commercial uses, referencing 3rd Avenue as a potential example. She noted that the subject property is surrounded by homes and churches and that there are no other businesses in the immediate vicinity.

Ms. Weingartz acknowledged the applicant's desire to create a more residential, home-like setting rather than a traditional business environment. However, she stated that she believes the facility would be more appropriately located in an area where commercial and residential uses already coexist, rather than within a primarily residential neighborhood.

Ms. Weingartz further stated that the applicant had access to information about this property prior to purchasing it and suggested that a property located in a mixed-use area could have offered similar opportunities while being more compatible with the surrounding neighborhood.

Donald Kusick, 134 Pohl Road, Mankato, MN. Mr. Kusick indicated that several of his concerns had already been discussed but reiterated his concerns about the potential impacts on the neighborhood, including crime. He stated that there can be no guarantees that incidents will not occur. He noted that, nearly every evening between 8:30 p.m. and 10:00 p.m., a vehicle travels down Pohl road at approximately 60 mph, adding that this issue has not been controlled. He questioned what measures would be in place if a patient receiving substance abuse treatment experienced a relapse and how those situations would be managed.

Mr. Kusick also expressed concerns about property taxes. He stated that a new use that does not fit the character of the neighborhood is being introduced and questioned what impact it may have on property taxes and property values.

Mr. Kusick added that there are many other commercial properties available in Mankato and questioned why this location was selected. While acknowledging that people need these services, he questioned why the facility should be in this neighborhood.

Mr. Kusick also questioned item 2 of the city staff recommendations. He asked how activities could be kept internal, particularly if an individual experienced a relapse or behavioral crisis. He acknowledged that security measures are likely in place but questioned what would prevent an incident from occurring. He further questioned whether increased police presence would provide sufficient assurance, noting that ongoing speeding issues on Pohl Road have not been adequately addressed.

Mr. Kusick also acknowledged that spending time outdoors may benefit patients but questioned what impact outdoor activities could have on the surrounding neighborhood. He expressed concern that this issue should be addressed.

Amy Lencowski, 141 Eastwood Drive, Mankato, MN. Ms. Lencowski stated that she has lived at her property since 2015. She explained that her family chose the neighborhood specifically for its character, history, and proximity to Glenwood Cemetery, which is directly behind their property. She stated that they believed the protections afforded by the R-1 zoning district designation were meaningful.

Ms. Lencowski emphasized that her concerns were not about whether individuals struggling with addiction deserve treatment, but rather whether this was an appropriate location for that type of use. She questioned why the proposed treatment facility should be in an R-1 residential neighborhood instead of a commercially zoned area.

Ms. Lencowski stated that she carefully reviewed the staff report and the research cited within it. She said her primary concern was the section addressing property values. She noted that one study showed property values decreased by approximately 5%, but after researchers applied a statistical adjustment that assumed treatment centers are more likely to be in lower-value neighborhoods, the study concluded there was no significant impact on property values. She stated that while this may be a valid conclusion for a city such as Seattle, she did not believe it was applicable to Mankato due to the lack of local data.

Ms. Lencowski added that other studies have reached different conclusions, including a study published in the *Journal of Sustainable Real Estate* in 2014 that examined smaller, mid-sized communities in central Virginia. She stated that the study found treatment centers located in residential neighborhoods were

associated with declines in home values ranging from 8% to 17%.

Ms. Lencowski stated that, in her opinion, the issue was not determining which study was correct, but rather that there are no comparable studies specific to Minnesota, Mankato, or Blue Earth County. She noted that experts often reach differing conclusions and stated that she did not want her neighborhood to become the test case.

In closing, Ms. Lencowski stated that, on behalf of herself and her neighbors, she believed the responsible course of action was to preserve the existing character of the neighborhood rather than conduct what she viewed as an experiment in one of Mankato's established R-1 residential neighborhoods. For those reasons, she requested that the application be denied.

Jessica Windisch, 105 Eastwood Drive, Mankato, MN. Ms. Windisch stated that the neighborhood has several concerns regarding the proposed use, with her primary concern being why the facility must be in their neighborhood. She emphasized that she is not opposed to individuals receiving treatment but questioned why the proposed facility should be in this residential area.

Ms. Windisch also questioned why the company has relocated three times in the past eight years. She stated that, based on information she found through Google, the facility was required to locate in commercial zone areas in Waseca and North Mankato. She questioned why the proposed location in Mankato would be adjacent to a residential neighborhood. She concluded by stating that there are no guarantees regarding the safety of the neighborhood.

Sharon Taylor, 145 Eastwood Drive, Mankato, MN. Ms. Taylor stated that she agreed with the concerns expressed by previous speakers. She explained that her property is adjacent to Glenwood Cemetery and that it contains the only gate providing access to the cemetery along that row of homes. As a result, she stated that many people already cross through her property.

Ms. Taylor indicated that she lives alone and expressed concern that the proposed use could result in additional people walking through her property, which would make her feel unsafe. She thanked the Planning Commission for the opportunity to share her comments and stated that she hoped the commission was listening to the concerns expressed by her and the other individuals who spoke during the public hearing.

Paul Fox, 138 Eastwood Drive, Mankato, MN. Mr. Fox stated that his primary concern was the potential impact the proposed use could have on his property taxes. He indicated that he understands there is a need for the services the applicant proposes to provide but questioned whether this neighborhood is an appropriate location for the facility.

Mr. Fox stated that he attended a neighborhood meeting the previous evening regarding the proposal. He referenced the City of Mankato's mission statement and questioned whether it included locating treatment facilities in vacant homes. He reiterated that he did not believe the proposed use was a good fit for the neighborhood and questioned what benefits the neighborhood would receive from the project.

Mr. Fox also stated that, during the neighborhood meeting, he was told that residents were fortunate that the existing home was not demolished and replaced with an apartment building. He further stated that he was told the Eastport Apartments were associated with crime and that it was a good thing individuals from that development would not be served by the proposed facility.

Mr. Fox shared that he raised three children in his home and that his wife had passed away at the Parker Hughes Cancer Center. He stated that he had previously spent \$40,000 to have the Parker Hughes Cancer Center in the Twin Cities closed and indicated that he would do the same with this proposed facility.

Jessica Windisch, 105 Eastwood Drive, Mankato, MN. Ms. Windisch returned to the podium following Mr. Fox's comments to add that there is a great deal of frustration within the neighborhood regarding the

proposal. She stated that the process had felt secretive and that many residents do not feel secure. She also expressed concern that there is not an adequate police presence to respond if a situation were to arise.

With no one wishing to speak further, the public hearing was closed.

Ms. Surdy stated that she works in the mental health field and has referred clients to this clinic. She indicated that she understands the challenges of working with a population that may pose a risk to area residents under certain circumstances. She also stated that she understands why the proposed site may be appealing, explaining that a residential setting can provide a home-like environment that may benefit clients receiving treatment. She added that outdoor activities can also be beneficial as part of the treatment process.

Ms. Surdy expressed concerns regarding traffic flow at the site, noting its corner location. She also questioned whether the existing parking lot would adequately accommodate the anticipated number of staff and clients.

Ms. Surdy stated that many people would prefer this type of use to be in a business or commercial district because residents generally do not want the associated traffic and activity within residential neighborhoods. She acknowledged that the proposal could create concern in other neighborhoods that similar facilities may be established elsewhere throughout the city.

She also noted that the property is located near the university and that substance use is already prevalent among some college-aged individuals in the area. Based on the concerns raised by residents during the public hearing, Ms. Surdy concluded that this may not be the appropriate location for the proposed clinic.

Chair Zehnder stated that, at first glance, it is surprising that a use of this nature is conditionally permitted within the R-1 zoning district. He questioned that, based on how the zoning ordinance is currently written, prohibiting a use such as this in a residential neighborhood would require amendments to the ordinance.

Mr. Konz indicated that this was correct.

Ms. Surdy stated that facilities such as Mankato Clinic or Mayo Clinic are located within or adjacent to residential areas, so locating this type of use near neighborhoods is not entirely uncommon. However, she noted that this is a unique neighborhood with approximately 20 homes, compared to areas such as Main Street where there are many more properties and a different surrounding context.

Mr. Filipovitch stated that several concerns had been raised during the discussion, including the concern that the proposed use does not belong in a residential neighborhood. He noted that, according to the zoning ordinance, the use is conditionally permitted within the R-1 district if the applicable conditions are met.

Mr. Filipovitch also addressed concerns regarding potential impacts on property values. He referenced more recent research that considers previous studies and concluded that treatment facilities do not have a negative impact on property values. He added that Blue Earth County has indicated that it does not anticipate an impact on property values.

Mr. Filipovitch stated that the traffic study identified the proposed use as a low traffic generator and indicated that the expected traffic would be less than other potential uses allowed at the property. He also addressed parking concerns, stating that the site includes 14 parking spaces, with 10 designated for clients and four for staff. He noted that the parking requirement would be met based on the anticipated staffing levels.

Mr. Filipovitch also discussed concerns related to crime and neighborhood safety. He stated that he understands the concerns expressed by neighbors but questioned if this use is not appropriate in this location, where would it be appropriate?

Mr. Filipovitch stated that he does not agree with the assumption that individuals struggling with addiction are inherently criminals. He acknowledged that drug and alcohol addiction affects a broad range of individuals and stated that assuming those individuals will engage in criminal behavior is not appropriate.

Mr. Filipovitch concluded by stating that he intended to vote in favor of the request because it complies with the zoning ordinance. He stated that if the ordinance is determined to be inappropriate, then the ordinance should be amended; however, he stated that the commission cannot disregard the ordinance simply because there is disagreement with how it is currently written.

Chair Zehnder stated that he understands the security concerns raised but questioned whether the proposed screening plan would prevent individuals from accessing the property through non-standard means, such as crossing through adjacent properties.

Ms. Westman indicated that, depending on the type of screening proposed, such as fencing or existing vegetation, it could help prevent some cross-access between properties. She reiterated that the effectiveness of the screening would depend on the final design and materials selected.

Mr. Wilke thanked Mr. Filipovitch for his comments and his experience and knowledge related to the matter. He stated that it is important to remember that the Planning Commission's responsibility is to review the application based on the zoning ordinance, determine compliance with the ordinance, and make a recommendation to the City Council, which has discretion to consider additional factors when reviewing the application.

Mr. Wilke stated that, at the Planning Commission level, he agreed with the proposed findings of fact and believed the 17 recommended conditions of approval were valid. He noted that he was struggling with the second condition. He explained that he believes there is a clinical benefit to allowing outdoor activities and stated that he was not supportive of the commission restricting a property owner's use of their property when that use is consistent with the permitted use.

Mr. Wilke stated that he would vote in favor of the request and encouraged the other commissioners to do the same. He indicated that he would support approval with the removal of the second recommended condition.

Ms. Surdy stated that she agrees with Mr. Wilke that the Planning Commission's role is to review applications based on the zoning ordinance. However, she added that the ordinance also considers impacts on the surrounding neighborhood and stated that the commission should not dismiss the concerns raised by residents regarding the potential impacts and changes to the neighborhood.

Ms. Surdy stated that she does not want the commission to overlook the concerns expressed by the neighborhood, as she believed those concerns were valid. She questioned whether it could be proven that property values would not be affected and stated that she did not believe that could be guaranteed; however, she acknowledged that similar uncertainty could apply to many decisions.

Ms. Surdy recognized that the request is for a conditional use permit but questioned whether this was the most appropriate location for the proposed use. She stated that a different location with a more spread-out residential setting may be better suited. She reiterated that the Planning Commission's review should consider not only compliance with the zoning ordinance but also the potential impacts on surrounding neighbors.

Mr. Dieken stated that he agrees with the comments made by his fellow commissioners. He noted that the Planning Commission is responsible for reviewing the facts of the application and must base its decision on the applicable requirements. He stated that, because the proposed development meets the required conditions, he does not see a factual basis for denial and expressed his support for the project.

Mr. Iddings stated that these types of items can be challenging because he understands both perspectives.

He suggested adding a condition requiring the use of the rear yard as the designated outdoor space and keeping that area fenced or otherwise private.

Mr. Iddings also stated that he would like to see the entire south side of the property fenced and supported additional screening to make the property more private. He noted that increased screening could help address some of the potential concerns raised regarding access and other “what if” scenarios by limiting access to the designated driveways and entrances.

Mr. Iddings stated that he would like to see the corner property preserved and noted that he did not believe a single-family home would likely be constructed on the site. He stated that a duplex or similar use may be more likely and questioned what type of effect that would have on the neighboring properties.

Mr. Iddings reiterated that, if the request is approved, he would like to see additional screening requirements included to ensure the property is as private as possible.

Ms. Surdy questioned whether Mr. Iddings was proposing to modify recommendation No. 2.

Mr. Iddings stated that he would like to amend recommendation No. 2 to allow outdoor activities only within the backyard area, provided the area is fenced and screened to help prevent clients from leaving the property and allow staff to monitor outdoor activities.

Mr. Wilke clarified whether Mr. Iddings was proposing to amend the second recommendation to allow outdoor activities in a fenced backyard area only.

Mr. Iddings confirmed that was his intent and made a motion to amend recommendation No. 2 of the City staff recommendation to allow backyard use only, provided the area is fenced. Mr. Wilke seconded the motion.

Mr. Konz questioned the statement made by Mr. Iddings regarding an eight-foot fence along the south property line.

Mr. Iddings stated that he would like to further amend recommendation No. 2 to require fencing along the south side of the property to provide additional separation from neighboring properties.

Mr. Wilke stated that, if Mr. Iddings was amending his original motion to include the south side fencing requirement, he would second the amendment.

Mr. Iddings stated that the additional fencing would help prevent individuals from accessing the broader neighborhood area, improve security, and, when combined with the existing vegetation, would blend well with the property. He added that he felt as though screening should be added to the entire property.

Chair Zehnder questioned whether Mr. Iddings intended fencing to be installed on all four sides of the property.

Mr. Iddings stated that screening should be added to the backyard area and along the two sides of the property not adjacent to Pohl Road.

Mr. Konz clarified whether Mr. Iddings was referring to the west and south sides of the property.

Mr. Iddings confirmed that this was correct and stated that the additional fencing would provide additional security.

Chair Zehnder questioned whether the proposed fencing would allow for outdoor activities to occur within the fenced area.

Mr. Iddings confirmed that this was correct.

Mr. Wilke stated that he supported the amendment and seconded the motion.

A motion to amend recommendation No. 2 of the city staff recommendations to require fencing along the west and south sides of the property and to limit all outdoor activities to the fenced backyard area was made by Mr. Iddings. The motion was seconded by Mr. Wilke and passed unanimously.

Mr. Filipovitch made a motion to approve CY27-26, as amended. Mr. Wilke seconded the motion. The motion passed on a vote of 5-1, with Ms. Surdy voting in opposition.

The anticipated date of City Council action is July 13, 2026.

3.

CY28-26

Request of The Factor Group, with permission of the property owner, for a preliminary and final plat review of River Bluff Cottages, and for an amendment to a previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

Ms. Mitchell reports that staff respectfully submits the following findings of fact for the preliminary and final plat:

1. General Requirements

1. The site is designed in conformance with the location and width of streets, the general drainage situation, lot sizes and arrangement.
2. A grading and drainage plan has been submitted for review by the City Engineer.
3. The Minnesota River is located to the north of the subject property and there are no noted encroachments into the existing easement areas.

2. Streets

1. The applicant will not construct any new public streets. Rather, a driveway will provide access to the development from the already developed Sibley Parkway.
2. The applicant shall construct a private street to serve the subdivision and assign it the name "Rogers Trail".

3. Easements

1. The plat maintains the existing drainage, storm, dike and trail easements.
2. The plat provides the standard easements required in Chapter 10 of the Mankato City Code.

4. Block Standards

1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.

5. Lot Standards.

1. The proposed lot depicts a development that achieves a front yard setback of 30'.
2. The side lot lines are as established on the previous Sibley Parkway plat.
3. The subject development is not a double frontage lot and is not, thus, subject to said standards.
4. The subject parcel conforms to the parking standards in Chapter 10 of the code.
5. The lot abuts a watercourse and drainage way and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers must provide their consent to said development.

6. Public Sites and Open Spaces

1. Open space was dedicated as part of the Sibley Parkway development.

Ms. Mitchell reports that staff respectfully submits the following findings of fact for the planned unit development:

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not

- jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
 3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
 4. A condition of approval is included for the development of the open space for the use of the residents.

Ms. Mitchell reports that staff recommends the approval of the preliminary plat and final plat.

Ms. Mitchell reports that staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall continue to work with staff regarding any engineering-related items.
2. The proposed buildings shall be constructed as approved.
3. The rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
4. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
5. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
6. The private driveway/street shall be given the name "*Rogers Trail*" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
7. The proposed private drive and hammerhead areas shall be clearly identified as a fire access way only and shall be clearly designated as a no-parking area.
8. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.
9. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
10. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.

Ms. Surdy questioned if a connection were to be made to the trail, where that would take place.

Ms. Mitchell indicated that the City of Mankato would ask for a connection be made to the trail that runs along the river.

Ms. Surdy clarified that she was not sure if they meant the trail that runs along Sibley Parkway or the River Trail.

Ms. Mitchell indicated that the connection would be to the River Trail.

Ms. Surdy questioned if there would be no parking signs installed along the private drive.

Ms. Mitchell indicated that the request was that no parking signs be installed throughout that area so that fire and emergency access would have clear routes through the development.

Mr. Konz provided clarification regarding the trail connection, noting that there are areas that cannot be disturbed due to the presence of the flood wall. He stated that the City of Mankato wanted to ensure that the trail connection is located outside the areas that are restricted from disturbance.

Joe Richter, Company Manager, Factor Property Management & Nate Myhra, Bolton & Menk, Inc. Mr. Richter thanked the Commission members for considering their application and noted that this was the second application they had submitted for this project. He also thanked city staff, noting that it has been a challenging project to bring forward. He stated that many variables have impacted the project, particularly with this site due to the Army Corps of Engineers easements and other issues associated with the Sibley Parkway area.

Mr. Richter stated that, looking back approximately 25 years to when redevelopment efforts along Sibley Parkway began, this project would serve as the “bookend” on one end of the redevelopment area. He expressed excitement about completing the redevelopment efforts in the coming months and credited Mr. Myhra for helping move the project forward.

Mr. Myhra stated that, throughout the development process, they have been aware of the various dike easements and unique site features. He noted that some trail access options may be limited but stated that they will continue working with the Army Corps of Engineers and the City of Mankato to accommodate a trail connection if possible. If a trail connection is not feasible, he stated that the development would still have connectivity to the Sibley Parkway sidewalk, which connects to the Sibley Parkway trail.

Mr. Myhra added that the gazebo will be included as part of the development, but the final location is still being determined as they continue working through grading challenges with the city. He also noted that the proposed private drives are designed with no parking allowed and that each unit would have two parking stalls in front of the unit along with a garage stall. He stated that the parking provided would accommodate the requirement for two unrelated adults and an additional guest parking space.

Ms. Surdy questioned whether the gazebo was still included in the proposal.

Mr. Myhra confirmed that the gazebo would be included but stated that the final location would be determined after completion of the final grading plan.

Mr. Filipovitch commented that, based on the renderings provided, it appeared that the structures stopped at the property line. He noted that, given the proximity of the proposed units to one another, the renderings may provide a different impression than what would be seen once the buildings are completed.

Mr. Wilke thanked the applicants for their continued work on the project and stated that the development would provide much-needed housing for the residents of Mankato.

Mr. Richter added that he lives in Lincoln Park and typically walks or bikes to work. He referenced the Dewey Townhomes currently under construction and the apartment development behind Cub Foods. He stated that he is excited about the additional density coming to the neighborhood and believes it will positively transform the area. He added that they are looking forward to future development opportunities on additional parcels near Riverfront Drive.

Mr. Iddings stated that he drives through the area daily while taking his wife to work and has seen how recent developments have improved and enhanced the surrounding area. He noted that improvements to Sibley Park and the new bridge connection to the campground have helped make the neighborhood a great place. He thanked the applicants for their proposal.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY28-26. The motion was seconded by Mr. Iddings and passed unanimously.

The anticipated date of City Council action is July 13, 2026.

6. **MISCELLANEOUS**

Mr. Wilke asked whether this would be Chair Zehnder's final meeting.

Chair Zehnder responded that he believes he has one more year remaining on his term.

Mr. Wilke thanked his fellow commissioners for their service, acknowledging that, as volunteers, they sometimes have difficult conversations. He expressed his appreciation for everyone treating one another with respect.

7. **ADJOURNMENT**

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Iddings with all in favor. The meeting adjourned at 7:23 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 07/22/2026

Title

CY30-26

Request of Samantha Grems, with permission of the property owner, Daniel Dinsmore, for a conditional use permit to allow for a play café in the CBD-F, Central Business District Fringe, zoning district. The subject property is described as one-third of Lot 2, Block 17, Map of Mankato (321 N. Riverfront Drive).

The anticipated date of City Council action is August 10, 2026.

Applicant

Samantha Grems, with permission of the property owner, is the applicant.

Request

The applicant is seeking a conditional use permit to allow for the operation of a play café.

Location

The subject property is located at 321 N. Riverfront Drive and is legally described as one-third of Lot 2, Block 17, Map of Mankato.

Existing Land Use

The property is the location of an existing structure that was most recently the location of Artifact. There is one apartment unit on the second floor of the building.

Zoning

The property is zoned CBD-F, Central Business District Fringe.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The property is, and will continue to be, served by public utilities.

City Code

Mankato City Code related to the CBD-F, Central Business District Fringe, zoning district can be found at this

link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV5CCEBUDIIN

Mankato City Code related to Conditional Use Permits can be found at this

link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIADEN_DIV3COUSPE

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at their July 7, 2026, meeting and provided the following comments:

1. If not already done, the applicant shall log into the online portal and make notification payment.
2. General note: The applicant shall provide a code analysis prepared and signed by a Minnesota-licensed design professional to determine the building's occupancy classification at the time of change or occupancy building permit submission.
3. The applicant shall provide written authorization from the parking district demonstrating consent for the proposed use of the shared parking lot by this business.

Review

Samantha Grems, with the permission of the property owner, Daniel Dinsmore, is requesting a conditional use permit to allow for the establishment of a play café within the CBD-F, Central Business District Fringe, zoning district. The subject property is located at 321 North Riverfront Drive and is legally described as one-third of Lot 2, Block 17, Map of Mankato.

Proposal

The applicant's narrative explains that the Play Café was founded with a clear mission: to provide a welcoming environment where children can learn through play while parents experience connection, community, and an opportunity to recharge. The narrative further states, "The café will comfortably seat approximately 14 guests, creating an intimate and welcoming atmosphere that encourages conversation, connection, and repeat visits. Parents can enjoy specialty coffee while keeping a close eye on their children in the play area, creating a stress-free environment unlike traditional coffee shops."

The café will serve coffee and a variety of non-alcoholic beverages, including espresso, lattes, cappuccinos, hot chocolate, Italian sodas, refreshers, and teas. Additionally, pastries and light snacks will be offered, though none will be prepared on-site.

Beyond the café and play area, the applicant proposes using the back room for play therapy, child counseling, family therapy, small group therapy, parenting workshops, developmental classes, and support groups during stated business hours of 7:30 a.m. to 5:30 p.m., Monday through Saturday. During evenings and weekends, the applicant intends to use this room for private party rentals.

The café will employ one full-time staff member and up to six part-time team members.

Code review

The subject property is located within the CBD-F, Central Business District Fringe, zoning district. This district is designed to support high-density shopping, business, and business-service development. It is further intended to reinforce and expand the central business district by accommodating uses not typically found in the downtown core. "Restaurants, including drive-through and carry-out, and other eating and nonalcoholic drinking establishments..." are listed as conditional uses within the CBD-F zoning district.

No exterior site modifications are proposed as part of this request.

Floor plans for the first-floor improvements at 321 N Riverfront Drive show a café area, a play pit area, and a rear section containing a party room, bathroom, nursing room, and office. The café area includes installation of a triple-compartment sink, espresso machine, ice maker and refrigerator, coffee grinder, and associated counter, sink, and food preparation spaces. Seating capacity is noted as up to 14. Plans for the play area include construction of "Village" play structures made of painted plywood, anchored to the walls, and open at the top.

Parking for the proposal will be accommodated within the shared parking areas of the 300 North Riverfront Association, which manages parking for businesses on this portion of North Riverfront Drive. The association has provided consent for the proposed use and verified that adequate parking capacity is available. Under parking standards for restaurants—one space per four seats plus one space per two employees during the major shift—the café requires five parking stalls. Applying standard requirements for the therapy-related uses that could occur concurrently with café operations—one stall per 250 square feet of floor area plus one stall per staff member—the approximately 22' x 26' multi-use room requires three stalls. In total, eight parking stalls are required and will be provided through the shared parking arrangement.

If a bicycle rack is not already installed on the property, one must be added. A recommended condition of approval is included accordingly.

Refuse disposal will continue to utilize existing on-site carts. Should the applicant wish to install a dumpster, it must meet City Code standards and a building permit must be obtained. A recommended condition of approval addresses this requirement.

Signage was not included in the submittal. As such, a recommended condition of approval requires that a sign permit be obtained prior to installing any signage.

Findings

Staff respectfully submits the following findings of fact.

1. The use, a café, also referenced in the Code as a restaurant, is one of the conditional uses listed in CBD-F, central business district fringe, zone district.
2. The request is in keeping with the comprehensive planning policies of the city as identified uses and policies associated with each use are outlined.
3. The proposed use, when considered with the recommended conditions, does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services.
5. The proposed use does not cause undue traffic congestion.
6. The subject site is part of the North Front Street Commercial Historic District as listed on the National Register of Historic Places. The property is referenced in the registry as A. M. Klages Grocery. There are no exterior modifications proposed for the property and, thus, no impacts to the historic and architectural features of the property.
7. There are no impacts to natural or environmental features associated with the subject site.
8. The proposal 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.
9. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare, and conditions of approval are outlined here to address any operational issues that may present themselves with the proposed use.

Recommendation

Staff recommends approval of the conditional use permit to allow the operation of a play café with 14 seats, with the following conditions:

1. If a bike rack is not currently available for the subject property, one shall be installed in accordance with Mankato City Code.
2. If a dumpster is proposed, it shall meet the criteria in the Mankato City Code.
3. Prior to the fabrication or installation of signage, a sign permit shall be in place.

Attachments

General Location Map

Aerial Plan

Plans

Narrative

General Location Map



Date: June 2026

Author:

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

Aerial Map



Date: June 2026

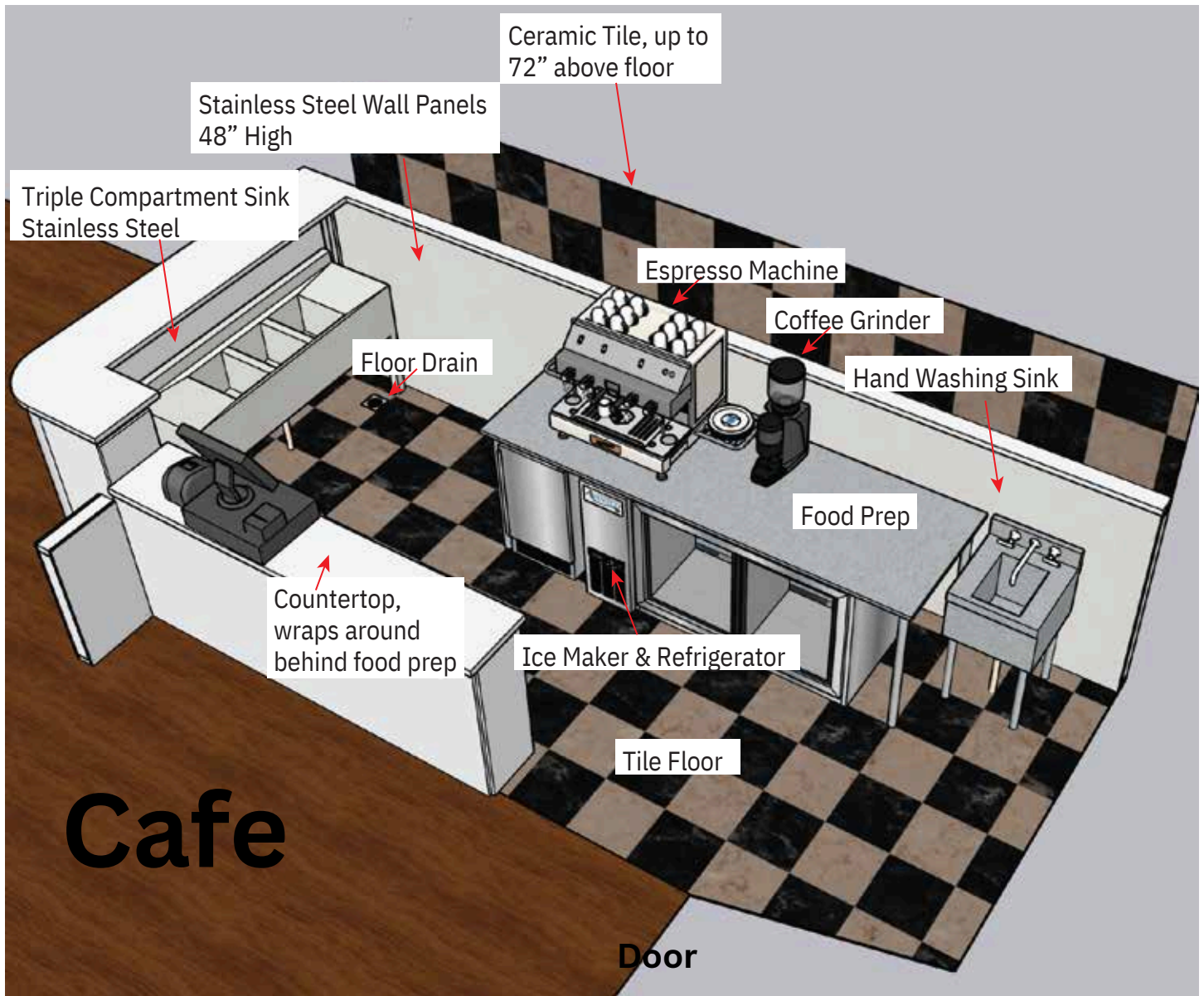
Author:

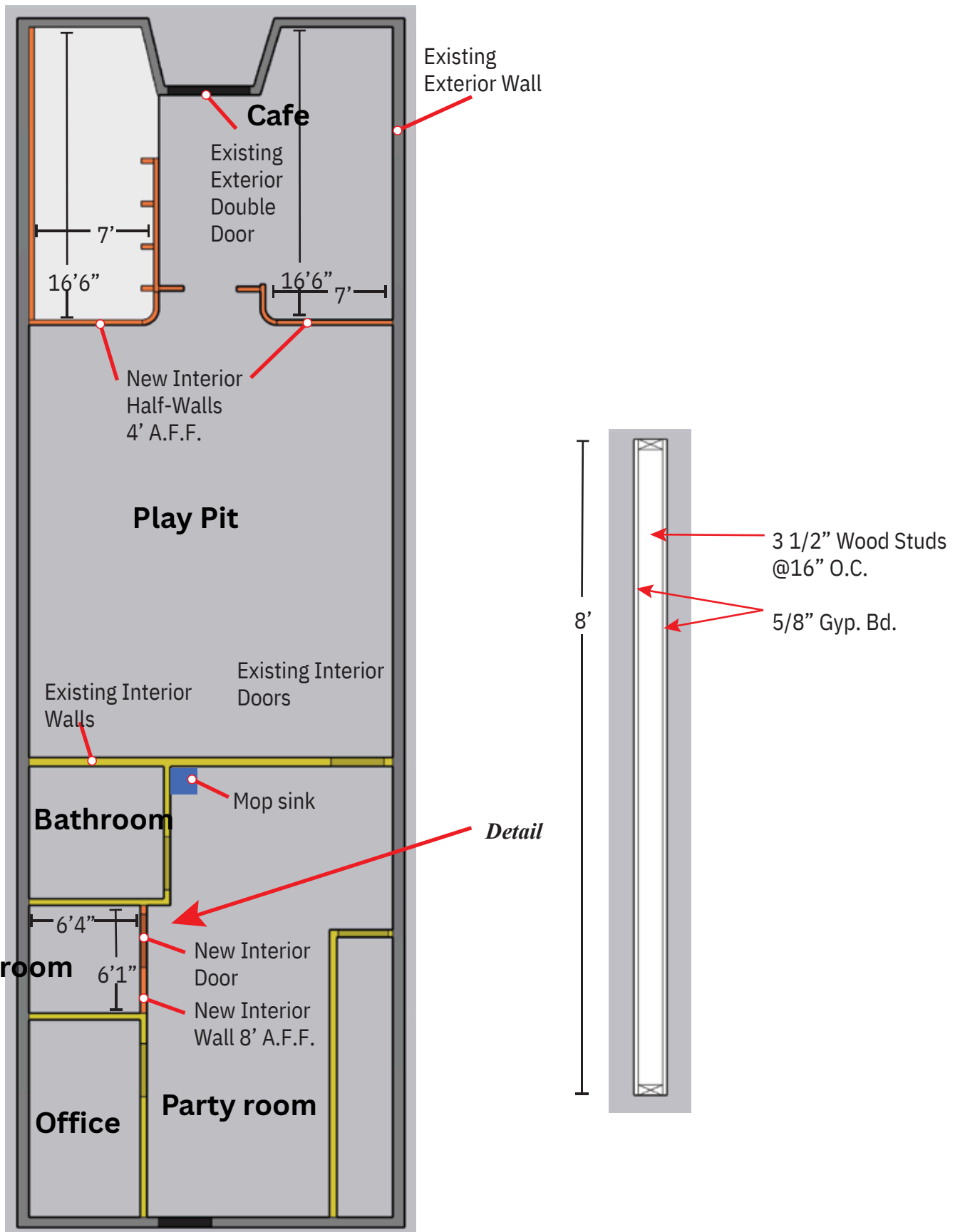
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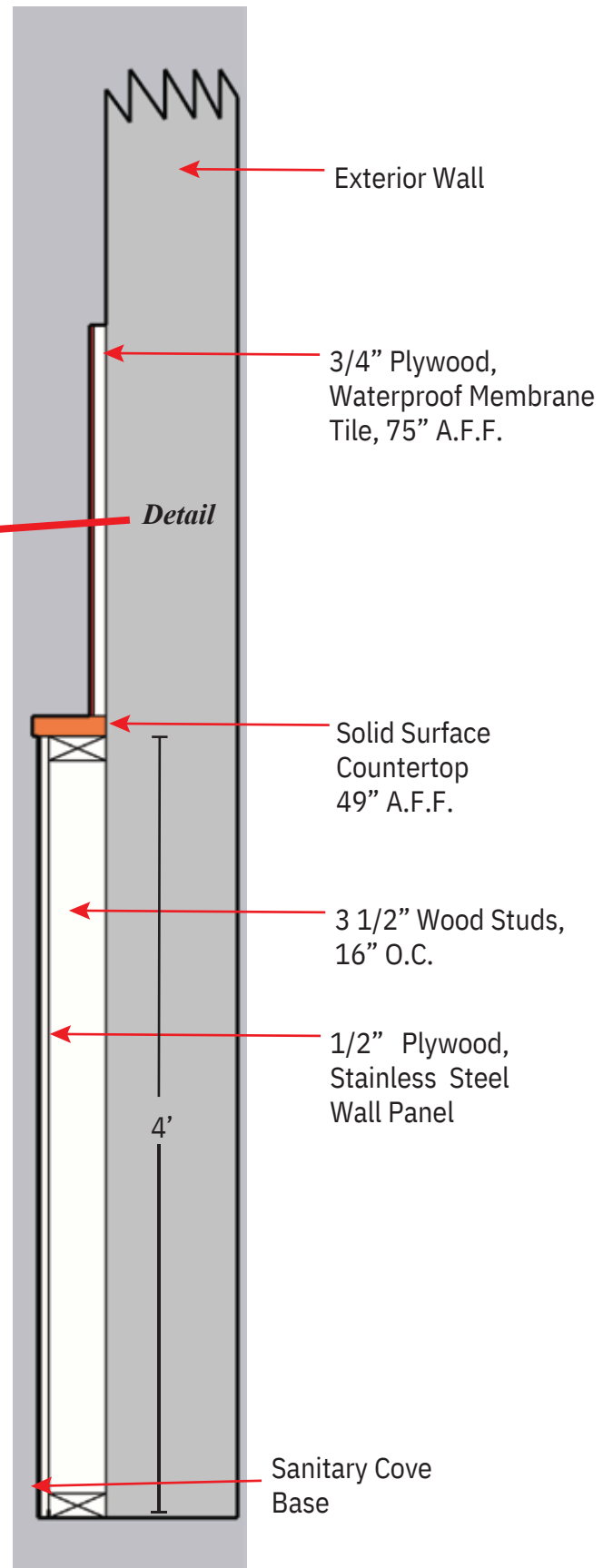
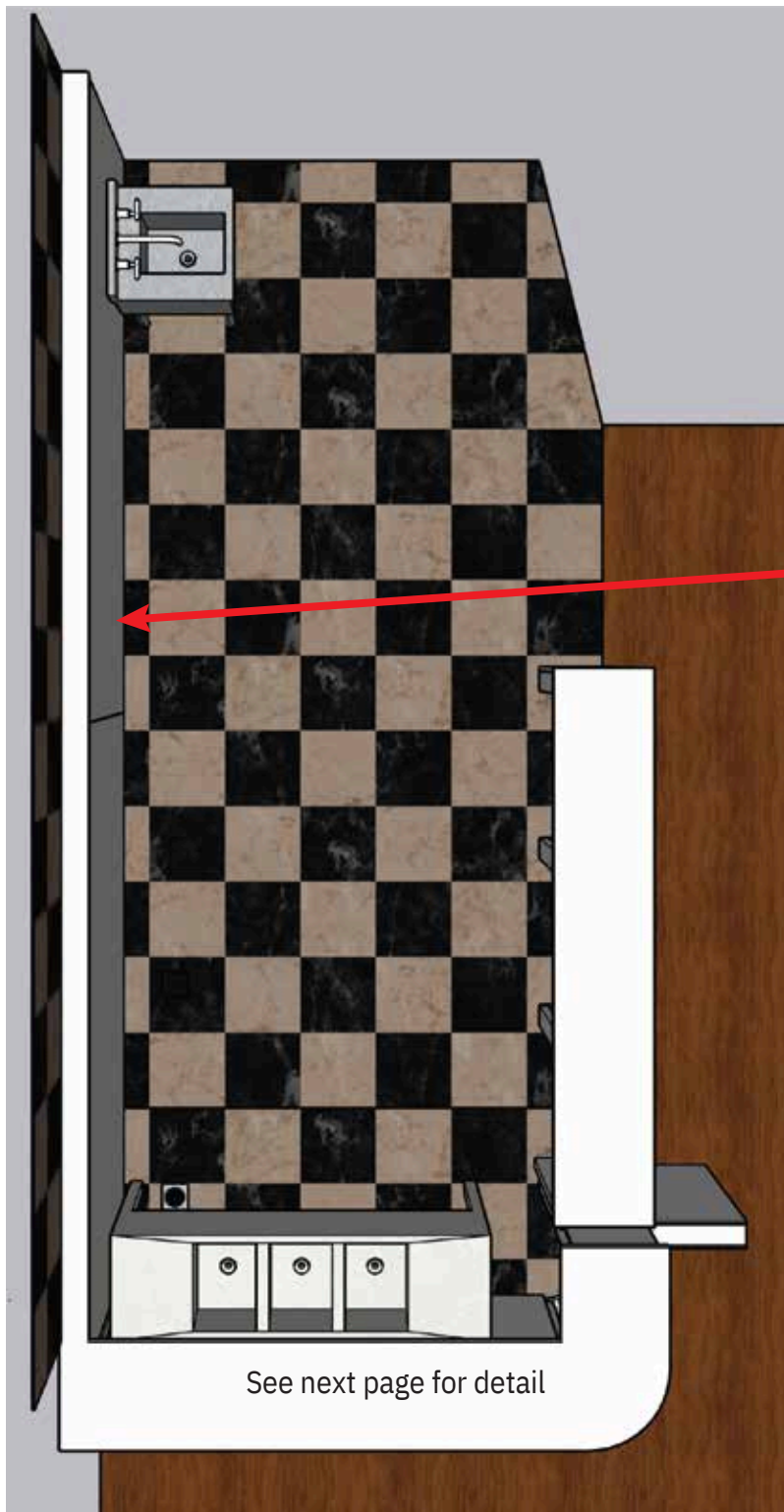


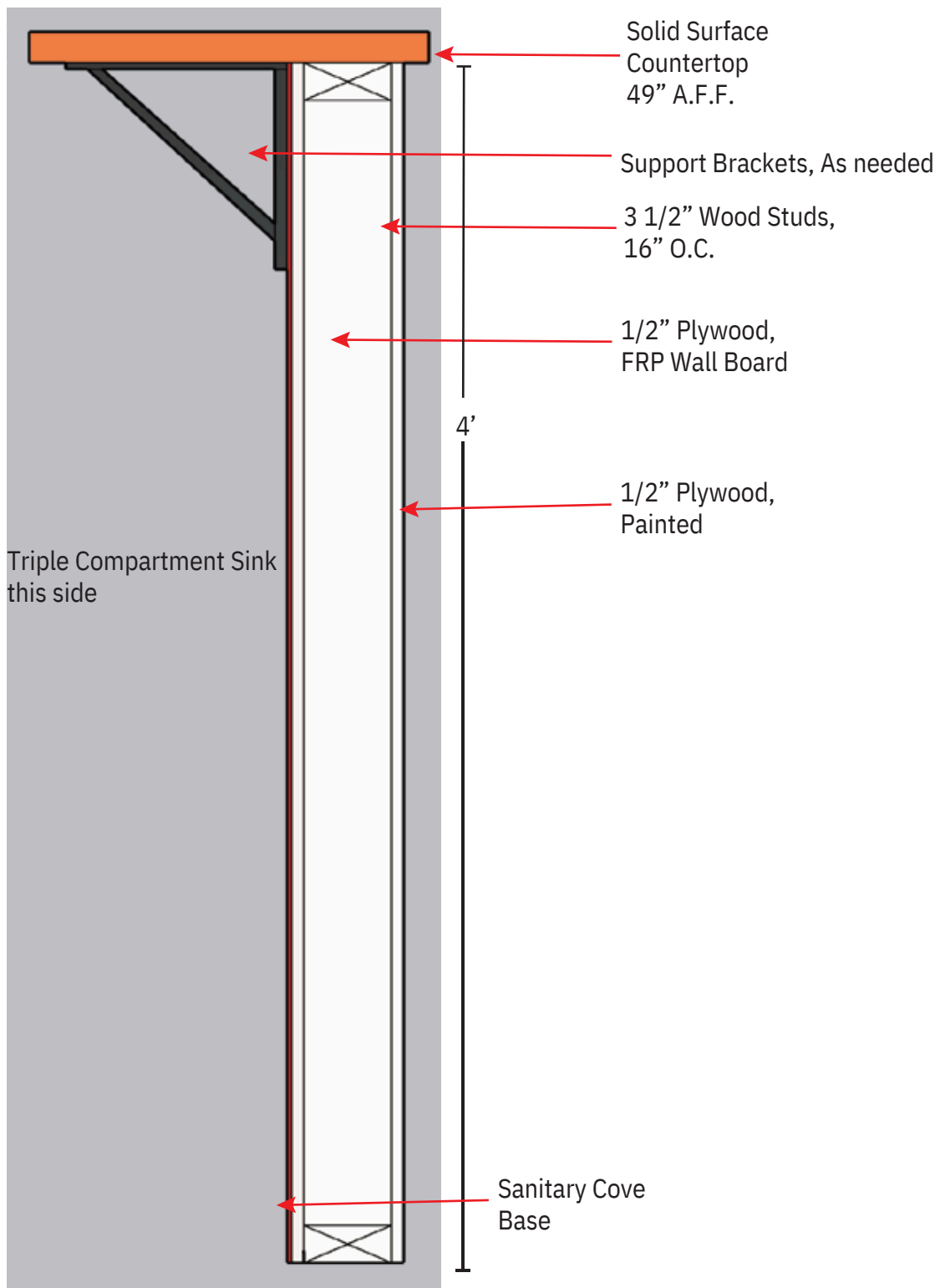
Seating:

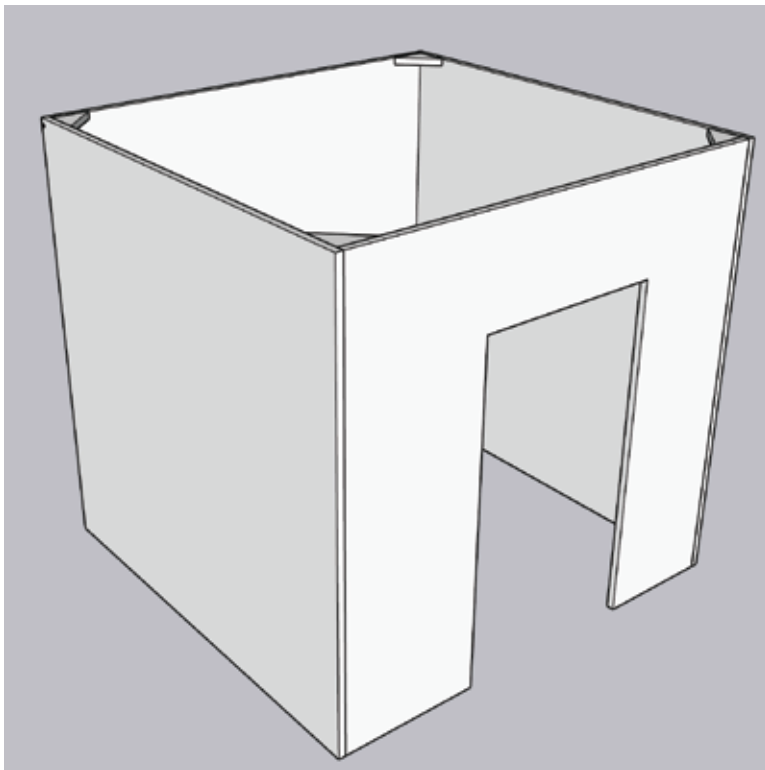
The cafe will have three tables with bench and chair seating to fit 6 people, in addition we will have 4 stools at the counter to over the play area and bench seating the play pit to sit an additional 4 people. Meaning we will have seating for 14 people up front.











Build Principles:

3/4" Plywood with excellent screw holding capability for all walls.
 All units have large openings cut in walls for entry and exit.
 Units stand-alone, but anchored to walls.
 No moving parts.
 Gussets for stabilization of joints.
 Glue & screws in joints.
 Most open at the top for light.
 All surfaces painted.

Business Overview: The Village Play Café

Our Story

Our Play Café was created with one simple mission: to provide a welcoming space where children can learn through play while parents find connection, community, and a moment to recharge.

As parents ourselves, we understand that finding a place designed for both children and adults can be difficult. Coffee shops often aren't child-friendly, while indoor playgrounds rarely provide a relaxing environment for caregivers. Our Play Café bridges that gap by offering a thoughtfully designed space where children can safely explore and families can gather in comfort.

More than just a café, we envision becoming a cornerstone of our community—a place where friendships are built, milestones are celebrated, and families feel supported throughout every stage of childhood.

The Café Experience

Our café will comfortably seat approximately **14 guests**, creating an intimate and welcoming atmosphere that encourages conversation, connection, and repeat visits. Parents can enjoy specialty coffee while keeping a close eye on their children in the play area, creating a stress-free environment unlike traditional coffee shops.

Our business will operate **Monday through Saturday from 7:30 AM to 5:30 PM**, serving early morning parents, stay-at-home families, remote workers, and afternoon visitors.

Coffee & Beverage Menu

Our beverage program will feature locally crafted coffee alongside a wide selection of handcrafted drinks designed to appeal to all ages.

Our menu will include:

- Fresh brewed coffee
- Espresso beverages
- Lattes
- Cappuccinos
- Americanos
- Cold Brew
- Seasonal signature lattes
- Chai Tea Lattes
- Matcha Lattes
- Hot Chocolate

- Italian Sodas
- Lotus Energy Drinks in a variety of flavors
- Refreshers
- Herbal Teas
- Black Teas
- Green Teas
- Fruit Teas

We will also offer pastries, light snacks, and kid-friendly beverages to create a complete café experience for families. These will be provided from an outside licensed company NOT made in house.

Play Space

The play area will be carefully designed for young children, encouraging imaginative play, creativity, movement, and social interaction in a clean, safe, and engaging environment.

Parents can enjoy their beverages while maintaining clear visibility of their children, creating peace of mind and allowing families to spend quality time together.

Multi-Purpose Therapy & Party Room

A unique feature of our business is a dedicated **private back room** designed to serve multiple purposes throughout the week.

During business hours, this flexible space can be used by licensed professionals for:

- Play Therapy
- Child Counseling
- Family Therapy
- Small Group Therapy
- Parenting Workshops
- Developmental Classes
- Support Groups

During evenings and weekends, the room can easily transform into a **private birthday party space**, allowing families to celebrate special occasions in a fun and memorable setting without disrupting the main café.

This dual-purpose design maximizes the use of the space while expanding our services and creating additional revenue opportunities.

Staffing

To provide exceptional customer service and maintain a clean, safe environment, our business will employ:

- **1 Full-Time Manager**
- **6 Part-Time Team Members**

Our staff will be cross-trained in café operations, customer service, food preparation, cleaning procedures, and play area supervision to ensure every guest has a positive experience.

Revenue Streams

Our business will generate income through multiple channels, including:

- Coffee and beverage sales
- Food and snack sales
- Play admission
- Memberships
- Birthday party packages
- Private room rentals
- Play therapy and group therapy room rentals
- Special events and workshops
- Seasonal programming

Diversifying our revenue allows us to build a stable and sustainable business while serving the evolving needs of our community.

Our Vision

Our goal is to become much more than a coffee shop or indoor playground. We strive to create a community gathering place where families feel welcomed, supported, and connected.

Whether a parent stops in for a morning latte, a toddler spends the afternoon exploring, a therapist helps a child grow through play, or a family celebrates a birthday with loved ones, every visit will contribute to building lasting relationships and strengthening our community.

By combining high-quality café offerings with meaningful family experiences, we believe our Play Café will become a destination where both children and adults can thrive together.

Parking

We are part of the old town parking association agreement.

Meeting Date: 07/22/2026

Title

CY31-26

Request of ISG, on behalf of Mankato Surgery Center, for a preliminary and final plat review of Mankato Clinic Fifth Addition; for an amended planned unit development, PUD, to allow for a structure expansion and replatting of the existing planned unit development; and for a certificate of design compliance for a property located in the Highway Gateway Overlay District for an addition to an existing structure. The subject property is described as Lot 1, Block 1, Mankato Clinic Third Addition, and Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County (1411 Premier Drive).

The anticipated date of City Council action is August 10, 2026.

Applicant

The applicant is ISG on behalf of Mankato Surgery Center.

Request

The applicant is requesting a preliminary and final plat review of Mankato Clinic Fifth Addition; an amended planned unit development (PUD), to allow for a structure expansion and replatting of the existing planned unit development; and a certificate of design compliance for a property located in the Highway Gateway Overlay District to allow for an addition to an existing structure.

Location

The subject property is located at 1411 Premier Drive and is legally described as Lot 1, Block 1, Mankato Clinic Third Addition, and Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County.

Existing Land Use

The property is currently in use as the Mankato Surgery Center, a medical clinic.

Zoning

The property is zoned O, Office District.

Other Board or Commission

The following items pertain to previous Planned Unit Development actions taken on the Mankato Clinic / Wickersham Medical Campus:

CY 41-00: Mankato Clinic, LTD, requested annexation, a planned unit development, rezoning, and a final plat on November 6, 2000. These requests were presented to and approved by the City Council on this date.

CY 48-02: A Preliminary and Final Plat Review for Amended Planned Unit Development of the Wickersham Addition was presented to and approved by the City Council on October 9th, 2002.

CY 11-13: A resolution amending Planned Unit Development and approved Certificate of Design compliance and Vacating Utility easements for the expansion of Wickersham Health Campus was presented to the planning commission and approved on April 8th, 2013. A final plat review of Mankato Clinic Second Addition was also approved on this date.

CY 25-24: A resolution amending the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications to the property located within the Highway Gateway Overlay District was approved by the Planning Commission on 06/26/2024 and was later approved by City Council on 07/08/2024.

- The aspects of amendment CY36-24, were originally part of this item but were removed shortly before the Planning Commission meeting.

