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

1. **SITE PLAN ITEMS**

1. CY03-26

Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

2. CY04-26

Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

3. CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

4. CY06-26

Request of Southwest Minnesota Housing Partnership for a preliminary and final plat review of Good Counsel Hill subdivision, for a conditional use permit to accommodate more than one building on a single lot on a property zoned O-R, Office Residential, a planned unit development to establish and allow mixed uses within the subject development, and to amend the Institutional Overlay District to allow for an updated campus development plan to include the addition of parking and

re-use of existing spaces located within the current structures on the existing campus. The subject property is described as Outlot B, School Sisters of Notre Dame Subdivision, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota (170 Good Counsel Drive, BE County PID's R010905379005, R010908201007).

5. CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

6. CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

7. CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

8.

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. ISG, on behalf of the property owner, is requesting a Site Plan and Traffic Advisory Committee review for a parking lot expansion. The subject property is located at 1761 Bassett Drive.**

2. **TRAFFIC ITEMS**

Meeting Date: 02/10/2026

Title

CY03-26

Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

Applicant

The applicant is WEB Construction on behalf of the property owner Old Town Holdings.

Request

The applicant is requesting an amendment to the original conditional use permit located at 1247 Range St. (Axis Lofts), to convert the first floor commercial spaces into thirteen residential apartments.

Location

The property is located at 1247 Range St. and is currently being identified at Axis Lofts.

Existing Land Use

The property is currently serving 72 residential apartment units.

Zoning

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

Environmentally Sensitive Areas

The site falls within FEMA's "Catastophic Levee Failure" ESA Zone.

Public Utilities

The site is currently served by public utilities. The utilities are located within an easement that also contains Range Street.

City Code

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

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

Review

The applicant is seeking an amendment to the previously approved conditional use permit, to convert the planned commercial spaces on the main floor, into thirteen residential apartment units.

The building currently contains 72 residential units on 2nd-4th floors. No expansion to the building's footprint is proposed.

The amendment is meant to further align with the building's existing established residential use. The goal is to improve the operational efficiency and long-term viability of the property and align with market conditions.

Floor plans depict the creation of 13 studio apartments. The 2nd through 4th floors currently have 15-1-bedroom residential units and 5-2-bedroom units per floor. In total, there will be 13-studio units, 53-1-bedroom units and 19-2-bedroom units. The 5th floor contains a lounge and deck area serviced by an elevator and stairway.

The proposal shows 168 parking stalls. The applicant has provided 9 bicycle parking stalls, which includes 2 exterior stalls and 7 interior stalls for bicycles.

Amenity spaces will be added to the main level to include an athletic court. A rooftop deck provides outdoor living areas including grills, games, and green space.

Access will shift from its current location off of Range St. to Hiniker Parkway upon completion of the road project.

Attachments

General Location Map
Aerial Plan
Site Plan
Floor Plan
Exterior Elevations
Applicant Narrative

General Location Map

Date: February 2026

Author:

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Aerial Map

Date: February 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.

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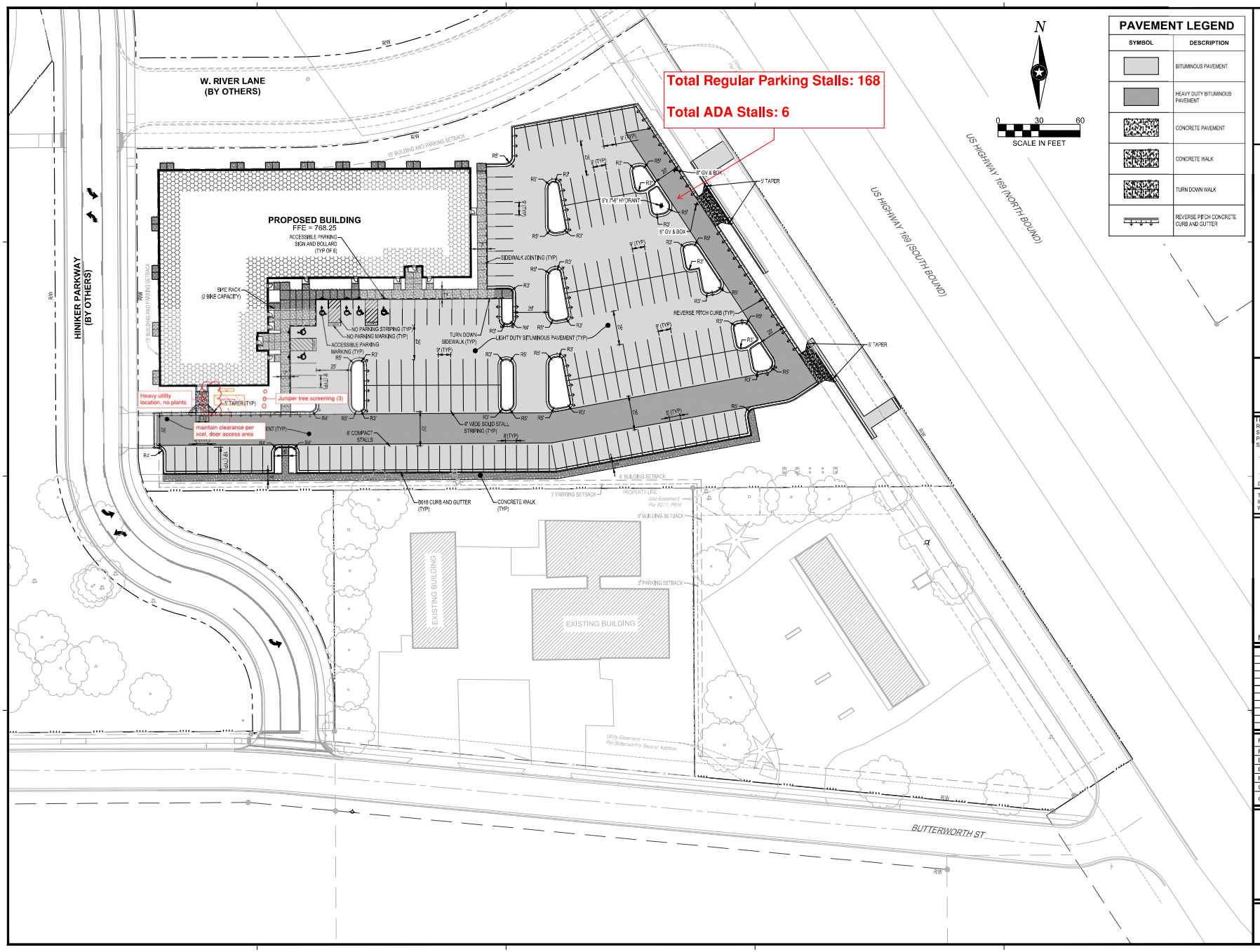