CY 36-24: A resolution amending the Planned Unit Development to allow for a use to operate outside the completely enclosed structure for an outdoor physical therapy area at the existing building within the medical campus was approved by the Planning Commission on August 28, 2024, and was later approved by the City Council on September 9, 2024.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the current Mankato Surgery Center site, but multiple wetlands were delineated within boundary of the plat and approved for wetland replacement in 2023. These wetlands were/are located to the south of the Wickersham campus.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to the O, Office District may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV3FIDI

The Mankato City Code related to the Highway Gateway Overlay District, criteria can be found in Chapter 10, Division 9, as linked here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV9GTGAOVDI_SDIVHGHGAOVDI

Mankato City Code Chapter 10. Article XII. Division 7. Provides standards for Planned Unit Developments (PUD). Linked Here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL_DIV7PLUNDEPU

Mankato City Code Chapter 10. Article XI. Division 4. Provides standards for Planned Unit Developments. Linked Here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV4PLUNDE

Mankato City Code section 10.98 Amendments, can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.98AM

Mankato City Code Chapter 10, Article XII, Division provides Design Standards for subdivisions that the subject property will be subject to at the time of replatting:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIISUDEREPL_DIV3DDEST

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their July 7, 2026, meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

- a. If not already done, the applicant shall log into the online portal and make notification payment. *Applicant: Notification payment was made on 07/09/2026.*
- b. Rooftop mechanical screening shall conform to the Highway Gateway Overlay District standards. Mechanical Equipment screening materials must conform to Mankato City Code. Rooftop mechanical equipment shall conform to [Sec.10-1745](#) of the Mankato City Code. *Applicant: Rooftop mechanical equipment screening has been reviewed and will be designed to comply with the requirements of the Highway Gateway Overlay District and Section 10-1745 of the Mankato City Code. Screening materials and design will be incorporated into the construction documents to ensure rooftop mechanical equipment is fully screened from public view in accordance with the applicable code requirements. Anticipated metal panel is PAC-CLAD Box Rib-1 in Slate Gray.*
- c. Applicant shall clarify the proposed screening plan for the bulk oxygen tanks. *Applicant: The tanks will be screened with materials and landscaping that are consistent with the project architecture and applicable City of Mankato requirements to minimize visibility from adjacent public rights-of-way and neighboring properties. The screen shall be constructed of Bok Modern mechanical screen fence with reveal pattern B21.1.*
- d. Applicant shall provide a snow storage/removal plan. *Applicant: The D418 concrete curb and gutter included on the northern end of the parking lot is a drive-over style curb that was included in the plans to facilitate snow being plowed over it for storage in the greenspace behind the curb.*
- e. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. *Applicant: This property is occupied by a single tenant; therefore, a tenant signage allocation plan is not applicable. New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project. The existing signage on the property will remain in compliance with the City's allowable signage requirements.*
- f. Does the applicant intend to install any new signage with the proposed project? *Applicant: New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project.*
- g. Applicant shall review the proposed landscaping plan for conformance with Mankato City Codes, particularly the landscaping & screening standards outlines in [Chapter 10, Article X, Division 8](#): *Applicant: See updated planting plan that includes additional plants intended to conform to the City's landscaping and screening standards.*
 1. [Section 10-1740](#) – Perimeter Landscaping
 2. [Section 10-1741](#) – Interior Landscaping
 3. [Section 10-785](#) – Yards & setback
- h. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to determine conformance with state standards and applicable permit requirements associated with the above-ground liquid oxygen tank. *Applicant: The applicant will coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), as necessary to confirm compliance with all applicable state standards and permitting requirements associated with the proposed above-ground liquid oxygen tank. The applicant, design team, oxygen tank supplier, and installation contractor will also coordinate with the applicable authorities to ensure all required permits, setbacks, safety measures, and installation requirements are satisfied prior to installation.*
- i. There is no benchmark noted in the plan set; please add a benchmark location and elevation to the cover sheet of the plans. *Applicant: Revised as requested.*
- j. Sheet C2-10 – Saw cuts shall be noted on the plan sheet. *Applicant: The note below the removal legend on sheet C2-10 states pavement removals shall include full depth sawcut.*
- k. Sheet C2-10 – There at “x’s” on locations of existing trees but there are no annotations present next to them; a note shall be added if the intention is to remove the trees marked on the plan sheet. *Applicant: The removal legend on sheet C2-10 identifies those as tree removal symbols.*
- l. Sheet C3-10 – Proposed Storm Pipes and Drainage Structure sizes and types shall be noted in the plan sheet. *Applicant: Revised as requested.*
- m. Applicant shall confirm water is not trapped in parking addition along the east curb line on the north side, near ST-5. As depicted, curb line currently captures water. *Applicant: Water is not trapped in that area. The curb is graded to drain to ST-3.*
- n. Applicant shall be advised a SWPPP and erosion control plan is required due to total disturbance area. *Applicant: A SWPPP and erosion control plan will be prepared prior to submittal of MPCA Construction Stormwater permit and City of Mankato Land Disturbance permit applications and land disturbing activities.*
- o. Applicant shall clarify if the two proposed building additions are included in the impervious areas. *Applicant: All building additions are included in the impervious areas. A third, small building addition has been added to the SE corner of the existing building that will replace an existing shed. The concrete area at the new patient pick-up area has been reduced to keep the total new and fully reconstructed impervious areas under one acre.*
- p. Prior to submission for a building permit the applicant shall provide a storm water management plan in accordance with City Standards and MS4 permit required due to the new impervious area measuring one acre in the Site Summary table on Sheet C0-10. *Applicant: The new and fully reconstructed impervious surface created by the project is 43,518 square feet, which is less than an acre (43,560 square feet). The table on sheet C0-10 has been updated to reflect plan revisions described above. It has also been updated to show (0.999 AC) to eliminate any confusion due to rounding.*
- q. The Applicant shall be aware this falls under the Common Plan of Development rules and regulations defined under the Minnesota Pollution Control Agency (MPCA) as any contiguous area where multiple, separate land-disturbing activities occur under one overall plan. If your individual project disturbs less than one acre, but is part of a larger plan that exceeds one acre, you are legally required to obtain a Construction Stormwater Permit. *Applicant: Acknowledged. The project will disturb over one acre, and a Construction Stormwater Permit will be obtained prior to land disturbing activities. The project will create less than one acre of new and fully reconstructed impervious surfaces, so no permanent stormwater management is required.*
- r. Proposed building additions are subject to SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule. *Applicant: Acknowledged.*

Review

The applicant is seeking a preliminary and final plat review of Mankato Clinic Fifth Addition; an amended planned unit development, to allow for a structure expansion and replatting of the existing planned unit development; and a certificate of design compliance for a property located in the Highway Gateway Overlay District, to allow for an addition to an existing structure.

History of the Mankato Clinic / Wickersham Medical Campus:

- CY 41-00: Mankato Clinic, LTD, requested annexation, a planned unit development, rezoning, and a final plat of Mankato Clinic Addition on November 6, 2000. These requests were presented to and approved by the City Council.
 - *At this time, the applicant presented multiple variations of future campus expansions. The report stated that, "the proposal is to construct a medical service campus that would eventually contain 260,555 square feet of building floor area."*
- CY 10-01: A Preliminary and Final Plat Review of Mankato First Addition, which was lot 1, block 1 of Mankato Clinic Addition.
- CY 48-02: A Preliminary and Final Plat Review and an Amended Planned Unit Development of Wickersham Addition was presented to and approved by the City Council on October 9th, 2002.
- CY 11-13: A preliminary plat of Mankato Clinic Second Addition, an Amendment to the Planned Unit Development, a Certificate of Design compliance, and Vacation of Utility easements for the expansion of Wickersham Health Campus was presented to the Planning Commission and approved on April 8th, 2013. A final plat review of Mankato Clinic Second Addition was also approved on the date of Council approval.
 - *The Mankato Surgery Center and Mankato Clinic buildings received notable additions at this time.*
- CY 21-13: A final plat of Mankato Clinic Third Addition and the vacation of various utility easements located within Mankato Clinic First Addition and Mankato Clinic Second Addition. It was approved by the Planning Commission on May 22, 2013, and by City Council on June 10, 2013.
- CY 17-18: A preliminary and final plat review of Mankato Clinic 4th Addition, a portion of Mankato Clinic 3rd Addition. It was approved by the Planning Commission on April 25, 2018, and by City Council on May 14, 2018.
 - *This plat included dedication of the right-of-way for Premier Drive, which was extended from Augusta Drive to 227th Street at this time.*
- CY 93-22: A certificate of design compliance to add a second level with a value of more than \$500,000 to an existing structure located in the Highway Gateway Overlay District. Located within Mankato Clinic Fourth Addition (1421 Premier Dr). It was approved by the Planning Commission on October 26, 2022, and by City Council on November 14, 2022.
 - *The footprint of the existing building was not proposed for expansion. Instead, an additional floor would be added over the existing Gillette Children's Health Center, which was constructed in 2013. The proposed expansion was designed to accommodate the Women's Health Clinic and include a redesigned parking area to add 109 new off-street parking stalls.*
 - *It is the understanding of City Staff that the work proposed with this CDC was not completed by the applicant.*
- CY 07-23: a wetland replacement within Mankato Clinic Fourth Addition. It was approved by the Planning Commission on March 22, 2023, and by City Council on April 10, 2023.
 - *Replacement was approved for three wetland areas, two of which had been heavily impacted by construction activity onsite.*
- CY 25-24: A resolution amending the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications to the property located within the Highway Gateway Overlay District was approved by the Planning Commission on 06/26/2024 and was later approved by City Council on 07/08/2024.

- *The amendment allowed for a 1,900 square foot interior renovation of the existing clinical space, as well as an approximately 5,000 square foot addition on the northern side of the current Orthopaedic and Fracture Clinic structure at 1431 Premier Drive.*
- CY 36-24: A resolution amending the Planned Unit Development to allow for a use to operate outside the completely enclosed structure for an outdoor physical therapy area at the existing building within the medical campus was approved by the Planning Commission on August 28, 2024, and was later approved by the City Council on September 9, 2024.
- *The amendment allowed for the creation of an 840 square foot outdoor area of synthetic turf that projected out of the Northeastern corner of the addition to the physical therapy area of the Orthopaedic and Fracture Clinic.*

Preliminary & Final Plat:

The applicant is seeking a preliminary and final plat review of Mankato Clinic Fifth Addition, a one-block, two-lot subdivision. Lot One contains approximately 4.37 acres and is currently home to the Mankato Surgery Center. Lot Two contains approximately 17.38 acres and is home to the Mankato Clinic Children's Health Center.

The subject property is currently platted as part of Mankato Clinic Third Addition and Mankato Clinic Fourth Addition. The proposed replatting is being requested in order to properly illustrate the proposed interrelationship of the existing Mankato Clinic properties within the greater Wickersham Campus site. The proposed plat realigns the southern lot boundary of lot 1, block 1, to allow for the proposed expansion. As more than two lot lines would need to be modified to meet this goal, the property must be replatted.

The applicant does not intend for any additional easements or restrictive covenants to be dedicated alongside the plat.

Note that the Mankato Surgery Center property, the location of the proposed improvements, would be platted as Lot 1, Block 1, of Mankato Clinic Fifth Addition.

Amendment to Planned Unit Development (PUD):

The applicant is seeking an amendment to the current Planned Unit Development (PUD) to allow for an expansion to the Mankato Surgery Center.

The current Mankato Surgery Center is a freestanding outpatient surgical facility within the Wickersham Health Campus that specializes in same-day surgical and procedural services. The Center currently operates on a 6:00am - 4:30pm, Monday through Friday schedule and employs 51 staff. The applicant states that the proposed expansion to the facility is expected to support an increase to approximately 70 employees.

The proposed project consists of five primary parts. The first is a structural expansion, which is being sought to accommodate two new operating rooms, enhanced prep and recovery spaces, and additional clinic support spaces. The addition will occur in three segments; a small 208 Sq. Ft. addition off the SE corner of the building, a 932 Sq. Ft. addition off the NE corner of the building, and a large 13,453 square foot expansion to the western extent of the structure. The second is a 10,000 Sq. Ft. interior remodel of the existing Mankato Surgery Center to modernize existing areas to improve overall patient experience and functionality, as well as bring the facility in line with the currently understood best practices. The third aspect is the redirection of the existing frontage road from the northernmost Premier Drive Wickersham Campus entrance to the Mankato Surgery Center parking lot. The existing frontage road, which runs along the west side of the property parallel to Premier Drive, was constructed prior to that portion of Premier Drive and thusly served as the primary access to Mankato Clinic. With the extension of Premier Drive, the applicant feels that the frontage road is no longer needed to serve in such a capacity. Additionally, the applicant attests that rerouting the roadway would improve the safety of the northern Premier Drive entrance by eliminating traffic conflict points and simplifying site circulation. The fourth part is the expansion of the parking lot westward to create 24 additional parking stalls within the north side of the old frontage road. The applicant further specifies that there is an easement recorded on the Mankato Surgery Center Property that allowed for future expansion of parking along the duration of the frontage road. The applicant intends to construct this area of parking as well. The fifth and final aspect is the installation of a 1,000-liter above-ground Permacyl bulk oxygen tank installed along the NE side of the building to serve the facilities' medical oxygen needs.

The applicant states that the tank will be enclosed by a security fence and protective bollards and will be supplied by a microbulk delivery truck on a regular basis. The material of the security fence/enclosure is planned as a gray-colored bok modern screen panel.

The applicant has provided a partial site circulation plan that reflects turning movements for Mankato's largest fire engine.

The applicant states that snow storage will occur onsite and will be stored to the north of the parking area.

Note that the applicant has provided two sets of plans with differing elements. With the applicant provided Site Plan Comment Responses, the applicant provided a partial set of amended plans that reflect a reduction in the extent of the new patient pick-up area, removal of an existing shed, and installation of a small 208 square foot addition to replace the shed being removed. The applicant will be required to provide a complete set of updated plans that reflect the intended building condition of the site. A condition reflecting this determination has been included.

Bulk oxygen stored in liquid (LOX) form is hazardous but is not considered a flammable or combustible liquid and thus does not fall under the criteria in Sec.10-1503 of the Mankato City Code.

The applicant attests that all improvements that impact shared aspects of the Wickersham Campus have been agreed upon by all campus entities, i.e. the frontage road and parking modifications.

Onsite Stormwater:

No existing stormwater treatment facilities are present onsite. Under the current condition, all stormwater accumulated onsite is drained directly into public stormwater facilities without onsite treatment. Per Minnesota Pollution Control Agency (MPCA) standards, the lack of permanent stormwater treatment systems onsite is not a conforming condition. The applicant states that, in total, the proposed project will result in installation of 0.999 acres of new and fully reconstructed impervious surfaces, a number which is less than the one acre benchmark. Due to the highly interrelated nature of the medical campus and the presence of historical long-term expansion plans on file with the City of Mankato, the applicant shall provide permanent onsite stormwater treatment facilities with sufficient capacity to account for all new and fully reconstructed impervious surfaces proposed onsite, per the City of Mankato MS4 standards and Grading Manual. Prior to submission of a building permit, the applicant shall provide a stormwater management plan in accordance with City Standards, an MS4 permit, and a Construction Stormwater Permit. The applicant shall coordinate with the City Public Works and Environmental Services Staff to ensure continued conformance.

Future Stormwater Improvements:

Any future modification to the Wickersham/Mankato Clinic medical campus shall require the installation of permanent onsite stormwater treatment facilities which contemplate and account for all new or fully reconstructed impervious surfaces onsite. Associated stormwater improvements shall meet City of Mankato and State of Minnesota standards.

Certificate of Design Compliance (CDC):

The applicant is requesting a Certificate of Design Compliance (CDC) to allow for expansion of an existing structure located within the Highway Gateway Overlay District.

The applicant has provided exterior elevations, a floor plan, exterior renderings, and a digital material board. The proposed exterior materials appear to largely reflect the existing Wickersham Campus buildings. The proposed design shifts vertically in a few locations to allow for expanded window spaces, as the applicant seeks to increase natural light penetration into interior spaces in line with their desired best healthcare facility practices.

Exterior materials include a combination of utility brick and EIFS to best match the existing facility, as well as glazing/glass, and aluminum composite metal paneling. The brick is proposed to differ in design from the existing brick of the campus, as they intend the brick to be banded in order to create a corbeling effect, which will increase the visual interest of the facade. The proposed design is punctuated with multiple areas of steel and glass canopies.

The applicant shows a large rooftop mechanical area with box ribbed metal panels to provide screening. The ribbed metal panels largely reflect the look of a typical corrugated metal panel, an appearance that has been determined to not align with the Highway Gateway Overlay District standards. Additionally, Mankato City Code [Section 10-1745](#) states that rooftop mechanical equipment shall be completely screened to the full height of the equipment by a parapet wall or other screening structure constructed of the same or similar materials as the principal building facade. The principal building facade of the Mankato Surgery Center encompasses a combination of brick, stone, glazing, and minor elements of EIFS and composite metal paneling. The applicant shall provide updated mechanical screening materials that better reflect the principal facade of the building. A condition reflecting this determination has been included.

As noted above, the applicant intends to reroute the existing frontage road and incorporate it into the parking lot. The applicant proposes to construct 24 new parking stalls north and west of the existing parking areas, as well as potentially construct an unspecified number of parking stalls along the frontage road, which would act as shared stalls with the Mankato Clinic facility to the SE. Note that the shared parking area was not included in the applicant's parking calculations, as a parking easement is already in place for this area. Additionally, the applicant shows the installation of seven bicycle parking stalls west of the building.

The applicant proposes to install multiple areas of clustered landscaping on the Mankato Surgery Center property. In particular, the applicant proposes to install a line of trees and shrubs along the newly constructed parking area and to keep the existing trees along Premier Drive in place. The Mankato City Code requires that wherever a surface parking area faces a street frontage, like Premier Drive, the parking area must be screened from the street with a wall, fence, or hedge, to a minimum of four feet, not more than eight feet in height, nor less than 80 percent opaque. The applicant shall ensure that the proposed landscaping meets the screening height standards within one year of planting. Proposed landscaping primarily includes commercial cultivars and non-native botanicals.

Multiple utility pads are shown along the southwest extent of the building. The proposed plans show a small band of landscaping encompassing the public-facing elevations of the utility pads. The applicant shall ensure that plantings installed to serve as screening for mechanical equipment, shall provide sufficient screening perpetually through seasonal changes and changes in plant health.

The applicant has provided a photometric plan and lighting fixture cutsheets, both of which appear to reflect conforming lighting levels/fixtures.

Findings

Staff respectfully submits the following findings of fact for the requested Preliminary Plat and Final Plat of Mankato Clinic Fifth Addition:

1. General Requirements
 1. The proposed Preliminary & Final Plat is a replat of Mankato Clinic Third Addition and Mankato Clinic Fourth Addition.
 2. The site is designed in conformance with the location and width of streets, the general drainage situation, lot sizes and arrangement.
 3. A drainage study or stormwater management plan has not been provided at this time. A condition of approval denotes that this documentation must be provided by the applicant.
2. Streets
 1. The applicant will not construct any new public streets; rather, multiple private driveways provide access to the development via Premier Drive. The applicant proposes the conversion of one such private driveway area into designated parking surfaces.
 2. The property is served by two accesses from Premier Drive.
3. Easements
 1. The plat provides a continuation of the standard easements required per Mankato City Code and the continuation of all other underlying easements present.
 2. Multiple private easements are present on the property, including parking easements with Mankato Clinic and OFC.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as a shared medical campus.
5. Lot Standards
 1. The lots within the subdivision are intended for shared medical campus use.
 2. The lot boundaries of Lot 1 & Lot 2 are being updated to better reflect the current build conditions of the site.
 3. The concept plans submitted for the development depict expansions to the existing Mankato Surgery Center building and modifications to the existing parking and driving surfaces located on Lot 1, Block 1.
6. Public Sites and Open Spaces
 1. The proposed subdivision was previously platted as part of multiple Mankato Clinic Additions. Payment-in-lieu of parkland dedication in the amount of \$20,359.94 was previously paid for with the platting of Mankato Clinic Addition in 2000.
 2. The proposed subdivision does not create or convey any public sites or permanent open space.

Staff respectfully submits the following findings of fact for the amendment to the Planned Unit Development:

1. The planned unit development satisfies the intent of the City's ordinance, when approved with the recommended conditions, and does not jeopardize public health, safety or welfare.
2. The development for the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. The Planned Unit Development in place, and its subsequent amendments, apply to the entirety of the Mankato Clinic / Wickersham Medical Campus as a whole.

Staff respectfully submits the following findings of fact for the Certificate of Design Compliance:

1. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000.
2. The proposed development, with inclusion and implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District.
3. The design of building elevations conforms to the guidelines in the underlying districts as proposed. All sides of the building visible to the public will be treated consistently with the materials, color, scale, and architectural features of the existing buildings.

Recommendation

Staff recommends approval of the Preliminary Plat of Mankato Clinic Fifth Addition with the following condition:

1. Applicant shall provide updated plans, including a drainage study and stormwater management plan that reflect all planned onsite stormwater treatment improvements. Plans shall reflect conformance with City of Mankato MS4 standards, the City of Mankato Grading Manual, and [Minn. R. 7090](#) ("Minnesota Rule 7090").

Based on conformance with the Preliminary Plat and its recommended condition, staff recommends approval of the Final Plat of Mankato Clinic Fifth Addition.

Staff recommends approval of the Amended Planned Unit Development with the following conditions:

1. Conditions and recommendations from all previously approved amendments to the Planned Unit Development shall continue to apply.
2. All future site improvements and modifications to building conditions shall continue to be reviewed and approved as amendments to the Planned Unit Development associated with the Mankato Clinic / Wickersham Medical Campus as a whole.
3. All stormwater associated with new or fully reconstructed impervious surfaces proposed to be present onsite shall be treated by permanent onsite stormwater treatment improvements. The applicant shall coordinate with the Construction and Engineering Services and Environmental Services Staff to ensure conformance with state and local stormwater standards.
4. Applicant shall provide updated plans that reflect all onsite stormwater treatment improvements. Plans shall reflect conformance with City of Mankato MS4 standards, the City of Mankato Grading Manual, and [Minn. R. 7090](#) ("Minnesota Rule 7090").
5. Applicant shall provide fully updated plan sets that represent the current proposal. Including, but not limited to, updated Floor Plans, and Exterior Elevations.
6. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
7. All new and reconstructed parking and driving surfaces shall conform to the screening requirements set forth in Mankato City Code.
8. Landscaping shall be installed in accordance with Mankato City Code standards outlined in [Chapter 10, Article X, Division 8](#), and shall meet all height and opacity requirements within one year of installation.
9. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to ensure conformance with state standards and permit requirements associated with the above-ground liquid oxygen tank.
10. No outside storage shall be allowed on the subject property.
11. Applicant shall ensure clients of the Mankato Surgery Center have continuous access to the bicycle parking stalls provided on site.
12. With the inclusion of this proposal, all future medical campus projects that create new or fully reconstruct existing impervious surfaces onsite, must meet City of Mankato and State of Minnesota MS4 standards, including, but not limited to, the onsite treatment of stormwater.

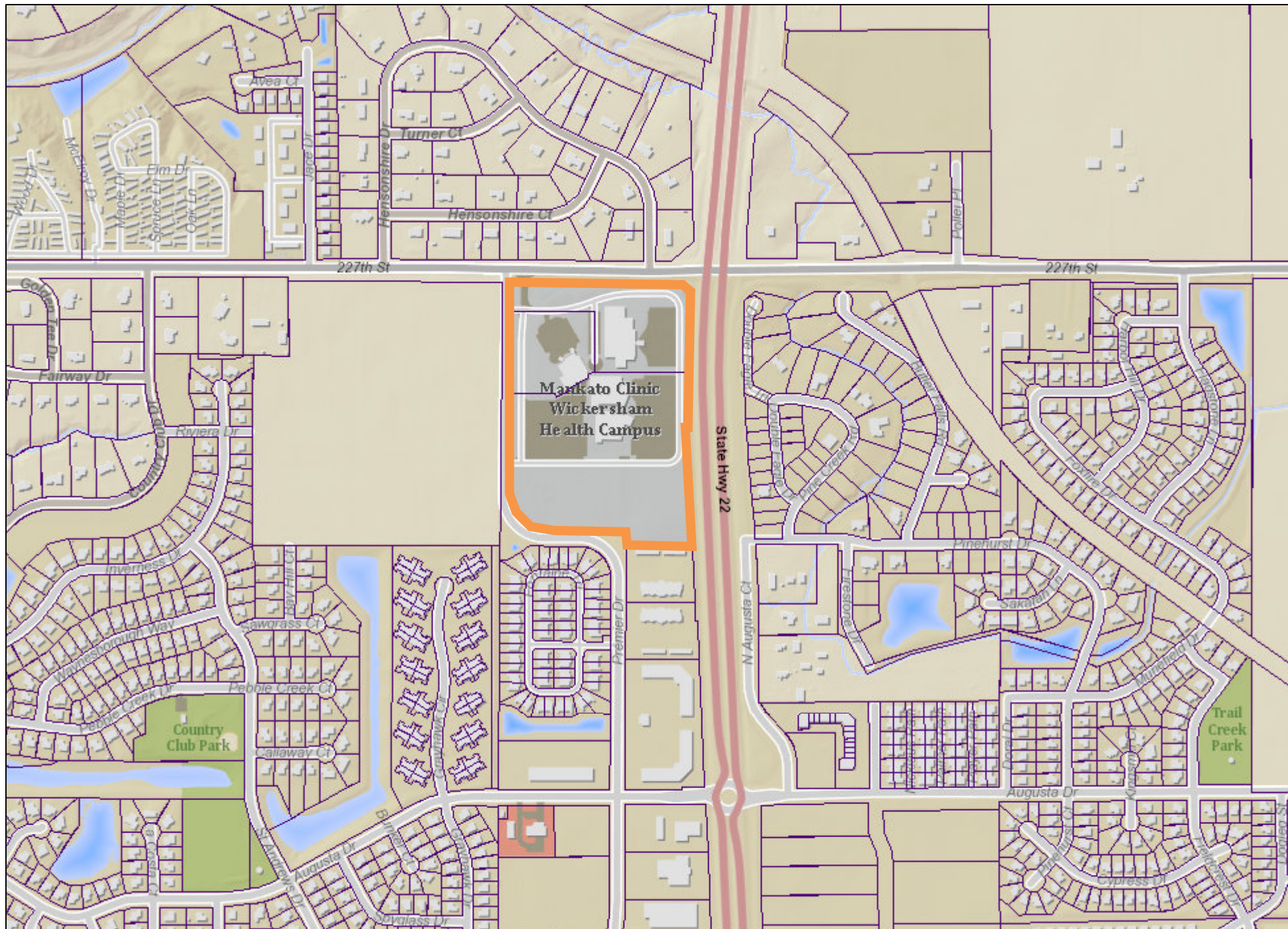
Staff recommends approval of the Certificate of Design Compliance with the following conditions:

1. All alterations and additions to existing elevations of the building shall be treated consistently with quality materials and finishes that achieve the standards of the Highway Gateway Overlay District.
2. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Changes must be similar to the original product, style, shape and color and subject to review and approval.
3. Rooftop mechanical screening shall conform to [Sec.10-1745](#) of the Mankato City Code and to the Highway Gateway Overlay District standards. All mechanical equipment located on the roof of any building exceeding six (6) feet in height, shall be completely screened to the full height of such equipment by a parapet wall or other screening structure constructed of the same or similar materials as the principal building facade.
4. All mechanical equipment located on the subject property shall be perpetually screened according to Mankato City Code Chapter 10.
5. Dumpster enclosures shall be fully screened in conformance with Mankato City Code standards.

Attachments

General Location Map
Aerial
Site Plan
Preliminary Plat
Final Plat
Exterior Elevations
Exterior Renderings
Floor Plan
Grading Plan
Landscaping Plan
Narrative
Material Board
Emergency Vehicle Turning Movements
Existing Conditions
Detail Plans
Wall Section
Photometric Plan
Lighting Cut Sheets
Site Plan Comments Response

General Location Map



Date: June 2026

Author:

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

Aerial Map



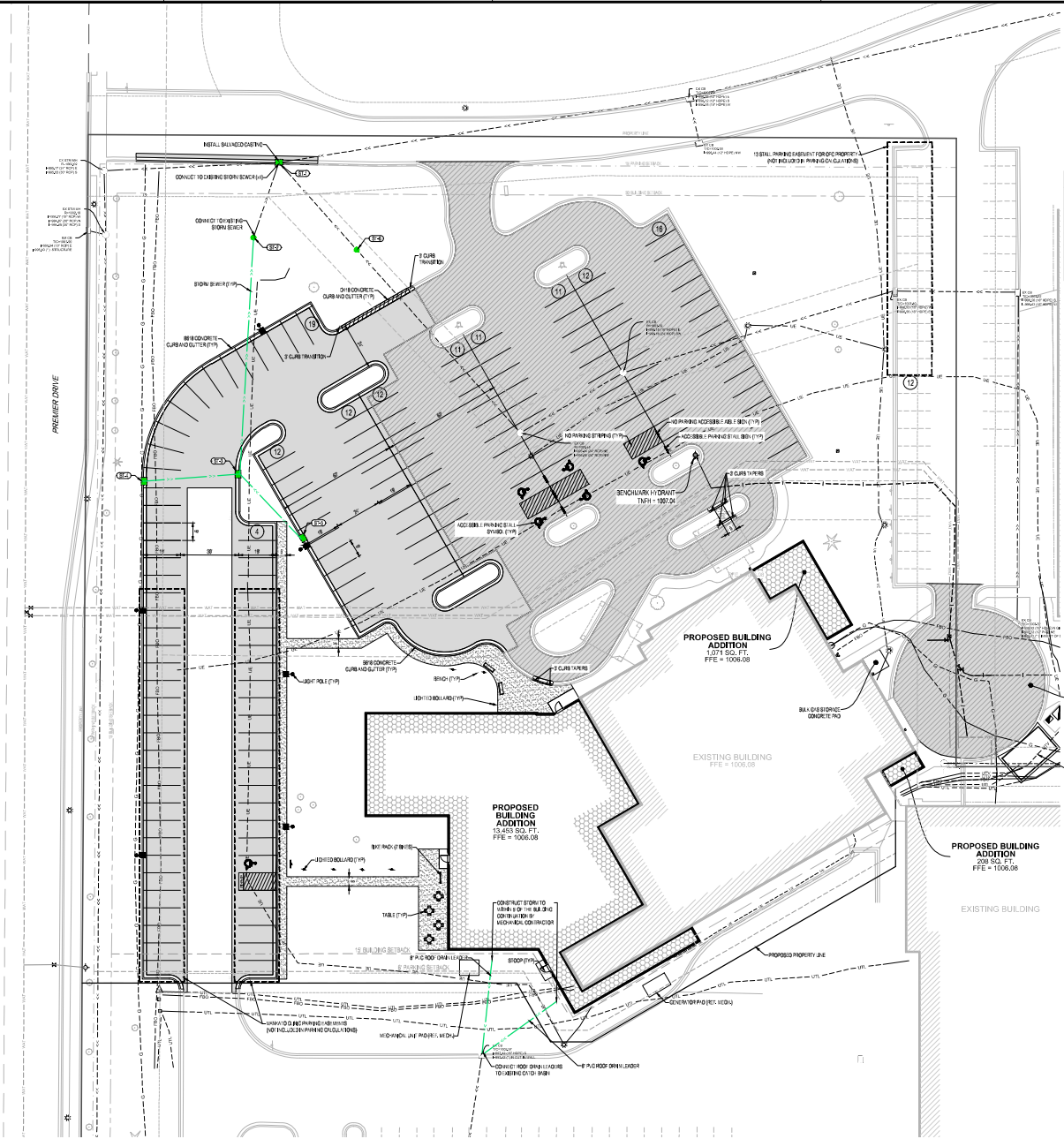
Date: June 2026

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.



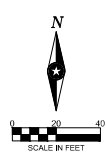
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE CURB AND GUTTER

STORM DRAIN STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (IN FT)	*TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE	OUTLET PIPE
S1	MANHOLE	36	PVC	SMALL	3.0	100.46	100.46	12	EXISTING
S2	MANHOLE	36	PVC	SMALL	3.0	100.38	100.38	12	EXISTING
S3	MANHOLE	36	PVC	SMALL	3.0	100.30	100.30	12	EXISTING
S4	MANHOLE	36	PVC	SMALL	3.0	100.22	100.22	12	EXISTING
S5	MANHOLE	36	PVC	SMALL	3.0	100.14	100.14	12	EXISTING
S6	MANHOLE	36	PVC	SMALL	3.0	100.06	100.06	12	EXISTING
S7	MANHOLE	36	PVC	SMALL	3.0	99.98	99.98	12	EXISTING
S8	MANHOLE	36	PVC	SMALL	3.0	99.90	99.90	12	EXISTING
S9	MANHOLE	36	PVC	SMALL	3.0	99.82	99.82	12	EXISTING
S10	MANHOLE	36	PVC	SMALL	3.0	99.74	99.74	12	EXISTING

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	PIPE SIZE (IN)	PIPE MATERIAL	PIPE LENGTH (FT)	PIPE ELEVATION (FEET)	PIPE ELEVATION (FEET)	PIPE ELEVATION (FEET)	PIPE ELEVATION (FEET)	PIPE ELEVATION (FEET)	PIPE ELEVATION (FEET)
P1	12	PVC	100	100.46	100.46	100.46	100.46	100.46	100.46
P2	12	PVC	100	100.38	100.38	100.38	100.38	100.38	100.38
P3	12	PVC	100	100.30	100.30	100.30	100.30	100.30	100.30
P4	12	PVC	100	100.22	100.22	100.22	100.22	100.22	100.22
P5	12	PVC	100	100.14	100.14	100.14	100.14	100.14	100.14
P6	12	PVC	100	100.06	100.06	100.06	100.06	100.06	100.06
P7	12	PVC	100	99.98	99.98	99.98	99.98	99.98	99.98
P8	12	PVC	100	99.90	99.90	99.90	99.90	99.90	99.90
P9	12	PVC	100	99.82	99.82	99.82	99.82	99.82	99.82
P10	12	PVC	100	99.74	99.74	99.74	99.74	99.74	99.74



MANKATO SURGERY CENTER EXPANSION

MANKATO MINNESOTA

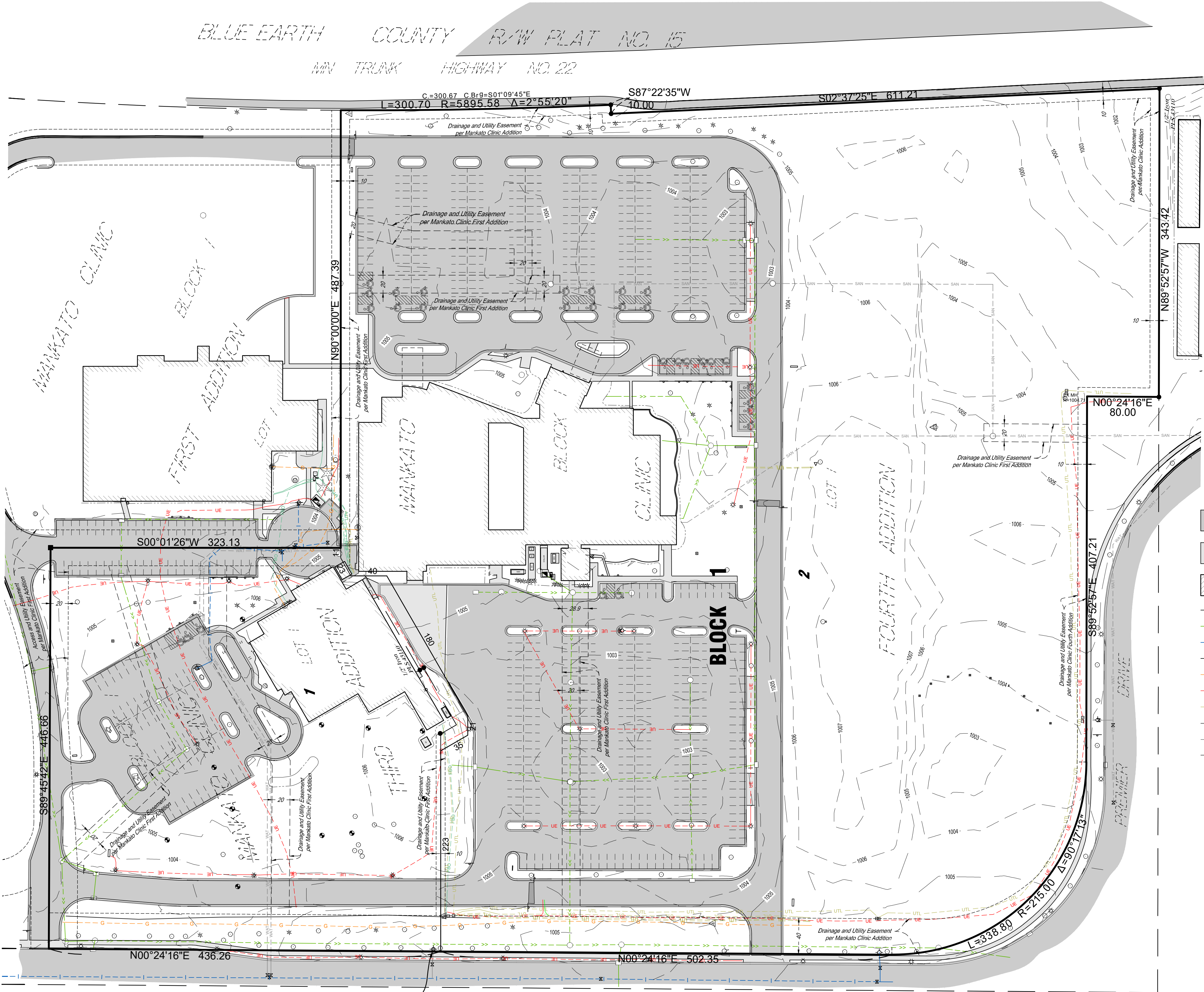
DATE	REVISION	BY

PROJECT NO. 25-0122
FILE NAME: 25-0122-01
DRAWN BY: JAC
CHECKED BY: JAC
DESIGNED BY: JAC
DATE: 10/1/2025
CLIENT PROJECT NO.:

SITE AND UTILITY PLAN

C3-10

MANKATO CLINIC FIFTH ADDITION



EXISTING LEGAL DESCRIPTION:
(per client)
Lot 1, Block 1, Mankato Clinic Third Addition, City of Mankato, Blue Earth County, Minnesota.
AND
Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County, Minnesota.

OWNERS / DEVELOPERS:
Mankato Surgical Center LLC
1411 Premier Drive
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001

AREA TABLE:
Lot 1 Block 1 = 190,297 sq. ft. - 4.37 acres
Lot 2 Block 1 = 757,057 sq. ft. - 17.38 acres
Total = 947,354 sq. ft. - 21.75 acres

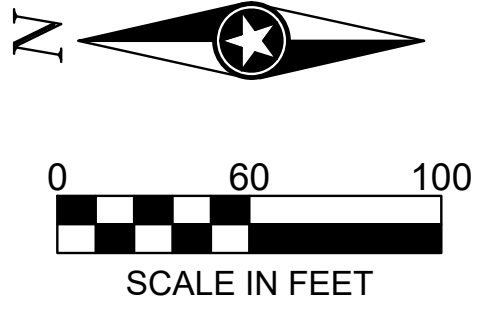
EXISTING PROPERTY:
ZONED: O (Office)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0105F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

- NOTES:**
- Orientation of this bearing system is based upon the plat of Mankato Clinic Third Addition.
 - The fieldwork was completed on April 6, 2026.
 - Benchmark is top nut fire hydrant located along the East side of Premier Drive, approximately 425 feet south of the northwest corner of Lot 1, Mankato Clinic Third Addition.

LEGEND

- | | | | |
|--|------------------------------|--|----------------------------|
| | Bituminous Surface | | Transformer |
| | Concrete Surface | | Utility Pedestal |
| | Existing Building | | Curb Stop |
| | Sanitary Sewer Line | | Hydrant |
| | Storm Sewer Line | | Fire Department Connection |
| | Water Line | | Water Valve |
| | Water Line per GIS | | Cleanout |
| | Underground Gas Line | | Manhole/Catch Basin |
| | Underground Electric Line | | Roof Drain |
| | Underground Utility Line | | Downspout |
| | Underground Fiber Optic Line | | Handicapped Parking Stall |
| | Landscaping Edge | | Flag Pole |
| | Building Canopy | | Lawn Sprinkler Box |
| | Iron Monument Found | | Lawn Sprinkler Head |
| | Indicates Mag Nail Found | | Mailbox |
| | Air Conditioner | | Post |
| | Electric Meter | | Guard Post |
| | Utility Vault | | Sign |
| | Gas Meter | | Bush |
| | Ground Light | | Coniferous Tree |
| | Light Pole | | Deciduous Tree |
| | | | Utility Hand Hole |
| | | | Soil Boring |



DRAFT

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PROJECT

MANKATO SURGERY CENTER

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32122
FILE NAME	32122 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	---

TITLE

PRELIMINARY PLAT

SHEET

MANKATO CLINIC FIFTH ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Mankato Surgical Center, a limited liability company, owner of the following described property:

Lot 1, Block 1, Mankato Clinic Third Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota

KNOW ALL PERSONS BY THESE PRESENTS: That Mankato Clinic, LTD, a Minnesota corporation, owner of the following described property:

Lot 1, Block 1, Mankato Clinic Fourth Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota

Have caused the same to be surveyed and platted as **MANKATO CLINIC FIFTH ADDITION** and does hereby dedicate to the public, for public use, the public way(s) and/or the drainage and utility easement(s) as created by this plat.

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

Signed: Julie Morgan

Chief Executive Officer

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by

Julie Morgan, Chief Executive Officer, of Mankato Surgical Center, a limited liability company.

_____(sign)

_____(print)

Notary Public _____
My Commission Expires _____

In witness whereof said Mankato Clinic, LTD, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Aaron Johnson

Chief Executive Officer

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by

Aaron Johnson, Chief Executive Officer, of Mankato Clinic, LTD.

_____(sign)

_____(print)

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, Licensed 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 **MANKATO CLINIC FIFTH ADDITION**.

Chair Person Secretary

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **MANKATO CLINIC FIFTH ADDITION**, 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, Jared M. Koch, 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.

Jared M. Koch, 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

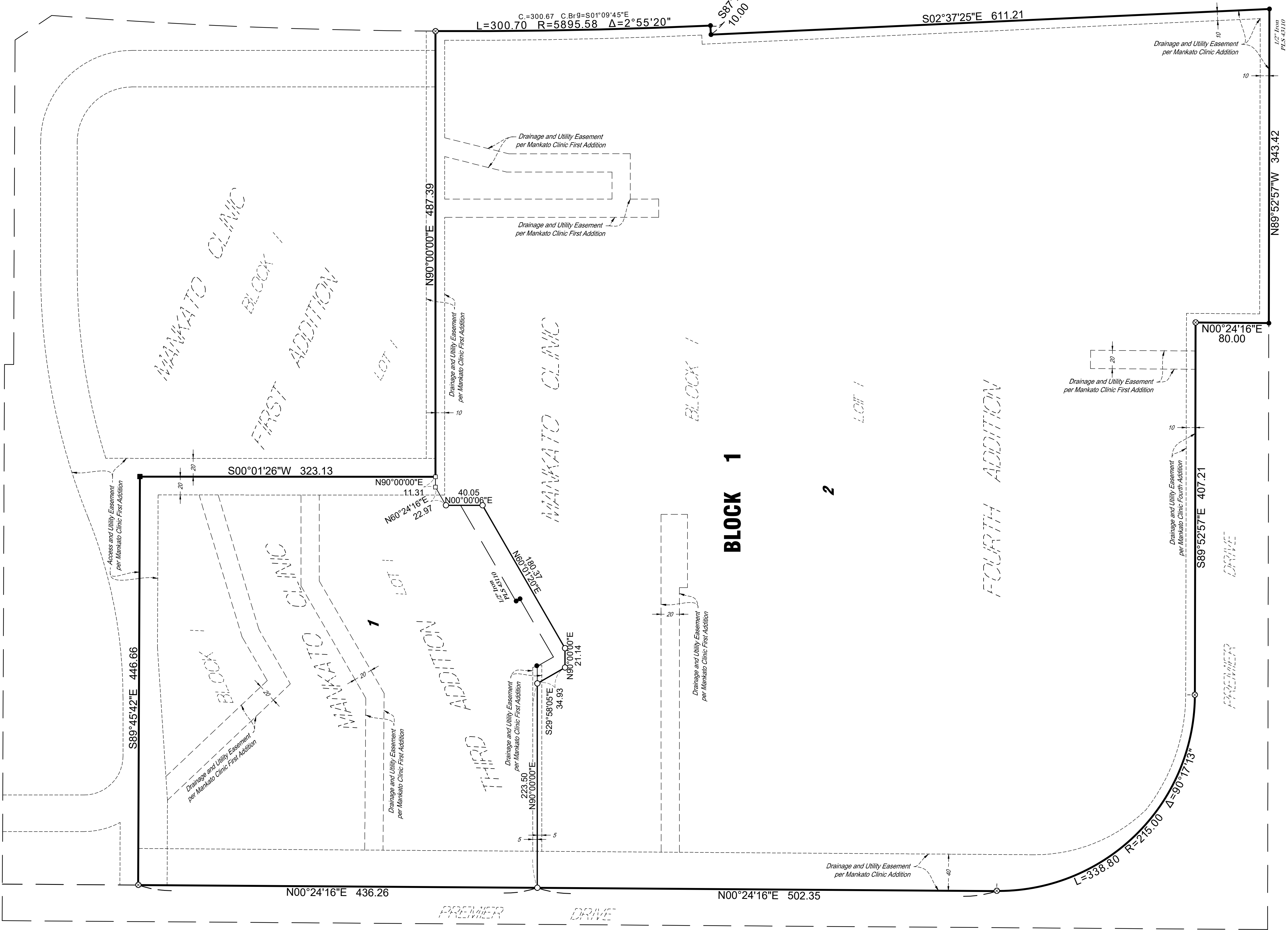
I hereby certify that this plat of **MANKATO CLINIC FIFTH ADDITION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, page _____, as Document No. _____.

Blue Earth County, County Recorder



MANKATO CLINIC FIFTH ADDITION

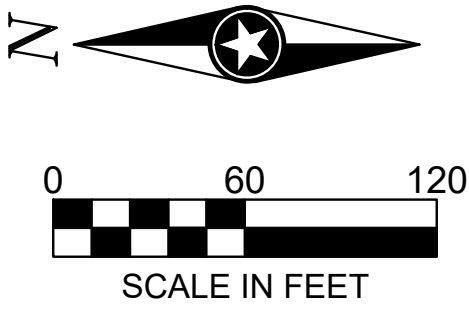
BLUE EARTH COUNTY R/W PLAT NO. 15

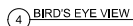


LEGEND

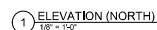
- Iron Monument Found
- Indicates Mag Nail Found
- ⊗ Indicates Chiseled "X" Found
- ⊙ Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565 to be set before time of recording
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565
- Indicates Mag Nail Set

BEARING NOTE:
The orientation of this bearing system is based on the plat of Mankato Clinic Third Addition.





EXTERIOR ELEV. SHEET NOTES	
- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE. - SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.	
KEYNOTE LEGEND	
11	EXTERIOR ILLUMINATED SIGNAGE - 8" TALL
13	REPAVED CANOPY WITH URBAN FINISH
15	BRICK CURBLINE AT INFORMATION STAND





EXTERIOR CONCEPT



Architecture + Engineering + Environmental + Planning

MANKATO SURGERY CENTER EXPANSION
MANKATO, MINNESOTA - 03/11/26
ISG PROJECT NO. 25-32122

ISGinc.com



EXTERIOR CONCEPT



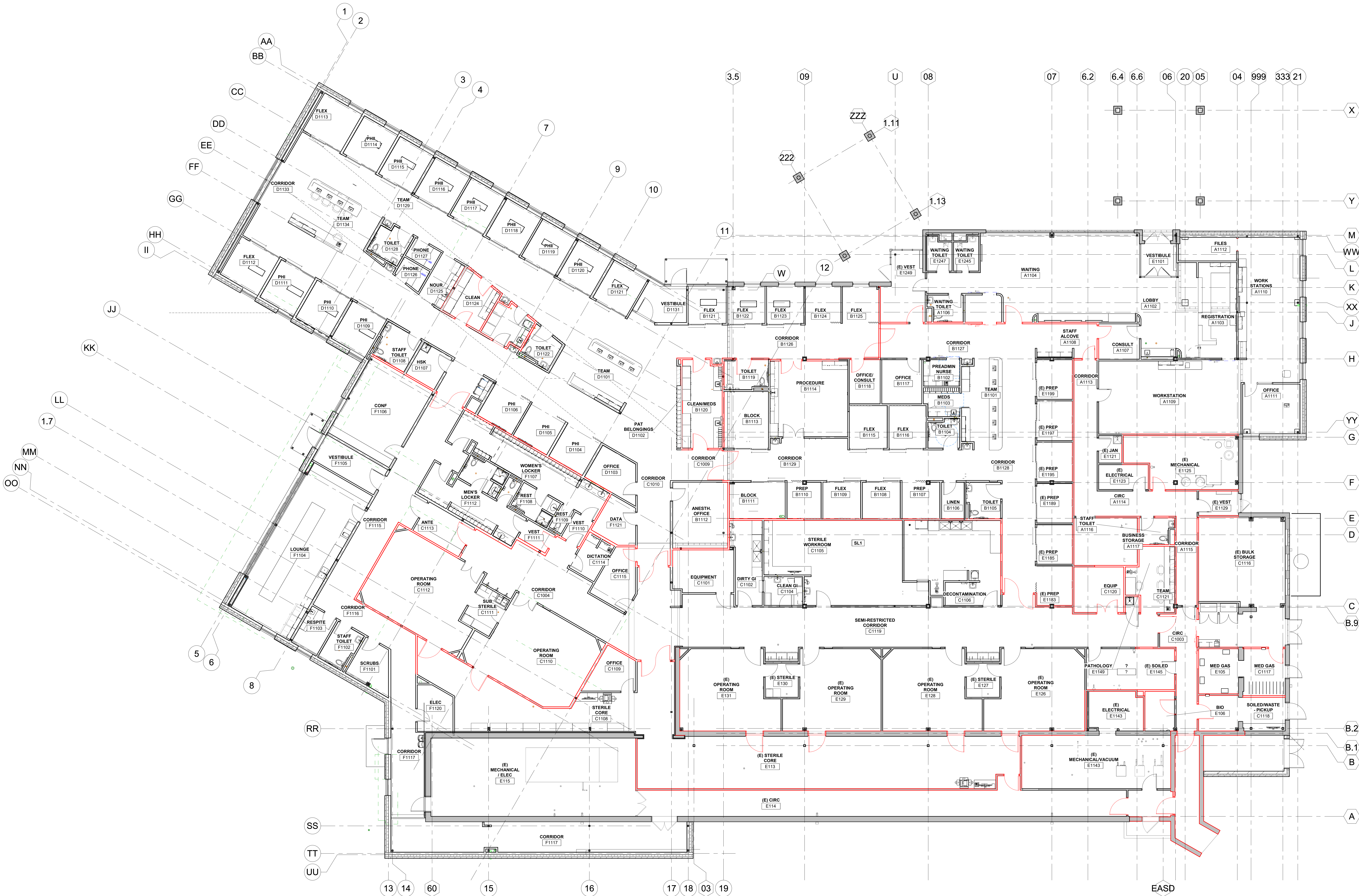
Architecture + Engineering + Environmental + Planning

MANKATO SURGERY CENTER EXPANSION
MANKATO, MINNESOTA - 03/11/26
ISG PROJECT NO. 25-32122

ISGinc.com



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN
1/8" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**MANKATO
SURGERY
CENTER
EXPANSION**

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

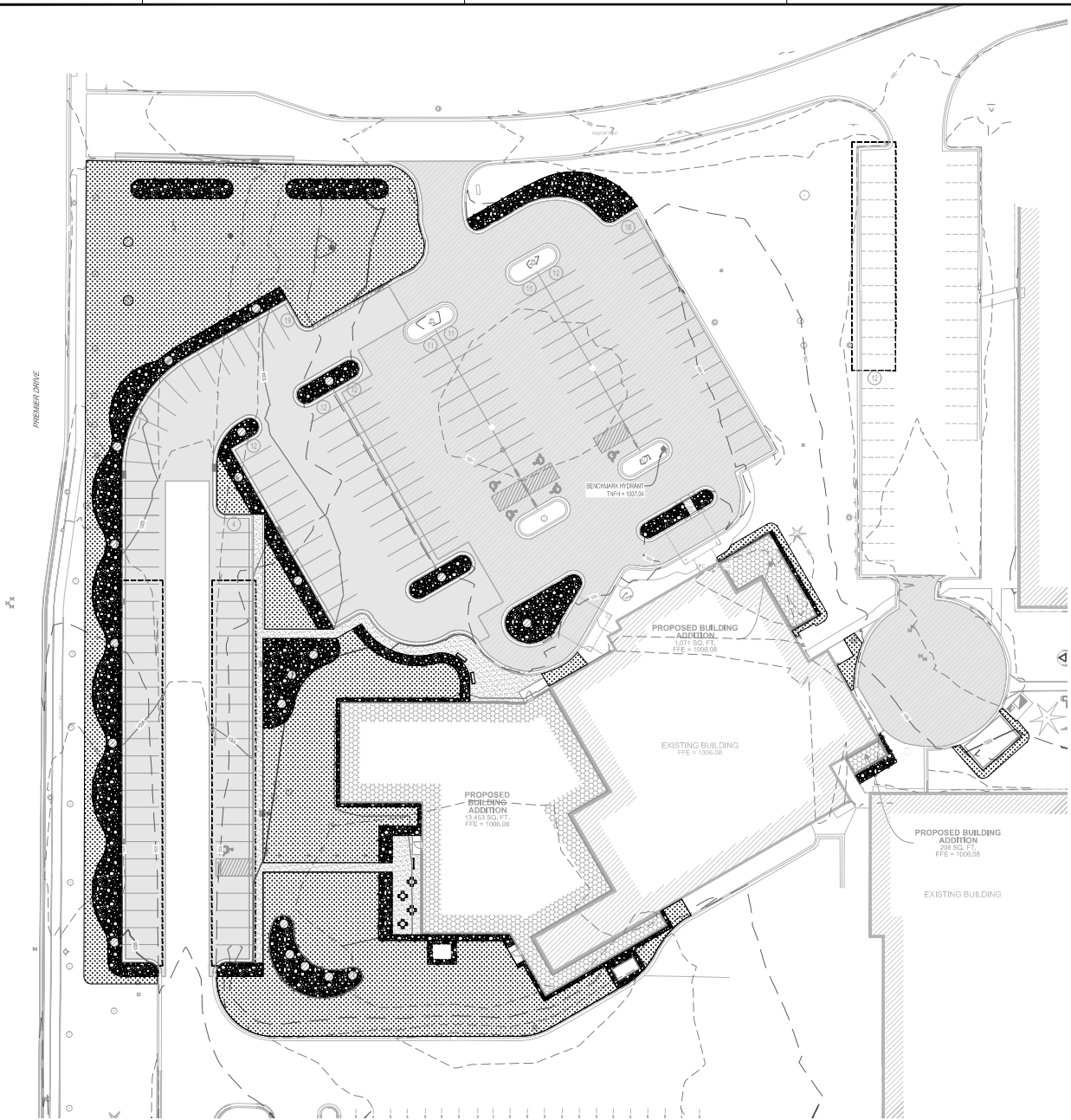
PROJECT NO. 25-32122
FILE NAME
DRAWN BY Author
DESIGNED BY Designer
REVIEWED BY Checker
ORIGINAL ISSUE DATE 06/19/26
CLIENT PROJECT NO.

TITLE

**FIRST FLOOR
PLAN**

SHEET

A1-22



MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
	1/2\"/>
	1/2\"/>
	1/2\"/>
	1/2\"/>
	1/2\"/>
RESTORATION SCHEDULE	
SYMBOL	DESCRIPTION
	1/2\"/>
	1/2\"/>
	1/2\"/>
	1/2\"/>
	1/2\"/>



THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO. 25-01122
FILE NAME 2503-01122
DRAWN BY AND
DESIGNED BY AND
CHECKED BY AND
ORIGINAL DATE
CLIENT PROJECT NO.

MANKATO SURGERY CENTER EXPANSION

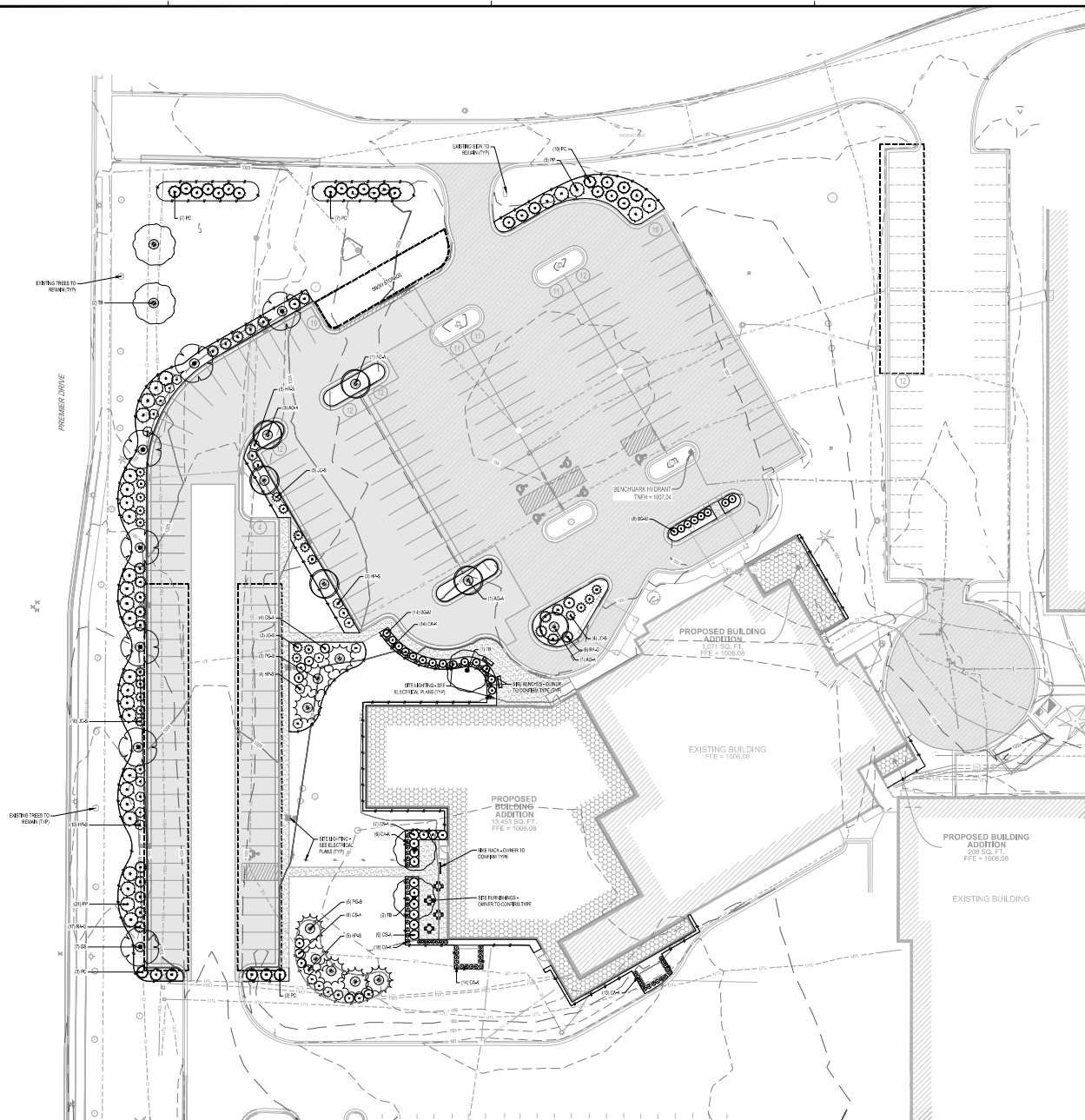
MANKATO MINNESOTA

DATE	DESCRIPTION	BY

SITE RESTORATION

C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE						
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE	
DECIDUOUS TREES						
10	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
11	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
EVERGREEN TREES						
12	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
13	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
SHRUBS						
14	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
15	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
UNDERSTORY TREES						
16	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
17	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
DECIDUOUS SHRUBS						
18	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
19	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
20	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
EVERGREEN SHRUBS						
21	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
22	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
23	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
GROUNDCOVERS						
24	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		
25	1	FRAXINUS TREHARNEYI 'BUTCH'	7" CAL.	10.00		

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPING:

EVERY OFF-STREET PARKING LOT CONTAINING FOUR (4) OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE (3) FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT. SHADE TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND SHRUB FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

PERIMETER LENGTH = 400 FT
 REQUIRED SHADE TREES = 8 REQUIRED EVERGREEN TREES = 16 REQUIRED SHRUBS = 16
 PROVIDED SHADE TREES = 8 PROVIDED EVERGREEN TREES = 16 PROVIDED SHRUBS = 14

NOTE: TWO SHADE TREES LOCATED ALONG WEST OF SITE ALONG DRIVE DUE TO SNOW STORAGE.

INTERIOR PARKING LANDSCAPING:

EVERY OFF-STREET PARKING LOT PROVIDING 50 SPACES OR MORE SHALL PROVIDE INTERIOR LANDSCAPING. INTERIOR LANDSCAPING SHALL CONSIST OF PLANTING ISLANDS WITH A MINIMUM AREA OF 80 SQUARE FEET AND A MINIMUM WIDTH OF SIX FEET, MEASURED FROM THE BACK OF CURB TO BACK OF CURB. THE INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE AREA OF THE PARKING LOT.

24,692 SF * 0.05 = 1,235 SF REQUIRED, 2,422 SF PROVIDED

PARKING LOT SCREENING:

SCREENING OF PARKING AREAS, WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED FROM THE STREET WITH A WALL FENCE, OR HEDGE TO A MINIMUM OF FOUR FEET NOR MORE THAN EIGHT FEET IN HEIGHT, NOR BE LESS THAN 80 PERCENT OPAQUE. THIS SCREENING MUST BE ACCOMPLISHED IN THE SETBACK AREA BETWEEN TEN FEET AND 15 FEET FROM THE RIGHT-OF-WAY LINE.

SCREENING PROVIDED ALONG WEST AND NORTH PORTION OF SITE ALONG STREET FRONTAGES.

OFF-STREET PARKING AREAS FOR MORE THAN FOUR VEHICLES SHALL BE EFFECTIVELY SCREENED BY A FENCE OR DENSELY PLANTED HEDGE ON EACH SIDE OF A PARKING AREA THAT ADJUNS OR FACES ANY PROPERTY LOCATED IN A RESIDENTIAL DISTRICT, UNLESS SUCH PROPERTY IS DEVELOPED WITH A NONRESIDENTIAL USE. SUCH FENCE OR HEDGE SHALL BE NOT LESS THAN FOUR FEET NOR MORE THAN EIGHT FEET IN HEIGHT, NOR BE LESS THAN 80 PERCENT OPAQUE. IF PLANT MATERIAL IS USED TO SATISFY THIS SCREENING REQUIREMENT, OPAQUE SHALL BE EFFECTIVE WITHIN ONE YEAR OF THE CONSTRUCTION OF THE PARKING LOT. SUCH SCREEN SHALL BE MAINTAINED IN A GOOD AND SLIGHTLY CONDITION.

RESIDENTIAL PROPERTY LOCATED NORTH OF SITE; SCREENING PROVIDED ALONG NORTH STREET FRONTAGE AND PERIMETER PARKING LOT.

MINNESOTA CERTIFICATE OF PROFESSIONAL DESIGN
 I, the undersigned, being a duly licensed Professional Engineer in the State of Minnesota, do hereby certify that I am the author of the design and that I am a duly licensed Professional Engineer in the State of Minnesota.

BRYAN M. PETZEL

DATE: 10/10/2023

MINNESOTA CERTIFICATE OF PROFESSIONAL DESIGN
 I, the undersigned, being a duly licensed Professional Engineer in the State of Minnesota, do hereby certify that I am the author of the design and that I am a duly licensed Professional Engineer in the State of Minnesota.

MITCHELL COOKMAN

DATE: 10/10/2023

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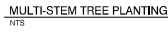
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MITCHELL COOKMAN



- [illegible]

[illegible]

THIS DOCUMENT IS THE PROPERTY OF THE LANDSCAPE ARCHITECT FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT FIRM.		
PROJECT NO. 25-0322		
CLIENT PROJECT NO. C5-30		
PROJECT NAME LANDSCAPE ARCHITECT FIRM		
PROJECT LOCATION C5-30		
PROJECT DATE C5-30		
PROJECT DESCRIPTION C5-30		
PROJECT STATUS C5-30		
PROJECT CONTACT C5-30		
PROJECT ADDRESS C5-30		
PROJECT PHONE C5-30		
PROJECT FAX C5-30		
PROJECT EMAIL C5-30		
PROJECT WEBSITE C5-30		
PROJECT SOCIAL MEDIA C5-30		
PROJECT OTHER C5-30		
PROJECT COMMENTS C5-30		
PROJECT NOTES C5-30		
PROJECT DRAWINGS C5-30		
PROJECT SPECIFICATIONS C5-30		
PROJECT SCHEDULE C5-30		
PROJECT BUDGET C5-30		
PROJECT RISK C5-30		
PROJECT LEGAL C5-30		
PROJECT FINANCIAL C5-30		
PROJECT OPERATIONAL C5-30		
PROJECT MAINTENANCE C5-30		
PROJECT MONITORING C5-30		
PROJECT EVALUATION C5-30		
PROJECT REPORTING C5-30		
PROJECT ARCHIVING C5-30		
PROJECT CLOSURE C5-30		

June 23, 2026

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: Operational Narrative + CDC, PUD Amendment, & Prelim/Final Plat Applications
Mankato Surgery Center –1411 Premier Drive, Mankato, MN 56001**

Molly,

On behalf of Mankato Surgery Center, we respectfully request review and approval of this Certificate of Design Compliance Review, Planned Unit Development Amendment, and Preliminary and Final Plat Review. Mankato Surgery Center looks forward to enhancing their site to continue providing caring and compassionate outpatient surgical experiences to residents of Mankato and surrounding communities.

OPERATIONAL NARRATIVE

Mankato Surgery Center is a freestanding outpatient surgical facility located at the Wickersham Health Campus, dedicated to providing high-quality, cost-effective surgical care in a convenient and patient-centered environment. The facility specializes in same-day surgical and procedural services, allowing patients to return home the day of their procedure without requiring an overnight hospital stay. Mankato Surgery Center currently employs 61 staff members and operates Monday through Friday from 6:00 a.m. to 4:30 p.m. The proposed expansion is expected to support an increase in staffing to approximately 70 employees upon project completion. Through its commitment to quality care, Mankato Surgery Center serves as a valuable healthcare resource for the greater Mankato region.

The proposed project includes an 8,000 SF addition and a 10,000 SF interior remodel to the existing Mankato Surgery Center. The expansion will accommodate two new operating rooms, enhanced prep and recovery areas, and additional clinical support spaces. Interior updates will modernize existing areas to improve overall function and patient experience and bring the facility up to currently adopted best standards. The interior design of the facility is focused on infection prevention and leveraging biophilic design elements to enhance patient outcomes. Studies indicate healthcare facilities that leverage biophilic design elements and drive natural light deep into core spaces reduce stress, lower patient mortality, reduce recovery times, and provide access to natural elements for both patients and staff. A combination of brick to match the existing facility as closely as possible, glass, and metal panel is proposed as the exterior finish material for the expansion.

The existing campus frontage road paralleling Premier Drive along the west side of the property will be redirected from the north Premier Drive campus entrance to the Mankato Surgery Center parking lot. Prior to the construction of Premier Drive, the frontage road served as a primary access to Mankato Clinic. With the construction of Premier Drive and the southern Premier Drive access, the frontage road is no longer needed to serve in this capacity. The frontage road redirection will improve the safety of the northern Premier Drive entrance by eliminating potential traffic conflicts due to close proximity of the existing frontage road outlet to the north Premier Drive entrance.

To accommodate the expansion, the existing parking lot will be expanded to the west to create 24 new parking stalls. Additional parking stalls will be added along the redirected frontage road to meet city parking requirements. Mankato Clinic has an existing easement on the Mankato Surgery Center property to construct parking stalls along the frontage road to meet future needs. Those stalls will also be constructed as part of this project. The project will result in less than one acre of new and fully reconstructed impervious surfaces, and, therefore, no permanent stormwater management facilities are required. This has been confirmed in previous correspondence with the City Engineer.

Additionally, the proposed project includes installation of a single 1,000-liter Permacyl bulk oxygen tank with a microbulk oxygen supply system to serve the facility's medical oxygen needs. The tank will be supplied and serviced by a microbulk delivery truck and will be located on-site in a designated area that allows safe access for deliveries and maintenance. The installation includes a chain-link security fence surrounding the tank to restrict unauthorized access, as well as protective bollards positioned adjacent to the tank to prevent accidental vehicle damage.

CERTIFICATE OF DESIGN COMPLIANCE

The following items are included within this submittal in support of Certificate of Design Compliance approval:

- Colored Rendering
- Materials Sample Board
- Preliminary Floor Plans
- Exterior Elevations
- Site Plan
- Landscape Plan
- Photometric Plan
- Exterior Light Fixture Cutsheets

The proposed project seeks to aesthetically meet the project vision following the intent of the relevant design guidelines within the underlying O – Office Zoning District and the Highway Gateway Overlay District design standards identified by the City of Mankato.

PLANNED UNIT DEVELOPMENT AMENDMENT

The proposed project will meet the PUD criteria of Sec. 10-1913. 3. D. (1-6).

1. *A certificate of disclosure of ownership interest.*

Please see the attached title work documentation included with this submittal.

2. *When the proposed planned unit development includes provisions for common open space or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned or maintained by an entity other than a government authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted.*

The proposed project includes realignment of the ring road into the parking lot. The campus was developed prior to the Premier Drive being constructed. Since Premier Drive was constructed, the ring road is no longer needed to function in its original capacity as a main entrance drive for the clinic property. All campus entities have agreed to this change.

3. *Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned unit development.*

No additional restrictive covenants to be recorded. All others will remain the same.

4. *When the planned unit development is to be constructed in stages, a schedule for the development of such stages shall be submitted stating the approximate beginning and completion time for each stage. When the development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire development as the stages completed or under development bear to the entire development.*

The proposed project is not a phased project, not applicable.

5. *A statement showing the relationship of the proposed planned unit development to any adopted general plan of the city.*

The City's Land Use Plan designates this area as Office Residential. The continued Mankato Surgery Center use is congruent with the City's Land Use Plan and will continue to meet all city design guidelines.

6. *6. A statement showing why the proposed planned unit development is compatible with other property in the neighborhood.*

The proposed project is consistent with the existing property use, enhancing clinical operations and is compatible with the O, Office Zoning District and Highway Gateway Overlay District design standards.

PRELIMINARY & FINAL PLAT

Preliminary and Final Plats are being submitted as part of this review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site redevelopment. Platting is required to accommodate the scale and vision of the proposed project.

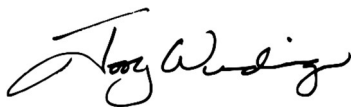
Thank you again for reviewing the attached materials for this proposed project. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

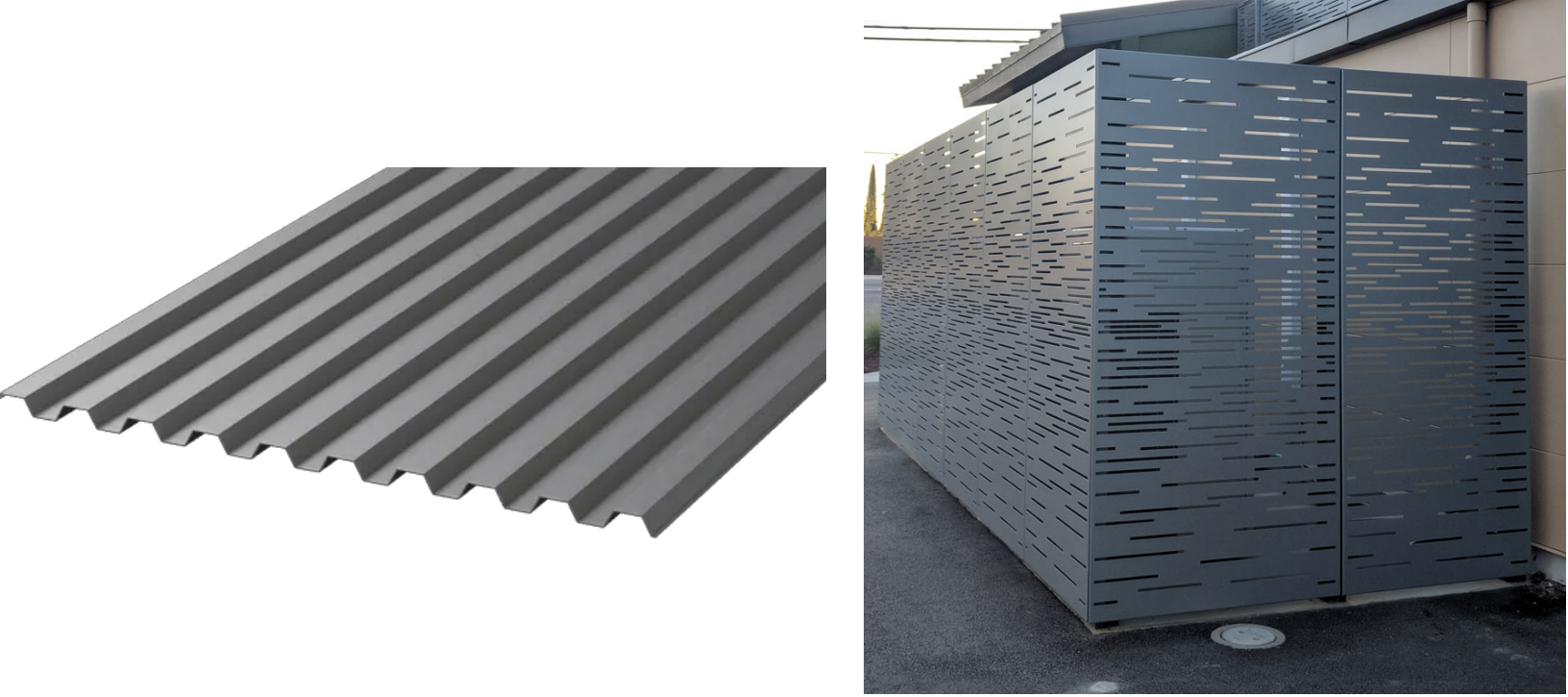


Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,



Joey Wendinger
Senior Project Manager
Joey.Wendinger@ISGInc.com



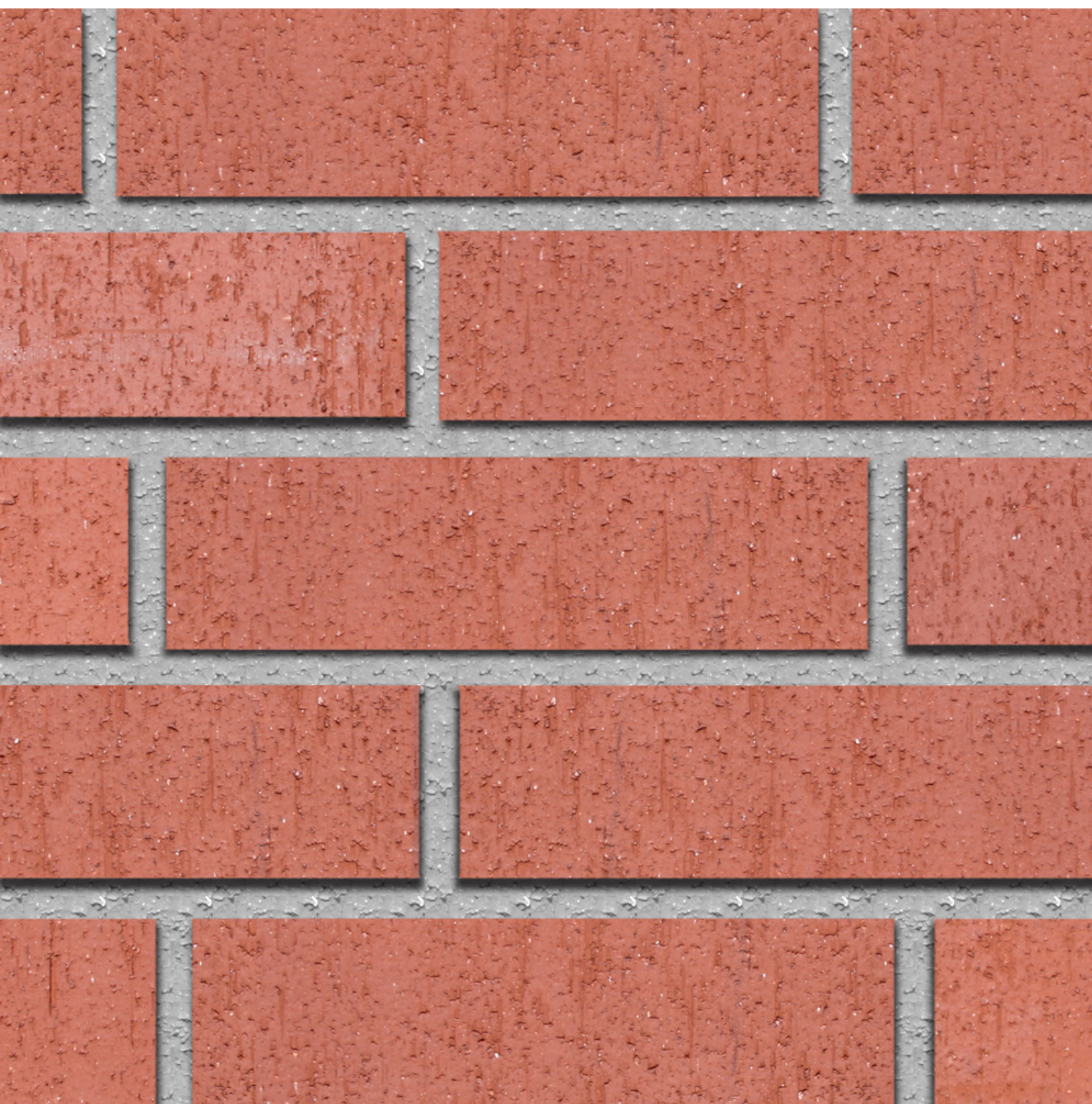
MECHANICAL /AIR GAS SCREEN

The roof mechanical screen will feature box rib profile metal panel in a gray color to mask the newly planned mechanical unit.

The new bulk oxygen tank located in the cul-de-sac turn around will feature Bok Modern screen panels in a gray color.

ENTRY CANOPY

The patient discharge canopy will feature structural steel framing painted white with translucent polycarbonate covering



BRICK

The existing Mankato Surgery Building, and Wickersham campus is clad with mixed red/orange clay masonry brick. The design intent for the project is to match the existing blend of masonry as closely as possible with available blends from major masonry suppliers (Hebron or Endicott). The existing facility features utility sized brick units with 1/3 running bond and features two bands of reveals - for the new construction the design team is proposing a corbeled feature similar to the image above with every other course recessed approximately 1" to provide additional visual interest to the facade. Mortar color will be matched as closely as possible to the existing facility.



ALUMINUM COMPOSITE METAL

Aluminum composite metal panels are the gold standard for large format metal panels. Allowing designers creative freedom in panel size, depth and reveals the material can be expertly crafted to fit the design intent for the project and is a precedent material on the existing Mankato Surgery Center. Available in a warm anodized aluminum finish, the panels will compliment the existing EIFS crown.

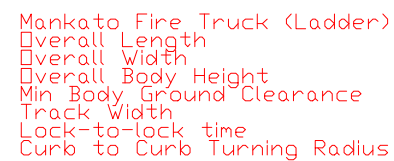
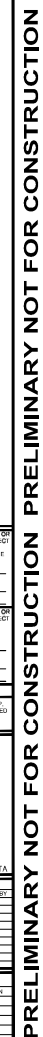
EXTERIOR MATERIAL PALETTE



Architecture + Engineering + Environmental + Planning

MANKATO SURGERY CENTER EXPANSION
MANKATO, MINNESOTA - 03/11/26
ISG PROJECT NO. 25-32122

ISGinc.com



48.250ft
8.200ft
11.151ft
0.902ft
8.000ft
6.00s
35.170ft



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.
 BRYAN M. PETZEL

DATE _____ LIC. NO. 53191 _____
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
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

DATE _____ LIC. NO. 58522

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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MANKATO SURGERY CENTER EXPANSION

MANKATO MINNESOTA

[illegible]

PROJECT NO.	25-32122
FILE NAME	32122-C3-ITE-CIRCULATION
DRAWN BY	AAD
DESIGNED BY	AAD/BJP
REVIEWED BY	BJP
ORIGINAL ISSUE DATE	06/06/2018
CLIENT PROJECT NO.	-

TITLE

SITE CIRCULATION

C3-11

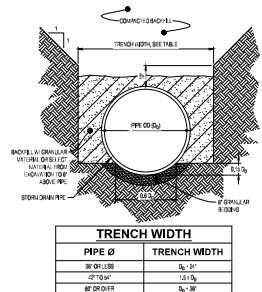
TOPOGRAPHIC SURVEY

PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY AND APRIL 2008 BY LRS.

B.M. ELEVATION=1007.04

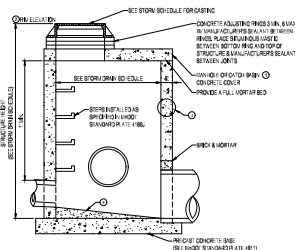
TIN#1 LOCATED APPROX. 65' IN A CURB ISLAND NW OF THE EXISTING MAIN ENTRANCE TO THE SURGERY CENTER

[illegible][illegible]



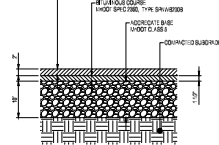
NOTES:
1. SHOULDER WIDTH AND SLOPE SHALL BE DETERMINED BY THE DESIGNER AND SHALL BE INDICATED ON THE PLAN SHEET.

NON-CONCRETE STORM DRAIN PIPE BEDDING
NTS

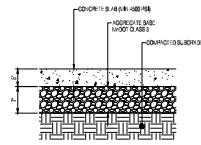


KEY NOTES:
1. WHEN USED AS A CATCH BASIN AND REQUIRED A RECTANGULAR MANHOLE, USE 4020 CONCRETE COVER.
2. WHEN USED AS A CATCH BASIN OR DRAINAGE, USE TOP OF COVER TO FINISH.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
4. CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
5. PROVIDE VENT PIPES TO THE BOTTOM PORTIONS OF PIPE TO PREVENT FLOW TROUBLE.

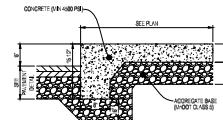
4020 MANHOLE OR CATCH BASIN
NTS



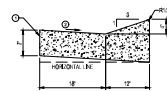
STANDARD BITUMINOUS PAVEMENT
NTS



STANDARD CONCRETE PAVEMENT
NTS

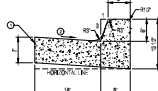


TURN DOWN CONCRETE WALK
NTS



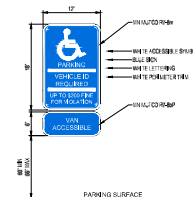
KEY NOTES:
1. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
NOTE:
1. CURB AND GUTTER FLOWLINE SHALL COMPLY WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

D418 CONCRETE CURB & GUTTER
NTS

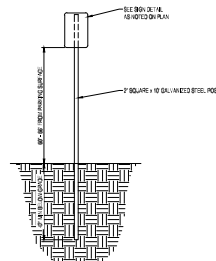


KEY NOTES:
1. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
NOTE:
1. CURB AND GUTTER FLOWLINE SHALL COMPLY WITH THE LATEST EDITIONS OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

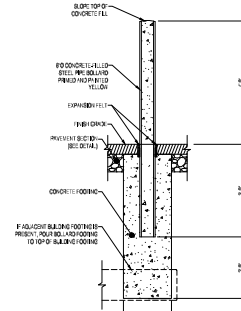
B618 CONCRETE CURB & GUTTER
NTS



ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE)
NTS



SIGN POST
NTS



PIPE BOLLARD - PAINTED
NTS

MINNESOTA STATE BOARD OF PROFESSIONAL ENGINEERS
BRYAN M. PETZEL
DATE: 12/15/2023
PROJECT NO.: 23101

MINNESOTA STATE BOARD OF PROFESSIONAL ENGINEERS
BRYAN M. PETZEL
DATE: 12/15/2023
PROJECT NO.: 23101

MINNESOTA STATE BOARD OF PROFESSIONAL ENGINEERS
BRYAN M. PETZEL
DATE: 12/15/2023
PROJECT NO.: 23101

MANKATO SURGERY CENTER EXPANSION

MANKATO MINNESOTA

DATE	DESCRIPTION	BY

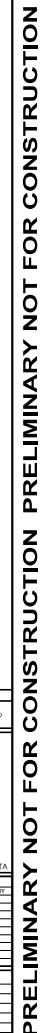
PROJECT NO.	23-01122
FILE NAME	2303-01-DETAILS
DESIGNED BY	AND
CHECKED BY	AND
DATE	12/15/2023
CLIENT PROJECT NO.	

FILE

DETAILS

8/11/23

C0-20

[illegible]

W

T.O. WALL
115'-0"

S.D. DECK
114'-2 1/2"

T.O. TC (1)
112'-0"

FIRST FLOOR (NEW)
100'-0"

GROUND FLOOR (NEW)
96'-0"

FO

SL3

SL4

WALL SECTION AT ENTRY CANOPY

4

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PROJECT

**MANKATO
SURGERY
CENTER
EXPANSION**

MANKATO MINNESOTA

[illegible]

PROJECT NO.	25-32122
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FILE NAME _____

DRAWN BY	Author
DESIGNED BY	Designer

DESIGNED BY	Designer
REVIEWED BY	Checker

CR	UNAL	ISSUE DATE	MMODIFY
001	001	001	001

CLIENT PROJECT NO.

TITLE

1000

1000

1000

1000

WALL SECTIONS

WALL SECT

1000

1000

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SHEET _____

A3-21

	10
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PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

**MANKATO
SURGERY
CENTER
EXPANSION**

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

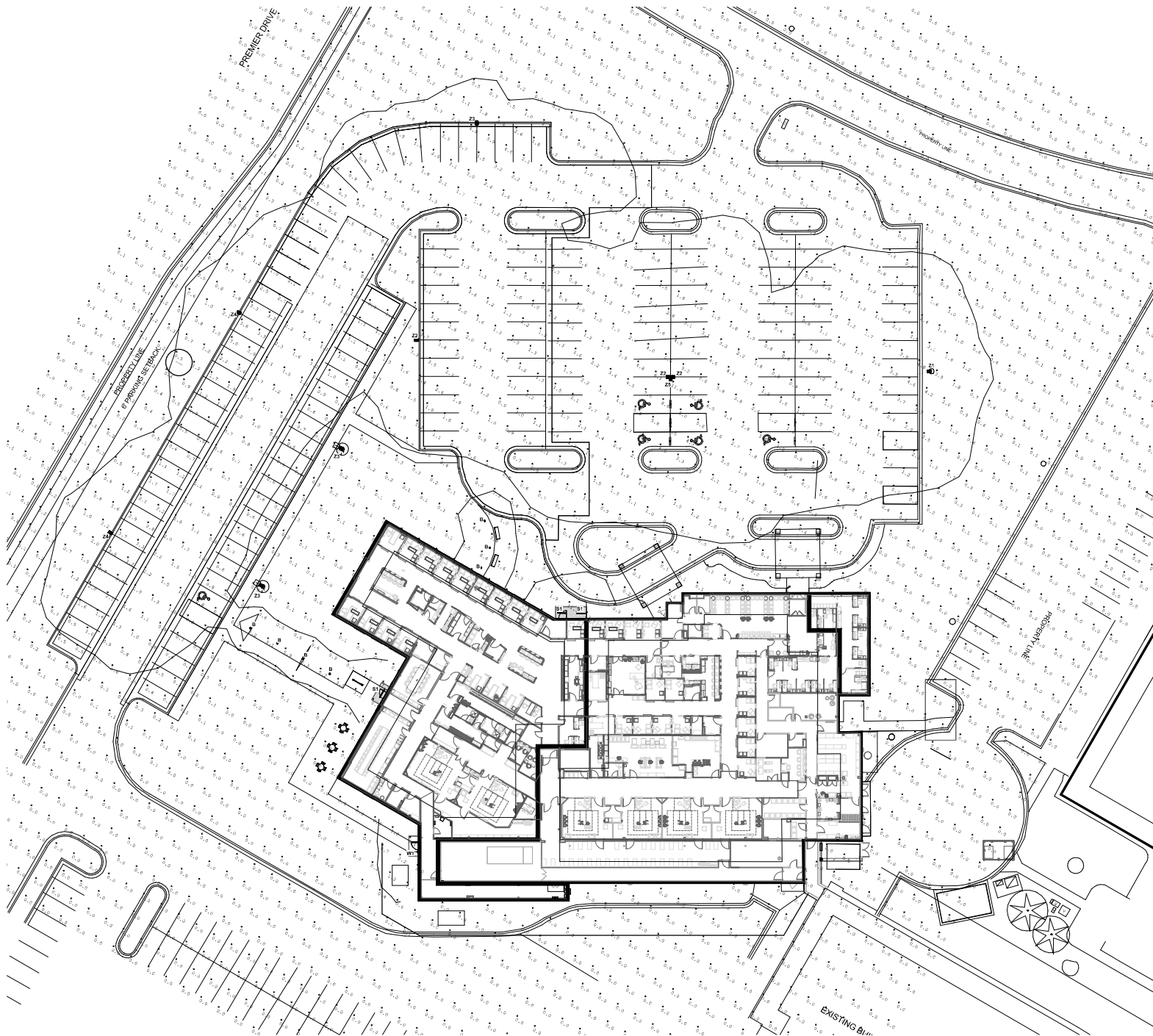
PROJECT NO.	25-32122
FILE NAME	STED ELEC RSM.dwg
DRAWN BY	RLS
CHECKED BY	RLS
DATE	08/08/2025
CLIENT PROJECT NO.	00000000

TITLE

**SITE
PHOTOMETRIC**

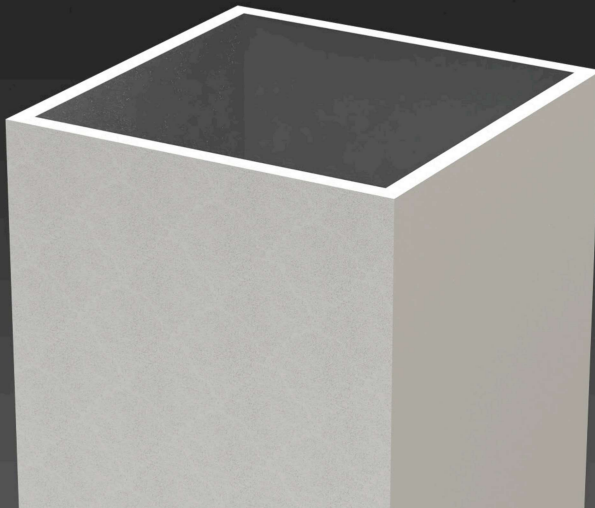
SHEET

E2-03



1 SITE PHOTOMETRIC
1/8" = 1'-0"




Height

10' - 35'

Pole Shaft

The pole shaft material is a weldable grade hot rolled commercial quality carbon steel tubing with a minimum yield of 46,000 psi. Conforms to ASTM A500 Grade B Standards. Poles have ground lug welded inside hand-hole opposite side of the hand-hole. Pole shaft is welded to base plate on top and bottom of base plate.

Base Plate

The Base Plate is manufactured from structural hot rolled steel that meets or exceeds a minimum yield strength of 36,000 psi, conforms the ASTM-A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

Anchor Bolts

All anchor bolts are hot dipped galvanized steel and come with two galvanized nuts and washers per bolt. Minimum yield strength 55,000 psi. Anchor bolts are not included for Custom Bolt Circle.

Base Cover

All base covers are fabricated two-piece 6063 aluminum and powder coated to match the pole.

Hand-Hole

A reinforced hand-hole is 12" on center from the base plate and is constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength. The hand-hole covers are provided with internal bridge support and powder coated to match pole finish.

Pole Cap

All poles come with a removable polymer pole cap installed. All pole caps are black finish. Aluminum Pole Cap option is painted to match pole.

Finish

All poles are treated with shot blast media for a near white finish, power blasted with 100 psi prior to powder coat application. Electrostatically applied polyester powder coat with a 3 to 5 mil thickness for maximum adherence.

Marine Grade Finish

All poles are washed through a 5-stage cleaning system with a deionized rinse, a 3 to 5 mils zinc rich durable polyester primer powder coat, followed by a 3 to 5 mils super durable polyester powder coat finish.

Galvanized Finish

All poles are Hot Dipped Galvanized in a multi stage process. Galvanizing Specification, Zinc (Hot Dipped Galvanized) per ASTM A 123/A 123M - 02

Zinc coatings on threaded materials shall conform to specification A 153 /A 153M. The coating shall be continuous and reasonably smooth and uniform in thickness and in weight.

Galvanizing Adherence - The Zinc coating shall withstand handling consistent with the nature and thickness of the coating and normal use of the article without peeling or flaking.

Galvanized Under Powder

Galvanized Under Powder (GUP) adheres to above galvanized specification, and the second stage is a light sand blast on the outside of the pole, third stage is a 3-5 mils polyester powder coat finish for maximum adherence.

Vibration Dampener

The Vibration Dampener is factory installed. The Vibration Dampener consists of a rugged galvanized chain coated with heavy duty polyester tubing that is factory secured at the bottom 2-3rds of the pole and field secured by contractor at the base during installation.

Buy American

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

Project Name:

Type:

SSSP ORDERING GUIDE

Cat#	Height	Pole Dimension	Gauge	Base Pattern
Square Straight Steel Pole (SSSP)	10' (10) 12' (12) 14' (14) 15' (15) 16' (16) 18' (18) 20' (20) 22' (22) 24' (24) 25' (25) 28' (28) 30' (30) 32' (32) 35' (35)	4" Square (4S) 5" Square (5S) 6" Square (6S) ^③	.120 Wall Thickness (11G) .180 Wall Thickness (7G)	(10'-20') 8.187" – 10.187" Bolt Circle (9BC) (22'-35') 10" – 14" Bolt Circle (12BC) Custom Bolt Circle (CBC) * Consult Factory
Mounting	Color	Bolts	Options	
Single (SGL) Double (D-90) (D-180) Triple (T-90) Quad (QD) No Drill (ND) *Tenon Option	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Green Textured (GRN) Hunter Green Textured (HGN) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	3/4" x 30" (3430) 1" x 36" (136) Less Anchor Bolts (LAB)	GFI Kit (GFI20A) ^① 20 Amp Weather Proof Receptacle GFI Provision Only (PROV) Galvanized (GLV) Galvanized Under Powder (GUP) 1/2" Coupling (COUP) * Specify Location Vibration Dampener (VD) Extra Hand Hole (XHH) * Specify Location Marine Grade Finish (MGF) UL Certified with label (UL) ① Aluminum Pole Cap (APC) ② Buy American (BAA) ② Trade American (TAA) ② Build America Buy American (BABA) ②	

Notes:

① Aluminum Pole Cap must be selected for UL Certified Pole Option

② Consult Factory

③ For 6S Pole, minimum bolt circle 10.19"

Notes:

- ① Aluminum Pole Cap must be selected for UL Certified Pole Option
- ② Consult Factory
- ③ For 6S Pole, minimum bolt circle 10.19"
- ④ Standard weatherproof cover comes standard with option.
For lockable cover requests, please contact factory

NLS
LIGHTING

701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

Max. allowable EPA - SSSP poles (per AASHTO LRFDLTS-1)																														
Catalog Number	Shaft Length, ft	Wall thickness, in.	Shaft dia., in.	Base Plate, in.	Bolt Circle, in.	Bolts	80 mph	Max. wt. (lb)	90 mph	Max. wt. (lb)	100 mph	Max. wt. (lb)	110 mph	Max. wt. (lb)	115 mph	Max. wt., lb	120 mph	Max. wt., lb	130 mph	Max. wt., lb	140 mph	Max. wt., lb	150 mph	Max. wt., lb	160 mph	Max. wt., lb	170 mph	Max. wt., lb	180 mph	Max. wt., lb
SSSP-10-4S-11G-9BC-3430	10	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	17.8	250	15.6	250	13.2	250	11.4	250
SSSP-12-4S-11G-9BC-3430	12	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	19.5	250	16.3	250	13.7	250	11.9	250	10.1	250	8.7	218
SSSP-14-4S-11G-9BC-3430	14	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	19.3	250	15.9	250	13.1	250	10.9	250	9.1	227	7.3	183	6.3	158
SSSP-15-4S-7G-9BC-3430	15	0.188	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	17.7	250	14.7	250	11.9	250	9.9	248	8.3	208	6.9	173
SSSP-16-4S-11G-9BC-3430	16	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	18.1	250	16.1	250	14.7	250	11.9	250	9.7	242	7.9	198	6.1	153	5.1	128	4.1	103
SSSP-18-4S-11G-9BC-3430	18	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	19.2	250	15.2	250	13.2	250	12.0	250	9.2	230	7.2	180	5.6	140	4.6	115	3.2	80	2.2	60
SSSP-20-4S-11G-9BC-3430	20	0.120	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	16.1	250	12.3	250	10.7	250	9.7	242	7.1	178	5.3	133	3.9	98	2.7	68	1.7	60	0.9	60
SSSP-20-4S-7G-9BC-3430	20	0.188	4	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	15.7	250	14.1	250	12.5	250	9.5	238	7.7	193	5.7	143	4.3	108	3.1	78	2.1	60
SSSP-20-5S-11G-9BC-3430	20	0.120	5	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	19.3	250	16.9	250	15.0	250	11.6	250	9.0	226	6.9	172	5.1	128	3.7	92	2.5	63
SSSP-20-5S-7G-9BC-3430	20	0.188	5	9" sq.	9	3/4"x30"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	17.9	250	14.4	250	11.6	250	9.3	232	7.4	184	5.8	144
SSSP-22-4S-11G-12BC-136	22	0.120	4	12" sq.	12	1"x36"	20.0	250	16.7	250	12.4	250	9.2	231	7.9	198	6.8	169	4.9	123	3.4	85	2.2	60	1.2	60	0.4	60	0.0	-
SSSP-22-4S-7G-12BC-136	22	0.188	4	12" sq.	12	1"x36"	20.0	250	20.0	250	19.2	250	14.8	250	13.0	250	11.5	250	8.9	223	6.8	171	5.2	130	3.8	96	2.7	68	1.8	60
SSSP-22-5S-11G-12BC-136	22	0.120	5	12" sq.	12	1"x36"	20.0	250	20.0	250	19.3	250	14.6	250	12.7	250	11.0	250	8.2	206	6.0	151	4.2	106	2.8	71	1.6	60	0.6	60
SSSP-22-5S-7G-12BC-136	22	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	20.0	250	15.9	250	12.6	250	10.0	250	7.9	197	6.1	152	4.6	116
SSSP-24-4S-11G-12BC-136	24	0.120	4	12" sq.	12	1"x36"	19.6	250	14.0	250	10.4	250	7.2	180	6.0	150	5.2	130	3.2	80	1.8	60	1.0	60	0.0	-	0.0	-	0.0	-
SSSP-24-4S-7G-12BC-136	24	0.188	4	12" sq.	12	1"x36"	20.0	250	20.0	250	16.4	250	12.4	250	10.8	250	9.4	234	7.0	175	5.1	128	3.6	90	2.4	60	1.4	60	0.5	60
SSSP-24-5S-11G-12BC-136	24	0.120	5	12" sq.	12	1"x36"	20.0	250	20.0	250	16.2	250	11.9	250	10.1	250	8.6	215	6.1	152	4.1	101	2.4	61	1.1	60	0.0	-	0.0	-
SSSP-24-5S-7G-12BC-136	24	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	20.0	250	19.1	250	16.9	250	13.1	250	10.1	250	7.7	192	5.8	144	4.1	103	2.7	68
SSSP-25-4S-11G-12BC-136	25	0.120	4	12" sq.	12	1"x36"	18.2	250	13.2	250	9.4	235	6.6	165	5.4	135	4.4	110	2.8	70	1.2	60	0.4	60	0.0	-	0.0	-	0.0	-
SSSP-25-4S-7G-12BC-136	25	0.188	4	12" sq.	12	1"x36"	20.0	250	20.0	250	15.1	250	11.3	250	9.8	244	8.4	210	6.1	153	4.3	108	2.9	71	1.7	60	0.7	60	0.0	-
SSSP-25-5S-11G-12BC-136	25	0.120	5	12" sq.	12	1"x36"	20.0	250	20.0	250	14.7	250	10.6	250	9.0	224	7.5	188	5.1	127	3.1	78	1.6	60	0.3	60	0.0	-	0.0	-
SSSP-25-5S-7G-12BC-136	25	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	20.0	250	17.6	250	15.4	250	11.8	250	8.9	223	6.7	166	4.7	118	3.2	80	1.9	60
SSSP-26-4S-11G-12BC-136	26	0.120	4	12" sq.	12	1"x36"	17.2	250	11.8	250	8.4	210	5.4	135	4.6	115	3.4	85	1.8	60	0.8	60	0.0	-	0.0	-	0.0	-	0.0	-
SSSP-26-4S-7G-12BC-136	26	0.188	4	12" sq.	12	1"x36"	20.0	250	19.0	250	14.0	250	10.3	250	8.8	220	7.5	187	5.3	133	3.6	89	2.2	60	1.0	60	0.1	60	0.0	-
SSSP-26-5S-11G-12BC-136	26	0.120	5	12" sq.	12	1"x36"	20.0	250	18.8	250	13.4	250	9.5	237	7.8	196	6.5	161	4.1	103	2.3	60	0.8	60	0.0	-	0.0	-	0.0	-
SSSP-26-5S-7G-12BC-136	26	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	18.6	250	16.2	250	14.1	250	10.6	250	7.9	196	5.6	141	3.8	95	2.3	60	1.0	60
SSSP-28-4S-7G-12BC-136	28	0.188	4	12" sq.	12	1"x36"	20.0	250	16.4	250	11.8	250	8.4	210	7.0	175	5.8	144	3.8	94	2.2	60	0.9	60	0.0	-	0.0	-	0.0	-
SSSP-28-5S-11G-12BC-136	28	0.120	5	12" sq.	12	1"x36"	20.0	250	16.0	250	11.0	250	7.3	182	5.8	144	4.5	112	2.3	60	0.6	60	0.0	-	0.0	-	0.0	-	0.0	-
SSSP-28-5S-7G-12BC-136	28	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	15.7	250	13.5	250	11.6	250	8.4	209	5.8	145	3.7	93	2.0	60	0.6	60	0.0	-
SSSP-28-6S-7G-12BC-136	28	0.188	6	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	19.8	250	17.0	250	14.6	250	10.6	250	7.4	185	4.9	121	2.7	68	1.0	60	0.0	-
SSSP-30-5S-11G-12BC-136	30	0.120	5	12" sq.	12	1"x36"	19.9	250	13.4	250	8.7	218	5.3	132	3.9	98	2.7	67	0.6	60	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-
SSSP-30-5S-7G-12BC-136	30	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	18.2	250	13.2	250	11.1	250	9.3	233	6.3	157	3.9	98	2.0	60	0.4	60	0.0	-	0.0	-
SSSP-30-6S-7G-12BC-136	30	0.188	6	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	16.6	250	14.0	250	11.8	250	8.0	201	5.1	126	2.7	66	0.7	60	0.0	-	0.0	-
SSSP-32-5S-7G-12BC-136	32	0.188	5	12" sq.	12	1"x36"	20.0	250	20.0	250	17.5	250	13.0	250	11.2	250	9.6	239	6.9	173	4.8	119	3.1	77	1.7	60	0.6	60	0.0	-
SSSP-32-6S-7G-12BC-136	32	0.188	6	12" sq.	12	1"x36"	20.0	250	20.0	250	20.0	250	16.4	250	14.1	250	12.1	250	8.8	219	6.2	154	4.0	101	2.3	60	0.9	60	0.0	-
SSSP-35-5S-7G-12BC-136	35	0.188	5	12" sq.	12	1"x36"	20.0	250	19.3	250	13.8	250	9.6	240	8.0	199	6.5	162	4.1	102	2.1	60	0.6	60	0.0	-	0.0	-	0.0	-
SSSP-35-6S-7G-12BC-136	35	0.188	6	12" sq.	12	1"x36"	20.0	250	20.0	250	17.3	250	12.2	250	10.1	250	8.3	207	5.3	132	2.9	72	1.0	60	0.0	-	0.0	-	0.0	-
SSSP-40-5S-7G-12BC-136	40	0.188	5	12" sq.	12	1"x36"	20.0	250	13.2	250	8.4	210	4.8	120	3.3	83	2.0	60	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-
SSSP-40-6S-7G-12BC-136	40	0.188	6	12" sq.	12	1"x36"	20.0	250	16.7	250	10.7	250	6.2	155	4.4	110	2.8	70	0.1	60	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-
*Pole Assemblies With EPA>9.0 Require Specific Review																														

*Pole Assemblies With EPA>9.0 Require Specific Review

CAUTION: Installation of poles without luminaire(s) will compromise pole strength. Any accessories attached to the pole, or other modifications done in the field, will compromise the pole strength and may result in pole failure. Wind load evaluations and provisions for appendages such as banner arms, signage, cameras, etc., must be evaluated and approved by the factory prior to placing an order. Additional evaluation and approval should be performed by the customer's local structural engineer on the project.

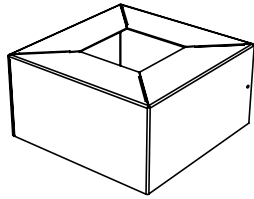
***Anchor Bolts are NOT included with Custom Bolt Circle.
*Do NOT pour concrete referencing this drawing. Consult Factory.**

***All wind loading calculations are based on sustained wind force plus an additional 1.3 gust.**

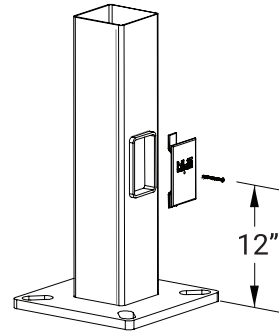


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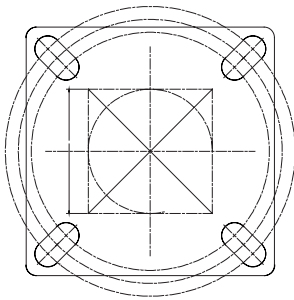
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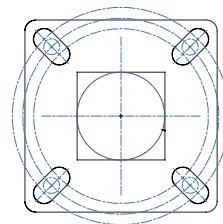
Base Cover



Base Detail



12" Base Detail



9" Base Detail

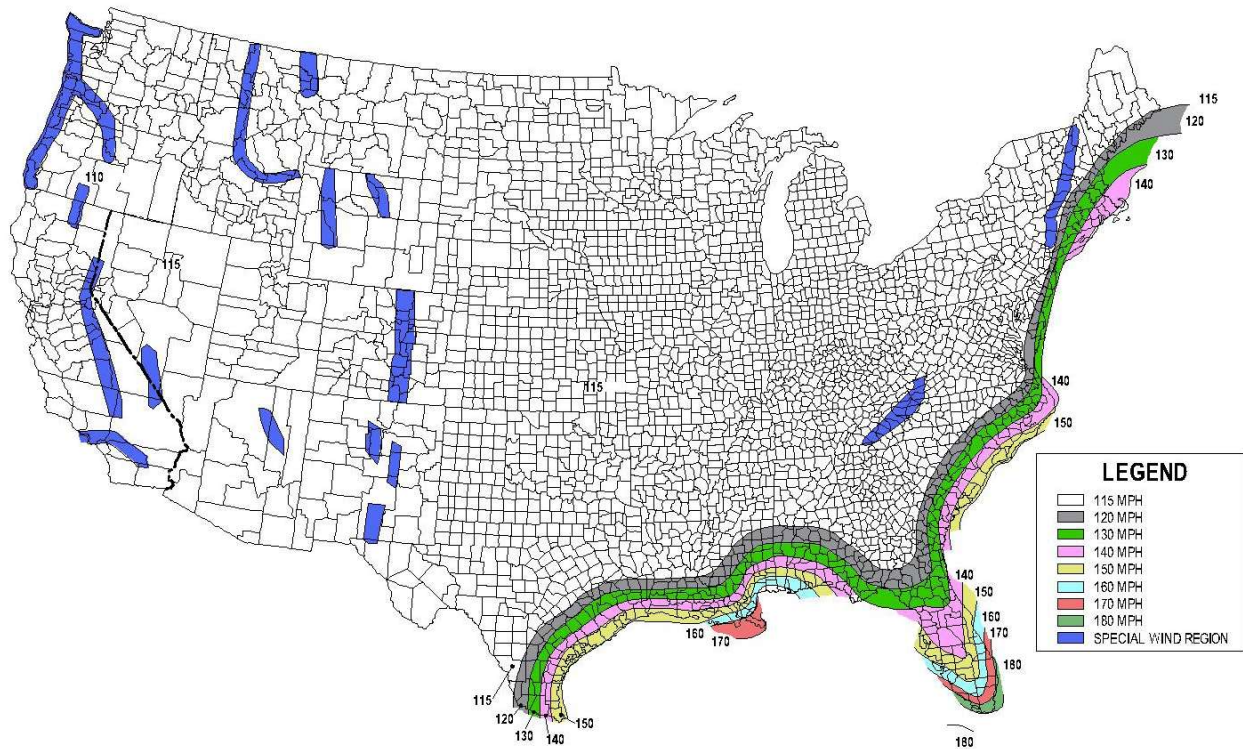


FIG. 3.8-1b - 700-Year MRI Basic Wind Speed, mph (AASHTO LRFDLTS-1)

- 1) All wind load calculations are based on sustained wind force plus and additional 1.3 gust
- 2) Wind Map is to be used as a reference only. Please coordinate with local agencies for further review.
- 3) Wind Map values are based on a 50 year mean recurrence. These values do not account for severe conditions, such as hurricanes, tornadoes, etc...
- 4) For review of poles with additional configurations (arms, banners, shorter/longer pole lengths, etc...), please contact factory.

BUY AMERICAN OPTION

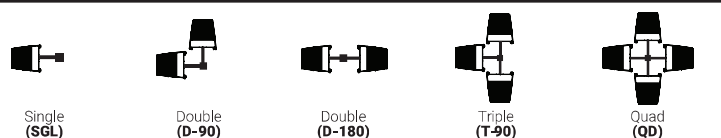
While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

[https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica\(n\).pdf](https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica(n).pdf)

MOUNTING CONFIGURATION





LED WATTAGE CHART

	16L
400 milliamps	21w
530 milliamps	26w
700 milliamps	35w

The Sea Side Bollard is a combination of security, style and Vandal resistance that blends beautifully into any pathway environment.

This luminaire tower can disperse light in 45° angle with the cast Cutoff Grill (COG45). Paracline Reflector (PR) or Stacked Louver (SL) are also optional light distributions.

The Sea Side Bollard uses the patented Star Power™ reflector system. The Dome Top selection offers either Dome or Flat and are available in either 8" or 6" Round or 8" Square. Kelvin temperature offering of Amber, 2700K, 3000K, 3500K, 4000K and 5000K.

Conforms to the strictest Made in America standards designed, tooled, fabricated and assembled in the USA.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance. Star Power Patent number: 10168023

Project Name:

Type:

SEA SIDE BOLLARD ORDERING GUIDE

Cat#	Height	Shaft Dim.	Light Dist.	# of LEDs	Miliamps
Sea Side Flat Top (SSF)	26" (2)	6" Round (6R) ³	Cut Off Grill (COG45)	16 (16L)	400 (40)
Sea Side Dome Top (SSD) ³	36" (3)	8" Round (8R) ³	Stacked Louver (SL)		530 (53)
	42" (4)	8" Square (8S)	Paracline Reflector (PR)		700 (7)

Kelvin	Volts	Mounting	Color	Options
Amber 585-600nm (AMBER) ^{5, 7, 8}	120-277 (UNV)	Anchor Base (AB)	Bronze Textured (BRZ)	Button Photocell (PC) ²
Amber LED Phosphor Converted (AMBER/PC) ^{7, 8}	347-480 (HV)		White Textured (WHT)	Vandal Resistant Base (VRB)
2700K, 70 CRI (27K7)			Smooth White Gloss (SWT)	Marine Grade Finish (MGF)
2700K, 80 CRI (27K8) ¹			Silver Metallic (SVR)	House Side Shield (HSS)
3000K, 70 CRI (30K7)			Black Textured (BLK)	Surge Protector (20K)
3000K, 80 CRI (30K8) ¹			Smooth Black Gloss (SBK)	Buy American Act (BAA) ⁶
3500K, 80 CRI (35K8) ¹			Graphite Textured (GPH)	Trade Agreement Act (TAA) ⁶
4000K, 70 CRI (40K7)			Grey Textured (GRY)	Build America Buy American (BABA) ⁶
4000K, 80 CRI (40K8) ¹			Green Textured (GRN)	Custom Controls Integration (CCI) ⁴
5000K, 70 CRI (50K7)			Hunter Green Textured (HGN)	Integral GFCI Outlet (GFCI) ^{9, 10}
5000K, 80 CRI (50K8) ¹			Custom (CS)	USB Charging Outlet (USB) ^{9, 11}

NOTES:

1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. Universal Voltage 120-277
3. (SSD) Dome Top only available on Round shaft
4. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
5. Turtle Safe
6. Consult factory for all BAA/TAA/BABA requests
7. Consult Factory for Lead Time
8. Not Available above 530mA
9. 120V Only
10. GFCI installed 12" from base, street side. Contact Factory for custom height
11. USB - Specify location.



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20kA supplied as standard.

CONSTRUCTION

- Extruded Aluminum. Cast Aluminum. Spun Aluminum

OPTIONS

- MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANDAL RESISTANT BASE (VRB) - Includes an internal shaft welded to base plate with a mounting plate on top of the shaft to provide additional support for the bollard shaft.
- House Side Shield (HSS)
- 20ka Surge Protector (20K)
- Integral GFCI Outlet (GFCI)
- USB Charging Outlet (USB)

CONTROL OPTIONS

- PHOTOCELL (PC) - Button Type
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Avi-On, or other control systems)

OPTICS

Recessed Star Power Optical System is 95% reflective material. Utilizes a linear diffused pattern, softening the light distribution and eliminating any dark shadows or striations.

FINISH

- 3-5 mils electrostatic powder coat.
- NLS Lighting standard high-quality finishes prevent corrosion and protects against extreme environmental conditions
- 10 Standard Finishes, Custom Finish and Marine Grade Finish Available

WARRANTY

Five-year limited warranty for drivers and LEDs.

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

<https://nslighting.com/buy-american/>



The information and specifications on this document are subject to change without any notification. All values are design, nominal, or typical or prorated values when measured under internal and external laboratory conditions.

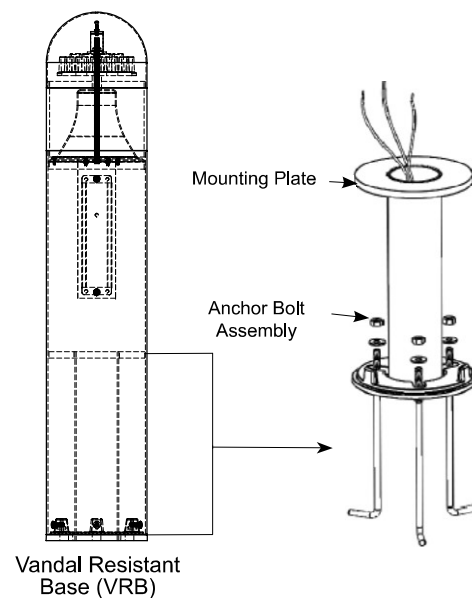
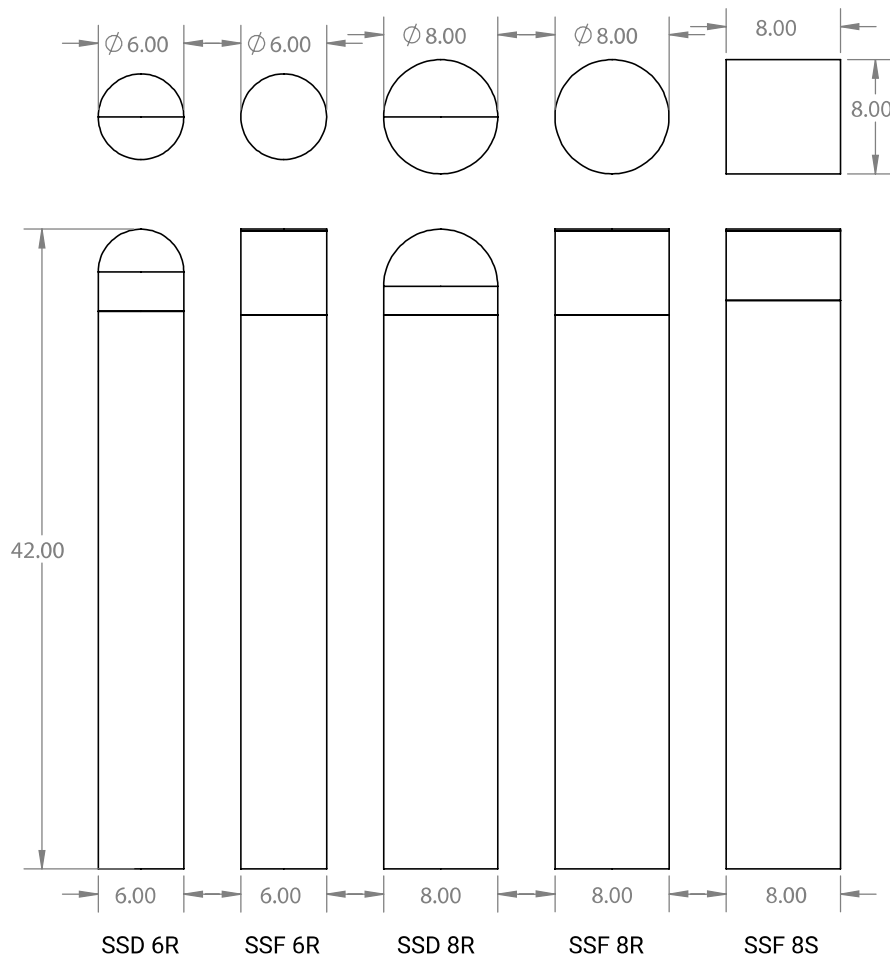


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PRODUCT SPECIFICATIONS

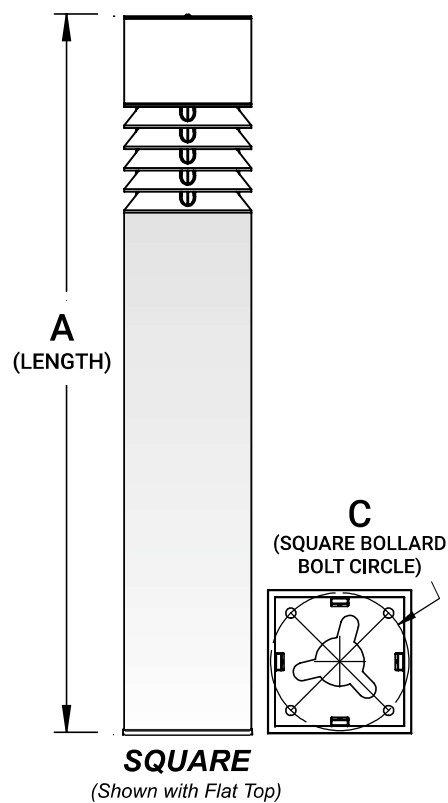
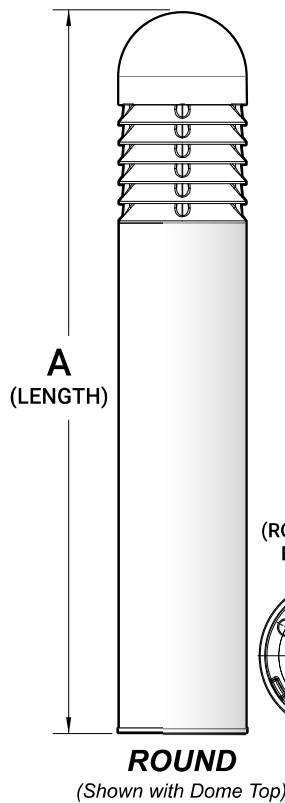
DIMENSIONS



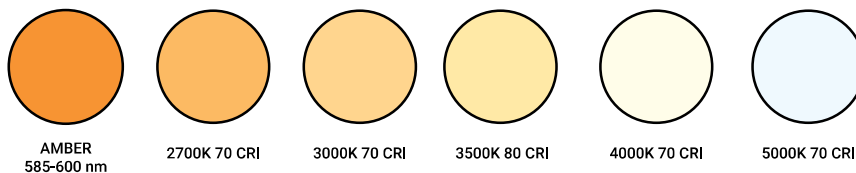
PRODUCT SPECIFICATIONS

DIMENSION	6" ROUND	8" ROUND
A	26", 36", or 42"	26", 36", or 42"
B	3-5/8"	6"

DIMENSION	8" SQUARE
A	26", 36", or 42"
C	7.75"



LED KELVIN RANGE



Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

LUMEN MAINTENANCE DATA							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

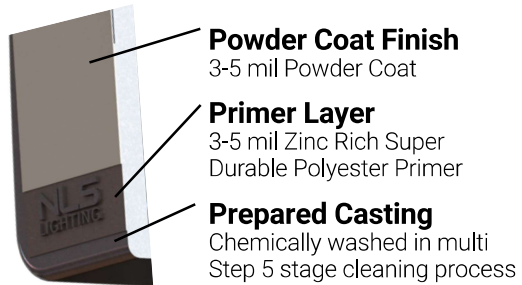
PRODUCT SPECIFICATIONS

SEA SIDE BOLLARD - LUMEN DATA CHART			
PART NUMBER	T5 LUMENS	T5 Lm/W	WATTS
SEA SIDE-COG45-16L-40-27K7	987	47	21
SEA SIDE-COG45-16L-40-27K8	924	44	21
SEA SIDE-COG45-16L-40-30K8	991	47	21
SEA SIDE-COG45-16L-40-30K7	1067	51	21
SEA SIDE-COG45-16L-40-35K8	991	47	21
SEA SIDE-COG45-16L-40-40K8	1067	51	21
SEA SIDE-COG45-16L-40-40K7	1153	55	21
SEA SIDE-COG45-16L-40-50K8	1067	51	21
SEA SIDE-COG45-16L-40-50K7	1153	55	21
SEA SIDE-COG45-16L-53-30K	1429	55	26
SEA SIDE-COG45-16L-53-40K	1502	58	26
SEA SIDE-COG45-16L-53-50K	1502	58	26
SEA SIDE-COG45-16L-7-30K	1906	53	36
SEA SIDE-COG45-16L-7-40K	2003	56	36
SEA SIDE-COG45-16L-7-50K	2003	56	36
SEA SIDE-SL-16L-40-27K7	1081	51	21
SEA SIDE-SL-16L-40-27K8	1012	48	21
SEA SIDE-SL-16L-40-30K8	1085	52	21
SEA SIDE-SL-16L-40-30K7	1169	56	21
SEA SIDE-SL-16L-40-35K8	1085	52	21
SEA SIDE-SL-16L-40-40K8	1169	56	21
SEA SIDE-SL-16L-40-40K7	1263	60	21
SEA SIDE-SL-16L-40-50K8	1169	56	21
SEA SIDE-SL-16L-40-50K7	1263	60	21
SEA SIDE-SL-16L-53-30K	1508	58	26
SEA SIDE-SL-16L-53-40K	1612	62	26
SEA SIDE-SL-16L-53-50K	1690	65	26
SEA SIDE-SL-16L-7-30K	2030	58	35
SEA SIDE-SL-16L-7-40K	2170	62	35
SEA SIDE-SL-16L-7-50K	2275	65	35
SEA SIDE-PR-16L-40-27K7	1397	67	21
SEA SIDE-PR-16L-40-27K8	1308	62	21
SEA SIDE-PR-16L-40-30K8	1402	67	21
SEA SIDE-PR-16L-40-30K7	1510	72	21
SEA SIDE-PR-16L-40-35K8	1402	67	21
SEA SIDE-PR-16L-40-40K8	1510	72	21
SEA SIDE-PR-16L-40-40K7	1632	78	21
SEA SIDE-PR-16L-40-50K8	1510	72	21
SEA SIDE-PR-16L-40-50K7	1632	78	21
SEA SIDE-PR-16L-53-30K	2002	77	26
SEA SIDE-PR-16L-53-40K	2106	81	26
SEA SIDE-PR-16L-53-50K	2184	84	26
SEA SIDE-PR-16L-7-30K	2695	77	35
SEA SIDE-PR-16L-7-40K	2835	81	35
SEA SIDE-PR-16L-7-50K	2975	85	35

PRODUCT SPECIFICATIONS

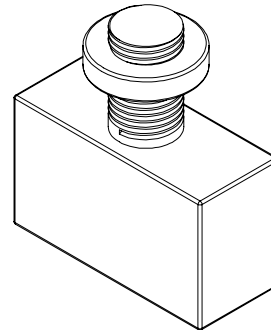
MARINE GRADE FINISH (MGF)

The **(MGF)** is a multi step process.
Chemically washed in a 5 stage cleaning system.
Pre-baked. Powder coated 3-5 mils of Zinc Rich
Super Durable Polyester Primer. Oven Baked.
Finished Powder Coating of Super Durable
Polyester Powder Coat 3-5 mil thickness.

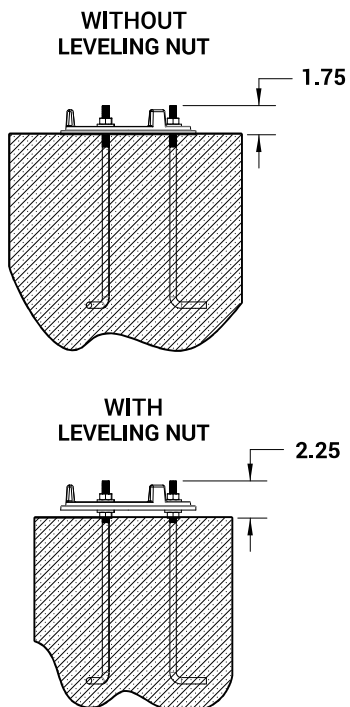


BUTTON TYPE PHOTOCELL (PC)

Photocell for dusk to dawn operation.
Consult Factory.



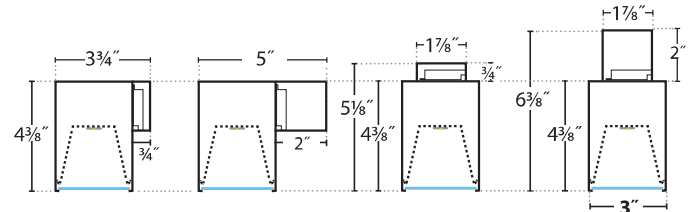
LEVELING NUT DIAGRAM





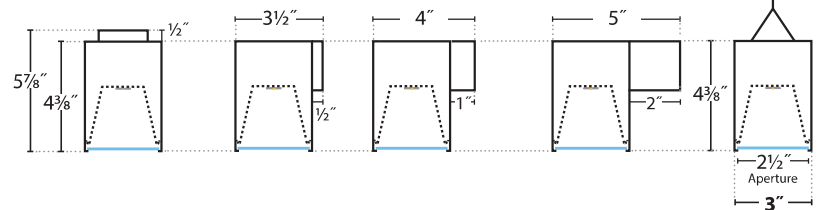
CHANNELS:

WMC — WALL WMC2 — WALL WMC — SURFACE WMC2 — SURFACE



BRACKETS:

WMU — SURFACE WMU — WALL WMU1 — WALL WMU2 — WALL CA



BionicPro delivers again. You're welcome!

Continuous lines of clean, seamless light with an IP65 & 66 wet listed rating. No door frames or broken lines of light. Gasketed lens for fully protected fixture (not just LED array). Indoor aesthetics taken outdoors for a consistent look.

Batwing, Wall Wash, Graze, Room Fill Distributions with just a lens change. Wash walkways with light from the perimeter, wash or graze a building facade, with seamless lines of light.



Lumen output may vary +/- 5%
Light Loss Factor (LLF) for CCTs other than 3500K:
4000K +2%, 3000K -5%, 2700K +20% 90 CRI -15%
(3K, 3500K, 4K & 5K)

LUMEN CHART:

		LO	MO	SO	HO
SAL	Lm/Ft	475	700	975	1225
BTW	Lm/Ft	475	700	975	1225
WWG	Lm/Ft	475	700	975	1225
PFL	Lm/Ft	475	700	975	1225
WGZ	Lm/Ft	475	700	975	1225
W		3.8	5.6	7.8	10.5



SERIES	LENS POS.	LED COLOR	OUT-PUT	LENGTH	FINISH COLOR	DISTRI-BUTION	CIRCU-ITING	VOLT-AGE	MOUNTING	CEILING TYPE	DRIVERS & CONTROLS	OPTIONS
WETBPRO3-LIN	FLSH						SC					
BionicPro 3" Linear • IP66 Wet Listed for Individual fixtures • IP65 Wet Listed for Rows	FLSH Flush Lens	LED27 2700K (90CRI) LED3 3000K LED4 4000K LED3-90 3000K (90CRI) LED35-90 3500K (90CRI) LED4-90 4000K (90CRI) LED5-90 5000K (90CRI) PRUHUES: BLU3S Static BLU3D* Dynamic BLU35S BLU35D* BLU4S BLU4D* * Dynamic BIOS, SkyBlue spike can be dimmed, CCT warms slightly TU TuHue 2700-6500K Tunable White TU2 TuHue 2200-5000K Tunable White AMB AmberHue Warm Dim 2200K-5000K CHR ChromaHue RGBW (DMX at HO only)	LO Low MO Medium SO Standard HO High PROG Programmable Light Output (Specify desired lm/ft or w/ft) NOTE: Individual fixtures are NOT intended for row mounting • IP66 Wet Listed for Individual fixtures • IP65 Wet Listed for Rows	2' 3' 4' 5' 6' 7' 8' R (Row Length, 1' increments) SRL Sym-metric Row Length	WetTMW Wet Textured White Semi-gloss WetYBB Wet Black Semi-gloss WetYPE Wet Pewter Matte WetYBR Wet Bronze Semi-gloss	SAL Satin Lens BTW Batwing PFL Perimeter Room Fill WWG Focal Glow WGZ Wide Wall Graze	SC Single Circuit UNV (120-277) 347 (Emergency battery requires remote driver box)	SPECIFY CEILING TYPE IN NEXT COLUMN =>) CA96" Aircraft Cable (NOT for outside installs where wind can swing fixtures) RSC Rigid Stem Center SSC Swivel Stem Center (~30° of rotation) (SPECIFY MOUNTING LOCATION IN NEXT COLUMN =>) WMC (Channel) .75" Tall Continuous Channel WMC2 (Channel) 2" Tall Continuous Channel WMU (Bracket) .5" Tall Bracket WMU1 (Bracket) 1" Tall Bracket WMU2 (Bracket) 2" Tall Bracket	CEILING TYPE: X3 Hard Ceiling MOUNTING LOCATION: WALL (For Wall or Mullion Mount) SUR Ceiling	ND Non-Dimming DM01 0-10v, 1% Dimming (Standard) LDE1 Hi-lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming) ECO 1% 0-10v, EldoLED (Logarithmic dimming std) ECDA 1% DALI, EldoLED (Logarithmic dimming std) nLight-Wired Acuity nLight Drivers SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std) SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std) STEP Signify Advance Step Dimming 2WIRE ELV/Forward/Reverse Phase Driver PRUHUES: E10V 2 Channel Color Control EDALI 2 Channel Color Control EDMX ChromaHue or Static White	EMHE CAT20 Emergency Battery (4" or <Remote) EMC Emergency Circuiting EF Power End Feed (NA: CA Aircraft Cable) COS Custom On-Center Spacing for Wall/ Surface Brackets (See pages 7+8)	



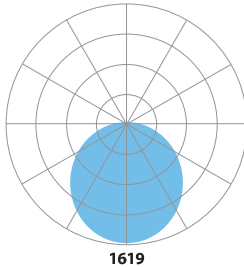
FLSH:

SATIN LENS

STANDARD OUTPUT:

WETBIOPRO3-LIN-FLSH-LED35-SO-04-SAL

3859 Delivered Lumens
32 Watts
122 lm/w
3500 CCT



Zonal Lumen Summary:
0-90 = 100%

1619

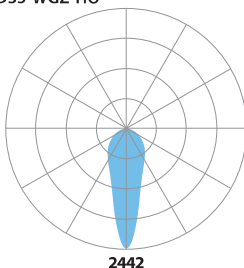
Vertical Angle	0°	25°	45°	65°	90°
0°	1619	1619	1619	1619	1619
5°	1614	1607	1600	1607	1610
15°	1538	1523	1502	1495	1493
25°	1393	1367	1326	1302	1294
35°	1192	1160	1103	1070	1059
45°	960	922	869	838	827
55°	715	685	644	618	609
65°	478	445	420	402	397
75°	247	224	212	205	203
85°	53	50	51	49	48
90°	0	0	0	0	0

WIDE WALL GRAZE

HIGH OUTPUT:

WETBIOPRO3-LIN-FLSH-LED35-WGZ-HO

4983 Delivered Lumens
42 Watts
119 lm/w
3500 CCT



Zonal Lumen Summary:
0-90 = 100%

2442

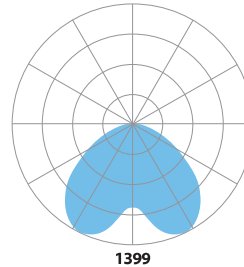
Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

BATWING

HIGH OUTPUT:

WETBIOPRO3-LIN-FLSH-LED35-BTW-HO

4931 Delivered Lumens
42 Watts
117 lm/w
3500 CCT



Zonal Lumen Summary:
0-90 = 100%

1399

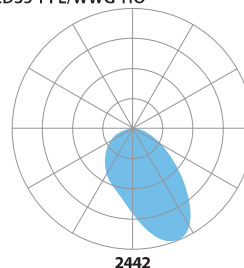
Vertical Angle	0°	22.5°	45°	67.5°	90°
0°	1327	1327	1327	1327	1327
5°	1323	1332	1360	1377	1399
15°	1212	1320	1535	1690	1759
25°	1030	1264	1651	1847	1894
35°	837	1152	1605	1767	1781
45°	674	982	1417	1500	1459
55°	536	771	729	673	615
65°	391	536	420	402	397
75°	222	293	368	330	298
85°	60	79	83	77	58
90°	0	0	0	0	0

ROOM FILL / FOCAL GLOW WALL WASH

HIGH OUTPUT:

WETBIOPRO3-LIN-FLSH-LED35-PFL/WWG-HO

4983 Delivered Lumens
42 Watts
119 lm/w
3500 CCT



Zonal Lumen Summary:
0-90 = 100%

2442

Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

LUMEN MAINTENANCE

L70 — 200,000+ Hours

L90 — 100,000+ Hours
(LO, MO & SO)

L90 — 60,000+ Hours (HO)

LED SYSTEM LED modules and drivers are field replaceable.

PROG
(OPTIONAL) Programmable light output. Specify desired lumens or watts per linear foot.

LABELS CSA and ETL wet labeled (downlight only), IP65 for continuous rows, IP66 for individual fixtures (up to 8'), and I.B.E.W. manufactured. Impact rating of IK08. Extended temperature range -30° to 50° C.

ELECTRICAL Must specify LED dimming controls. LED fixtures have constant current driver(s) with less than 20% THD when loaded to a minimum of 60%. Drivers sink a maximum of 6mA per driver. DM01 LED drivers are 0-10V dimmable and are compatible with most 0-10V wall slide dimmers and direct 0-10V analog signal dimmers. Max driver size 1.65" w x 1.25" h.

CONSTRUCTION

Housing Extruded aluminum housing and side wall >25% PC recycled, 100% recyclable.

Lens Seamless lens up to 200'. Consult factory for longer lengths. Polymer, 100% recyclable.

Weight 3.5 lbs/ft

MOUNTING Surface standoff mounted to walls or ceilings (downlight only) via channel or mullion, suspended by cable.

WARRANTY Single-source, 5 year limited warranty covers standard components and construction.

FINISH COLORS

WetTMW – White
(Semi Gloss)

WetYBB – Black
(Semi Gloss)

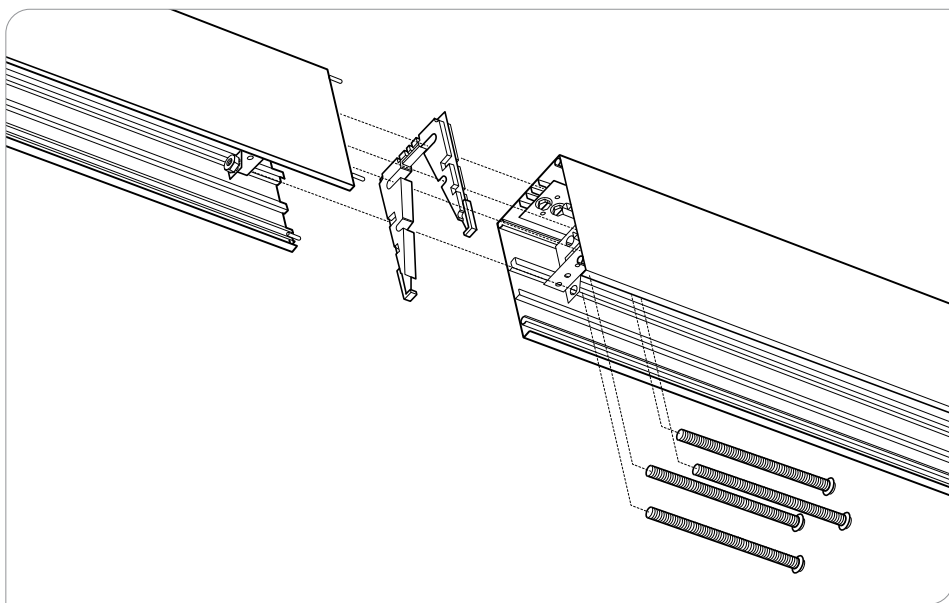
WetYPE – Pewter
(Matte)

WetYBR – Bronze
(Semi Gloss)

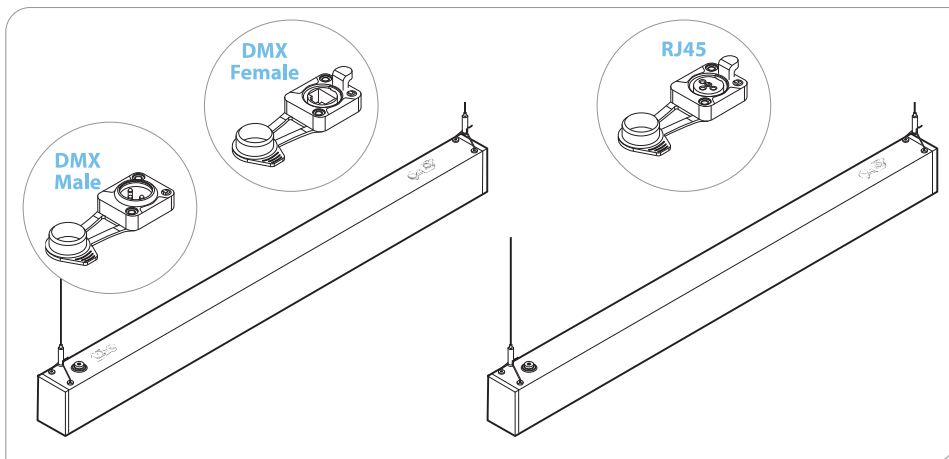
For paint chip samples, please email: info@prulite.com



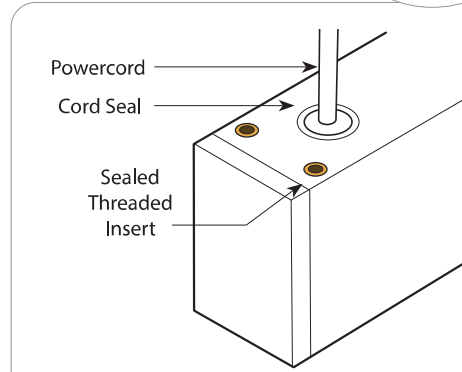
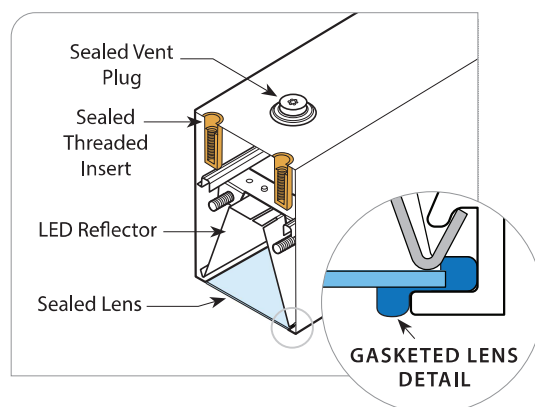
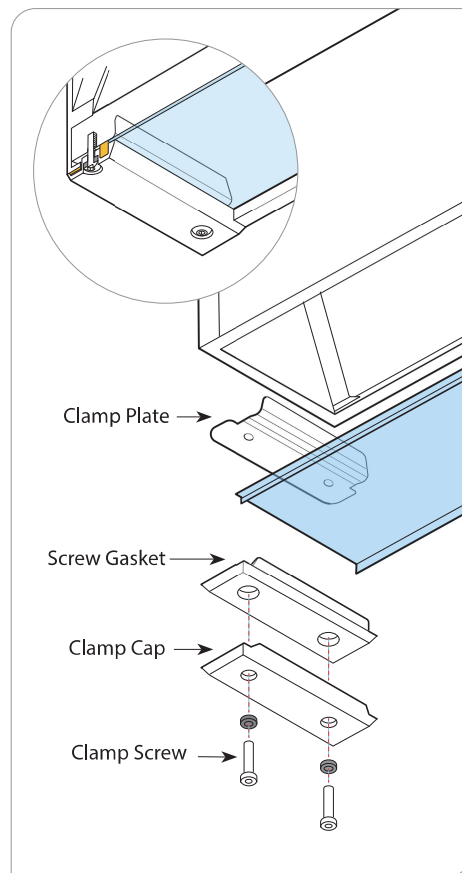
ADJOINING DETAIL



DMX / CAT5 CONNECTORS



RUGGED DURABILITY



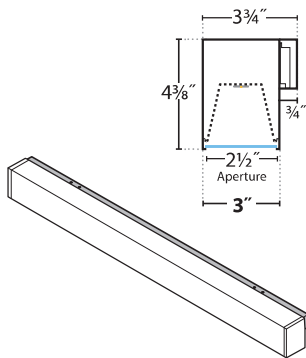


Why Channels?

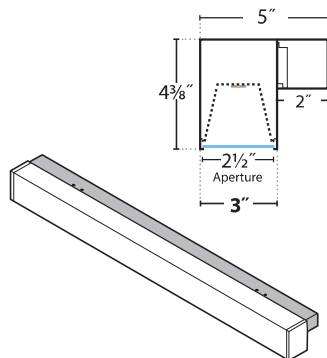
Channels provide maximum flexibility in mounting points on the ceiling/wall (drilled in the field into structure).

2 mounting points per channel required, all channels are the length of the fixture. .75" Channel accommodates Wet SOOW cord (8 foot, 6 conductor cord), 2" Channel accommodates Iquittite Flex with sealed connectors (6' long 6' conductor cord).

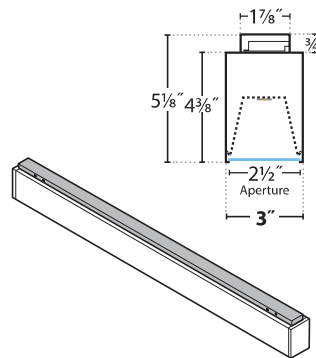
WMC — WALL



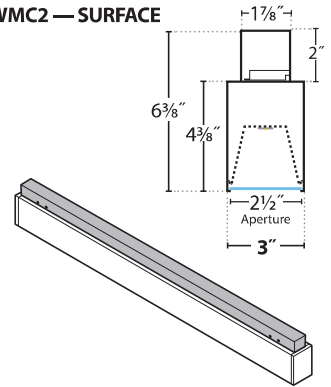
WMC2 — WALL



WMC — SURFACE



WMC2 — SURFACE



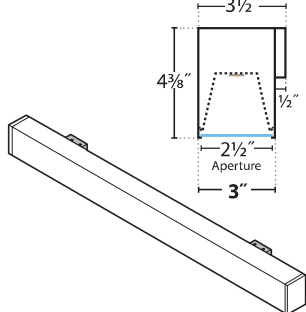
Why Brackets?

Clean look. Two options.

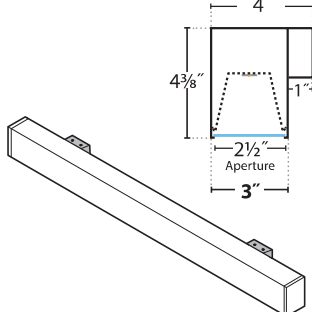
1. Installed at our standard dimensions (see page 8).
2. COS (Custom on-center spacing) — Provide dimensions and our factory will install bracket cleats at provided dimensions.



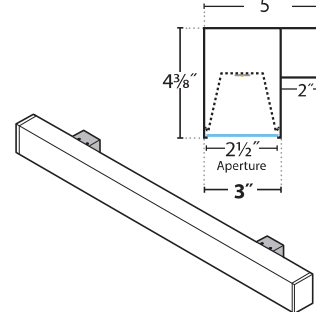
WMU — WALL



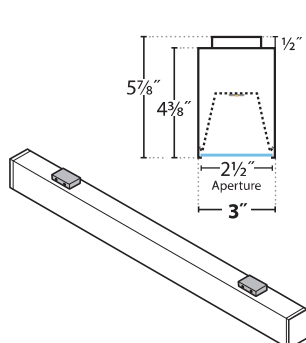
WMU1 — WALL



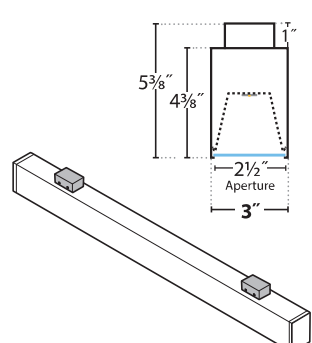
WMU2 — WALL



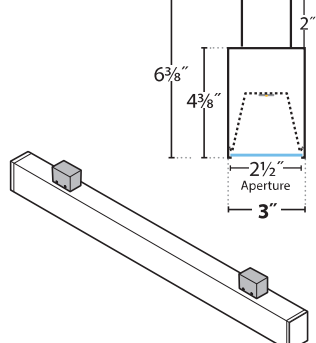
WMU — SURFACE



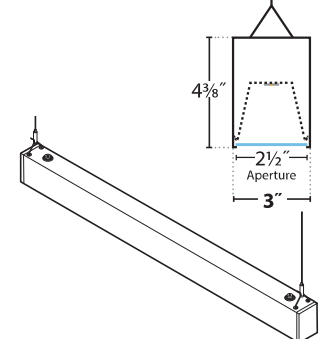
WMU1 — SURFACE



WMU2 — SURFACE



CA — CABLE MOUNT

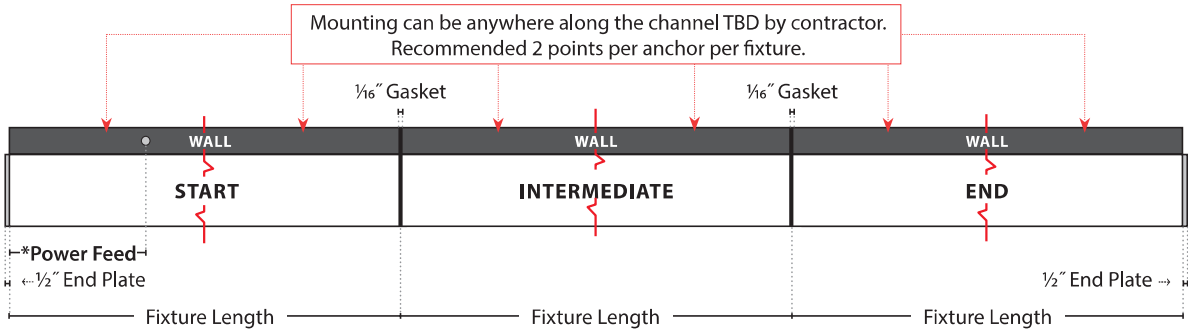


See page 9 for mounting dimensions.

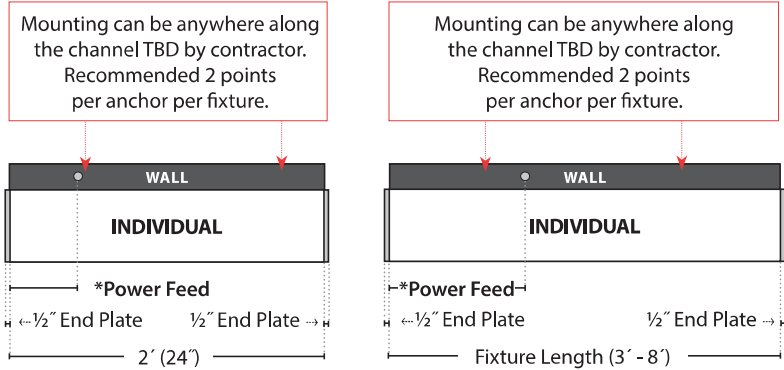
WMC/WMC2 (CHANNELS): WALL — MOUNTING

NOTE: 2' ROW FIXTURES NOT AVAILABLE

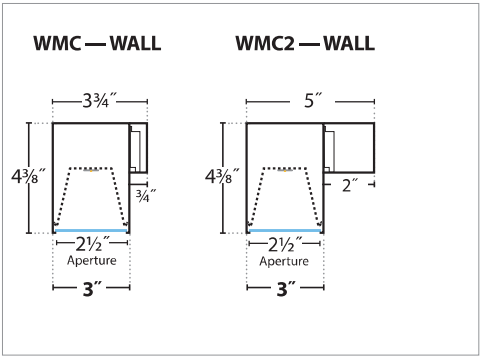
 POWER FEED



INDIVIDUAL (2'):



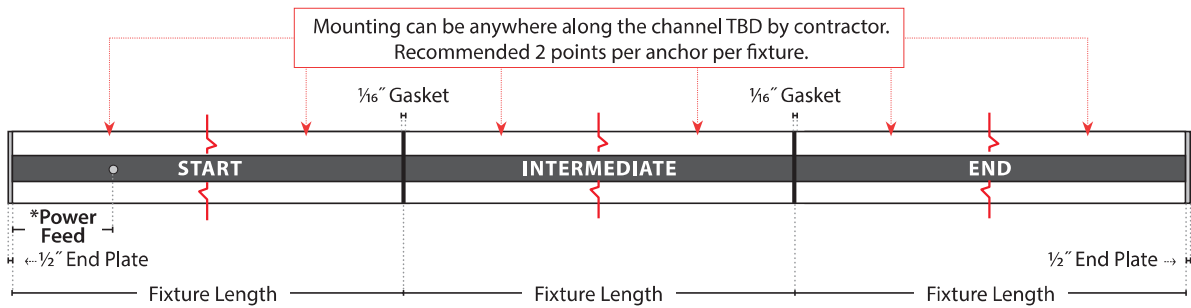
FIXTURE LENGTHS		
	*Power Feed	All
2'	4"	24"
3'	10"	36"
4'	10"	48"
5'	10"	60"
6'	36"	72"
7'	42"	84"
8'	48"	96"



WMC/WMC2 (CHANNELS): SURFACE — MOUNTING

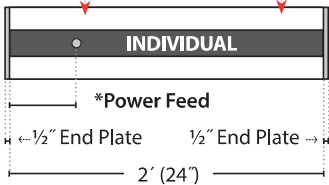
NOTE: 2' ROW FIXTURES NOT AVAILABLE

 POWER FEED

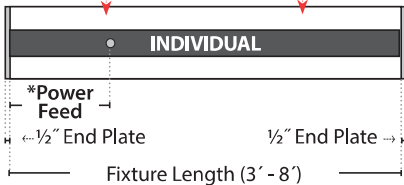


INDIVIDUAL (2'):

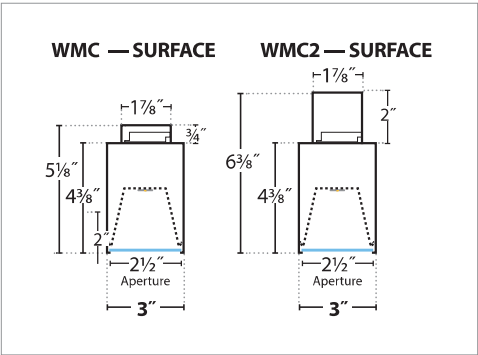
Mounting can be anywhere along the channel TBD by contractor.
Recommended 2 points per anchor per fixture.



Mounting can be anywhere along the channel TBD by contractor.
Recommended 2 points per anchor per fixture.



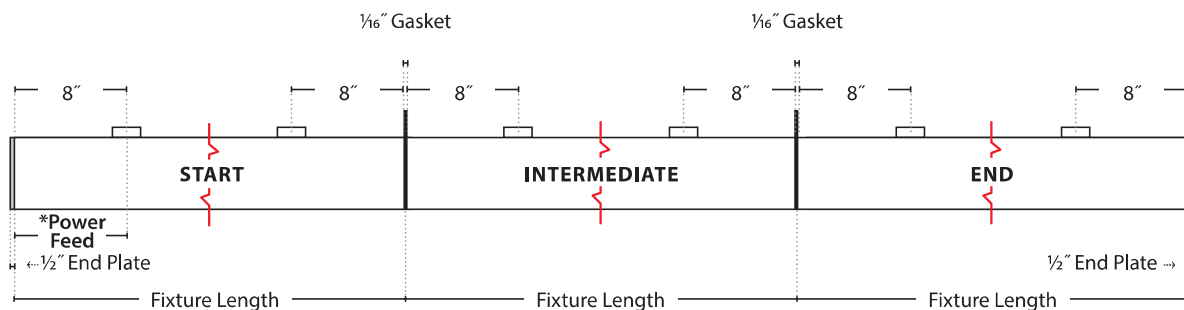
	FIXTURE LENGTHS	
	*Power Feed	All
2'	4"	24"
3'	6"	36"
4'	6"	48"
5'	6"	60"
6'	36"	72"
7'	42"	84"
8'	48"	96"



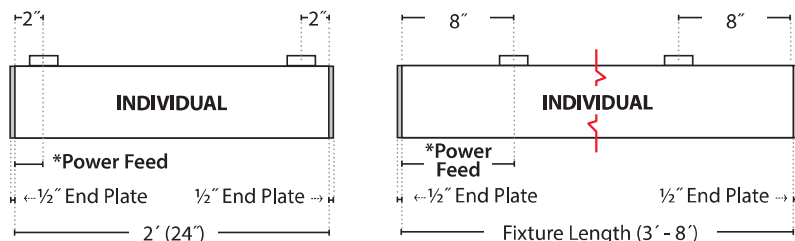


WMU/WMU1/WMU2 (BRACKETS): WALL — MOUNTING

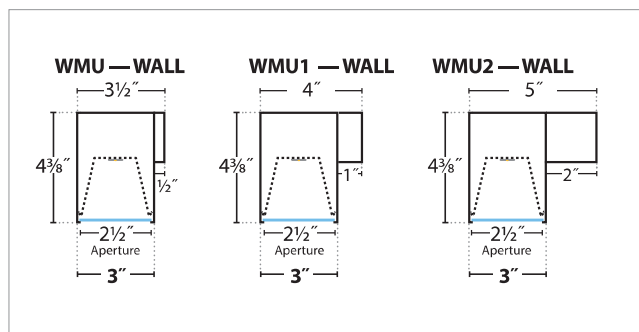
NOTE: 2' ROW FIXTURES NOT AVAILABLE



INDIVIDUAL (2'):



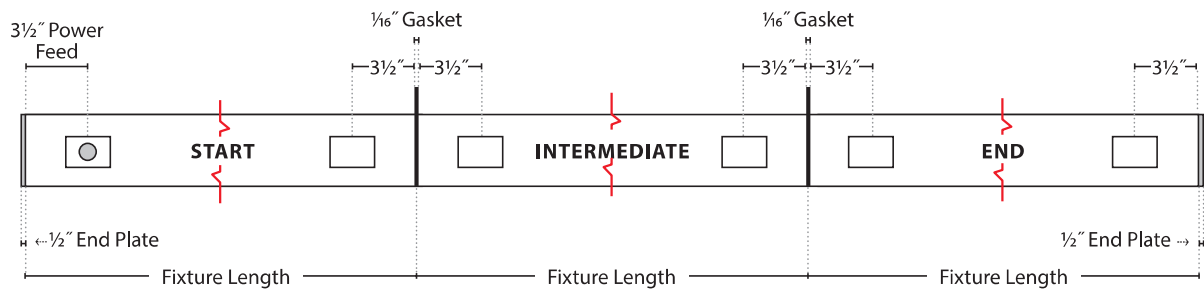
		Fixture Lengths	Mounting Locations		
	*Power Feed	All	Start / Intermediate / End	Individual	COS (Custom On-Center Spacing)
2'	2"	24"	—	20"	Customer to provide on-center mounting dimensions, PRU will pre-drill and mount Brackets
3'	8"	36"	20"	20"	
4'	8"	48"	32"	32"	
5'	8"	60"	44"	44"	
6'	8"	72"	56"	56"	
7'	8"	84"	68"	68"	
8'	8"	96"	80"	80"	



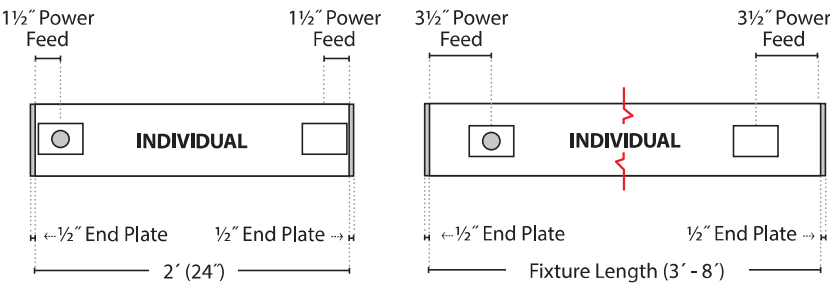
WMU/WMU1/WMU2 (BRACKETS): SURFACE — MOUNTING

NOTE: 2' ROW FIXTURES NOT AVAILABLE

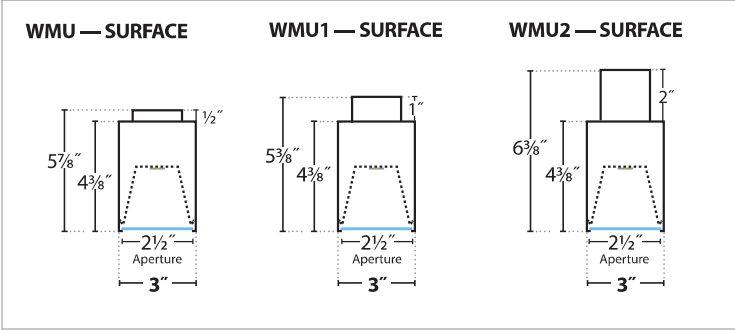
 POWER FEED



INDIVIDUAL (2'):



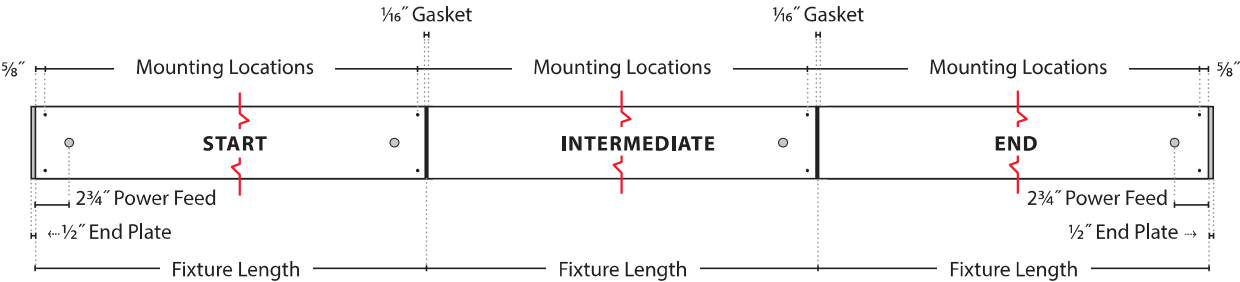
FIXTURE LENGTHS		MOUNTING LOCATIONS		
	All	Start / Intermediate / End	Individual	COS (Custom On-Center Spacing)
2'	24"	—	21"	Customer to provide on-center mounting dimensions, PRU will pre-drill and mount Brackets
3'	36"	29"	29"	
4'	48"	41"	41"	
5'	60"	53"	53"	
6'	72"	65"	65"	
7'	84"	77"	77"	
8'	96"	89"	89"	



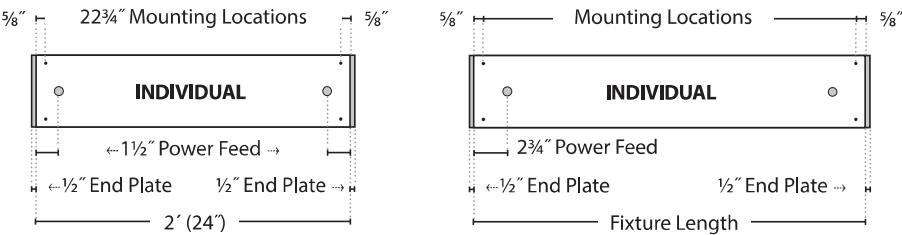
CABLE (CA) — MOUNTING

NOTE: 2' ROW FIXTURES NOT AVAILABLE

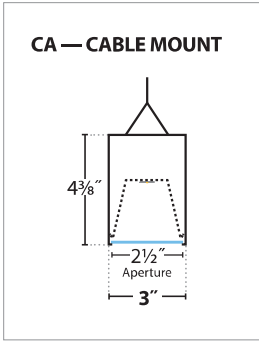
 POWER FEED



INDIVIDUAL (2')



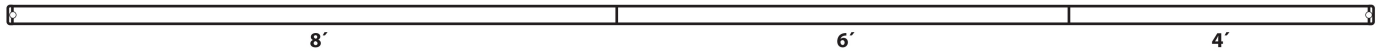
FIXTURE LENGTHS	MOUNTING LOCATIONS			
	All	Start	Intermediate / End	Individual
2'	24"	—	—	22¾"
3'	36"	34¾"	36⅞"	34¾"
4'	48"	46¾"	48⅞"	46¾"
5'	60"	58¾"	60⅞"	58¾"
6'	72"	70¾"	72⅞"	70¾"
7'	84"	82¾"	84⅞"	82¾"
8'	96"	94¾"	96⅞"	94¾"



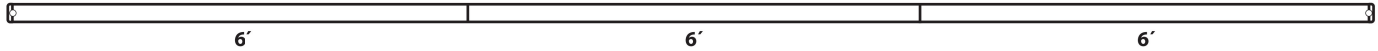


ROW BUILDER

18' STANDARD ROW LENGTH:



18' SYMMETRIC ROW LENGTH (SRL):



STANDARD

ROW LENGTH		
9'	5+4	5FT STR + 4FT END
10'	6+4	6FT STR + 4FT END
11'	7+4	7FT STR + 4FT END
12'	8+4	8FT STR + 4FT END
13'	8+5	8FT STR + 5FT END
14'	8+6	8FT STR + 6FT END
15'	8+7	8FT STR + 7FT END
16'	8+8	8FT STR + 8FT END
17'	8+5+4	8FT STR + 5FT INT + 4FT END
18'	8+6+4	8FT STR + 6FT INT + 4FT END
19'	8+7+4	8FT STR + 7FT INT + 4FT END
20'	8+8+4	8FT STR + 8FT INT + 4FT END
21'	8+8+5	8FT STR + 8FT INT + 5FT END
22'	8+8+6	8FT STR + 8FT INT + 6FT END
23'	8+8+7	8FT STR + 8FT INT + 7FT END
24'	8+8+8	8FT STR + 8FT INT + 8FT END
25'	8+8+5+4	8FT STR + 8FT INT + 5FT INT + 4FT END
26'	8+8+6+4	8FT STR + 8FT INT + 6FT INT + 4FT END
27'	8+8+7+4	8FT STR + 8FT INT + 7FT INT + 4FT END
28'	8+8+8+4	8FT STR + (2) 8FT INT + 4FT END
29'	8+8+8+5	8FT STR + (2) 8FT INT + 5FT END
30'	8+8+8+6	8FT STR + (2) 8FT INT + 6FT END
31'	8+8+8+7	8FT STR + (2) 8FT INT + 7FT END
32'	8+8+8+8	8FT STR + (2) 8FT INT + 8FT END
33'	8+8+8+5+4	8FT STR + (2) 8FT INT + 5FT INT + 4FT END
34'	8+8+8+6+4	8FT STR + (2) 8FT INT + 6FT INT + 4FT END
35'	8+8+8+7+4	8FT STR + (2) 8FT INT + 7FT INT + 4FT END
36'	8+8+8+8+4	8FT STR + (3) 8FT INT + 4FT END
37'	8+8+8+8+5	8FT STR + (3) 8FT INT + 5FT END
38'	8+8+8+8+6	8FT STR + (3) 8FT INT + 6FT END
39'	8+8+8+8+7	8FT STR + (3) 8FT INT + 7FT END
40'	8+8+8+8+8	8FT STR + (3) 8FT INT + 8FT END
41'	8+8+8+8+5+4	8FT STR + (3) 8FT INT + 5FT INT + 4FT END
42'	8+8+8+8+6+4	8FT STR + (3) 8FT INT + 6FT INT + 4FT END
43'	8+8+8+8+7+4	8FT STR + (3) 8FT INT + 7FT INT + 4FT END
44'	8+8+8+8+8+4	8FT STR + (4) 8FT INT + 4FT END
45'	8+8+8+8+8+5	8FT STR + (4) 8FT INT + 5FT END
46'	8+8+8+8+8+6	8FT STR + (4) 8FT INT + 6FT END
47'	8+8+8+8+8+7	8FT STR + (4) 8FT INT + 7FT END
48'	8+8+8+8+8+8	8FT STR + (4) 8FT INT + 8FT END
49'	8+8+8+8+8+5+4	8FT STR + (4) 8FT INT + 5FT INT + 4FT END
50'	8+8+8+8+8+6+4	8FT STR + (4) 8FT INT + 6FT INT + 4FT END

SYMMETRICAL

ROW LENGTH		
9'	3+3+3	3FT STR + 3FT INT + 3FT END
10'	5+5	5FT STR + 5FT END
11'	4+3+4	4FT STR + 3FT INT + 4FT END
12'	6+6	6FT STR + 6FT END
13'	4+5+4	4FT STR + 5FT INT + 4FT END
14'	7+7	7FT STR + 7FT END
15'	5+5+5	5FT STR + 5FT INT + 5FT END
16'	8+8	8FT STR + 8FT END
17'	6+5+6	6FT STR + 5FT INT + 6FT END
18'	6+6+6	6FT STR + 6FT INT + 6FT END
19'	6+7+6	6FT STR + 7FT INT + 6FT END
20'	8+4+8	8FT STR + 4FT INT + 8FT END
21'	8+5+8	8FT STR + 5FT INT + 8FT END
22'	8+6+8	8FT STR + 6FT INT + 8FT END
23'	8+7+8	8FT STR + 7FT INT + 8FT END
24'	8+8+8	8FT STR + 8FT INT + 8FT END
25'	6+4+5+4+6	6FT STR + 4FT INT + 5FT INT + 4FT INT + 6FT END
26'	8+5+5+8	8FT STR + (2) 5FT INT + 8FT END
27'	6+5+5+5+6	6FT STR + (3) 5FT INT + 6FT END
28'	8+6+6+8	8FT STR + (2) 6FT INT + 8FT END
29'	8+4+5+4+8	8FT STR + 4FT INT + 5FT INT + 4FT INT + 8FT END
30'	8+7+7+8	8FT STR + (2) 7FT INT + 8FT END
31'	8+5+5+5+8	8FT STR + (3) 5FT INT + 8FT END
32'	8+8+8+8	8FT STR + (2) 8FT INT + 8FT END
33'	8+6+5+6+8	8FT STR + 6FT INT + 5FT INT + 6FT INT + 8FT END
34'	8+6+6+6+8	8FT STR + 6FT INT + 6FT INT + 6FT INT + 8FT END
35'	8+6+7+6+8	8FT STR + 6FT INT + 7FT INT + 6FT INT + 8FT END
36'	8+8+4+8+8	8FT STR + 8FT INT + 4FT INT + 8FT INT + 8FT END
37'	8+8+5+8+8	8FT STR + 8FT INT + 5FT INT + 8FT INT + 8FT END
38'	8+8+6+8+8	8FT STR + 8FT INT + 6FT INT + 8FT INT + 8FT END
39'	8+8+7+8+8	8FT STR + 8FT INT + 7FT INT + 8FT INT + 8FT END
40'	8+8+8+8+8	8FT STR + (3) 8FT INT + 8FT END
41'	8+6+4+5+4+6+8	8FT STR + 6FT INT + 4FT INT + 5FT INT + 4FT INT + 6FT INT + 8FT END
42'	8+8+5+5+8+8	8FT STR + 8FT INT + (2) 5FT INT + 8FT INT + 8FT END
43'	8+6+5+5+5+6+8	8FT STR + 6FT INT + (3) 5FT INT + 6FT INT + 8FT END
44'	8+8+6+6+8+8	8FT STR + 8FT INT + (2) 6FT INT + 8FT INT + 8FT END
45'	8+8+4+5+4+8+8	8FT STR + 8FT INT + 4FT INT + 5FT INT + 4FT INT + 8FT INT + 8FT END
46'	8+8+7+7+8+8	8FT STR + 8FT INT + (2) 7FT INT + 8FT INT + 8FT END
47'	8+8+5+5+5+8+8	8FT STR + 8FT INT + (3) 5FT INT + 8FT INT + 8FT END
48'	8+8+8+8+8+8	8FT STR + (4) 8FT INT + 8FT END
49'	8+8+6+5+6+8+8	8FT STR + 8FT INT + 6FT INT + 5FT INT + 6FT INT + 8FT INT + 8FT END
50'	8+8+6+6+6+8+8	8FT STR + 8FT INT + (3) 6FT INT + 8FT INT + 8FT END

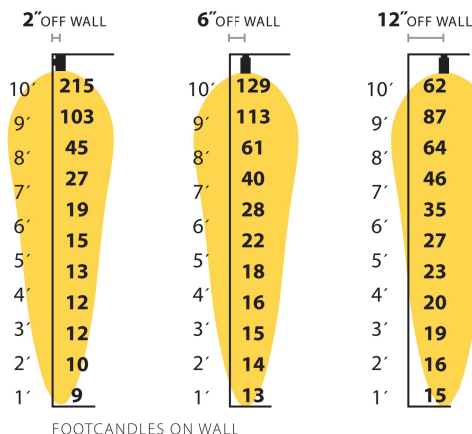


DISTRIBUTIONS

ALL FIXTURES AT 50 OUTPUT, 10' MOUNTING HEIGHT

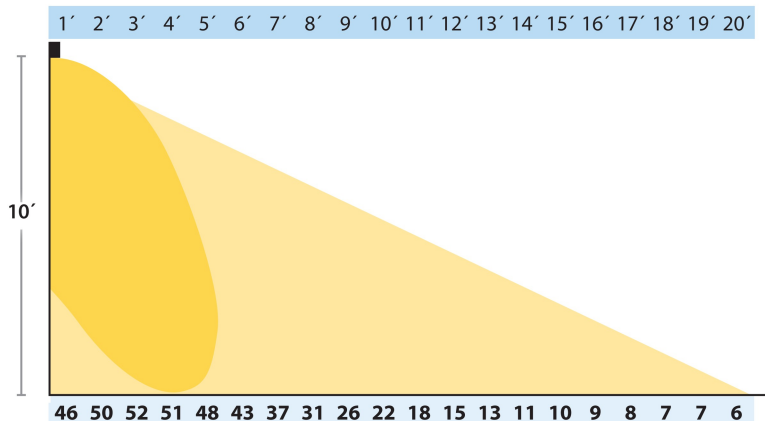
Wide Wall Graze (WWG)

Wall grazing performance often better just off a wall.



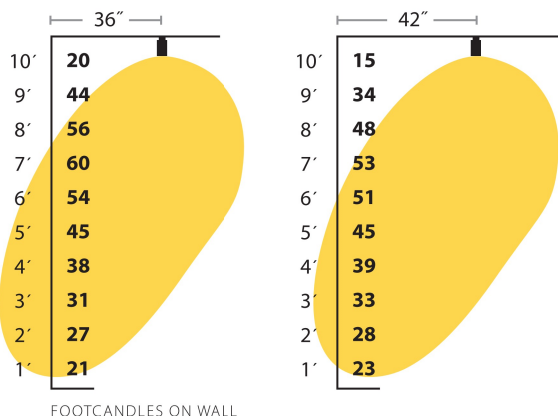
Perimeter Fill (PFL)

Wash a space in light from one side of the perimeter.

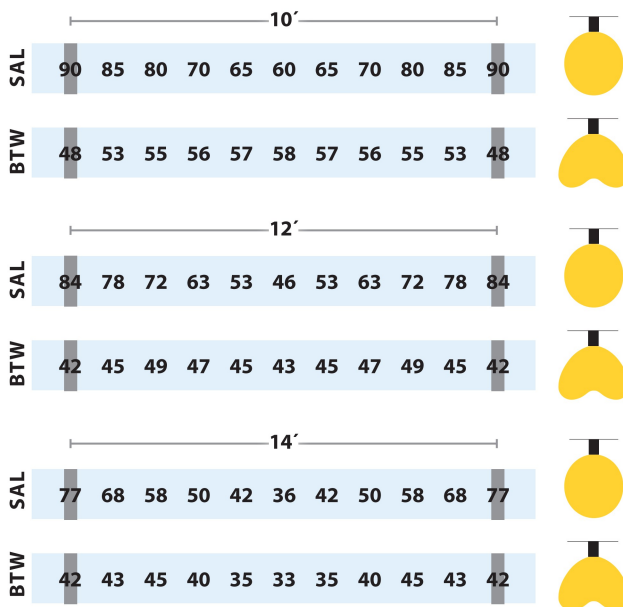


Focal Glow Wall Wash (WWG)

Pique interest by giving works of art 'pop' — more light at eye level.



Satin (SAL) Vs. Batwing (BTW)





Lumen Outputs:

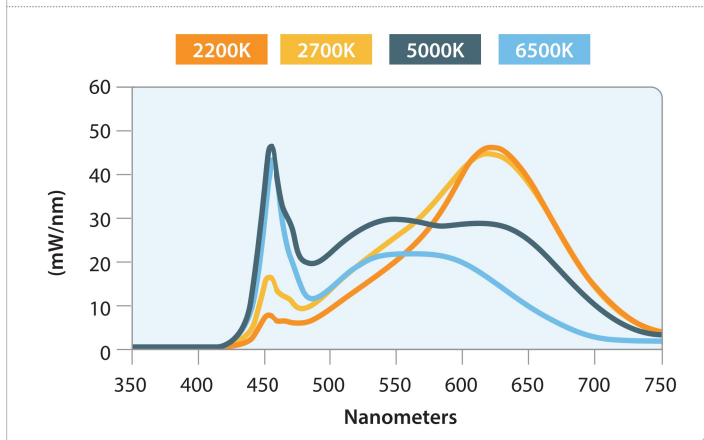
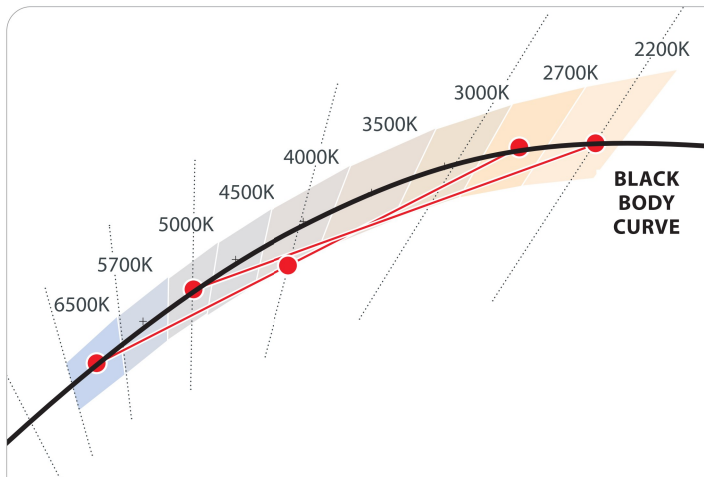
		BLUHUE, TUHUE, TUHUE2, AMBERHUE			
DIRECT:		LO	MO	SO	HO*
	SAL Lm/Ft	200	375	500	715
	W/Ft	3.8	5.6	7.8	10.5

* TU2 + AMB NOT AVAILABLE HO / CHROMAHUE ONLY AVAILABLE ON HO



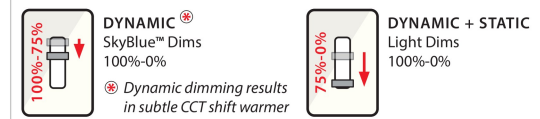
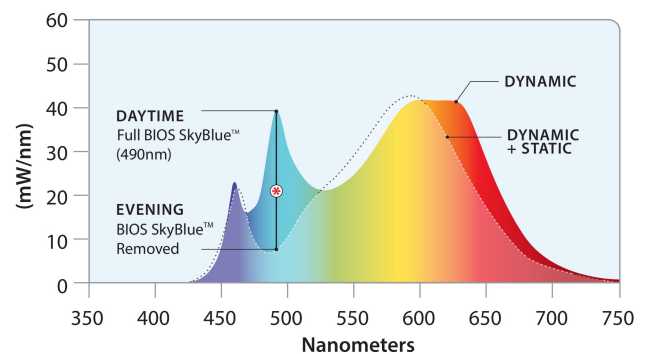
Prudential Lighting's **TuHue** Tunable White provides warm to cool white light simulating sunlight. Controlling the light source color temperature offers differing design aesthetics with potential benefits via circadian rhythm support. Blue light for alertness while warm light conveys tranquility.

- 2700K-6500K or 2200K-5000K.
- Adjust the color temperate and brightness separately.
- Simulates warm to cool to warm transition of sunlight.



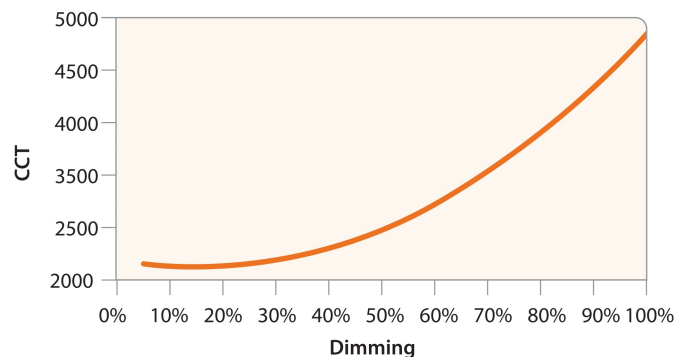
BluHue BIOS SkyBlue™ circadian LED lighting brings the benefits of blue skies inside. Newly discovered blue-sky receptors in our eyes drive improved daytime alertness, mood, brain function, and strengthens circadian rhythms leading to overall better health and well-being.

- Circadian rhythms play an integral role in physical and mental health.
- BluHue BIOS SkyBlue pinpoints peak 490nm sensitivity to provide the most benefit from an electric light source.
- At night, simply dim the lights to remove SkyBlue™ wavelengths (specify "Blu_D" to dim Cyan SkyBlue spike separately [night mode]).



AmberHue is Prudential Lighting's Warm Dim offering. It transitions bright white light to warm amber light as brightness is dimmed, reflecting sunlight's transitioning from intense blue midday light to a dimmed golden hue near sunset, also reminiscent of soft glowing candlelight.

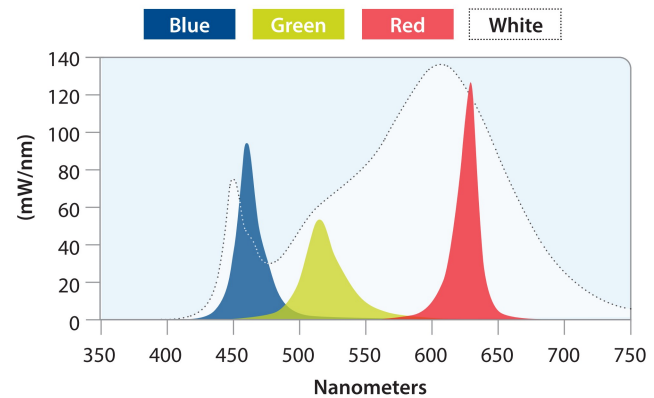
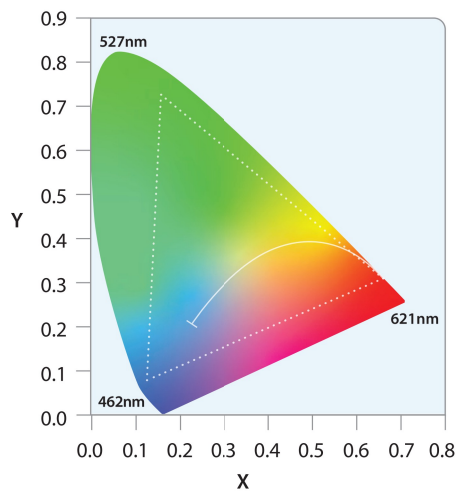
- Warm Dim 2200K-5000K.
- Color temperature warms as the luminaire is dimmed.
- Calm, relaxing mood communicated – hospitality, residential feel.



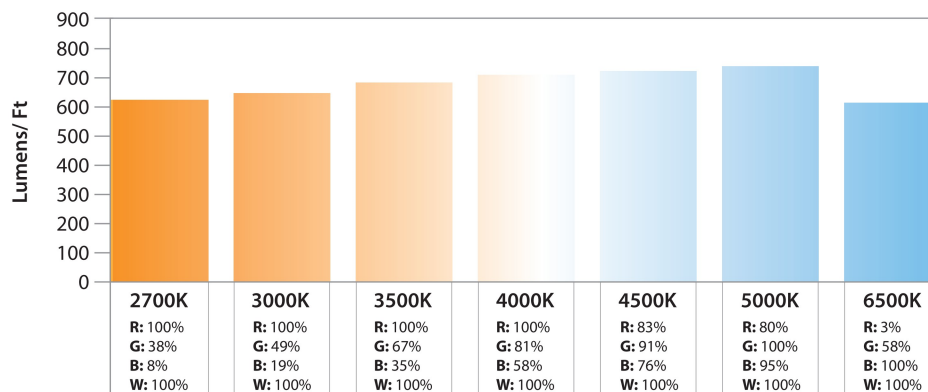


ChromaHue offers a vibrant full gamut of colors for seemingly endless architectural interior applications. Rich color-changing light offers tremendous design flexibility while white light can be achieved with the White chip, or mixing of Red, Green and Blue light. No longer just for the entertainment industry, ChromaHue can be intermixed on BionicPro luminaires for mood-creating indirect illumination combined with static white direct light.

- RGBW LED array (Red, Green, Blue, White) with full spectrum color and white light on the black body curve.
- Four-channel control, DMX drivers.
- Any color point within the triangle can be reached by setting the proper output levels for each individual red, green, blue and white channels.
- Standard DMX is one zone with one XLR drop at start, one XLR return at the end.



CONSTRUCTED WHITES





LM79 & TM30 DATA:

	MEASURED CCT	MEASURED LUMENS	CRI	R9	DuV	SPD	TM30 — COLOR VECTOR	TM30 — COLOR DISTORTION
LED27	2680	80%	93	58	0.001		89 Rf	97 Rg
LED3	3042	95%	82	6	0.001		81 Rf	92 Rg
LED3-90	3016	85%	93	61	0.000		88 Rf	96 Rg
LED35	3482	100%	82	3	0.002		81 Rf	92 Rg
LED35-90	3417	85%	93	67	0.000		88 Rf	96 Rg
LED4	3952	102%	82	4	0.003		81 Rf	92 Rg
LED4-90	3882	85%	92	67	0.003		87 Rf	96 Rg
LED5-90	4889	85%	94	84	0.002		86 Rf	95 Rg



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog
Number

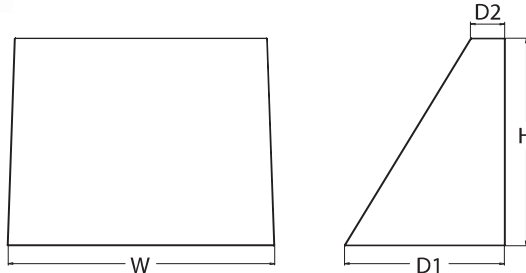
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature		CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 ¹	27K	2700K	40K 4000K	T1S Type I Short	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket	Shipped separately AWS 3/8inch Architectural wall spacer? PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available ⁹
	P1 ²	30K	3000K	50K 5000K	T2M Type II Medium			
	P2 ²	35K	3500K	AMB ³ Amber	T3M Type III Medium			
	P3 ²			LW ³ Limited Wavelength	T4M Type IV Medium			
	P4 ²				TFTM Forward Throw Medium			

R

Options			Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)			
PE	Photocell, Button Type ⁸			
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁹			
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.			
CCE	Coastal Construction ⁷			



COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 05/07/26

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

- 1 P0 option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 For PBBW and AWS with CCE option, require an RFA.
- 8 PE not available in 480V or with sensors/controls.
- 9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode
(4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

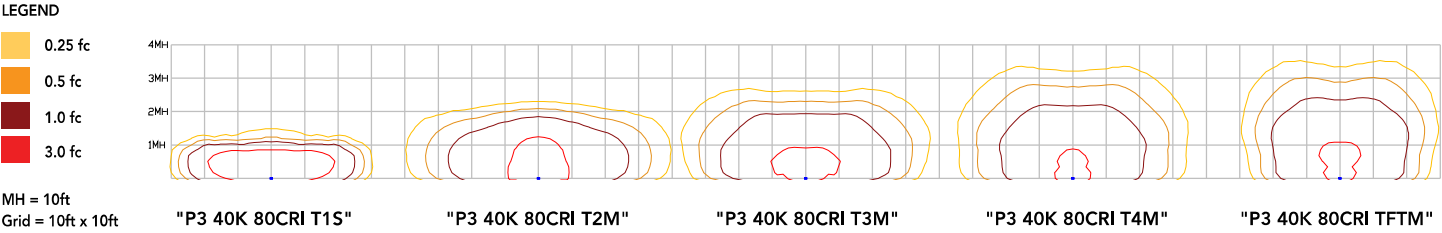
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes. Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR, PIRH)

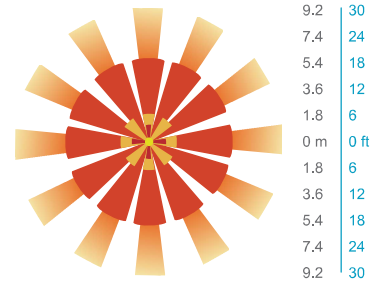
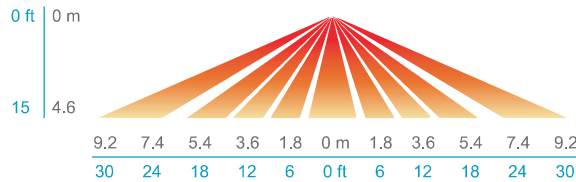
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

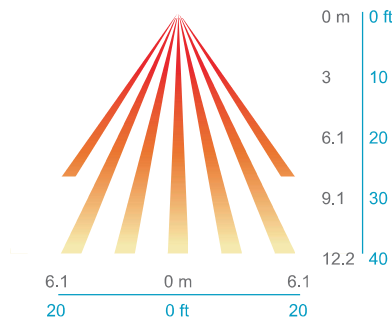
PIR

HIGH VIEW

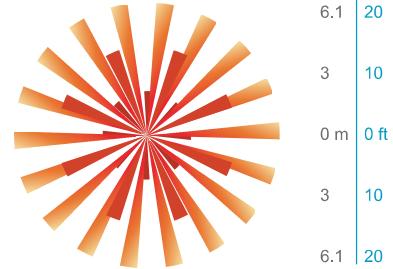


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Complete warranty terms located at: www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

	32L	48L	64L
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	Amber 585-600nm (AMBER) ① ② 2700K, 70 CRI (27K7) ③ 2700K, 80 CRI (27K8) ① ③ 3000K, 70 CRI (30K7) ③ 3000K, 80 CRI (30K8) ① ③ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ① 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ①	120-277 (UNV) 347-480 (HV)	Direct Pole 6" Arm Single D180 (DPS6) ② Direct Pole 10" Arm D90, T90, T120, Quad (DPS10) ② Knuckle Mount (KM) Wall Mount (WM) ③ Tennis Arm (TA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Photocell (PC) ④ Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-8) ⑤ 8' + Below (FSP-20) ⑤ 9'-20' Heights (FSP-40) ⑤ 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Buy American (BAA) ⑥ Trade American (TAA) ⑥ Build America Buy American (BABA) ⑥ Custom Controls Integration (CCI) ⑥

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Includes 6" Bolt On Arm
- ④ Universal Voltage 120-277
- ⑤ 3000K or lower must be selected to meet International Dark Sky Association certification
- ⑥ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- ⑦ Turtle Safe
- ⑧ Consult factory for all BAA/TAA/BABA requests

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

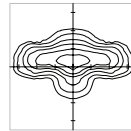
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
 - FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Av-On, or other control systems)

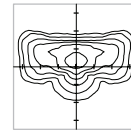
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

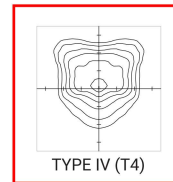
- IES Types



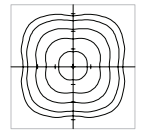
TYPE II (T2)



TYPE III (T3)



TYPE IV (T4)



TYPE V (T5)

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- CSA C22.2 No. 250.0
- IP65/ IP67 Rated
- Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

[https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica\(n\).pdf](https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica(n).pdf)



The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

PRODUCT SPECIFICATIONS

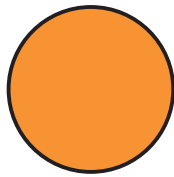
LUMENS

PART NUMBER	T2	LM/W	BUG	T3 HSS	LM/W	BUG	T3	LM/W	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	BUG	T5	LM/W	BUG	Watts
VSS-1-32L-7-30K7	7384	104	B1-U0-G1	4118	58	B0-U0-G1	7242	102	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	B2-U0-G2	8179	115	B3-U0-G2	71
VSS-1-32L-7-40K7	8023	113	B2-U0-G2	4402	62	B0-U0-G1	7952	112	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	B2-U0-G2	8946	126	B3-U0-G2	71
VSS-1-32L-7-50K7	8662	122	B2-U0-G2	4686	66	B0-U0-G1	8520	120	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	B2-U0-G2	9585	135	B3-U0-G2	71
VSS-1-32L-1-30K7	10706	101	B2-U0-G2	6148	58	B0-U0-G2	10600	100	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	B2-U0-G2	11125	105	B4-U0-G2	106
VSS-1-32L-1-40K7	11660	110	B2-U0-G2	6572	62	B0-U0-G2	11554	109	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	B2-U0-G2	12190	115	B4-U0-G2	106
VSS-1-32L-1-50K7	12508	118	B2-U0-G2	6996	66	B0-U0-G2	12402	117	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	B2-U0-G2	13144	124	B4-U0-G2	106
VSS-1-48L-7-30K7	10816	104	B2-U0-G2	6032	58	B0-U0-G2	10712	103	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	B2-U0-G2	12272	118	B4-U0-G2	104
VSS-1-48L-7-40K7	11752	113	B2-U0-G2	6448	62	B0-U0-G2	11648	112	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	B2-U0-G2	13312	128	B4-U0-G2	104
VSS-1-48L-7-50K7	12688	122	B2-U0-G2	6864	66	B0-U0-G2	12480	120	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	B3-U0-G3	14248	137	B4-U0-G2	104
VSS-1-48L-1-30K7	16559	106	B3-U0-G3	9048	58	B0-U0-G2	15756	101	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	B3-U0-G3	16536	106	B4-U0-G2	156
VSS-1-48L-1-40K7	17160	110	B3-U0-G3	9672	62	B1-U0-G2	17004	109	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	B3-U0-G3	17940	115	B4-U0-G2	156
VSS-1-48L-1-50K7	18408	118	B3-U0-G3	10296	66	B1-U0-G2	18252	117	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	B3-U0-G3	19188	123	B4-U0-G2	156
VSS-1-64L-7-30K7	14144	104	B2-U0-G2	7888	58	B0-U0-G2	13736	101	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	B3-U0-G3	16048	118	B4-U0-G2	136
VSS-1-64L-7-40K7	15368	113	B3-U0-G3	8432	62	B0-U0-G2	14824	109	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	B3-U0-G3	17408	128	B4-U0-G2	136
VSS-1-64L-7-50K7	16592	122	B3-U0-G3	8976	66	B0-U0-G2	16048	118	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	B3-U0-G3	18632	137	B4-U0-G2	136
VSS-1-64L-1-30K7	21730	106	B3-U0-G3	11890	58	B1-U0-G2	20705	101	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	B3-U0-G3	21730	106	B5-U0-G3	205
VSS-1-64L-1-40K7	22550	110	B3-U0-G3	12710	62	B1-U0-G2	22345	109	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	B3-U0-G3	23575	115	B5-U0-G3	205
VSS-1-64L-1-50K7	24190	118	B3-U0-G3	13530	66	B1-U0-G2	23780	116	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	B3-U0-G4	25215	123	B5-U0-G3	205

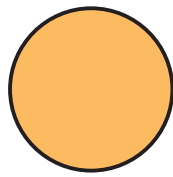
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

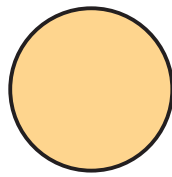
LED KELVIN RANGE



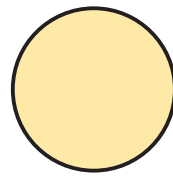
AMBER
585-600 nm



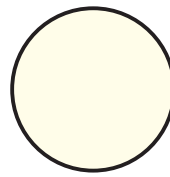
2700K 70 CRI



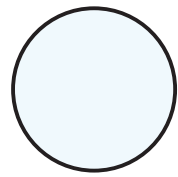
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

PRODUCT SPECIFICATIONS

DIMENSION	VSS-1
A	17 in. SQ
B	5 in.
Weight	23 lbs

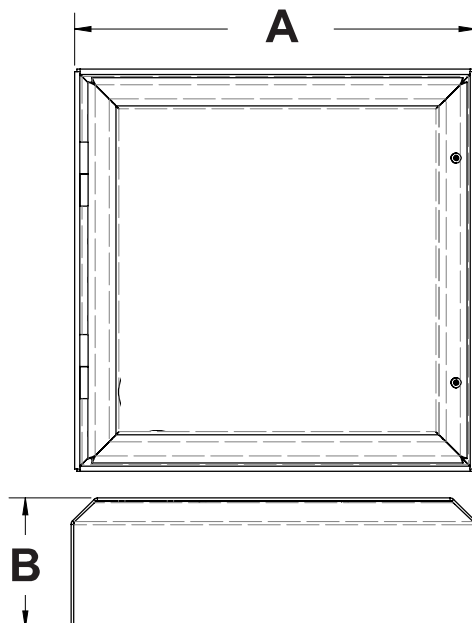
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

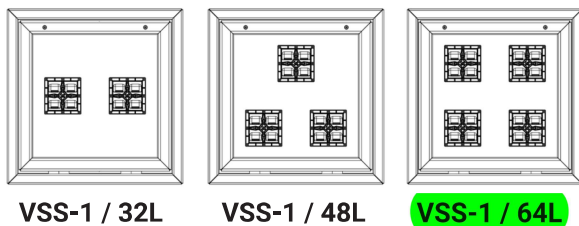
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 | 10" - DPX10



OPTICAL CONFIGURATIONS

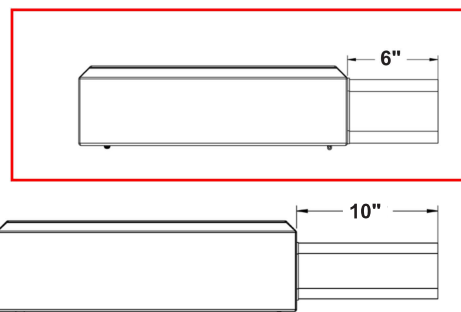


PRODUCT SPECIFICATIONS

DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 6", And 10"

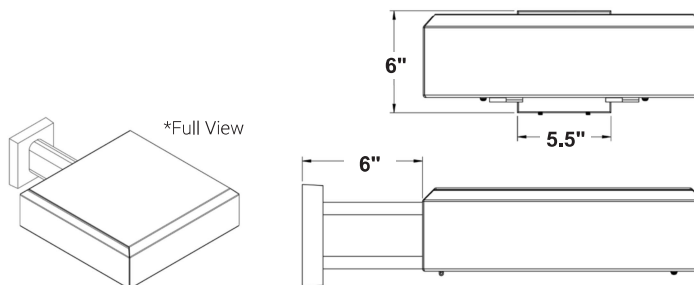
*Arm lengths may vary depending on configuration



WALL MOUNT (WM)

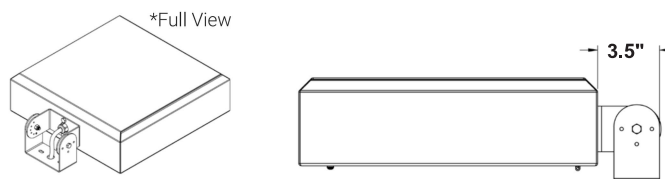
Cast Aluminum Plate for direct wall mount.

6" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

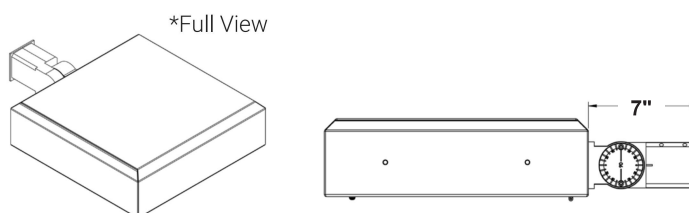
Steel bolt-on-mounting for adjustable installation with a maximum uplift of 90°.



KNUCKLE MOUNT (KM)

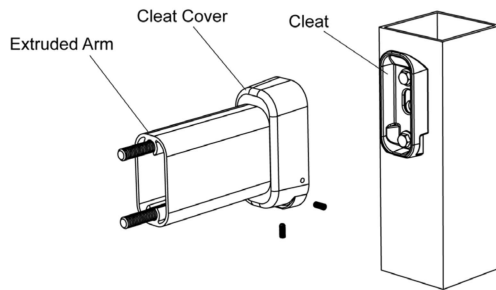
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uplift of 110 degrees
- Adjustable in 5 degree increments

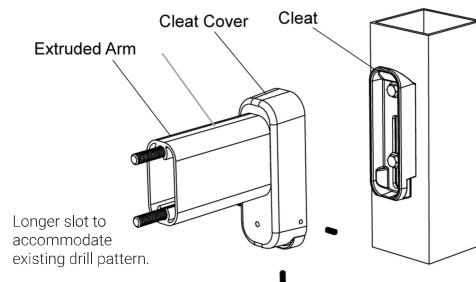
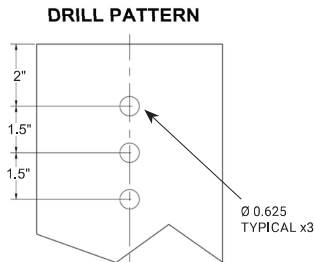


PRODUCT SPECIFICATIONS

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

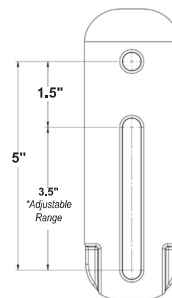


**QUICK MOUNT BRACKET (QMB)
DIRECT POLE (DP6/DP10)**

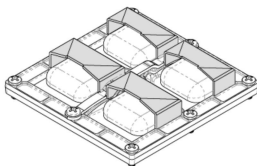


RETROFIT QUICK MOUNT BRACKET (RQMB)

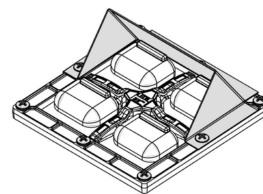
RQMB DRILL PATTERN



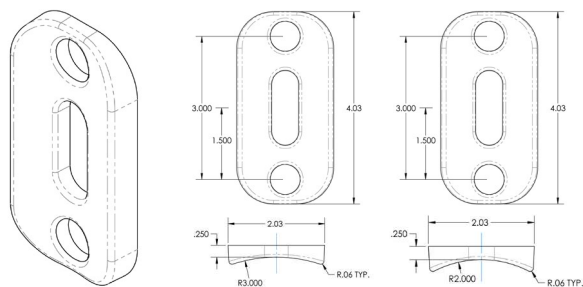
HOUSE SIDE SHIELD



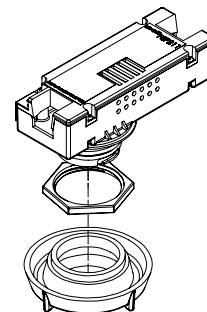
AUTOMOTIVE HOUSE SIDE SHIELD



RPA4 / RPA5



FSP-211



FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

	32L	48L	64L
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	Amber 585-600nm (AMBER) ① ② 2700K, 70 CRI (27K7) ③ 2700K, 80 CRI (27K8) ① ③ 3000K, 70 CRI (30K7) ③ 3000K, 80 CRI (30K8) ① ③ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ① 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ①	120-277 (UNV) 347-480 (HV)	Direct Pole 6" Arm Single, DT80 (DPS6) ④ Direct Pole 10" Arm D90, T90, T120, Quad (DPS10) ④ Knuckle Mount (KM) Wall Mount (WM) ④ Tennis Arm (TA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Photocell (PC) ④ Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-8) ④ 8' + Below (FSP-20) ④ 9'-20' Heights (FSP-40) ④ 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Buy American (BAA) ⑤ Trade American (TAA) ⑤ Build America Buy American (BABA) ⑤ Custom Controls Integration (CCI) ⑥

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Includes 6" Bolt On Arm
- ④ Universal Voltage 120-277
- ⑤ 3000K or lower must be selected to meet International Dark Sky Association certification
- ⑥ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- ⑦ Turtle Safe
- ⑧ Consult factory for all BAA/TAA/BABA requests

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

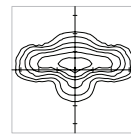
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
 - FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Av-On, or other control systems)

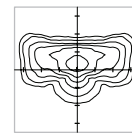
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

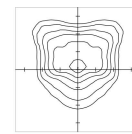
- IES Types



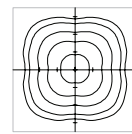
TYPE II (T2)



TYPE III (T3)



TYPE IV (T4)



TYPE V (T5)

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- CSA C22.2 No. 250.0
- IP65/ IP67 Rated
- Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

[https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica\(n\).pdf](https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica(n).pdf)



The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

PRODUCT SPECIFICATIONS

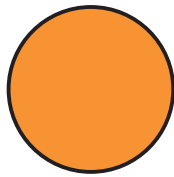
LUMENS

PART NUMBER	T2	LM/W	BUG	T3 HSS	LM/W	BUG	T3	LM/W	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	BUG	T5	LM/W	BUG	Watts
VSS-1-32L-7-30K7	7384	104	B1-U0-G1	4118	58	B0-U0-G1	7242	102	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	B2-U0-G2	8179	115	B3-U0-G2	71
VSS-1-32L-7-40K7	8023	113	B2-U0-G2	4402	62	B0-U0-G1	7952	112	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	B2-U0-G2	8946	126	B3-U0-G2	71
VSS-1-32L-7-50K7	8662	122	B2-U0-G2	4686	66	B0-U0-G1	8520	120	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	B2-U0-G2	9585	135	B3-U0-G2	71
VSS-1-32L-1-30K7	10706	101	B2-U0-G2	6148	58	B0-U0-G2	10600	100	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	B2-U0-G2	11125	105	B4-U0-G2	106
VSS-1-32L-1-40K7	11660	110	B2-U0-G2	6572	62	B0-U0-G2	11554	109	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	B2-U0-G2	12190	115	B4-U0-G2	106
VSS-1-32L-1-50K7	12508	118	B2-U0-G2	6996	66	B0-U0-G2	12402	117	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	B2-U0-G2	13144	124	B4-U0-G2	106
VSS-1-48L-7-30K7	10816	104	B2-U0-G2	6032	58	B0-U0-G2	10712	103	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	B2-U0-G2	12272	118	B4-U0-G2	104
VSS-1-48L-7-40K7	11752	113	B2-U0-G2	6448	62	B0-U0-G2	11648	112	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	B2-U0-G2	13312	128	B4-U0-G2	104
VSS-1-48L-7-50K7	12688	122	B2-U0-G2	6864	66	B0-U0-G2	12480	120	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	B3-U0-G3	14248	137	B4-U0-G2	104
VSS-1-48L-1-30K7	16559	106	B3-U0-G3	9048	58	B0-U0-G2	15756	101	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	B3-U0-G3	16536	106	B4-U0-G2	156
VSS-1-48L-1-40K7	17160	110	B3-U0-G3	9672	62	B1-U0-G2	17004	109	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	B3-U0-G3	17940	115	B4-U0-G2	156
VSS-1-48L-1-50K7	18408	118	B3-U0-G3	10296	66	B1-U0-G2	18252	117	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	B3-U0-G3	19188	123	B4-U0-G2	156
VSS-1-64L-7-30K7	14144	104	B2-U0-G2	7888	58	B0-U0-G2	13736	101	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	B3-U0-G3	16048	118	B4-U0-G2	136
VSS-1-64L-7-40K7	15368	113	B3-U0-G3	8432	62	B0-U0-G2	14824	109	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	B3-U0-G3	17408	128	B4-U0-G2	136
VSS-1-64L-7-50K7	16592	122	B3-U0-G3	8976	66	B0-U0-G2	16048	118	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	B3-U0-G3	18632	137	B4-U0-G2	136
VSS-1-64L-1-30K7	21730	106	B3-U0-G3	11890	58	B1-U0-G2	20705	101	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	B3-U0-G3	21730	106	B5-U0-G3	205
VSS-1-64L-1-40K7	22550	110	B3-U0-G3	12710	62	B1-U0-G2	22345	109	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	B3-U0-G3	23575	115	B5-U0-G3	205
VSS-1-64L-1-50K7	24190	118	B3-U0-G3	13530	66	B1-U0-G2	23780	116	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	B3-U0-G4	25215	123	B5-U0-G3	205

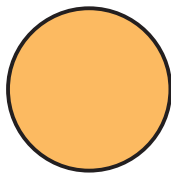
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

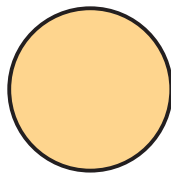
LED KELVIN RANGE



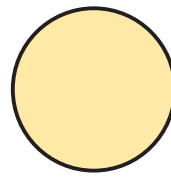
AMBER
585-600 nm



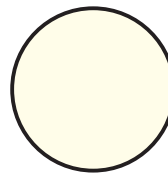
2700K 70 CRI



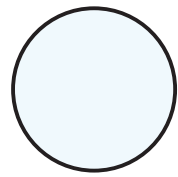
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

PRODUCT SPECIFICATIONS

DIMENSION	VSS-1
A	17 in. SQ
B	5 in.
Weight	23 lbs

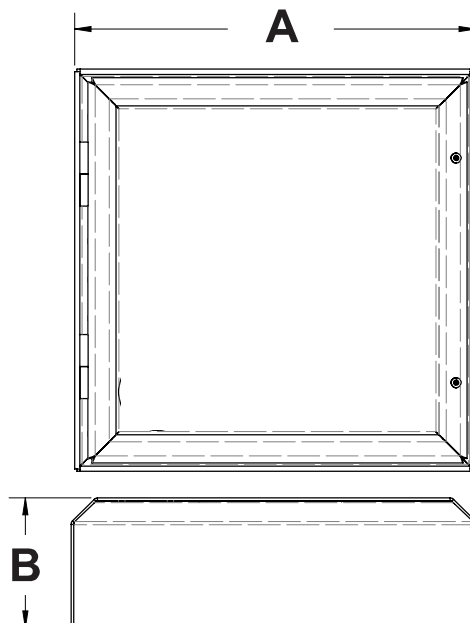
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

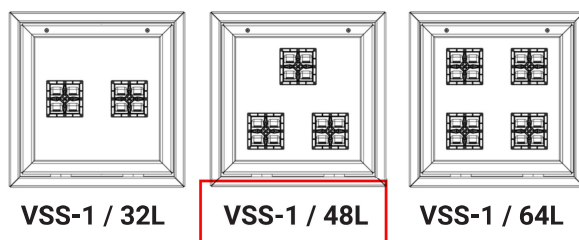
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 | 10" - DPX10



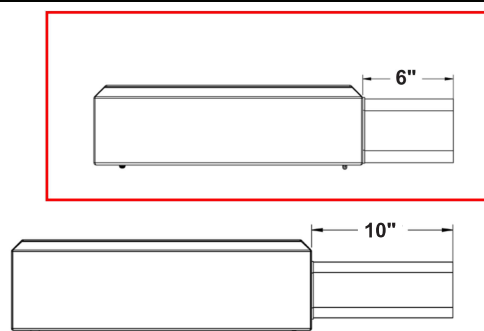
OPTICAL CONFIGURATIONS



PRODUCT SPECIFICATIONS

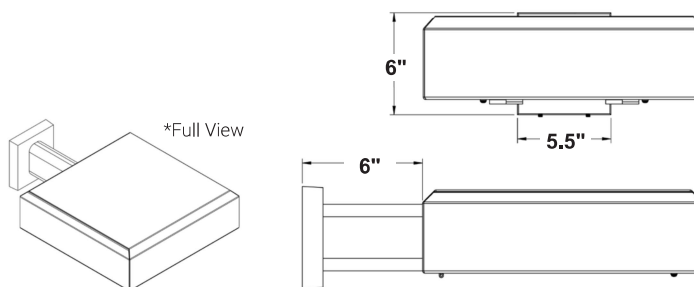
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 6", And 10"
*Arm lengths may vary depending on configuration



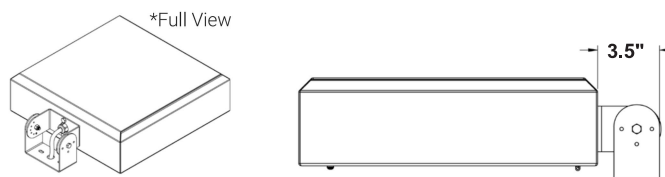
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount.
6" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

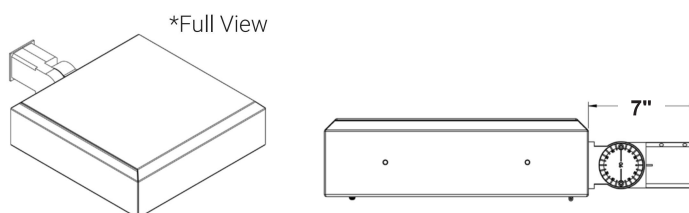
Steel bolt-on-mounting for adjustable installation with a maximum uplift of 90°.



KNUCKLE MOUNT (KM)

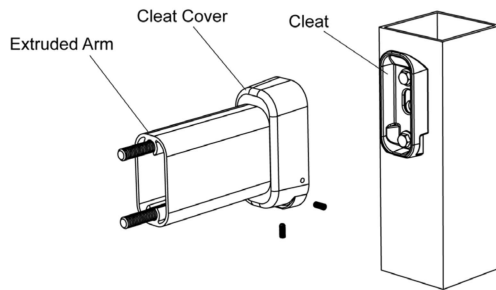
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 110 degrees
- Adjustable in 5 degree increments

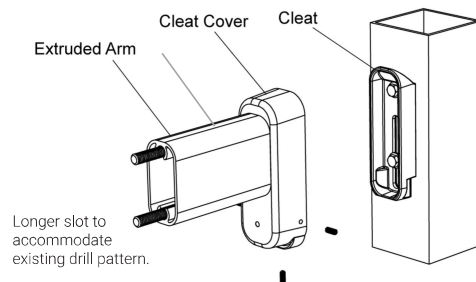
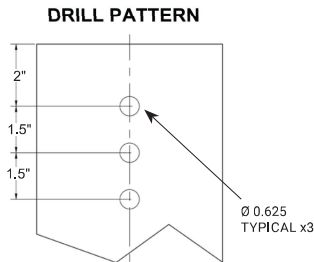


PRODUCT SPECIFICATIONS

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

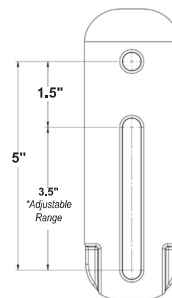


**QUICK MOUNT BRACKET (QMB)
DIRECT POLE (DP6/DP10)**

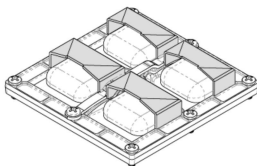


RETROFIT QUICK MOUNT BRACKET (RQMB)

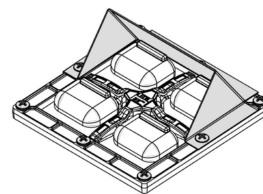
RQMB DRILL PATTERN



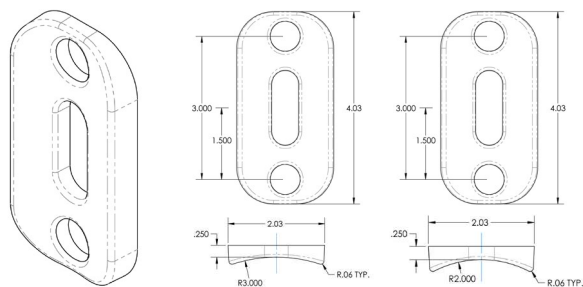
HOUSE SIDE SHIELD



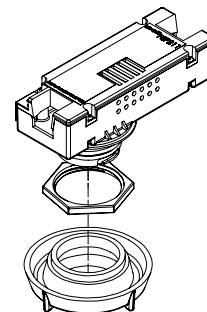
AUTOMOTIVE HOUSE SIDE SHIELD



RPA4 / RPA5



FSP-211



FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

	32L	48L	64L
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	Amber 585-600nm (AMBER) ① ② 2700K, 70 CRI (27K7) ③ 2700K, 80 CRI (27K8) ① ③ 3000K, 70 CRI (30K7) ③ 3000K, 80 CRI (30K8) ① ③ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ① 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ①	120-277 (UNV) 347-480 (HV)	Direct Pole 6" Arm Single, D100 (DPS6) ④ Direct Pole 10" Arm D90, T90, T120, Quad (DPS10) ④ Knuckle Mount (KM) Wall Mount (WM) ⑤ Tennis Arm (TA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Photocell (PC) ⑥ Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-8) ④ ⑧+ Below (FSP-20) ④ ⑨-20' Heights (FSP-40) ④ 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Buy American (BAA) ⑧ Trade American (TAA) ⑧ Build America Buy American (BABA) ⑧ Custom Controls Integration (CCI) ⑥

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Includes 6" Bolt On Arm
- ④ Universal Voltage 120-277
- ⑤ 3000K or lower must be selected to meet International Dark Sky Association certification
- ⑥ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- ⑦ Turtle Safe
- ⑧ Consult factory for all BAA/TAA/BABA requests

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

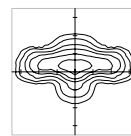
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
 - FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Av-On, or other control systems)

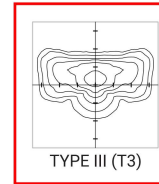
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

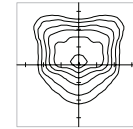
- IES Types



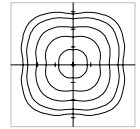
TYPE II (T2)



TYPE III (T3)



TYPE IV (T4)



TYPE V (T5)

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- CSA C22.2 No. 250.0
- IP65/ IP67 Rated
- Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

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The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

PRODUCT SPECIFICATIONS

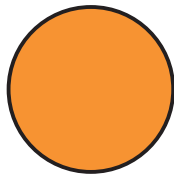
LUMENS

PART NUMBER	T2	LM/W	BUG	T3 HSS	LM/W	BUG	T3	LM/W	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	BUG	T5	LM/W	BUG	Watts
VSS-1-32L-7-30K7	7384	104	B1-U0-G1	4118	58	B0-U0-G1	7242	102	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	B2-U0-G2	8179	115	B3-U0-G2	71
VSS-1-32L-7-40K7	8023	113	B2-U0-G2	4402	62	B0-U0-G1	7952	112	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	B2-U0-G2	8946	126	B3-U0-G2	71
VSS-1-32L-7-50K7	8662	122	B2-U0-G2	4686	66	B0-U0-G1	8520	120	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	B2-U0-G2	9585	135	B3-U0-G2	71
VSS-1-32L-1-30K7	10706	101	B2-U0-G2	6148	58	B0-U0-G2	10600	100	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	B2-U0-G2	11125	105	B4-U0-G2	106
VSS-1-32L-1-40K7	11660	110	B2-U0-G2	6572	62	B0-U0-G2	11554	109	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	B2-U0-G2	12190	115	B4-U0-G2	106
VSS-1-32L-1-50K7	12508	118	B2-U0-G2	6996	66	B0-U0-G2	12402	117	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	B2-U0-G2	13144	124	B4-U0-G2	106
VSS-1-48L-7-30K7	10816	104	B2-U0-G2	6032	58	B0-U0-G2	10712	103	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	B2-U0-G2	12272	118	B4-U0-G2	104
VSS-1-48L-7-40K7	11752	113	B2-U0-G2	6448	62	B0-U0-G2	11648	112	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	B2-U0-G2	13312	128	B4-U0-G2	104
VSS-1-48L-7-50K7	12688	122	B2-U0-G2	6864	66	B0-U0-G2	12480	120	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	B3-U0-G3	14248	137	B4-U0-G2	104
VSS-1-48L-1-30K7	16559	106	B3-U0-G3	9048	58	B0-U0-G2	15756	101	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	B3-U0-G3	16536	106	B4-U0-G2	156
VSS-1-48L-1-40K7	17160	110	B3-U0-G3	9672	62	B1-U0-G2	17004	109	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	B3-U0-G3	17940	115	B4-U0-G2	156
VSS-1-48L-1-50K7	18408	118	B3-U0-G3	10296	66	B1-U0-G2	18252	117	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	B3-U0-G3	19188	123	B4-U0-G2	156
VSS-1-64L-7-30K7	14144	104	B2-U0-G2	7888	58	B0-U0-G2	13736	101	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	B3-U0-G3	16048	118	B4-U0-G2	136
VSS-1-64L-7-40K7	15368	113	B3-U0-G3	8432	62	B0-U0-G2	14824	109	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	B3-U0-G3	17408	128	B4-U0-G2	136
VSS-1-64L-7-50K7	16592	122	B3-U0-G3	8976	66	B0-U0-G2	16048	118	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	B3-U0-G3	18632	137	B4-U0-G2	136
VSS-1-64L-1-30K7	21730	106	B3-U0-G3	11890	58	B1-U0-G2	20705	101	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	B3-U0-G3	21730	106	B5-U0-G3	205
VSS-1-64L-1-40K7	22550	110	B3-U0-G3	12710	62	B1-U0-G2	22345	109	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	B3-U0-G3	23575	115	B5-U0-G3	205
VSS-1-64L-1-50K7	24190	118	B3-U0-G3	13530	66	B1-U0-G2	23780	116	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	B3-U0-G4	25215	123	B5-U0-G3	205

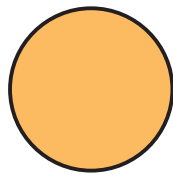
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

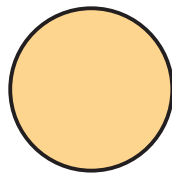
LED KELVIN RANGE



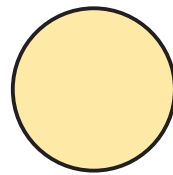
AMBER
585-600 nm



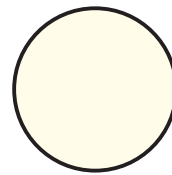
2700K 70 CRI



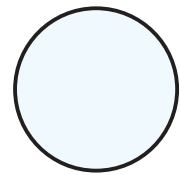
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

PRODUCT SPECIFICATIONS

DIMENSION	VSS-1
A	17 in. SQ
B	5 in.
Weight	23 lbs

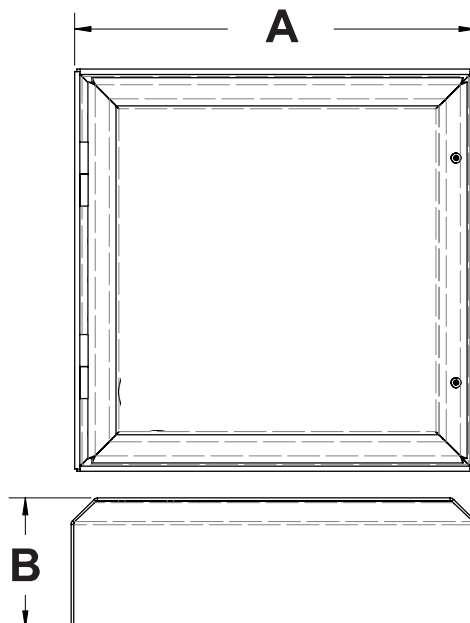
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

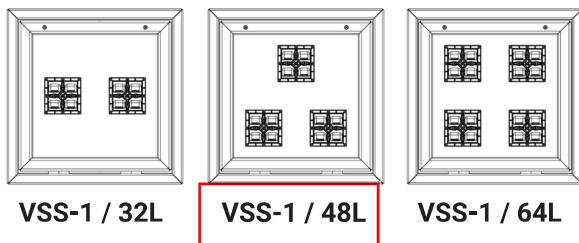
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 | 10" - DPX10



OPTICAL CONFIGURATIONS

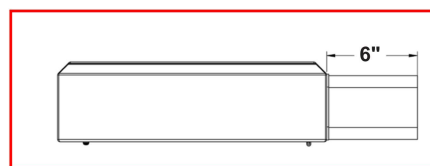


PRODUCT SPECIFICATIONS

DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 6", And 10"

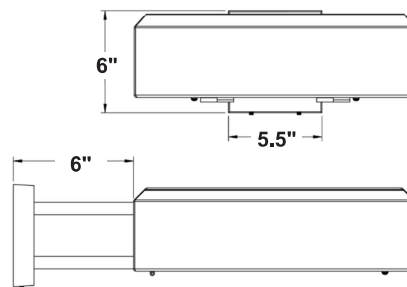
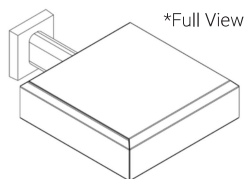
*Arm lengths may vary depending on configuration



WALL MOUNT (WM)

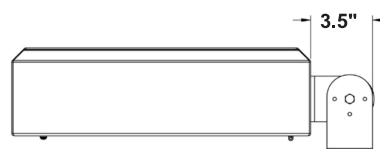
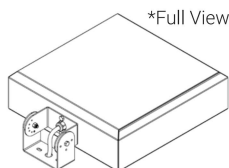
Cast Aluminum Plate for direct wall mount.

6" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

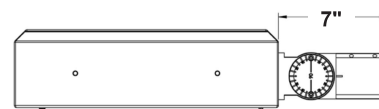
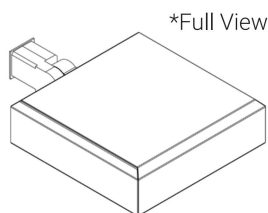
Steel bolt-on-mounting for adjustable installation with a maximum uplift of 90°.



KNUCKLE MOUNT (KM)

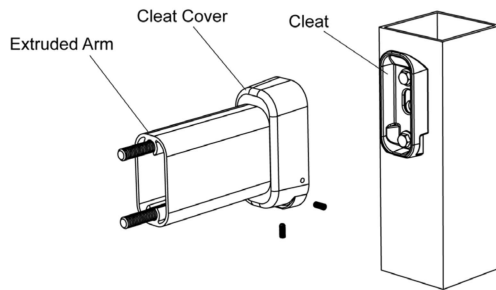
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 110 degrees
- Adjustable in 5 degree increments

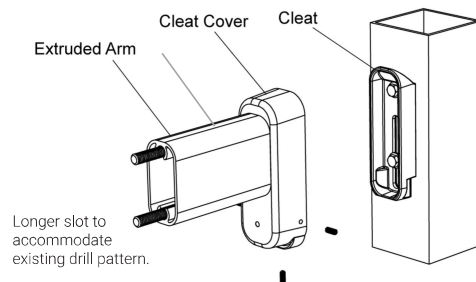
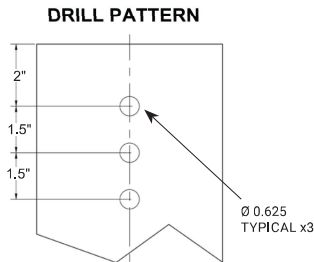


PRODUCT SPECIFICATIONS

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

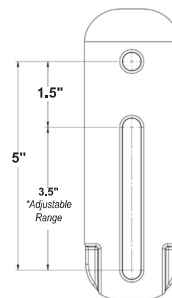


**QUICK MOUNT BRACKET (QMB)
DIRECT POLE (DP6/DP10)**

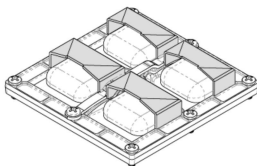


RETROFIT QUICK MOUNT BRACKET (RQMB)

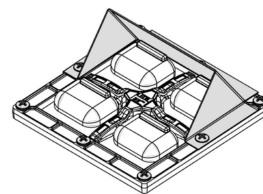
RQMB DRILL PATTERN



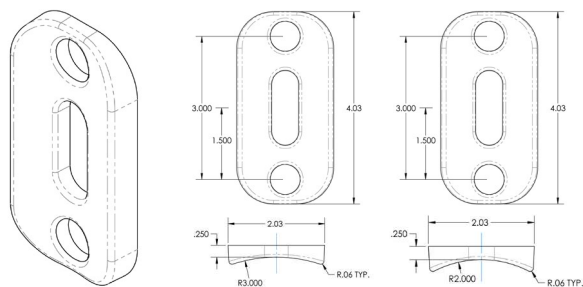
HOUSE SIDE SHIELD



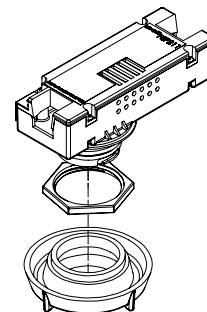
AUTOMOTIVE HOUSE SIDE SHIELD



RPA4 / RPA5



FSP-211



FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

	32L	48L	64L
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	Amber 585-600nm (AMBER) ① ② 2700K, 70 CRI (27K7) ③ 2700K, 80 CRI (27K8) ① ③ 3000K, 70 CRI (30K7) ③ 3000K, 80 CRI (30K8) ① ③ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ① 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ①	120-277 (UNV) 347-480 (HV)	Direct Pole 6" Arm Single, DT80 (DPS6) ④ Direct Pole 10" Arm D90, T90, T120, Quad (DPS10) ④ Knuckle Mount (KM) Wall Mount (WM) ④ Tennis Arm (TA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Photocell (PC) ④ Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-8) ④ 8' + Below (FSP-20) ④ 9'-20' Heights (FSP-40) ④ 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Buy American (BAA) ⑤ Trade American (TAA) ⑤ Build America Buy American (BABA) ⑤ Custom Controls Integration (CCI) ⑤

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Includes 6" Bolt On Arm
- ④ Universal Voltage 120-277
- ⑤ 3000K or lower must be selected to meet International Dark Sky Association certification
- ⑥ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- ⑦ Turtle Safe
- ⑧ Consult factory for all BAA/TAA/BABA requests

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
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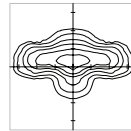
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 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
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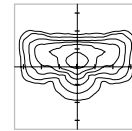
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

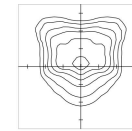
- IES Types



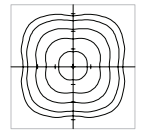
TYPE II (T2)



TYPE III (T3)



TYPE IV (T4)



TYPE V (T5)

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- CSA C22.2 No. 250.0
- IP65/ IP67 Rated
- Dark Sky Approved
- IK10 Rated

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PRODUCT SPECIFICATIONS

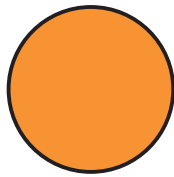
LUMENS

PART NUMBER	T2	LM/W	BUG	T3 HSS	LM/W	BUG	T3	LM/W	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	BUG	T5	LM/W	BUG	Watts
VSS-1-32L-7-30K7	7384	104	B1-U0-G1	4118	58	B0-U0-G1	7242	102	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	B2-U0-G2	8179	115	B3-U0-G2	71
VSS-1-32L-7-40K7	8023	113	B2-U0-G2	4402	62	B0-U0-G1	7952	112	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	B2-U0-G2	8946	126	B3-U0-G2	71
VSS-1-32L-7-50K7	8662	122	B2-U0-G2	4686	66	B0-U0-G1	8520	120	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	B2-U0-G2	9585	135	B3-U0-G2	71
VSS-1-32L-1-30K7	10706	101	B2-U0-G2	6148	58	B0-U0-G2	10600	100	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	B2-U0-G2	11125	105	B4-U0-G2	106
VSS-1-32L-1-40K7	11660	110	B2-U0-G2	6572	62	B0-U0-G2	11554	109	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	B2-U0-G2	12190	115	B4-U0-G2	106
VSS-1-32L-1-50K7	12508	118	B2-U0-G2	6996	66	B0-U0-G2	12402	117	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	B2-U0-G2	13144	124	B4-U0-G2	106
VSS-1-48L-7-30K7	10816	104	B2-U0-G2	6032	58	B0-U0-G2	10712	103	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	B2-U0-G2	12272	118	B4-U0-G2	104
VSS-1-48L-7-40K7	11752	113	B2-U0-G2	6448	62	B0-U0-G2	11648	112	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	B2-U0-G2	13312	128	B4-U0-G2	104
VSS-1-48L-7-50K7	12688	122	B2-U0-G2	6864	66	B0-U0-G2	12480	120	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	B3-U0-G3	14248	137	B4-U0-G2	104
VSS-1-48L-1-30K7	16559	106	B3-U0-G3	9048	58	B0-U0-G2	15756	101	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	B3-U0-G3	16536	106	B4-U0-G2	156
VSS-1-48L-1-40K7	17160	110	B3-U0-G3	9672	62	B1-U0-G2	17004	109	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	B3-U0-G3	17940	115	B4-U0-G2	156
VSS-1-48L-1-50K7	18408	118	B3-U0-G3	10296	66	B1-U0-G2	18252	117	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	B3-U0-G3	19188	123	B4-U0-G2	156
VSS-1-64L-7-30K7	14144	104	B2-U0-G2	7888	58	B0-U0-G2	13736	101	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	B3-U0-G3	16048	118	B4-U0-G2	136
VSS-1-64L-7-40K7	15368	113	B3-U0-G3	8432	62	B0-U0-G2	14824	109	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	B3-U0-G3	17408	128	B4-U0-G2	136
VSS-1-64L-7-50K7	16592	122	B3-U0-G3	8976	66	B0-U0-G2	16048	118	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	B3-U0-G3	18632	137	B4-U0-G2	136
VSS-1-64L-1-30K7	21730	106	B3-U0-G3	11890	58	B1-U0-G2	20705	101	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	B3-U0-G3	21730	106	B5-U0-G3	205
VSS-1-64L-1-40K7	22550	110	B3-U0-G3	12710	62	B1-U0-G2	22345	109	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	B3-U0-G3	23575	115	B5-U0-G3	205
VSS-1-64L-1-50K7	24190	118	B3-U0-G3	13530	66	B1-U0-G2	23780	116	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	B3-U0-G4	25215	123	B5-U0-G3	205

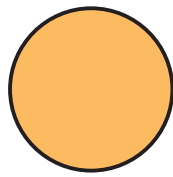
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

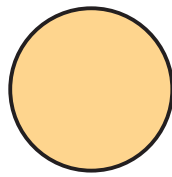
LED KELVIN RANGE



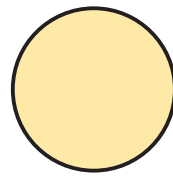
AMBER
585-600 nm



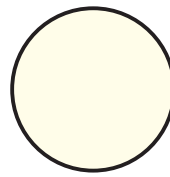
2700K 70 CRI



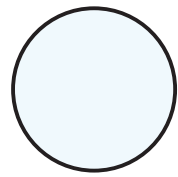
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

PRODUCT SPECIFICATIONS

DIMENSION	VSS-1
A	17 in. SQ
B	5 in.
Weight	23 lbs

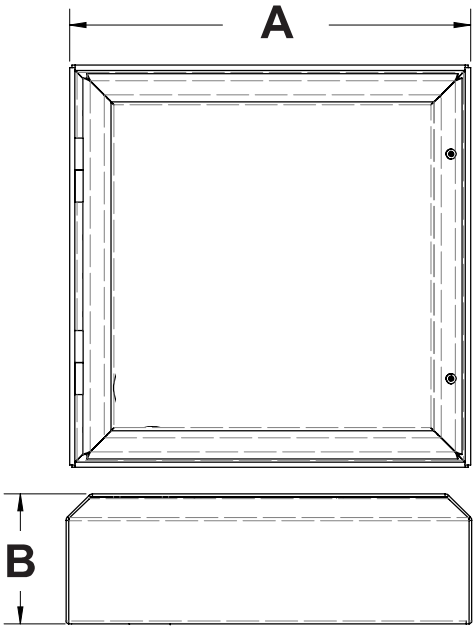
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

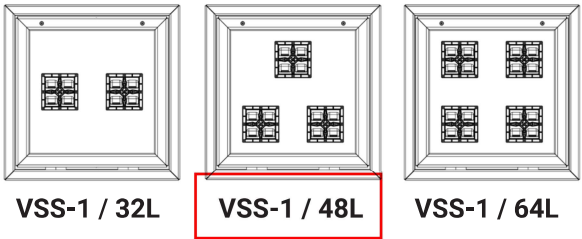
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 | 10" - DPX10



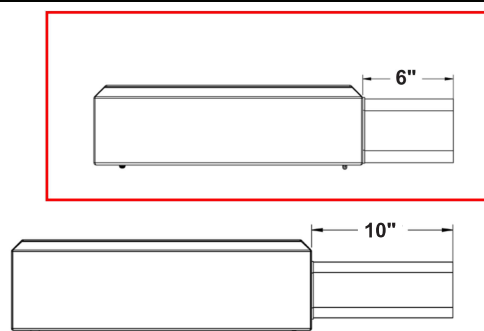
OPTICAL CONFIGURATIONS



PRODUCT SPECIFICATIONS

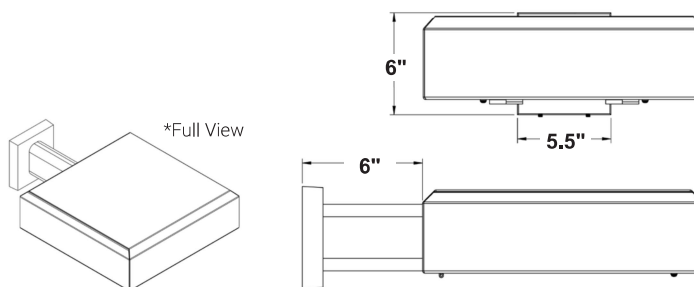
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 6", And 10"
*Arm lengths may vary depending on configuration



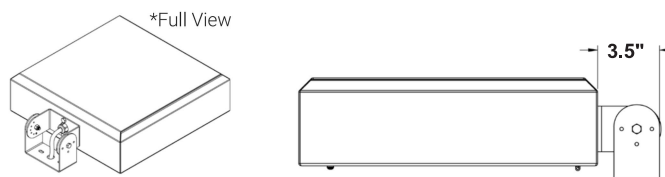
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount.
6" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

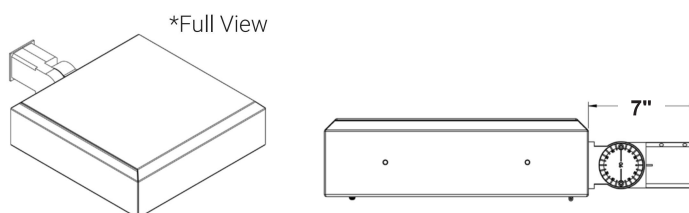
Steel bolt-on-mounting for adjustable installation with a maximum uplift of 90°.



KNUCKLE MOUNT (KM)

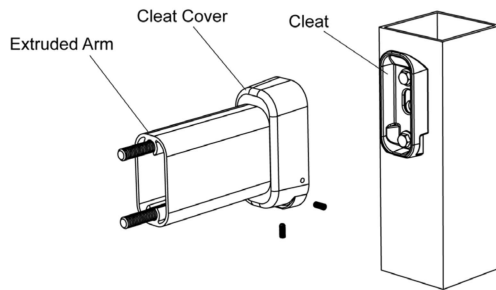
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 110 degrees
- Adjustable in 5 degree increments

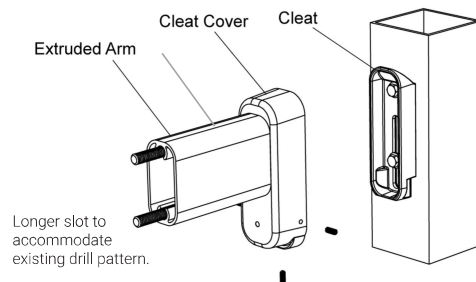
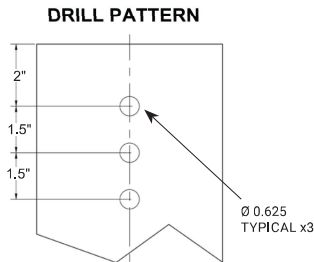


PRODUCT SPECIFICATIONS

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

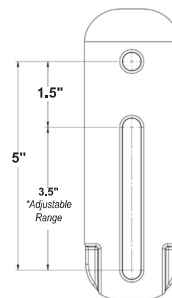


**QUICK MOUNT BRACKET (QMB)
DIRECT POLE (DP6/DP10)**

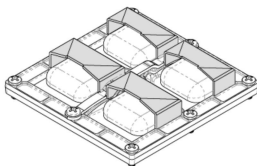


RETROFIT QUICK MOUNT BRACKET (RQMB)

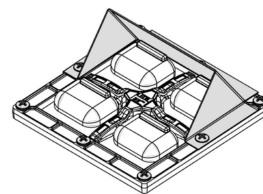
RQMB DRILL PATTERN



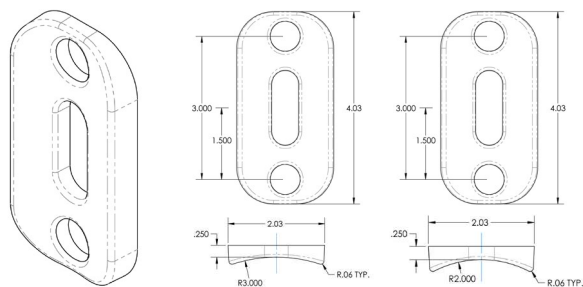
HOUSE SIDE SHIELD



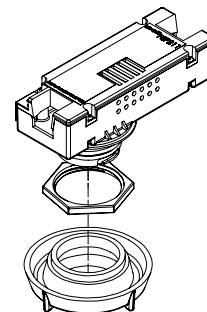
AUTOMOTIVE HOUSE SIDE SHIELD



RPA4 / RPA5



FSP-211



FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

	32L	48L	64L
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	Amber 585-600nm (AMBER) ① ② 2700K, 70 CRI (27K7) ③ 2700K, 80 CRI (27K8) ① ③ 3000K, 70 CRI (30K7) ③ 3000K, 80 CRI (30K8) ① ③ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ① 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ①	120-277 (UNV) 347-480 (HV)	Direct Pole 6" Arm Single, D100 (DPS6) ④ Direct Pole 10" Arm D90, T90, T120, Quad (DPS10) ④ Knuckle Mount (KM) Wall Mount (WM) ⑤ Tennis Arm (TA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Photocell (PC) ⑥ Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-8) ⑧ 8' + Below (FSP-20) ⑧ 9'-20' Heights (FSP-40) ⑧ 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Buy American (BAA) ⑨ Trade American (TAA) ⑨ Build America Buy American (BABA) ⑨ Custom Controls Integration (CCI) ⑥
Notes: ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests. ② For Round Pole Specify RPA4 or RPA5 ③ Includes 6" Bolt On Arm ④ Universal Voltage 120-277 ⑤ 3000K or lower must be selected to meet International Dark Sky Association certification ⑥ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems) ⑦ Turtle Safe ⑧ Consult factory for all BAA/TAA/BABA requests								

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

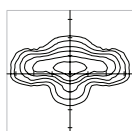
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
 - FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Avi-On, or other control systems)

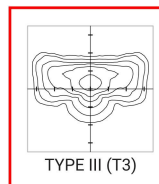
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

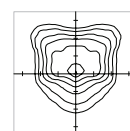
- IES Types



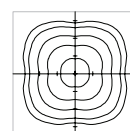
TYPE II (T2)



TYPE III (T3)



TYPE IV (T4)



TYPE V (T5)

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- Certified to UL 1598
- CSA C22.2 No. 250.0
- IP65/ IP67 Rated
- Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

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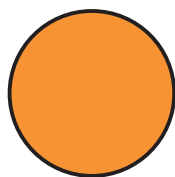
LUMENS

PART NUMBER	T2	LM/W	BUG	T3 HSS	LM/W	BUG	T3	LM/W	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	BUG	T5	LM/W	BUG	Watts
VSS-1-32L-7-30K7	7384	104	B1-U0-G1	4118	58	B0-U0-G1	7242	102	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	B2-U0-G2	8179	115	B3-U0-G2	71
VSS-1-32L-7-40K7	8023	113	B2-U0-G2	4402	62	B0-U0-G1	7952	112	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	B2-U0-G2	8946	126	B3-U0-G2	71
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VSS-1-32L-1-30K7	10706	101	B2-U0-G2	6148	58	B0-U0-G2	10600	100	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	B2-U0-G2	11125	105	B4-U0-G2	106
VSS-1-32L-1-40K7	11660	110	B2-U0-G2	6572	62	B0-U0-G2	11554	109	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	B2-U0-G2	12190	115	B4-U0-G2	106
VSS-1-32L-1-50K7	12508	118	B2-U0-G2	6996	66	B0-U0-G2	12402	117	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	B2-U0-G2	13144	124	B4-U0-G2	106
VSS-1-48L-7-30K7	10816	104	B2-U0-G2	6032	58	B0-U0-G2	10712	103	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	B2-U0-G2	12272	118	B4-U0-G2	104
VSS-1-48L-7-40K7	11752	113	B2-U0-G2	6448	62	B0-U0-G2	11648	112	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	B2-U0-G2	13312	128	B4-U0-G2	104
VSS-1-48L-7-50K7	12688	122	B2-U0-G2	6864	66	B0-U0-G2	12480	120	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	B3-U0-G3	14248	137	B4-U0-G2	104
VSS-1-48L-1-30K7	16559	106	B3-U0-G3	9048	58	B0-U0-G2	15756	101	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	B3-U0-G3	16536	106	B4-U0-G2	156
VSS-1-48L-1-40K7	17160	110	B3-U0-G3	9672	62	B1-U0-G2	17004	109	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	B3-U0-G3	17940	115	B4-U0-G2	156
VSS-1-48L-1-50K7	18408	118	B3-U0-G3	10296	66	B1-U0-G2	18252	117	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	B3-U0-G3	19188	123	B4-U0-G2	156
VSS-1-64L-7-30K7	14144	104	B2-U0-G2	7888	58	B0-U0-G2	13736	101	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	B3-U0-G3	16048	118	B4-U0-G2	136
VSS-1-64L-7-40K7	15368	113	B3-U0-G3	8432	62	B0-U0-G2	14824	109	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	B3-U0-G3	17408	128	B4-U0-G2	136
VSS-1-64L-7-50K7	16592	122	B3-U0-G3	8976	66	B0-U0-G2	16048	118	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	B3-U0-G3	18632	137	B4-U0-G2	136
VSS-1-64L-1-30K7	21730	106	B3-U0-G3	11890	58	B1-U0-G2	20705	101	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	B3-U0-G3	21730	106	B5-U0-G3	205
VSS-1-64L-1-40K7	22550	110	B3-U0-G3	12710	62	B1-U0-G2	22345	109	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	B3-U0-G3	23575	115	B5-U0-G3	205
VSS-1-64L-1-50K7	24190	118	B3-U0-G3	13530	66	B1-U0-G2	23780	116	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	B3-U0-G4	25215	123	B5-U0-G3	205

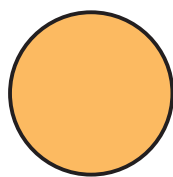
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

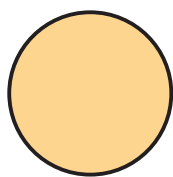
LED KELVIN RANGE



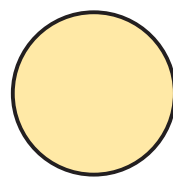
AMBER
585-600 nm



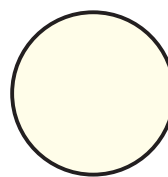
2700K 70 CRI



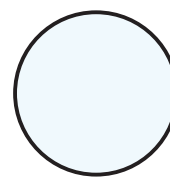
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

PRODUCT SPECIFICATIONS

DIMENSION	VSS-1
A	17 in. SQ
B	5 in.
Weight	23 lbs

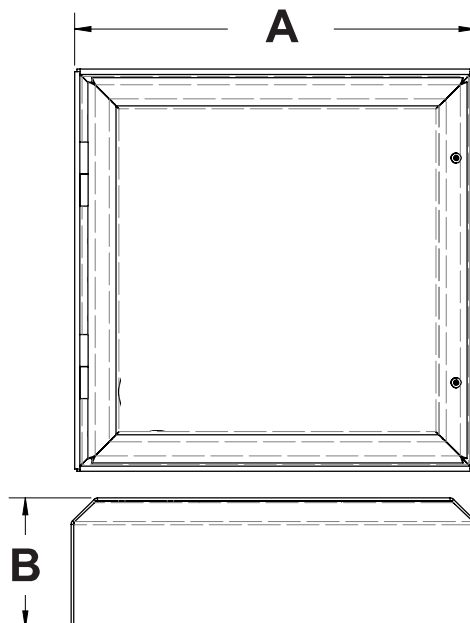
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

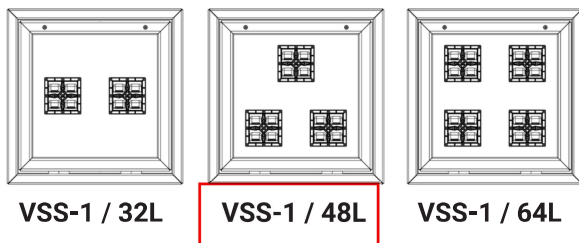
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 | 10" - DPX10



OPTICAL CONFIGURATIONS

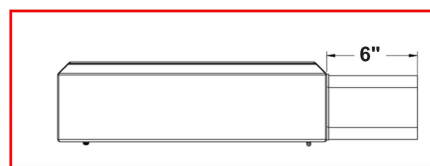


PRODUCT SPECIFICATIONS

DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 6", And 10"

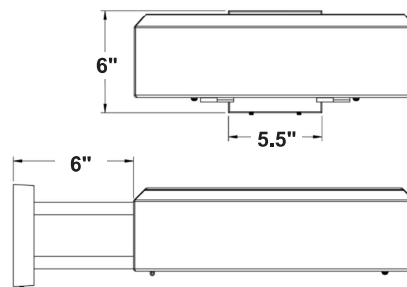
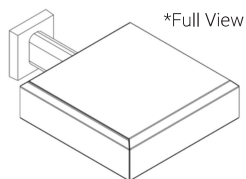
*Arm lengths may vary depending on configuration



WALL MOUNT (WM)

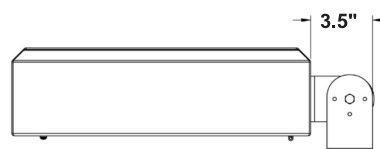
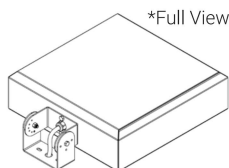
Cast Aluminum Plate for direct wall mount.

6" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

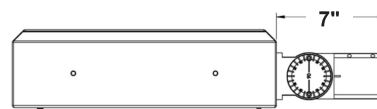
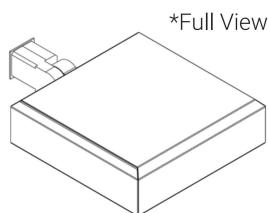
Steel bolt-on-mounting for adjustable installation with a maximum uplift of 90°.



KNUCKLE MOUNT (KM)

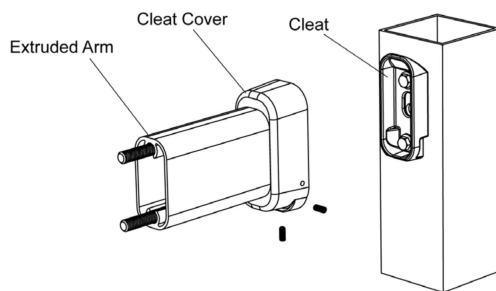
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 110 degrees
- Adjustable in 5 degree increments

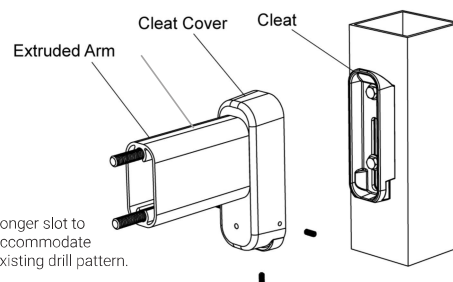
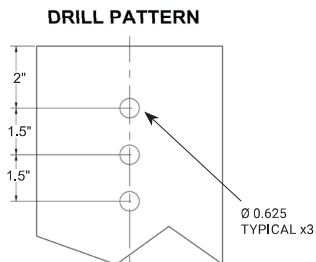


PRODUCT SPECIFICATIONS

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

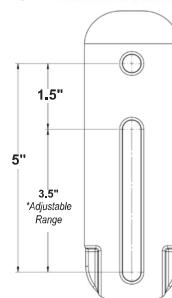


**QUICK MOUNT BRACKET (QMB)
DIRECT POLE (DP6/DP10)**

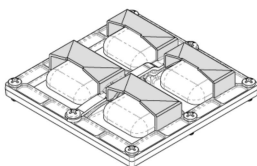


RETROFIT QUICK MOUNT BRACKET (RQMB)

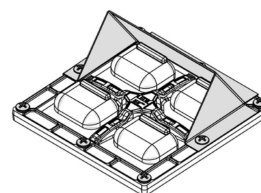
RQMB DRILL PATTERN



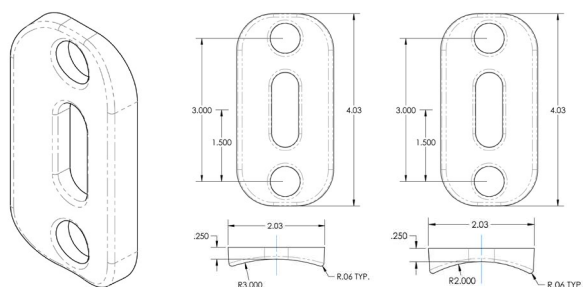
HOUSE SIDE SHIELD



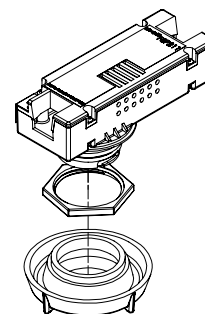
AUTOMOTIVE HOUSE SIDE SHIELD



RPA4 / RPA5



FSP-211



July 13th, 2026

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

ISG

Bennett Hanson
Planner
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002-3368
bhanson@mankatomn.gov

**RE: Plan Review Response Letter – Mankato Surgery Center
1411 Premier Drive – Mankato, MN 56001**

Bennett & Molly,

Thank you for your plan review comments dated July 9, 2026. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

COMMENTS

- a. If not already done, the applicant shall log into the online portal and make notification payment.

ISG Response: Notification payment was made on 07/09/2026.

- b. Rooftop mechanical screening shall conform to the Highway Gateway Overlay District standards. Mechanical Equipment screening materials must conform to Mankato City Code. Rooftop mechanical equipment shall conform to [Sec.10-1745](#) of the Mankato City Code.

ISG Response: Rooftop mechanical equipment screening has been reviewed and will be designed to comply with the requirements of the Highway Gateway Overlay District and Section 10-1745 of the Mankato City Code. Screening materials and design will be incorporated into the construction documents to ensure rooftop mechanical equipment is fully screened from public view in accordance with the applicable code requirements. Anticipated metal panel is PAC-CLAD Box Rib-1 in Slate Gray.

- c. Applicant shall clarify the proposed screening plan for the bulk oxygen tanks.

ISG Response: The tanks will be screened with materials and landscaping that are consistent with the project architecture and applicable City of Mankato requirements to minimize visibility from adjacent public rights-of-way and neighboring properties. The screen shall be constructed of Bok Modern mechanical screen fence with reveal pattern B21.1.

- d. Applicant shall provide a snow storage/removal plan.

ISG Response: The D418 concrete curb and gutter included on the northern end of the parking lot is a drive-over style curb that was included in the plans to facilitate snow being plowed over it for storage in the greenspace behind the curb.

- e. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage.

ISG Response: This property is occupied by a single tenant; therefore, a tenant signage allocation plan is not applicable. New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project. The existing signage on the property will remain in compliance with the City's allowable signage requirements.

- f. Does the applicant intend to install any new signage with the proposed project?

ISG Response: New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project.

- g. Applicant shall review the proposed landscaping plan for conformance with Mankato City Codes, particularly the landscaping & screening standards outlines in [Chapter 10, Article X, Division 8](#):
- a. [Section 10-1740](#) – Perimeter Landscaping
 - b. [Section 10-1741](#) – Interior Landscaping
 - c. [Section 10-785](#) – Yards & setbacks

ISG Response: See updated planting plan that includes additional plants intended to conform to the City's landscaping and screening standards.

- h. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to determine conformance with state standards and applicable permit requirements associated with the above-ground liquid oxygen tank.

ISG Response: The applicant will coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), as necessary to confirm compliance with all applicable state standards and permitting requirements associated with the proposed above-ground liquid oxygen tank. The applicant, design team, oxygen tank supplier, and installation contractor will also coordinate with the applicable authorities to ensure all required permits, setbacks, safety measures, and installation requirements are satisfied prior to installation.

- i. There is no benchmark noted in the plan set; please add a benchmark location and elevation to the cover sheet of the plans.

ISG Response: Revised as requested.

- j. Sheet C2-10 – Saw cuts shall be noted on the plan sheet.

ISG Response: The note below the removal legend on sheet C2-10 states pavement removals shall include full depth sawcut.

- k. Sheet C2-10 – There are "x's" on locations of existing trees but there are no annotations present next to them; a note shall be added if the intention is to remove the trees marked on the plan sheet.

ISG Response: The removal legend on sheet C2-10 identifies those as tree removal symbols.

- l. Sheet C3-10 – Proposed Storm Pipes and Drainage Structure sizes and types shall be noted in the plan sheet.

ISG Response: Revised as requested.

- m. Applicant shall confirm water is not trapped in parking addition along the east curb line on the north side, near ST-5. As depicted, curb line currently captures water.

ISG Response: Water is not trapped in that area. The curb is graded to drain to ST-3.

- n. Applicant shall be advised a SWPPP and erosion control plan is required due to total disturbance area.

ISG Response: A SWPPP and erosion control plan will be prepared prior to submittal of MPCA Construction Stormwater permit and City of Mankato Land Disturbance permit applications and land disturbing activities.

- o. Applicant shall clarify if the two proposed building additions are included in the impervious areas.

ISG Response: All building additions are included in the impervious areas. A third, small building addition has been added to the SE corner of the existing building that will replace an existing shed. The concrete area at the new patient pick-up area has been reduced to keep the total new and fully reconstructed impervious areas under one acre.

- p. Prior to submission for a building permit the applicant shall provide a storm water management plan in accordance with City Standards and MS4 permit required due to the new impervious area measuring one acre in the Site Summary table on Sheet C0-10.

ISG Response: The new and fully reconstructed impervious surface created by the project is 43,518 square feet, which is less than an acre (43,560 square feet). The table on sheet C0-10 has been updated to reflect plan revisions described above. It has also been updated to show (0.999 AC) to eliminate any confusion due to rounding.

- q. The applicant shall be aware this falls under the Common Plan of Development rules and regulations defined under the Minnesota Pollution Control Agency (MPCA) as any contiguous area where multiple, separate land-disturbing activities occur under one overall plan. If your individual project disturbs less than one acre but is part of a larger plan that exceeds one acre, you are legally required to obtain a Construction Stormwater Permit.

ISG Response: Acknowledged. The project will disturb over one acre, and a Construction Stormwater Permit will be obtained prior to land disturbing activities. The project will create less than one acre of new and fully reconstructed impervious surfaces, so no permanent stormwater management is required.

- r. Proposed building additions are subject to SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule.

ISG Response: Acknowledged.

Please contact me 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,

A handwritten signature in black ink that reads "Emily Nepp". The script is fluid and cursive, with the first letters of "Emily" and "Nepp" being capitalized and prominent.

Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Meeting Date: 07/22/2026

Title

CY34-26

Request of Rice Companies, on behalf of the owner Kohlmeier Hagen Law, for a certificate of design compliance for a new, approximately 9,360 square foot structure to be located in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision (Blue Earth County PID R010909126033).

The anticipated date of City Council action is August 10, 2026.

Applicant

The applicant is Rice Companies, with permission of the property owner, Kohlmeier Hagen Law.

Request

The applicant is requesting review for a Certificate of Design Compliance in the Highway Gateway Overlay district.

Location

The subject property is located at 184 St. Andrews Drive and is legally described as Lot 1, Block 1, Alexia Subdivision.

Existing Land Use

The property is currently vacant and ready for development.

Zoning

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

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the parcel.

Public Utilities

The property is not currently served by public infrastructure. The property owner will be responsible for making connections to the mains located in St. Andrews Dr.

City Code

The City Code pertaining to the B-3, Highway Business District may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV8HIBUDI

The City Code pertaining to the Highway Gateway Overlay District may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV9GTGAOVDI_SDIVHGHGAOVDI

Site Plan Review Comments

The Site Plan and Traffic Review Committee met on July 7th and submitted the following comments. The applicant subsequently replied, as shown in the italics:

- a. If not already done, the applicant shall log into the online portal and make notification payment. *Applicant: "Acknowledged."*
- b. The applicant shall be aware that if construction is proposed close to the sealed well location, the area around the well should be excavated and the well carefully cut off so the sealing material is not disturbed. *Applicant: "Acknowledged."*
- c. The applicant shall provide a fire hydrant coverage map. *Applicant: "This was provided on snow management and turning movement figure."*
- d. The applicant shall be aware that all sides of the building visible to the public shall be treated consistently with quality materials and finishes. Updated building elevations shall be provided to demonstrate consistent design and materials on all sides of the building. *Applicant: "The exterior materials are consistent on all sides of the building. Please see sheet A300."*
- e. The applicant shall be aware that all mechanical equipment must be identified on the site plan and reflected on the building elevations. The applicant shall also provide details showing appropriate screening for mechanical equipment in accordance with Mankato City Code requirements. *Applicant: "Acknowledged, to be included in final architectural plans."*
- f. Applicant shall install Private Drive and No Outlet signage at intersection of Hazeltine Rd and St Andrews Dr. *Applicant: "Acknowledged, to be included in final civil plans."*
- g. Sheet C0.01 - Storm manhole at connection point shall be replaced and 24" Storm that is scheduled to be abandoned shall be removed. *Applicant: "Acknowledged, to be included in final civil plans."*
- h. Sheet C0.01 - Full depth saw cuts shall be noted adjacent to storm connection work. *Applicant: "Acknowledged, to be included in final civil plans."*
- i. Sheet C1.01 - Missing City Street Patch Bituminous Pavement Section. *Applicant: "Acknowledged, to be included in final civil plans."*
- j. Sheet C4.01 - New precast concrete storm manhole shall be provided at storm connection point in St. Andrews Drive. *Applicant: "Acknowledged, to be included in final civil plans."*
- k. Sheet C4.01 - Add a note where the 2" Curb stop is located. *Applicant: "This is noted on C5.01 but will be added to this sheet too."*
- l. Sheet C4.01 - Size precast concrete drainage structure A-1 to accept future 24" RCP Pipe to be core drilled connected in the future. *Applicant: "Noted, the future pipe shown on C4.01 will also be noted as 24-inch."*
- m. Sheet C5.01 - Hydrant shall be extended to the Utility Easement line to get it outside the proposed driveway. *Applicant: "Acknowledged, to be included in final civil plans."*
- n. Sheet C6.01 - Add temporary traffic control signs to this sheet for Hazeltine Road and St. Andrews Drive per MNTTC Field Manual. *Applicant: "Acknowledged, to be included in final civil plans."*
- o. Applicant shall be willing to remove the temporary road "driveway" encroachment within the city right of way and agrees to petition for the full roadway extension of St Andrews Drive including extension of city utilities. *Applicant: "Wouldn't the current Subdivider's Agreement recorded against the property cover this?"*
- p. Applicant shall submit plan on how the property is expected to be accessed when the future St. Andrews Drive is constructed in the future. *Applicant: "Shouldn't this be a consideration of the St. Andrew's Drive construction project like reconstruction projects would account for elsewhere?"*
- q. Applicant shall be required to apply for City Work Within Right of Way permit. *Applicant: "Acknowledged."*
- r. Applicant will be required to pay SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule. *Applicant: "Acknowledged."*

Review

The applicant has requested a certificate of design compliance for the construction of a new structure in the Highway Gateway Overlay District.

The subject property is located at 184 St. Andrews Drive, a currently platted lot in the Alexia Subdivision. The site is located in the Highway Gateway Overlay district, which is located at major entryways into the city along arterials corridors, where the design features and standards in the Code are not only to create a positive first impression upon entering the city, but also to establish an image and character that is uniquely Mankato's. As such, a certificate of design compliance is required for construction activities, including the construction of new buildings.

The proposed use of the site, a professional service office, is a permitted use within the B-3, Highway Commercial zoning district.

The site will be accessed from St. Andrews Drive by a temporary driveway. The driveway and utilities will be temporary until the full extension of St. Andrews Drive is complete. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Drive, and a recommended condition of approval is included to this end.

A new, approximately 8,100 square foot building is situated on the northern portion of the 1.13 acre lot, and a parking lot containing 41 parking stalls is located to the east and south of the new building. The site meets the parking standards in the Mankato City Code for this use. One parking stall is required per 250 lineal feet of gross floor area, and thus 30 total parking stalls are required for 7,500 square feet of gross floor area.

A stormwater management pond is located on the southern side of the lot to service the new, private development on the subject parcel. While the property connects to City storm sewer that drains to an existing R & R stormwater basin, the existing basin was not designed to fully mitigate this property. Therefore, a new stormwater basin is proposed to fully mitigate this development from a peak flow and water quality standpoint.

The applicant is proposing a new, one-story structure that has floor plans showing offices, paralegal spaces, conference rooms, restrooms, a break room, wellness area, and a reception area. A vestibule, accessed through a shared entrance, is also identified to serve a future tenant space.

Exterior finishes include a mix of Vetter stone veneer, metal channel siding, metal awnings, and aluminum storefronts and windows. Colors have been identified as earth tones.

Landscaping is shown around the site to provide the necessary tree plantings and screening. Refuse is planned to be stored inside the structure. Lighting and mechanical screening will need to conform to city standards.

Findings

Staff respectfully submits the following findings of fact:

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under the Mankato City Code.
2. The applicant is proposing to utilize efficiencies in development by connecting to public utilities, storm water, and access. There is a proposed temporary driveway that will accommodate access for clients and staff off the existing St. Andrews.

Recommendation

Staff recommends approval of the Certificate of Design Compliance with the following conditions:

1. The applicant shall continue to work with City Engineering and Public Works staff to ensure all conditions are met.
2. Submitted finishes shall not be changed without requiring an amendment to the Certificate of Design Compliance.
3. All equipment shall be screened according to Mankato City Code Chapter 10.
4. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
5. If a dumpster enclosure is ever installed on the subject property, it shall be fully screened in accordance with Mankato City Code standards.
6. Parking lot shall be screened according to Mankato City Code Chapter 10.
7. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
8. The applicant shall submit the final civil plans for Department of Public Works review and approval.
9. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Drive.
10. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.

Attachments

General Location Map
Aerial Plan
Site Plan
Floor Plans
Exterior Elevations
Civil Plans
Turning, Snow, & Hydrant
Drainage Memo
Site Plan Response Letter

General Location Map



Date: June 2026

Author:

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Aerial Map

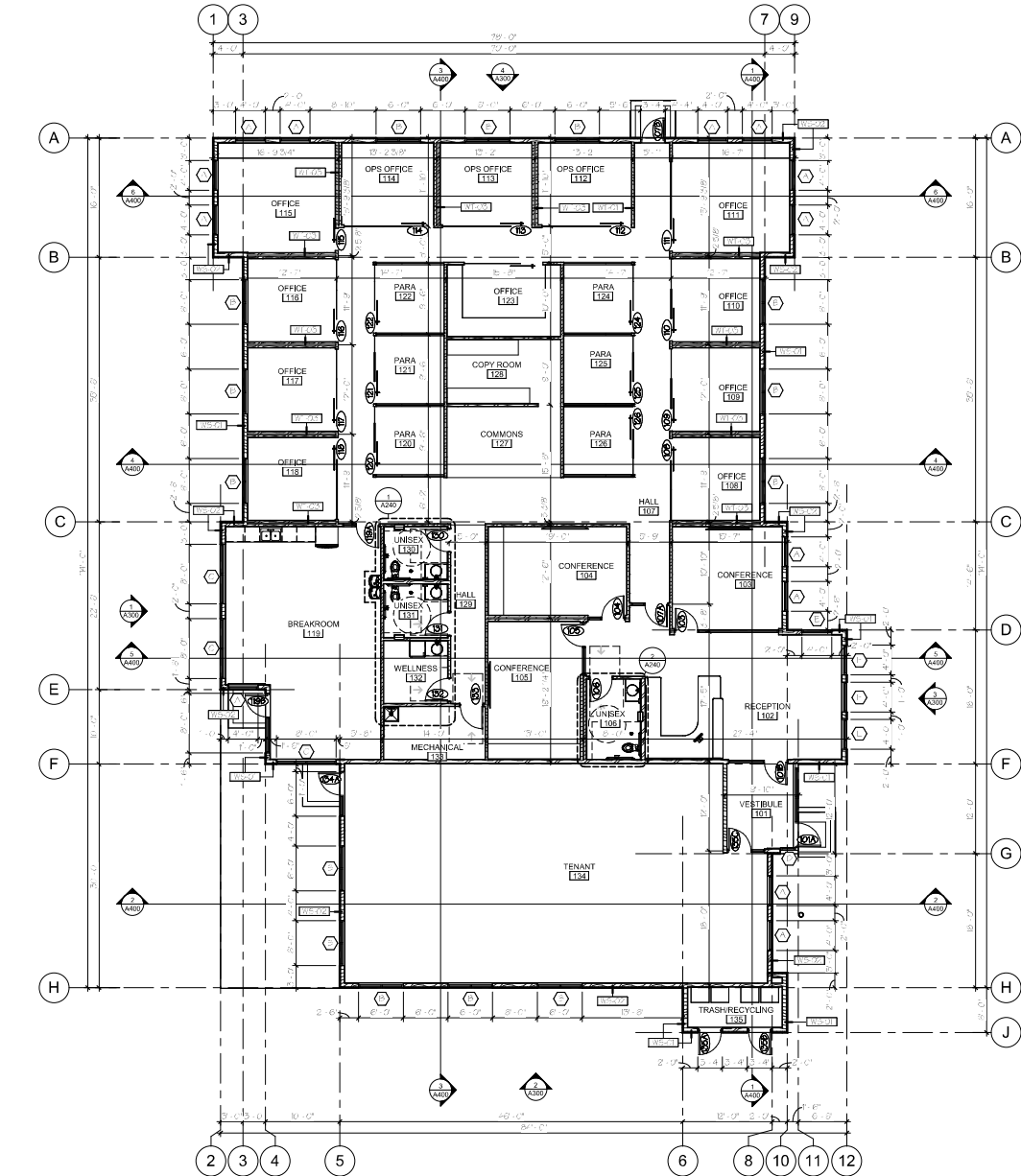


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Author:

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



NOT FOR CONSTRUCTION
KOHLMEYER HAGEN LAW
NEW OFFICE BUILDING
MANKATO, MN

REVISIONS
REVISION 1

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A201



STONE VENEER - VETTER STONE SILVER SHADOW -3 HEIGHT PATTERN

LUX ARCHITECTURAL PRODUCTS

Channel Siding

3.5" Face

5.5" Face

9.5" Face

LUX

ARCHITECTURAL PRODUCTS

1200-123 Sweet Hill

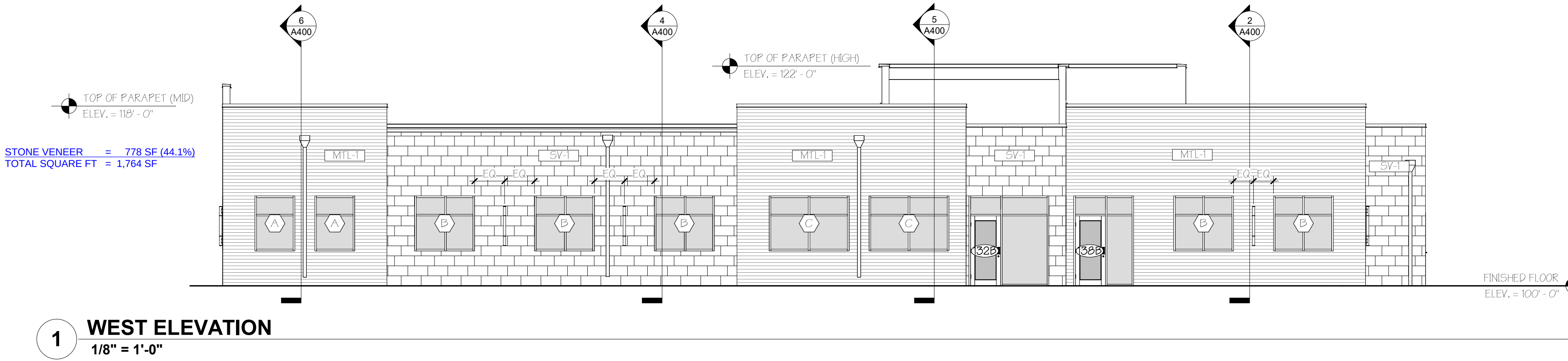
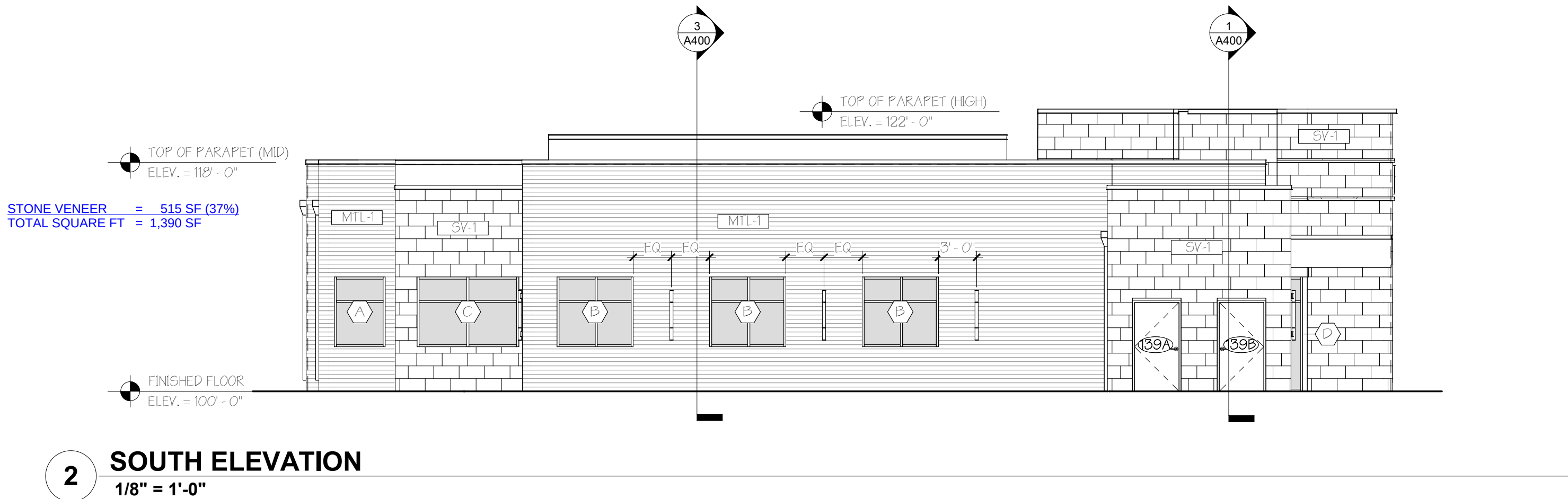
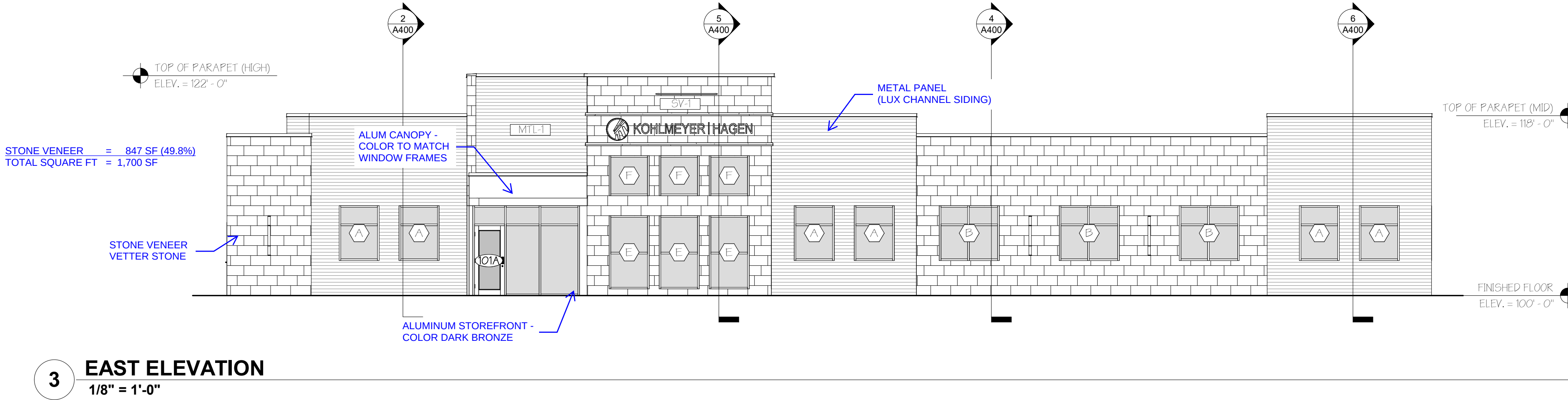
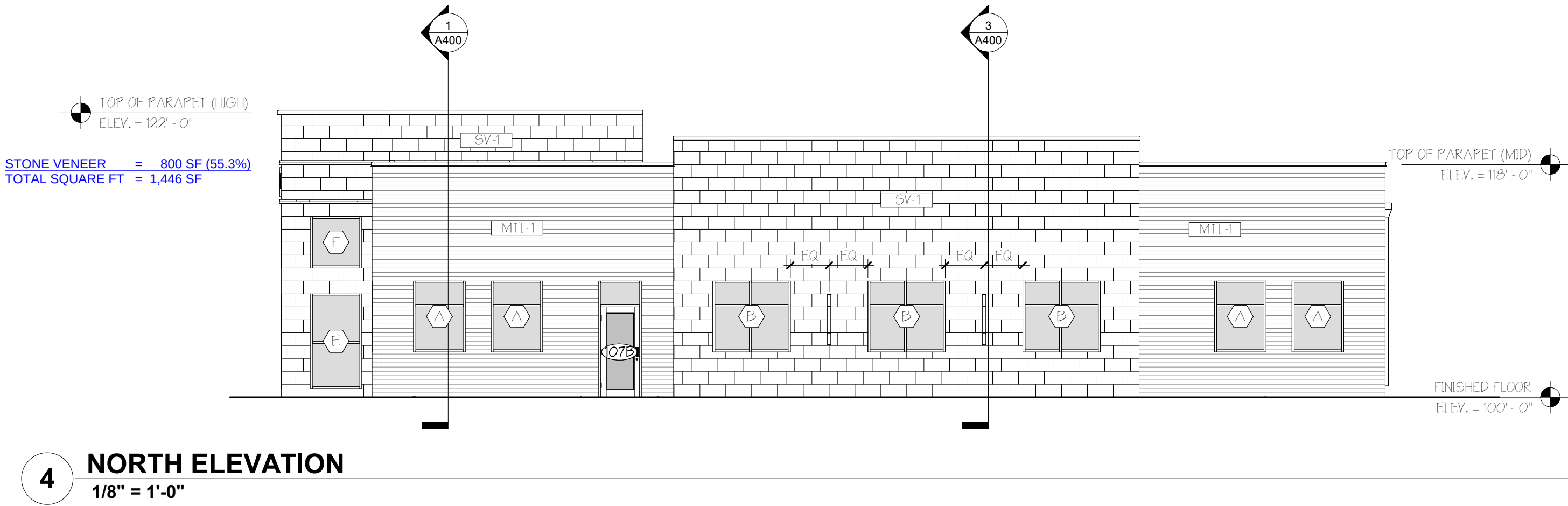
Blountville, TN 37617

TEL: 615-340-0399

WWW.LUXARCHPRO.COM

3.5", 5.5" & 9.5" Board widths with 1" Reveal

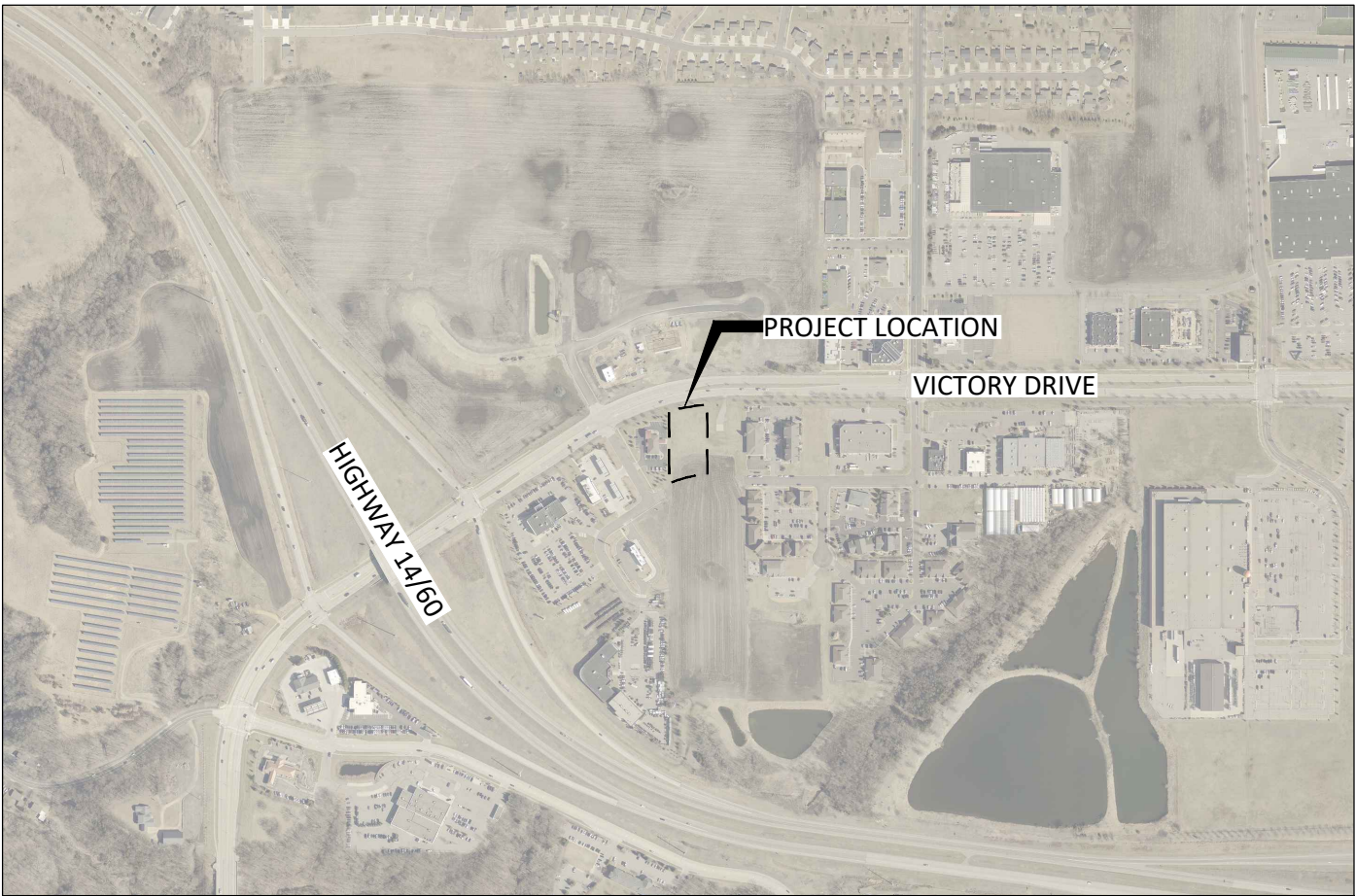
- Available in 10', 13', & 20' lengths
- Uses hidden clip attachment system
- All parts are available by piece - Mix & match to your liking
- Scale: 1:1
- Units: Inches
- Date: 06.19.2025



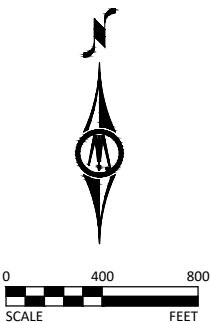
RICE COMPANIES
CONSTRUCTION PLANS FOR
KOHLMEYER HAGEN LAW OFFICE

SITE GRADING, UTILITIES, STORMWATER MANAGEMENT, PAVEMENT CONSTRUCTION

JUNE 2026



MAP OF THE
CITY OF MANKATO
BLUE EARTH COUNTY, MN



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

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SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G1.01	PROJECT OVERVIEW
CIVIL	
C0.01	EXISTING CONDITIONS & REMOVAL PLAN
C1.01 - C1.02	CONSTRUCTION DETAILS
C2.01 - C2.06	STORMWATER POLLUTION PREVENTION PLAN
C3.01 - C3.02	GRADING PLAN
C4.01	CITY UTILITIES
C5.01	SITE UTILITIES
C6.01	SITE PLAN
L1.01 - L1.02	PLANTING PLAN & DETAILS

THIS PLAN SET CONTAINS 19 SHEETS.

PROJECT DATUM: BLUE EARTH COUNTY HORIZONTAL: 2011 COUNTY COORDINATES VERTICAL: NAVD 1988	RECORD DRAWING INFORMATION
	OBSERVER:
	CONTRACTOR:
	DATE:

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CONSTRUCTION

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



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

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RICE COMPANIES
KOHLMEYER HAGEN LAW OFFICE
TITLE SHEET

SHEET
G0.01

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EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

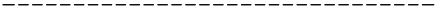
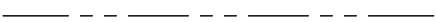
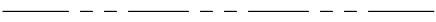
SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

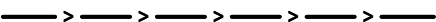
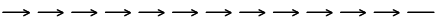
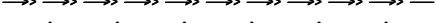
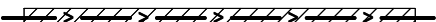
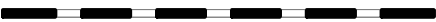
SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

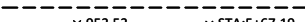
EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

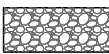
PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

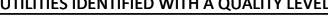
HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

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	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE:  G-A  G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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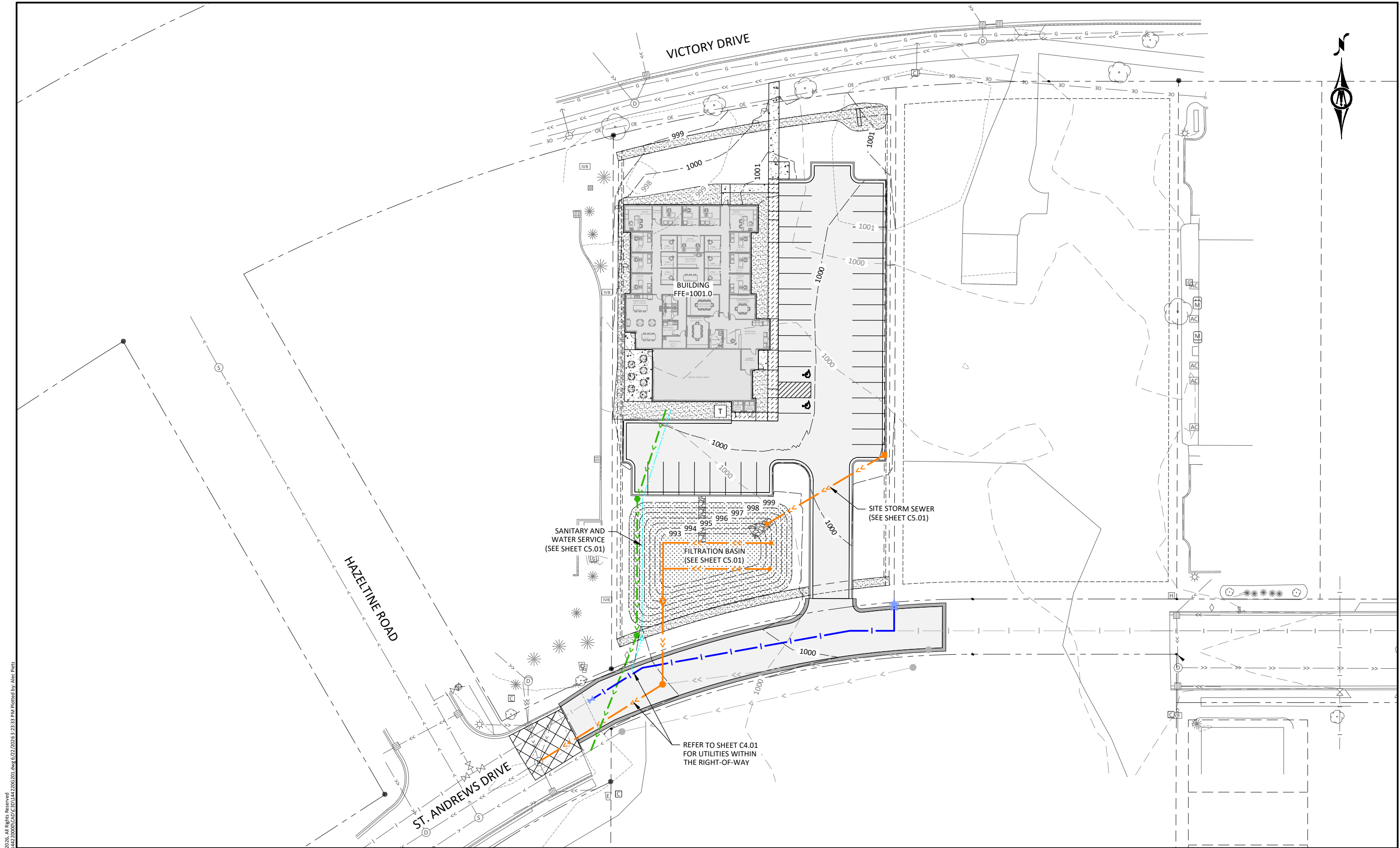
CONSTRUCTION
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



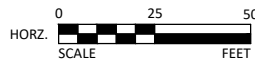
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MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

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RICE COMPANIES	
KOHLMEYER HAGEN LAW OFFICE	
LEGEND	



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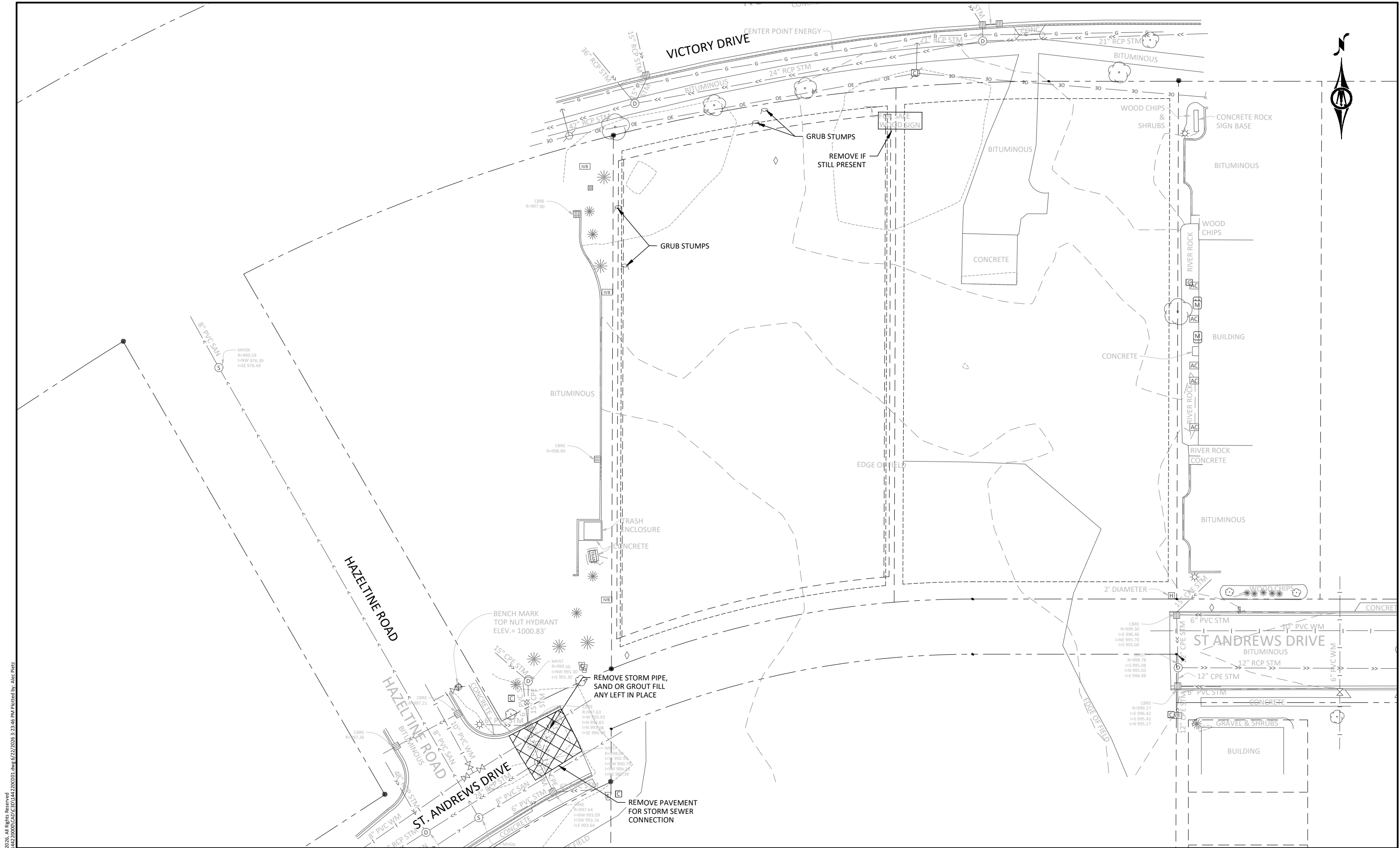


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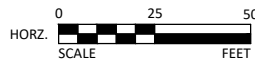
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CLIENT PROJ. NO.			
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RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
PROJECT OVERVIEW

SHEET
G1.01



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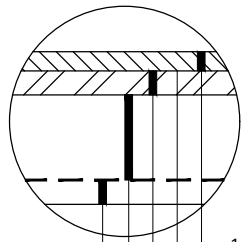


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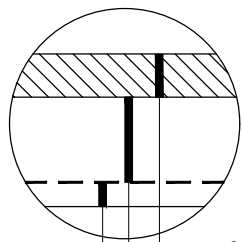
RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
EXISTING CONDITIONS & REMOVAL PLAN

SHEET
C0.01



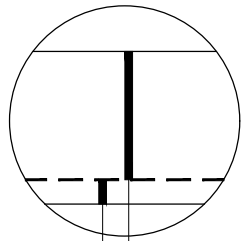
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- BITUMINOUS TACK COAT (2357)
- 2.0" NON WEARING COURSE MIXTURE (SPNWB340B) (2360)
- 10" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

BITUMINOUS PAVEMENT SECTION (SITE)
NOT TO SCALE



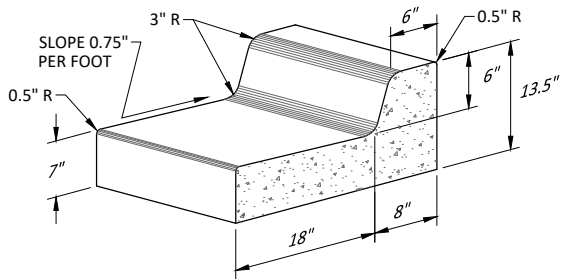
- 3.0" WEARING COURSE MIXTURE (SPWEB330C) (2360)
- 8" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

BITUMINOUS PAVEMENT SECTION (TEMPORARY ROAD)
NOT TO SCALE

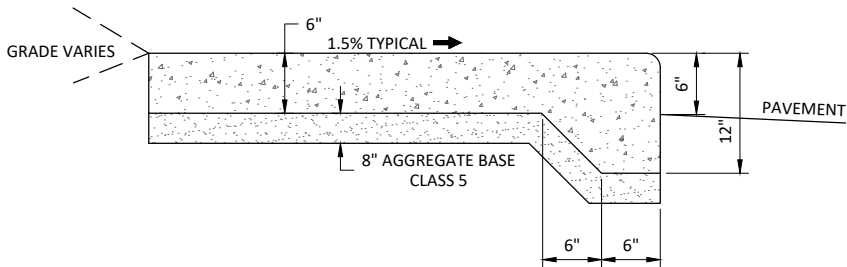


- 11" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

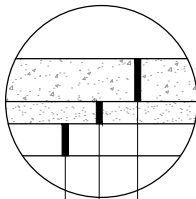
GRAVEL SHOULDER SECTION
NOT TO SCALE



CONCRETE CURB & GUTTER
DESIGN B618
NOT TO SCALE

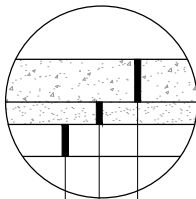


THICKENED EDGE
CONCRETE SIDEWALK
NOT TO SCALE



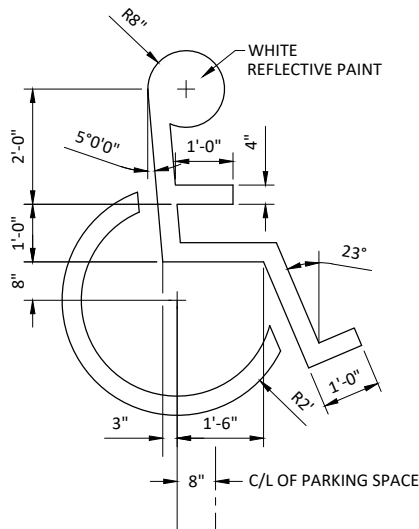
- 6" CONCRETE SIDEWALK PAVEMENT (2531)
- 4" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

6" CONCRETE WALK
NOT TO SCALE

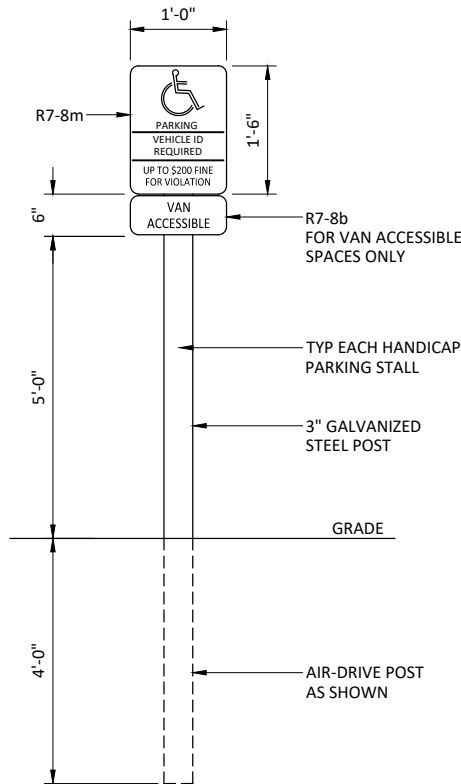


- 4" CONCRETE SIDEWALK PAVEMENT (2531)
- 3" AGGREGATE BASE, CL 5 (2211)
- SUBGRADE PREPARATION (2112)

4" CONCRETE WALK
NOT TO SCALE



INTERNATIONAL
ACCESSIBLE SYMBOL
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE

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

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



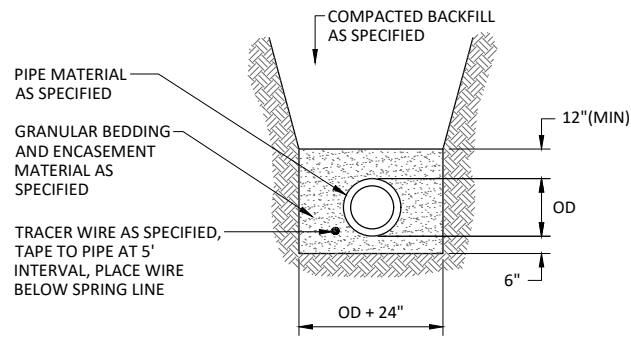
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

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CLIENT PROJ. NO.	26X.144220		

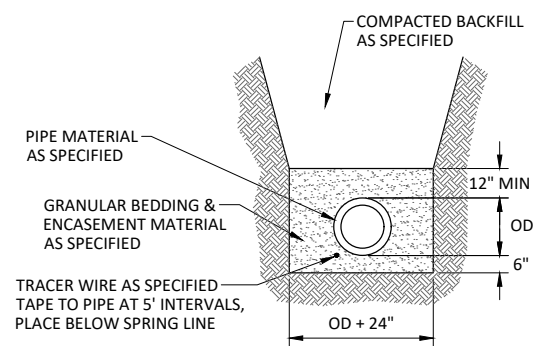
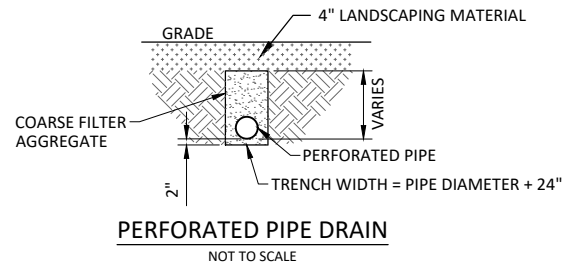
RICE COMPANIES
KOHLMEYER HAGEN LAW OFFICE
SURFACE CONSTRUCTION DETAILS

SHEET

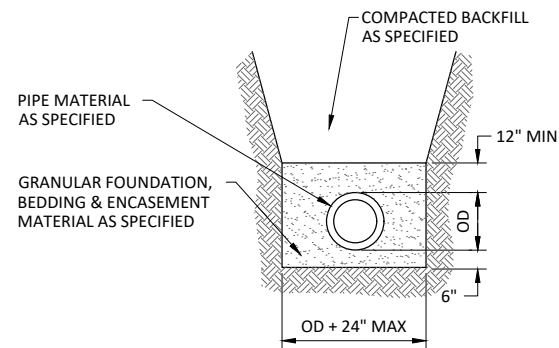
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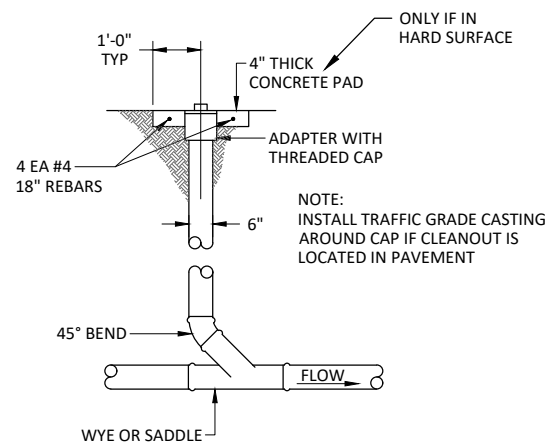
NON-RIGID SANITARY SEWER TRENCH
NOT TO SCALE



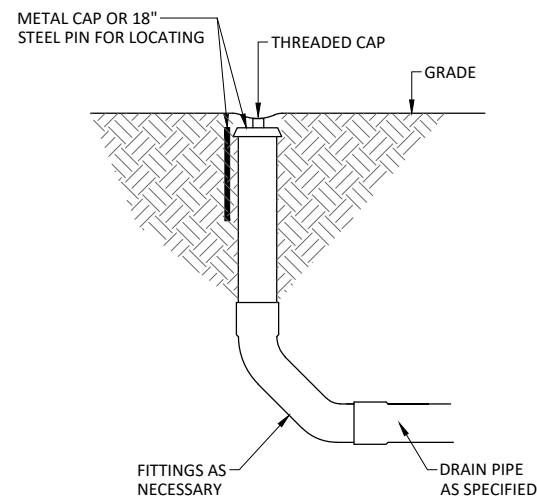
WATER SERVICE TRENCH
NOT TO SCALE



NON-RIGID STORM SEWER TRENCH
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE



STORM SEWER CLEANOUT
NOT TO SCALE

THE FOLLOWING CITY OF MANKATO STANDARD PLATES APPLY TO THE PROJECT FOR UTILITIES IN CURRENT AND FUTURE RIGHT-OF-WAY:

- 2100 - GRANULAR BEDDING AND ENCASEMENT
- 2200 - SANITARY SEWER MANHOLE
- 2201 - SANITARY SEWER OUTSIDE DROP MANHOLE
- 2203 - INTERNAL CHIMNEY SEAL
- 2240 - STANDARD SANITARY SERVICE
- 2320 - WATERMAIN CONSTRUCTION AROUND OBSTACLES
- 2321 - GATE VALVE ADAPTOR
- 2322 - HYDRANT DETAIL

STANDARD PLATES ARE ACCESSIBLE ON THE CITY OF MANKATO WEBSITE IN PUBLIC WORKS / ENGINEERING

SITE UTILITIES
CITY UTILITIES

TRACER WIRE NOTE:
REFER TO THE MINNESOTA RURAL WATER ASSOCIATION (MRWA) TRACER WIRE SPECIFICATION GUIDE & DETAILS TO PROPERLY INSTALL TRACER WIRE WITH WATERMAIN AND SANITARY SEWER. THE GUIDE CAN BE FOUND AT: mrwa.com/tools.html - Tracer Wire Specification Guide & Details

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CLIENT PROJ. NO.	NO.	ISSUED FOR	DATE
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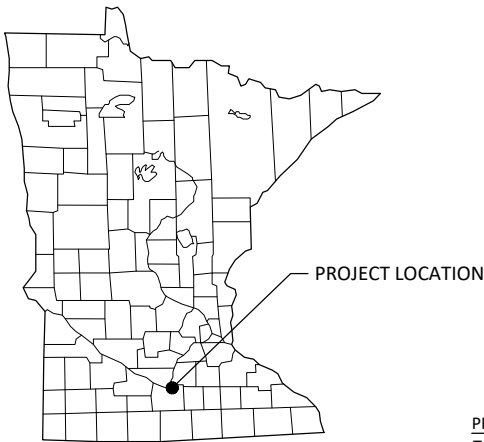
RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
UTILITY DETAILS

SHEET

C1.02

STORMWATER
POLLUTION PREVENTION
PLAN (SWPPP)

RICE COMPANIES -
KOHLMEYER HAGEN LAW OFFICE
BLUE EARTH COUNTY, MINNESOTA



LEGEND

	1-MILE BOUNDARY
	PROJECT BOUNDARY
	IMPAIRED WATERS
	RECEIVING WATERS
	NATIONAL WETLANDS INVENTORY

PROJECT AREAS:

Total Project Size (disturbed area) =	1.5	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	0.8	ACRES
Total new impervious surface area created =	0.8	ACRES

Planned Construction Start Date:	Fall 2026
Estimated Construction Completion Date:	Spring 2027

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
X	Infiltration/Filtration
	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
Blue Earth County	T108N	R26W	9	44.1809° N	93.9614° W

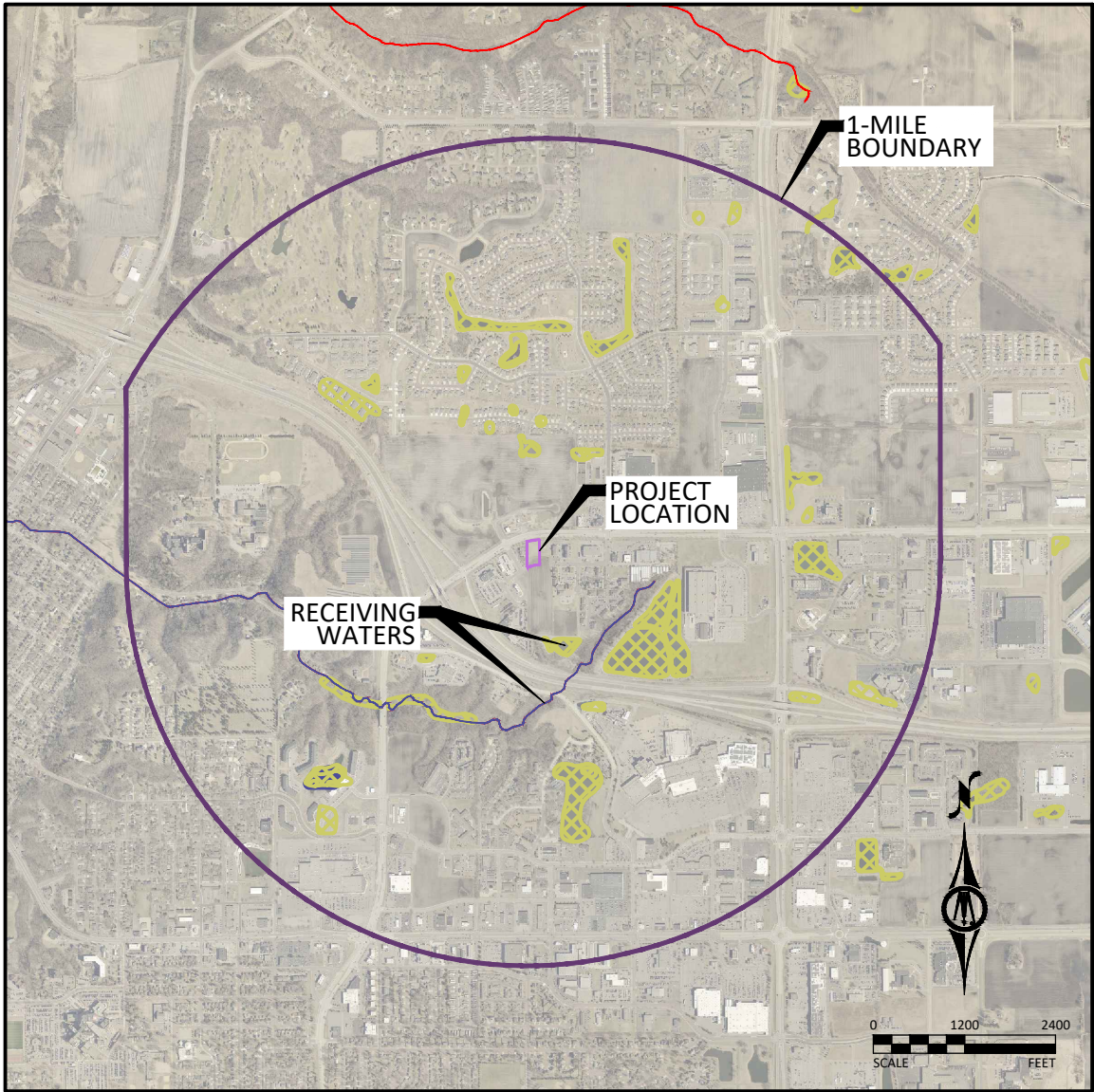
BMP SUMMARY	QUANTITY	UNIT
STORM DRAIN INLET PROTECTION	4	EACH
STABILIZED CONSTRUCTION EXIT	1	LUMP SUM
PERIMETER CONTROL	1150	LIN FT
SEED MIX RT, FERTILIZER, & HYDROMULCH	0.35	ACRE
RANDOM RIPRAP CLASS III	16	CU YD
NOTE: QUANTITIES LISTED ACCOUNT FOR ONE INSTALLATION. ADDITIONAL INSTALLATIONS REQUIRED BY MAINTENANCE AND/OR PHASING SHALL BE CONSIDERED INCIDENTAL.		

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include: Site grading, building construction, pavements, utility installation, and temporary and permanent stabilization.

Stormwater currently discharges by overland flow to adjacent properties and right-of-ways with eventual discharge to City storm sewer and regional ponding. The site requires on site treatment and detention to mitigate downstream impacts due to newer design standards. The proposed development will route stormwater to the on-site basin and storm sewer with connection to City storm sewer.

A copy of the SWPPP must remain on site at all times.



RECEIVING WATERS:

Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water ¹	Flows to Impaired Water Within 1-Mile ²	USEPA Approved Construction Related TMDL ³
Thompson Ravine	Ravine	No	No	N/A

¹ Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).

² Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

³ Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

- Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
- Install perimeter sediment control, inlet protection, and construction exit.
- Remove existing surfaces as required.
- Complete site and utility improvements.
- Install additional inlet protection as needed.
- Reestablish turf.
- Repeat steps 2-6 as necessary throughout the project.
- Add additional temporary BMPs as necessary during construction based on inspection reports.
- Ensure final stabilization measures are complete.
- Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
- Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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\\NWCCDMP-PA250-04220001\CAD\3D\144-226201.dwg 6/7/2025 3:24:09 PM Plotted by Alec Pietz

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN R100001 (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: <https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf>

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

- Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
- There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
 - Types and/or Locations of BMPs
 - Material Storage and Spill Response
 - Fueling Plans
 - Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
 - Project Phasing
- It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
- The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

- Inspections of areas with permanent cover to be reduced to once per month,
- Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
- Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

- All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
- Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
- Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
- Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

- Substantial Completion has been reached and no ground disturbing activities are anticipated.
- Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.

- Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
- All sediment has been removed from conveyance systems
- All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
- For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
- For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	14 calendar days
--	------------------

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days
--	-----------------

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site discharges to during fish spawning?	NO

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA
Alec W. Pietz
Design of Construction SWPPP (May 31 2027)

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

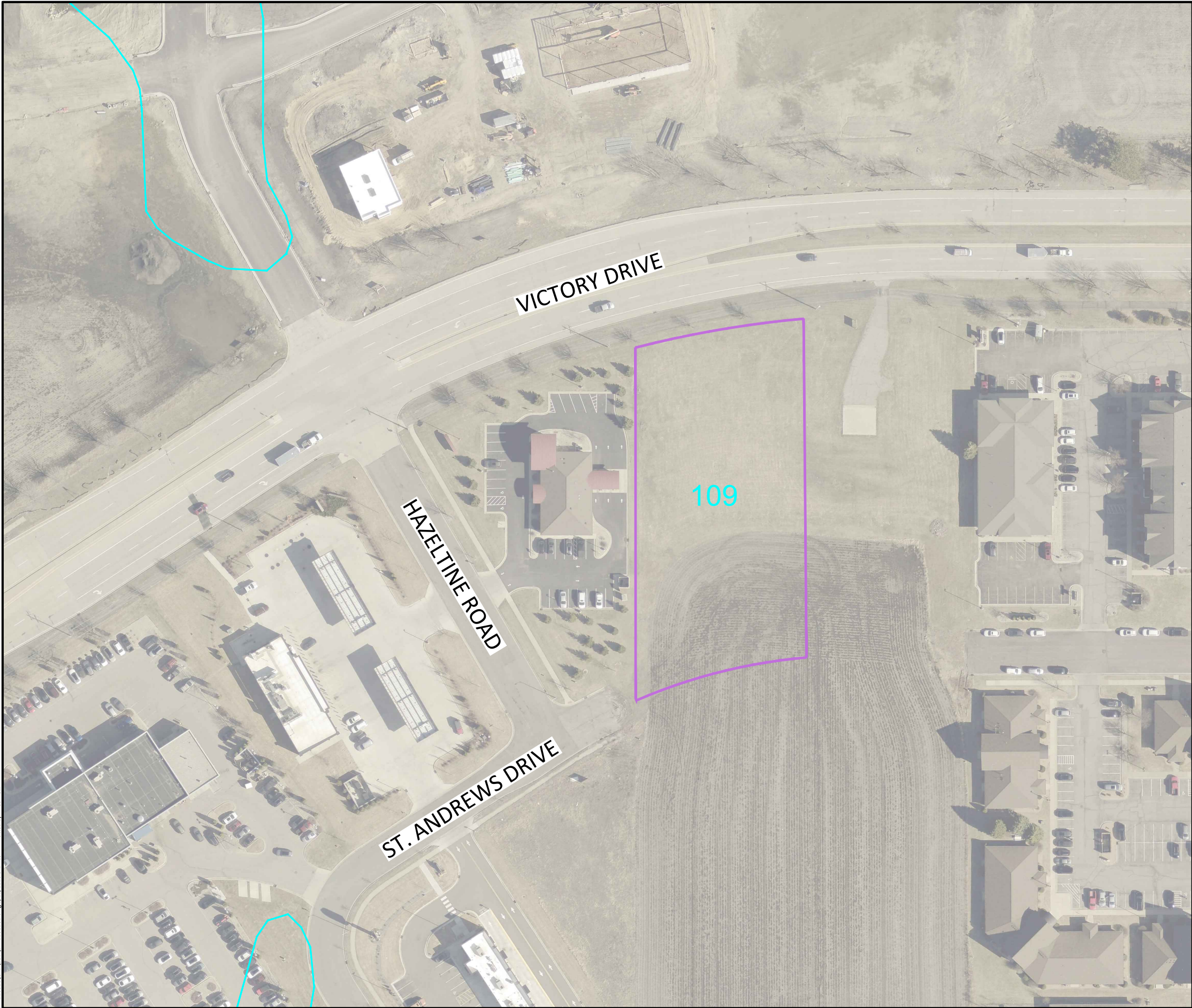


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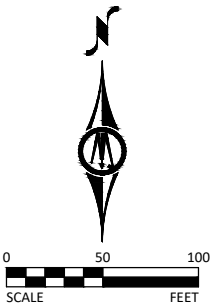
RICE COMPANIES	C2.02
KOHLMEYER HAGEN LAW OFFICE	
STORMWATER POLLUTION PREVENTION PLAN NARRATIVE	

SHEET



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE



SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
109	Canisteo clay loam, 0 to 2 percent slopes	C/D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
NARRATIVE & NOTES	C2.01 - C2.02
SOILS	C2.03
EROSION & SEDIMENT CONTROL DETAILS	C2.04 - C2.05
DIRECTION OF FLOW	C2.06
FINAL STABILIZATION	C2.06

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



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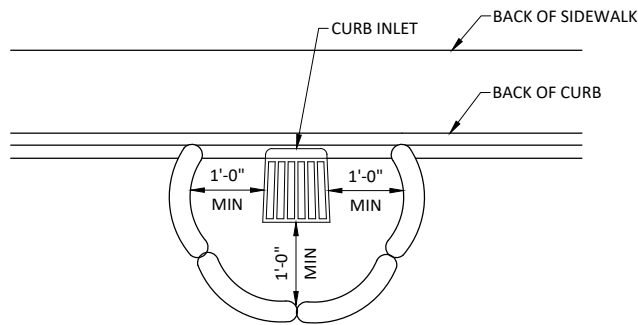
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RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP

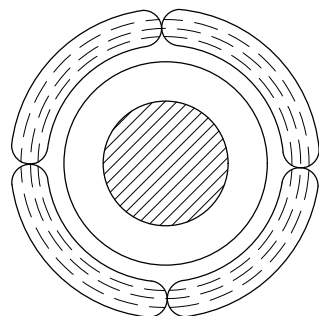
SHEET

C2.03



NOTE:
THIS INLET PROTECTION IS USED DURING
ROUGH GRADING ONLY, USE BEFORE ROAD
IS OPEN TO TRAFFIC OR IS PAVED

PAYMENT SHALL INCLUDE ALL MATERIALS,
FILLING OF LOG, PLACEMENT,
MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON
PROPER PLACEMENT WITH THE FINAL 20%
PAID UPON REMOVAL



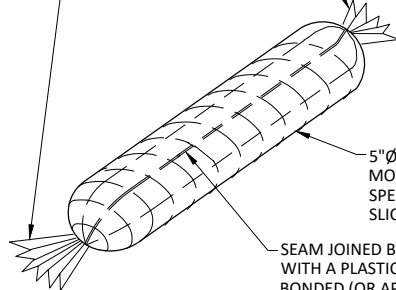
INLET PROTECTION
WITH ROCK LOG

FILL ROCK LOG WITH 45 LBS. OF OPEN
GRADED AGGREGATE CONSISTING OF
SOUND, DURABLE PARTICLES OF CRUSHED
QUARRY ROCK OR GRAVEL CONFORMING
TO THE FOLLOWING GRADATION.

GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

NOTE:
CRUSHED CONCRETE OR BITUMINOUS
SHALL NOT BE USED FOR OPEN
GRADED AGGREGATE.

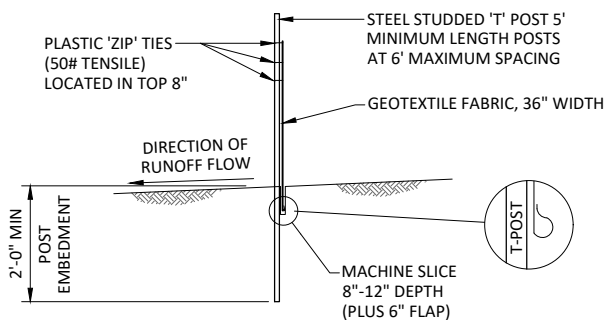
ENDS SECURELY CLOSED TO
PREVENT LOSS OF OPEN
GRADED AGGREGATE FILL,
SECURED WITH 50 PSI ZIP TIE



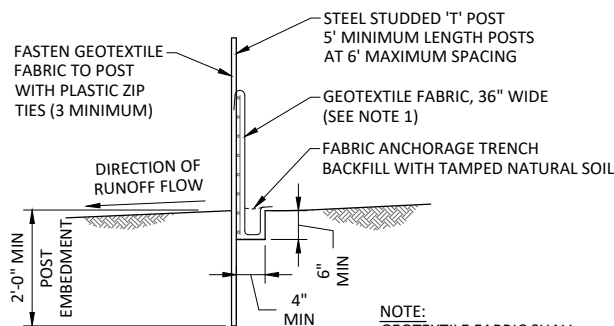
5"Ø GEOTEXTILE SOCK, TYPE WOVEN
MONOFILAMENT CONFORMING TO
SPEC. 3886 TABLE 3886-1. MACHINE
SLICE

SEAM JOINED BY TWO ROWS OF STITCHING
WITH A PLASTIC MESH BACKING OR HEAT
BONDED (OR APPROVED EQUAL)

INLET PROTECTION
ROCK BAG
NOT TO SCALE

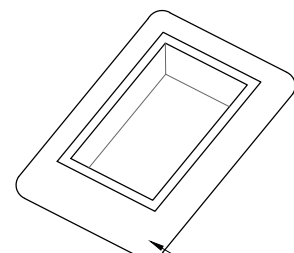


SILT FENCE - MACHINE SLICED
NOT TO SCALE

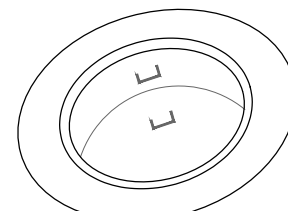


NOTE:
GEOTEXTILE FABRIC SHALL
BE PER MnDOT SPEC 3886

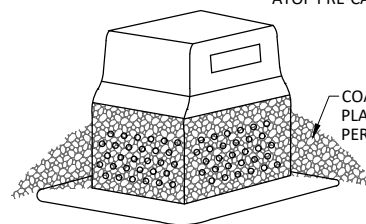
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NOT TO SCALE



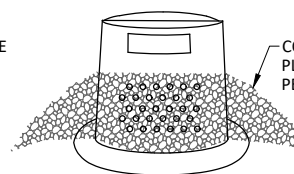
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



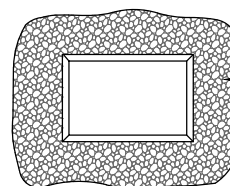
PLACE BARRIER FRAME
ATOP PRE-CAST TOP SLAB



COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

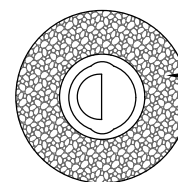


COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS



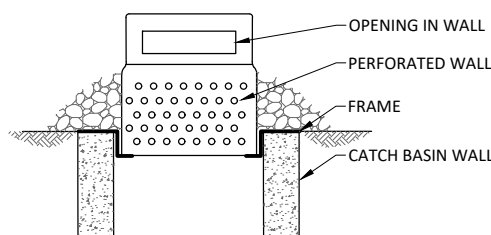
COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

TOP VIEW

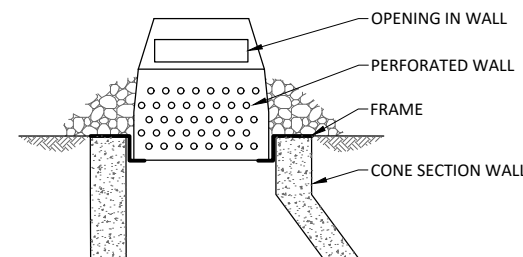


COARSE FILTER AGGREGATE
PLACED TO COVER
PERFORATIONS

TOP VIEW

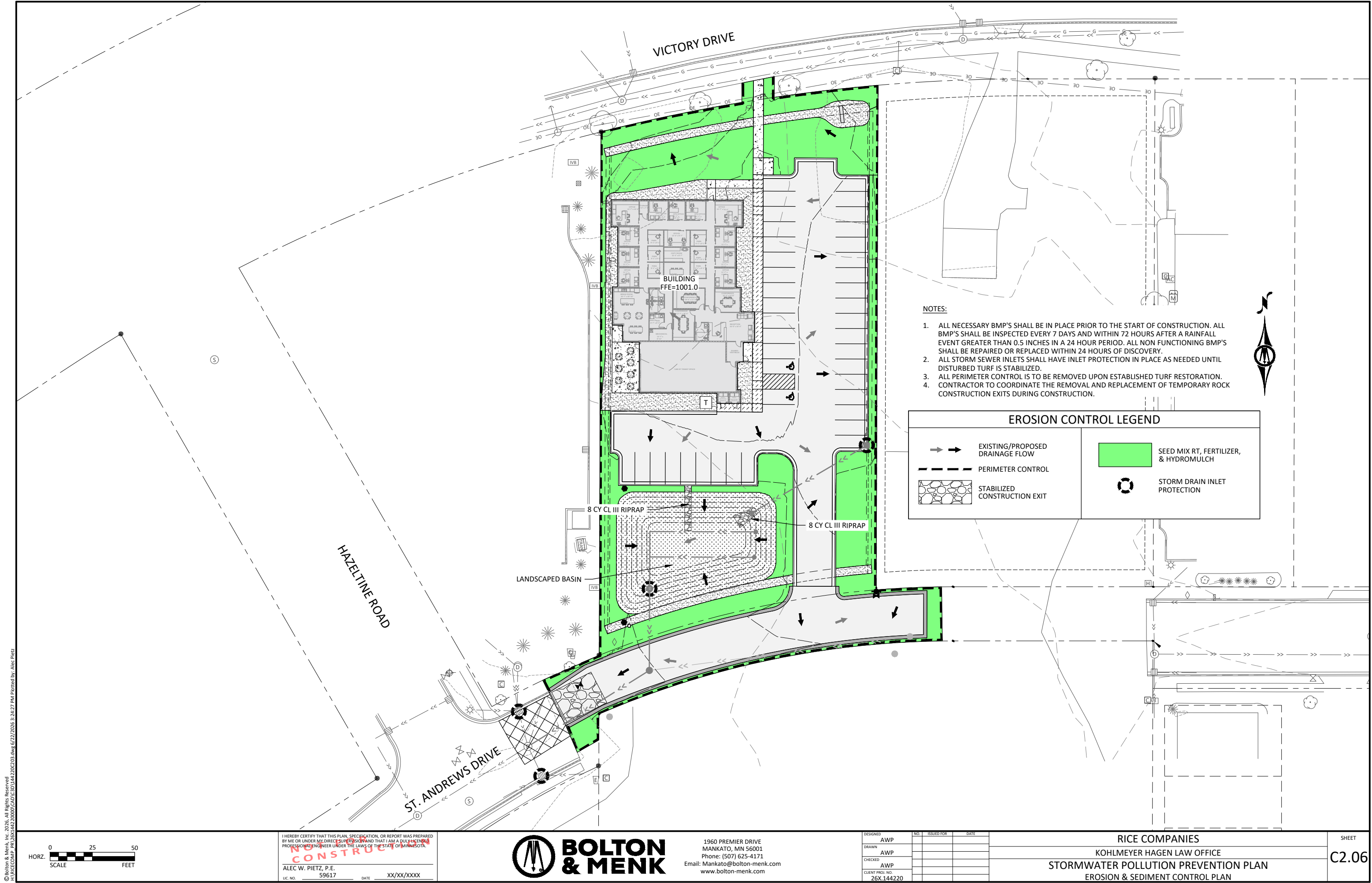


OPENING IN WALL
PERFORATED WALL
FRAME
CATCH BASIN WALL



OPENING IN WALL
PERFORATED WALL
FRAME
CONE SECTION WALL

INLET PROTECTION
PERFORATED WALL
NOT TO SCALE



- NOTES:
1. ALL NECESSARY BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. ALL BMP'S SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 72 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. ALL NON FUNCTIONING BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY.
 2. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION IN PLACE AS NEEDED UNTIL DISTURBED TURF IS STABILIZED.
 3. ALL PERIMETER CONTROL IS TO BE REMOVED UPON ESTABLISHED TURF RESTORATION.
 4. CONTRACTOR TO COORDINATE THE REMOVAL AND REPLACEMENT OF TEMPORARY ROCK CONSTRUCTION EXITS DURING CONSTRUCTION.

EROSION CONTROL LEGEND			
	EXISTING/PROPOSED DRAINAGE FLOW		SEED MIX RT, FERTILIZER, & HYDROMULCH
	PERIMETER CONTROL		STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT		

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HORZ. SCALE 0 25 50 FEET

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CONSTRUCTION

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

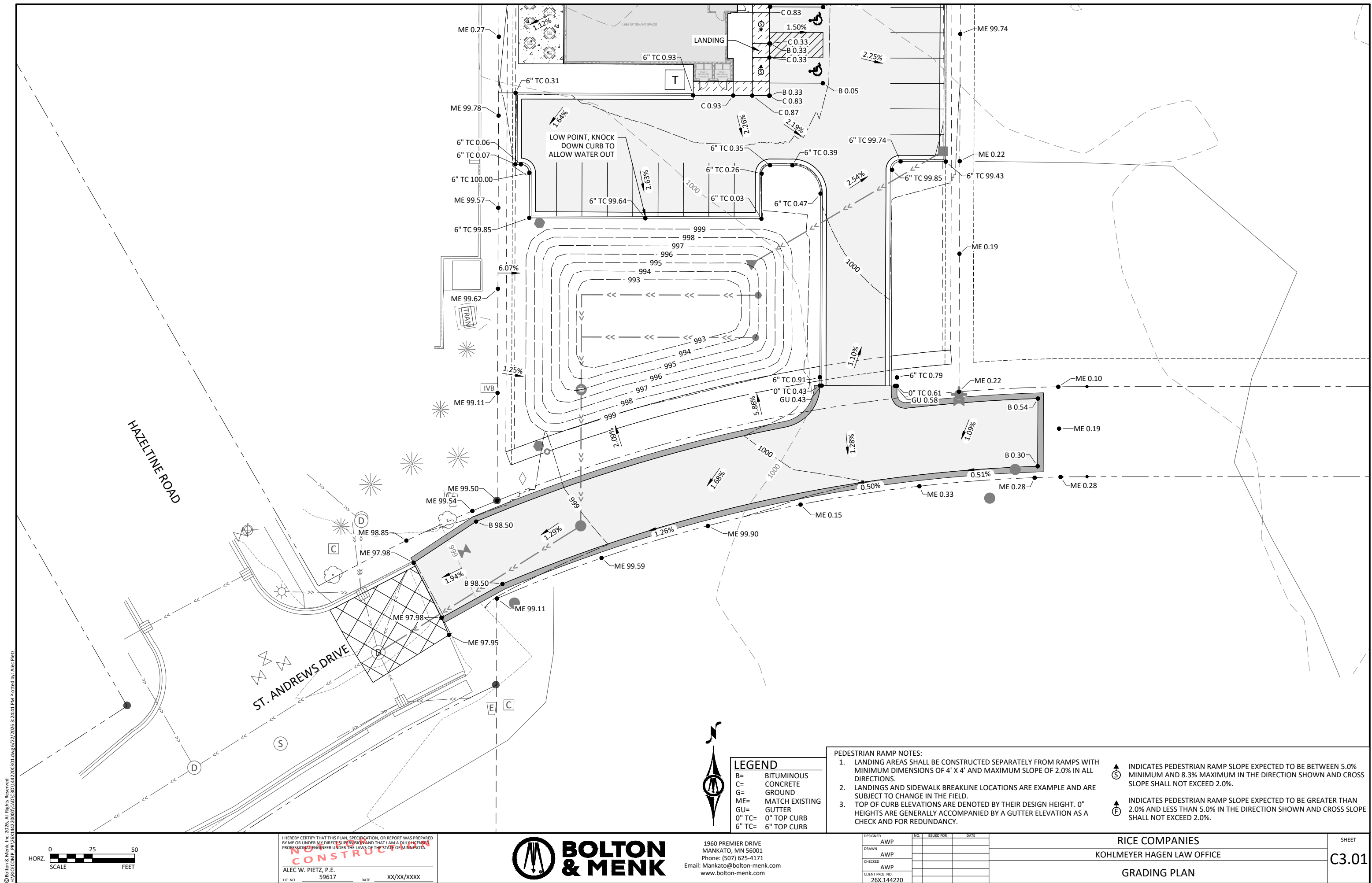


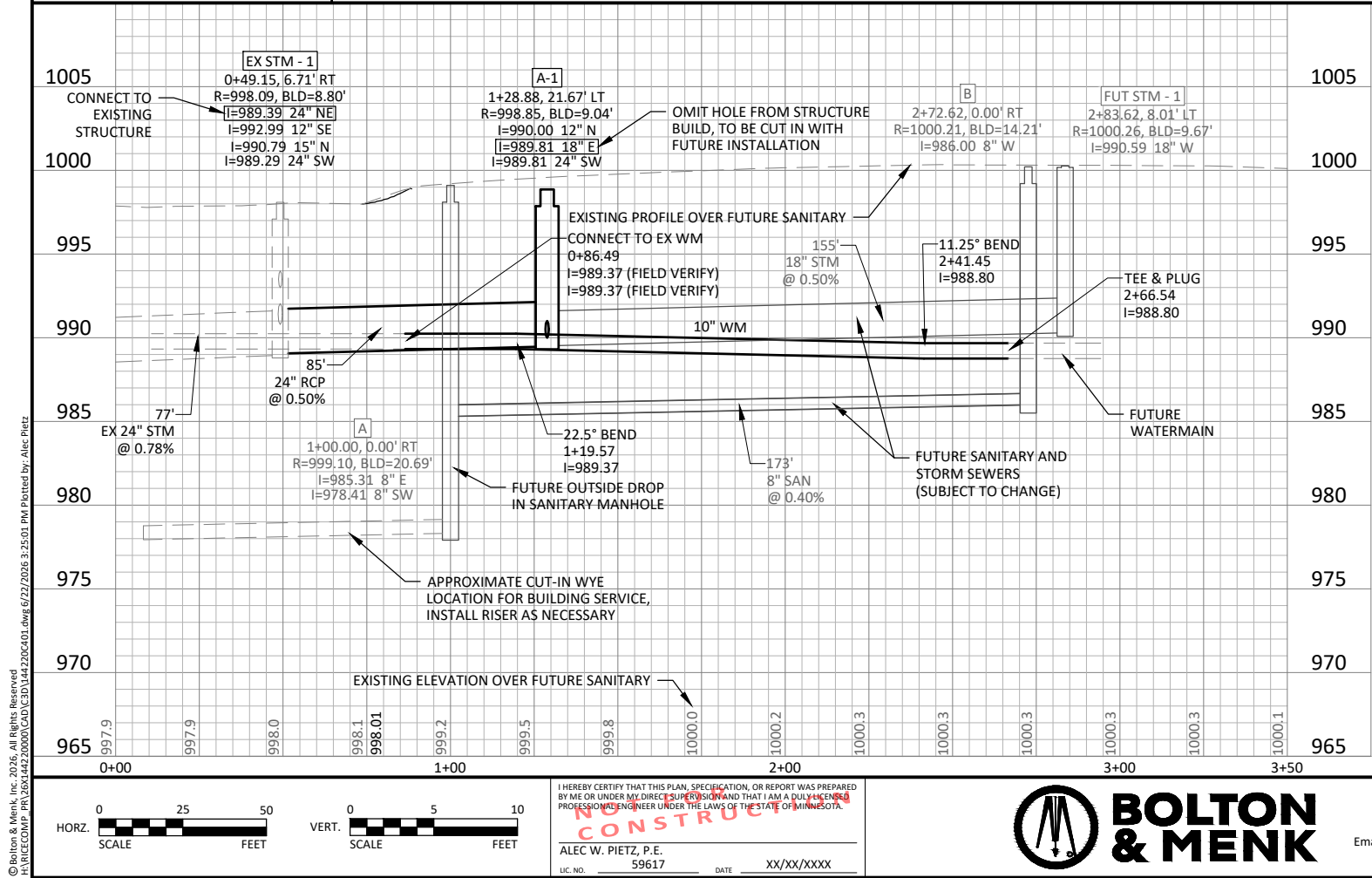
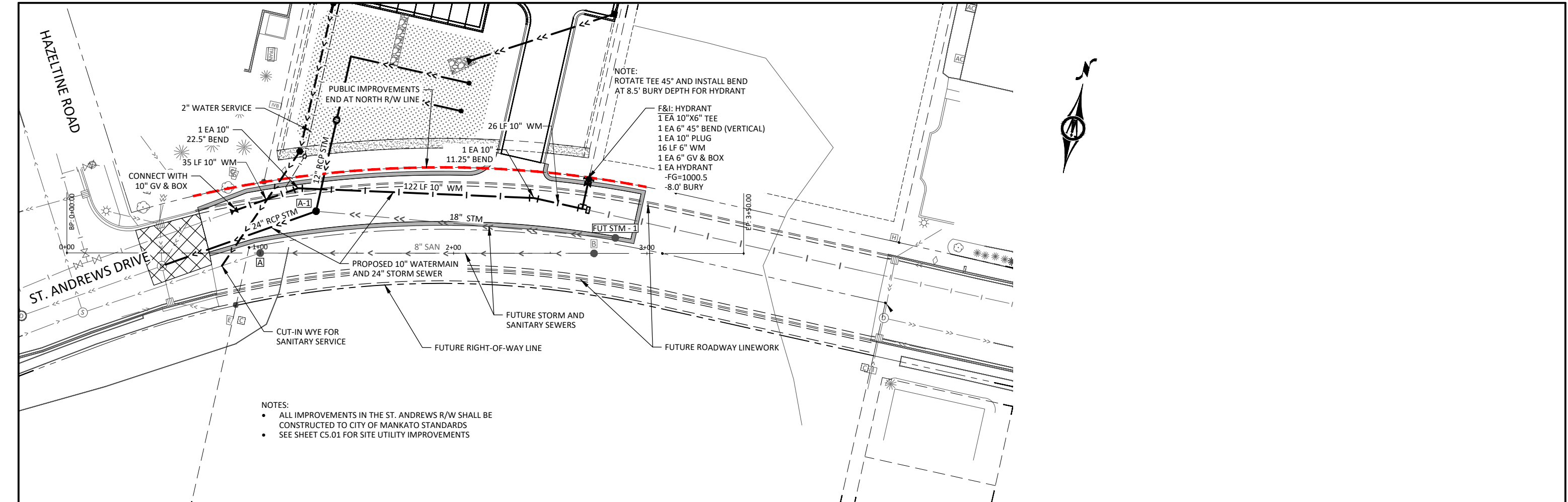
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RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
STORMWATER POLLUTION PREVENTION PLAN
EROSION & SEDIMENT CONTROL PLAN

SHEET
C2.06





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

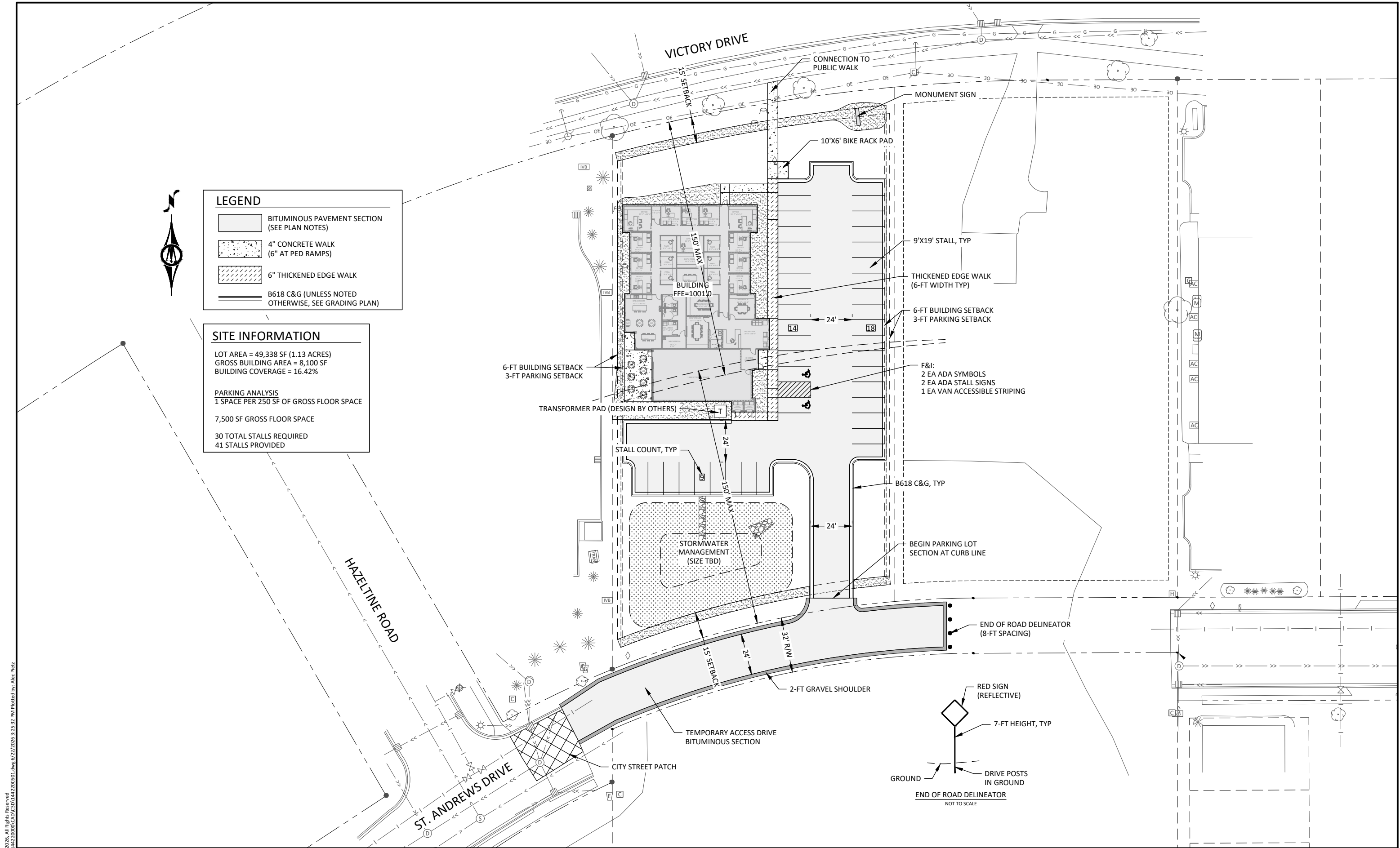


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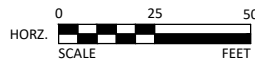
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RICE COMPANIES
KOHLMAYER HAGEN LAW OFFICE
CITY UTILITIES - PLAN & PROFILE

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CONSTRUCTION

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PRELIMINARY SITE PLAN

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C6.01

TURF ESTABLISHMENT:
SEE EROSION & SEDIMENT CONTROL
PLAN FOR TURF ESTABLISHMENT

GENERAL LANDSCAPE IMPROVEMENT NOTES:

- PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. ALL BEDS ABUTTING TURF AREAS SHALL BE EDGED WITH A NATURAL SPADED EDGE.
- WHEREVER A SURFACE PARKING AREA FACES STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED WITH A HEDGE OR PLANTING THAT IS BETWEEN 4 AND 8 FEET. THIS SCREENING MUST BE YEAR ROUND. THE PLANT MATERIAL MUST BE ABLE TO ACHIEVE THIS HEIGHT (BETWEEN 4 AND 8 FEET) WITHIN 1 YEAR OF THE CONSTRUCTION OF THE PARKING LOT. CONTAINER SIZES LISTED SHALL BE VERIFIED TO MEET THIS REQUIREMENT BY THE CONTRACTOR AND/OR INSTALLER PRIOR TO ORDERING AND PLANTING. ADJUST THE SIZE AS NECESSARY.
- ESTABLISH TURF IN ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING.
- REFER TO MNDOT SPECIFICATION 2571 FOR PLANT INSTALLATION AND ESTABLISHMENT.
- ROCK MULCH OR WOOD TO BE PLACED IN ALL PLANTING BEDS.
- CONTRACTOR TO DESIGN AND BUILD PERMANENT IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS, IF NECESSARY OR REQUESTED BY THE OWNER. CONTRACTOR TO SUBMIT IRRIGATION AND SHOP DRAWING TO OWNERSHIP FOR APPROVAL.

LEGEND:

REFER TO NOTATIONS AND
TABLE FOR PLANTINGS

LANDSCAPE ROCK
OR MULCH

BASIN LANDSCAPE
MATERIAL

LANDSCAPE CODE REQUIREMENTS:

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED = 650 LINEAR FEET / 50 = 13 OVERSTORY TREES
PROVIDED = 13 OVERSTORY TREES

REQUIRED = 650 LINEAR FEET / 25 = 26 EVERGREEN TREES
PROVIDED = 28 EVERGREEN TREES

SCREENING:
REQUIRED (& PROVIDED) = 4-8-FT MATURE HEIGHT AT 80%
OPACITY ALONG FRONTAGE

FOUNDATION LANDSCAPING:
REQUIRED (& PROVIDED) = PLANT MATERIAL PLACED
INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS



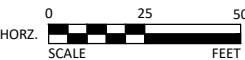
HAZELTINE ROAD

ST. ANDREWS DRIVE

VICTORY DRIVE

NOTE - EVERGREEN SPECIES
UTILIZED AS BOTH SCREENING
AND TREE REQUIREMENT

PLANT SCHEDULE						
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT TYPE	MATURE SIZE
DECIDUOUS TREES						
4	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5" CAL	B&B	40-50' H, 15-20' S
6	GG	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2.5" CAL	B&B	15' H, 6' S
3	PA	Ulmus americana 'Princeton'	Princeton American Elm	2.5" CAL	B&B	50-80' H, 40' S
13	(TOTAL DECIDUOUS)					
EVERGREEN TREES						
28	TA	Thuja occidentalis 'Balijohn'	Technito Arborvitae	6' TALL	B&B	8' H, 5' S
28	(TOTAL EVERGREEN)					
SHRUBS						
30	IH	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	4' H	B&B	4-5' H, 4-5' W
19	MC	Spiraea japonica 'Walburna'	Magic Carpet Spirea	1 GAL	B&B	18" x 24"
49	(TOTAL SHRUB)					
PERENNIALS & GRASSES						
43	KF	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	1 GAL	B&B	4-6' H, 2-3' S
18	NA	Aster novae-angliae	New England Aster	1 GAL	B&B	12-24"
9	SN	Sedum x 'Neon'	Neon Sedum	1 GAL	B&B	24" H, 15" W
70	(TOTAL PERENNIALS & GRASSES)					



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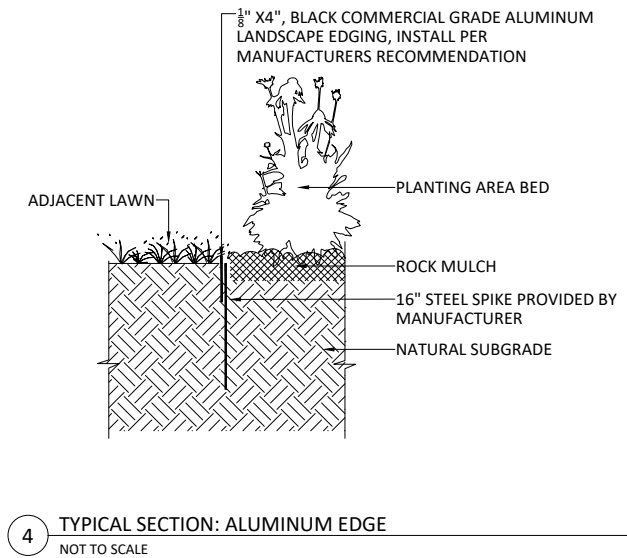
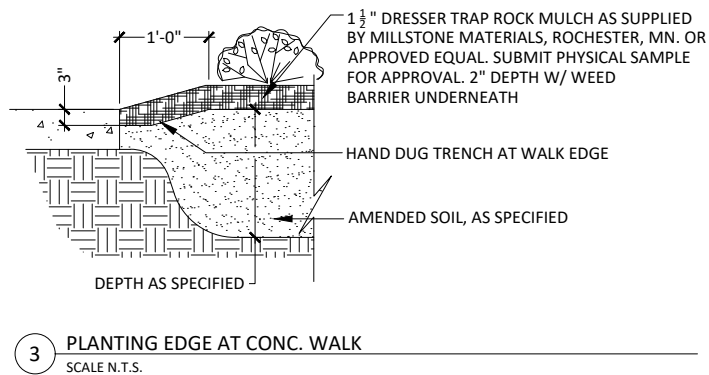
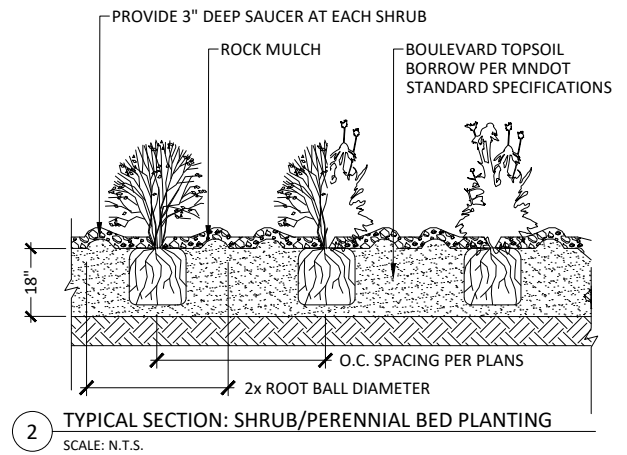
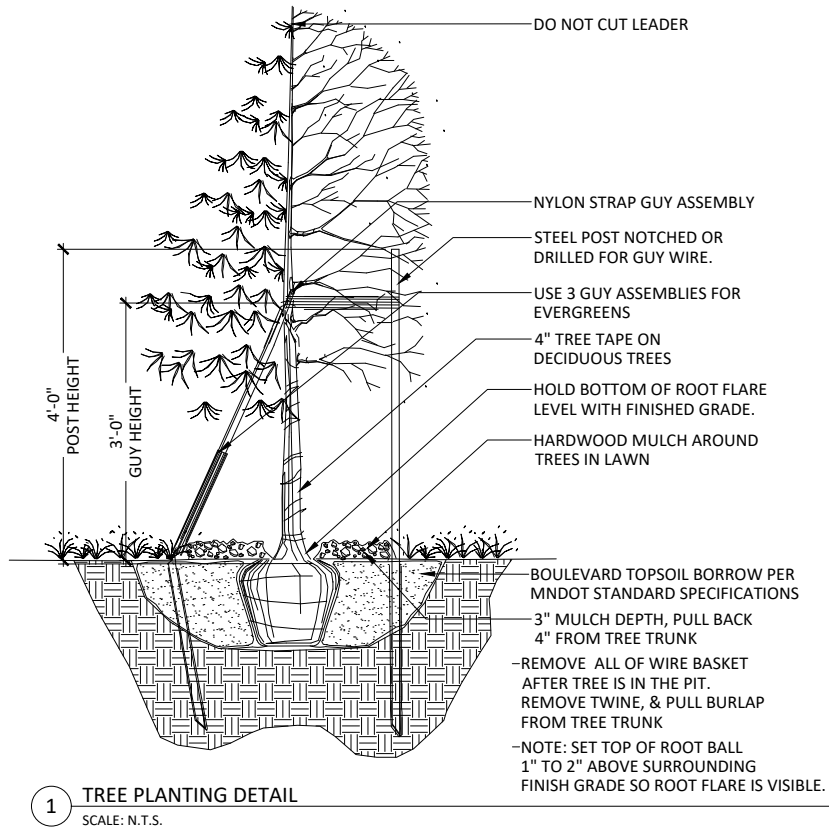
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PLANTING PLAN

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CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617 DATE XX/XX/XXXX

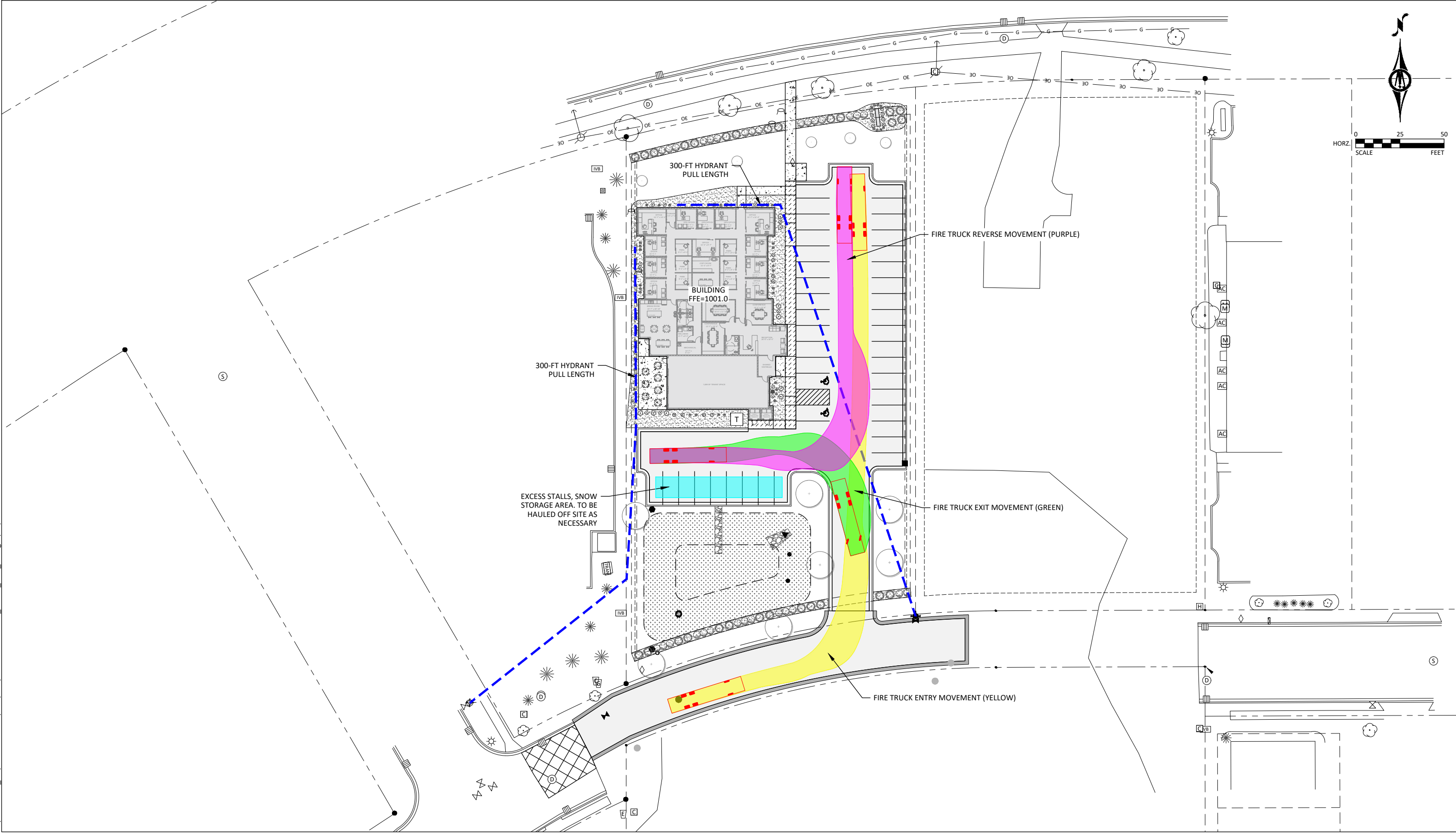


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Stormwater Management Memorandum

Date: June 23, 2026
To: Construction Services, City of Mankato
From: Alec Pietz, P.E. – Land Development Project Manager
Subject: Kohlmeyer Hagen Law Office
BMI Project No.: 26X.144220

I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for the proposed Kohlmeyer Hagen Law Office on Lot 1 Block 1 of Alexia Subdivision in Mankato, Minnesota. The proposed project consists of a building, parking lot construction, site grading, utilities, and drainage improvements. While the property connects to City storm sewer that drains to an existing R & R stormwater basin, the existing basin was not designed to fully mitigate this property. Therefore, a new stormwater basin is proposed to fully mitigate this development from a peak flow and water quality standpoint. **The proposed design ignores the existence of the downstream R & R Basin and does not utilize any of its capacity or water quality credit.** The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Blue Earth County, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87"), 10-yr (4.29"), and 100-yr (7.20") events are reported for relevant data in this report.

II. Existing Site Hydrology

The site currently consists of a mixture of grass and farmland that ultimately drains to Lot 2 Block 1 of Alexia Subdivision, Victory Drive, and City of Mankato right-of-way. All listed outfall areas ultimately drain to the downstream City storm sewer and stormwater management. A sizable storm sewer is adjacent to the site and will be extended for connection. Lot 2 will also drain to this storm sewer at its time of development. The *Existing Hydrology* figure illustrates the existing drainage areas and yields the following peak flows:

Existing Peak Flows (cfs)			
Location	2-yr	10-yr	100-yr
St. Andrews Drive	0.95	1.69	3.25
Victory Drive / West Lot	1.01	1.99	4.10
Lot 2	0.60	1.13	2.26
Total	2.56	4.81	9.61

The peak flow constraints of this project are to not exceed the overall existing rates. A check against the capacity of downstream storm sewer in a 10-year design will also be required.

III. Proposed Site Hydrology

The *Proposed Hydrology* figure illustrates the proposed improvements, drainage areas, storm sewer routing, and the basin. As previously mentioned, the basin is sized both for peak attenuation and for water quality volume; a basin design fact sheet is also included with this memo. The basin also draws down within 48-hours; a graphic from SSA is provided showing this.

Proposed peak flow rates for the design storms were determined in SSA to be:

Proposed Peak Flows (cfs)			
Location	2-yr	10-yr	100-yr
To City Storm	0.42	1.41	6.11
West Lot	0.12	0.22	0.42
Victory Drive	0.30	0.58	1.19
St. Andrews Drive	0.08	0.15	0.29
Total	0.92	2.36	8.01
Existing Peak Rate	2.56	4.81	9.61

Below is a summary of peak flow observations:

- All storm events have a decrease in peak flow, including to individual discharge locations.
- 10-year peak flow to City storm sewer – 1.41 cfs is reported discharging from the basin. A 24-inch City storm sewer at 0.5% is extended to this site with a 12-inch service to the site. The 24-inch has a design capacity of 16 cfs, far exceeding the peak flow from the site, leaving additional capacity for future connections. Downstream of the project limits, a 24-inch City storm sewer at 0.75% exists followed by a 48-inch pipe.

Please review the additional information, figures, and accompanying civil construction documents and feel free to contact Alec Pietz, P.E. with any questions at Alec.Pietz@bolton-menk.com or 507-766-3283.

STORMWATER BASIN
KOHLMEYER HAGEN LAW OFFICE
MANKATO, MINNESOTA
BMI Project No. 26X.144220

PROPOSED FILTRATION BASIN

Drainage Area (Lot 1)

Drainage Area: Acres

Impervious Area: Acres

Impervious area includes the temporary road outside of the lot

Water Quality Volume

(1.1 inches of runoff from impervious surfaces)

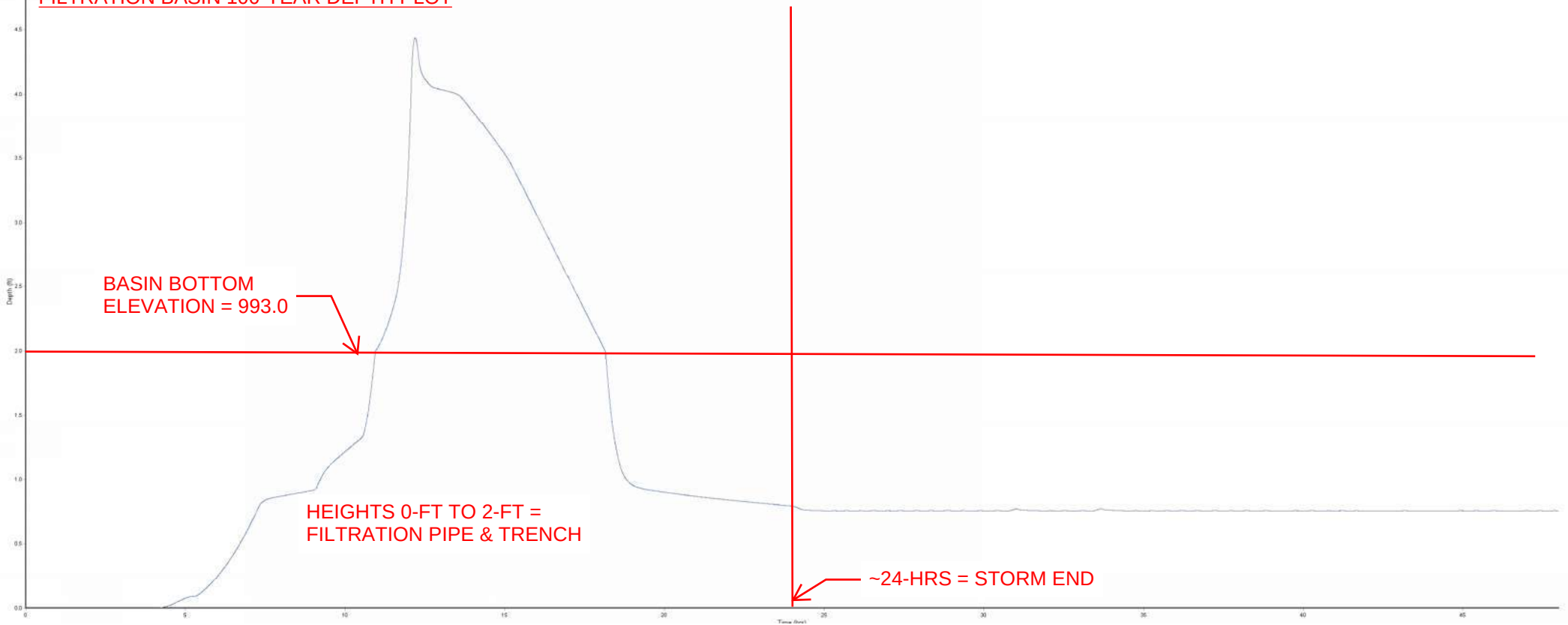
Volume (Proposed Impervious): cubic feet = acre-feet

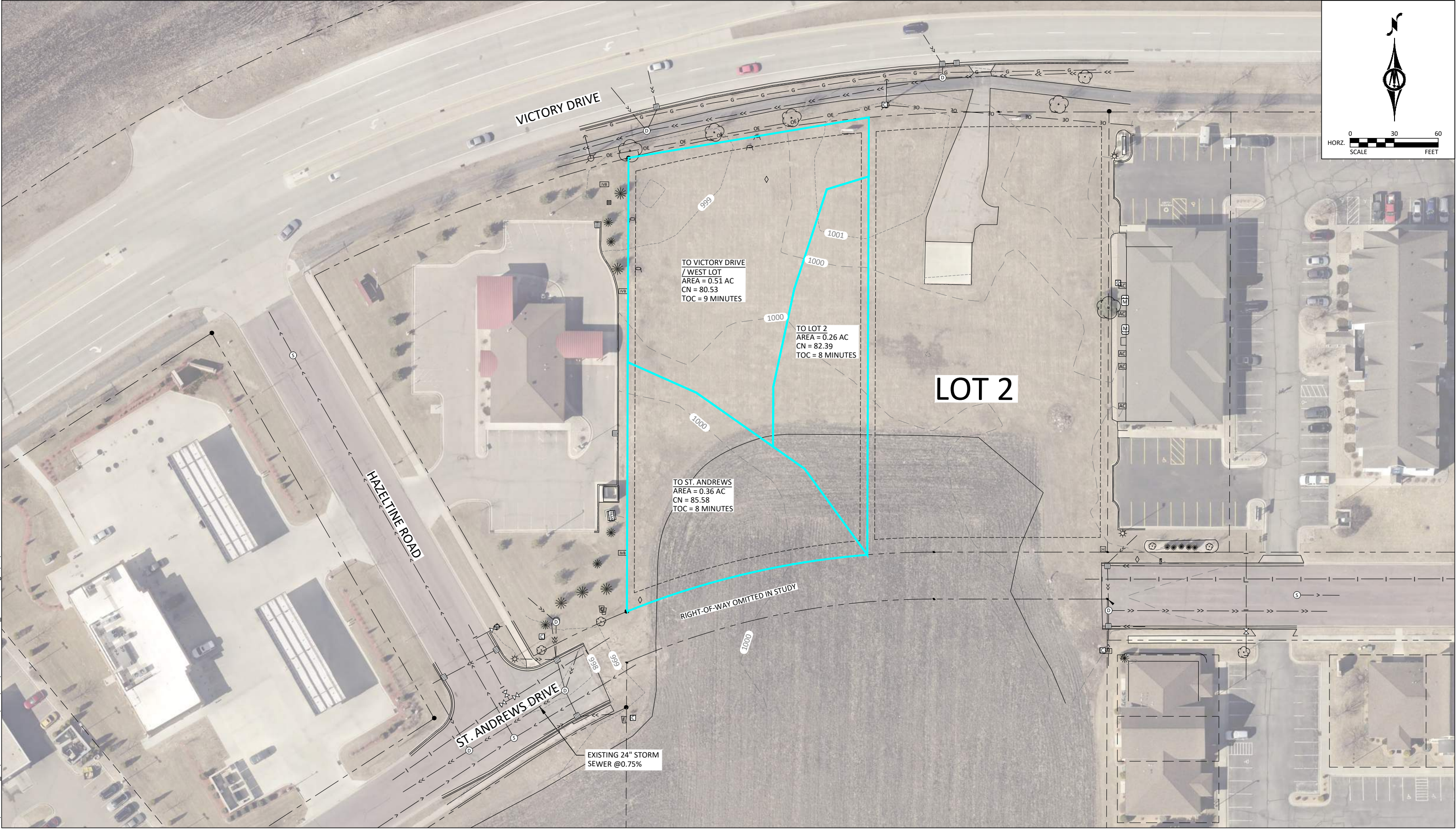
Proposed Basin			
Elevation (ft)	Area (sf)	Volume (cf)	Volume (ac-ft)
993	1425	0	0.00
994	1970	1700	0.039
995 (WQV)	2590	3980	0.091
996	3285	6915	0.159
997	4055	10585	0.243
998	4875	15050	0.346
999	5745	20360	0.467

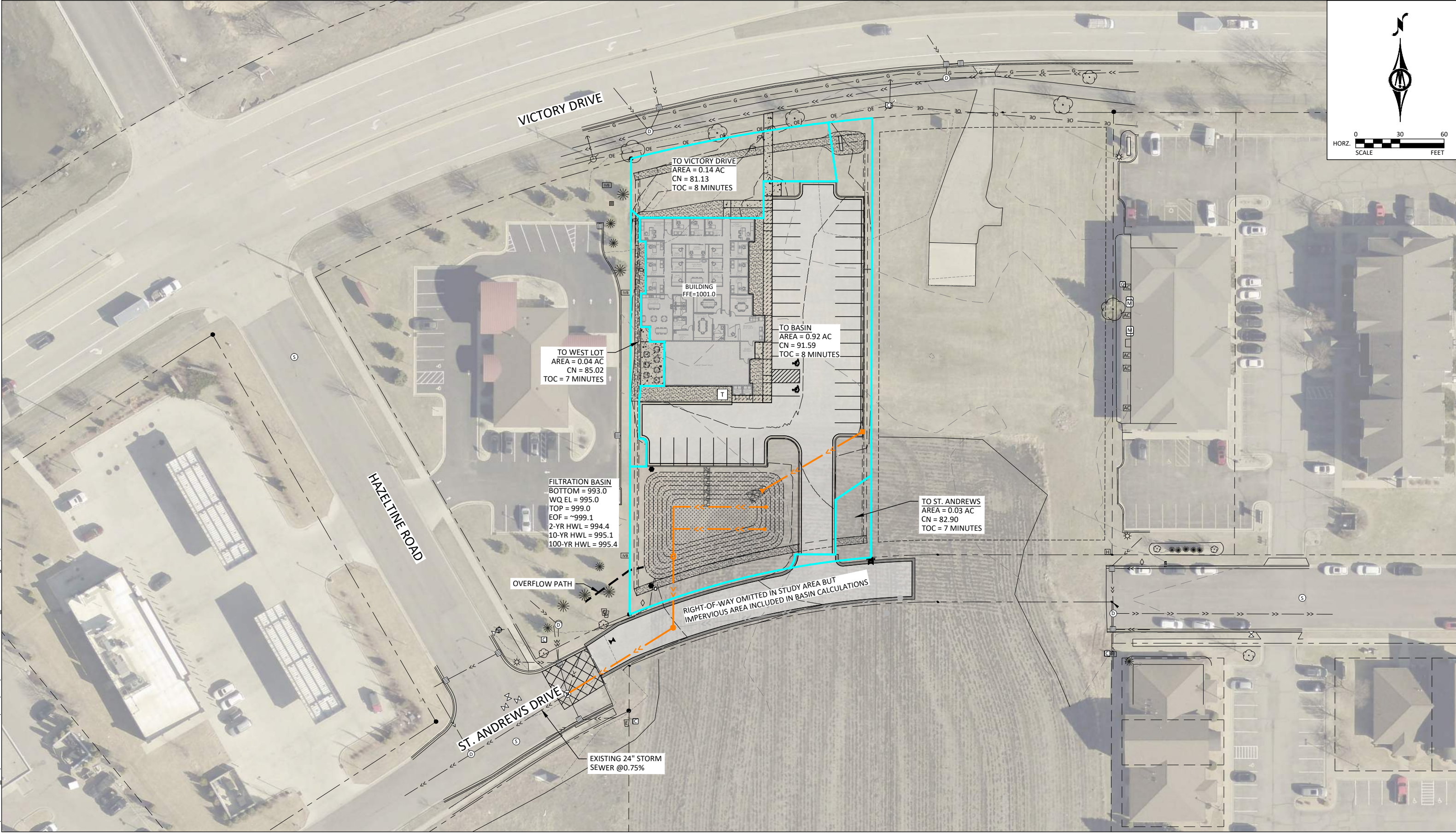
Meets Req'm

Basin High Water Levels	
Event	Elevation (ft)
2-yr	994.4
10-yr	995.1
100-yr	995.4

FILTRATION BASIN 100-YEAR DEPTH PLOT







July 14, 2026

Brittany Mitchell
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002

RE: Plan Review Response

Project Location: 2351 North Victory Drive
Mankato, MN 56001

Architect's Project No.: MK.C.23.016

Dear Ms. Mitchell,

This letter is in response to the plan review for the Kohlmeyer Hagen Law Office, Plan Review Number: CY34-26, dated July 9, 2026. The following numbered items correspond with the numbers outlined on the plan review.

- a. Acknowledged.
- b. Acknowledged.
- c. This was provided on snow management and turning movement figure.
- d. The exterior materials are consistent on all sides of the building. Stone material has been added to the north side of the building. Please see sheet A300.
- e. Acknowledged, to be included in final architectural plans. All RTU's will be placed on the roof, and none will exceed six feet in height.
- f. Acknowledged, to be included in final civil plans.
- g. Acknowledged, to be included in final civil plans.
- h. Acknowledged, to be included in final civil plans.
- i. Acknowledged, to be included in final civil plans.
- j. Acknowledged, to be included in final civil plans.
- k. This is noted on C5.01 but will be added to this sheet too.
- l. Noted, the future pipe shown on C4.01 will also be noted as 24-inch.
- m. Acknowledged, to be included in final civil plans.
- n. Acknowledged, to be included in final civil plans.
- o. Wouldn't the current Subdivider's Agreement recorded against the property cover this?

- p. The applicant will work with the city engineer during construction of St. Andrews Drive.
- q. Acknowledged.
- r. Acknowledged.

Feel free to contact me with any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Don Larsen". The signature is written in a cursive, flowing style with a large initial "D".

Don Larsen

Attachments: A300 EXTERIOR ELEVATIONS - 07.14.26