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

NATHAN J. HERMER

DATE 12/29/2022 LIC. NO. 54848

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PROJECT

AXIS APARTMENTS

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 C3-SITE PLAN
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	07/06/22
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

STORAGE/MEP
108
EXPOSED CONCRETE

SUITE
100
669

SUITE
101
767

SUITE
102
767
767 sf

SUITE
103
740
740 sf

SUITE
104
740
740 sf

SUITE
105
670
670 sf

STAIR
101
RB-1

CANOPY

SUITE
111
523

SUITE
109
488

SUITE
110
488

SUITE
115
483

MEP
106
EXPOSED CONCRETE

SUITE
114
502

LOBBY
103

SUITE
112
507

SUITE
113
507

STAIR
102
RB-1

CANOPY

TRASH
105
TRASH
REC

MAIL

STORE FRONT AWNING

FUTURE KNOCK OUT

CEILING TYPES

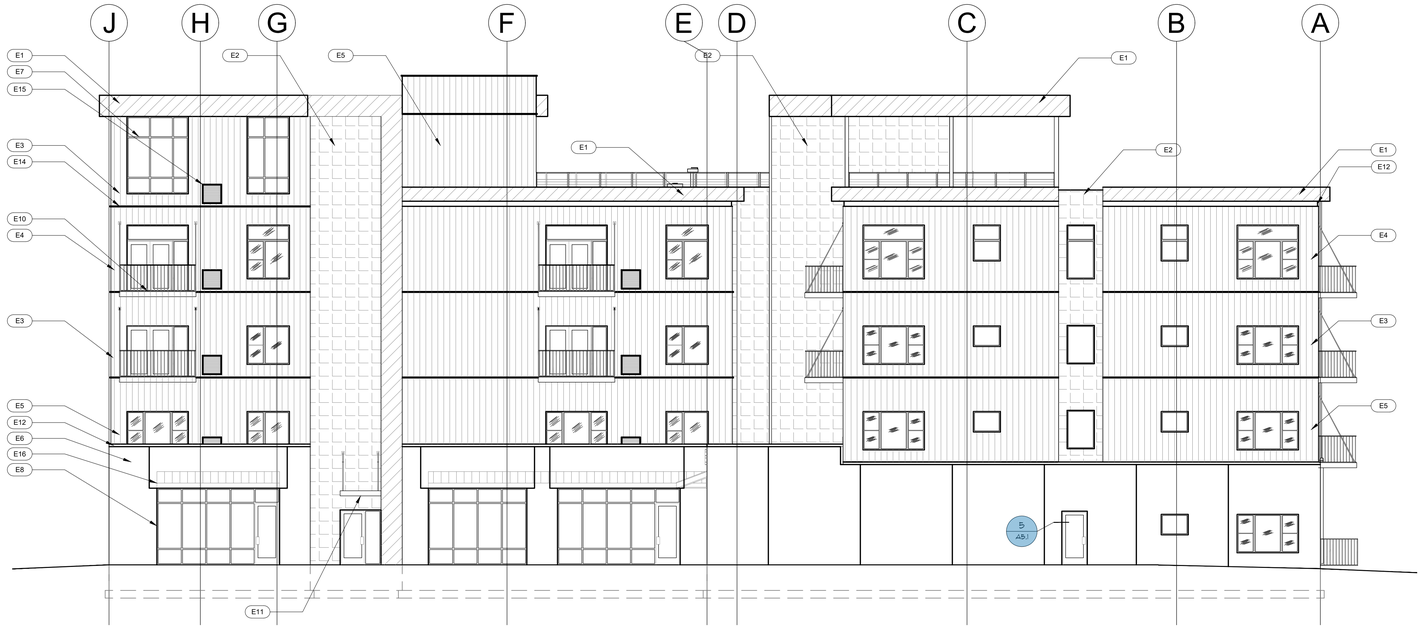
2x2 ACT @10'-0" AFF UNO

TYP "X" GYP BOARD w/ 2½" STEEL STUD FURRING 12'-0" AFF UNO

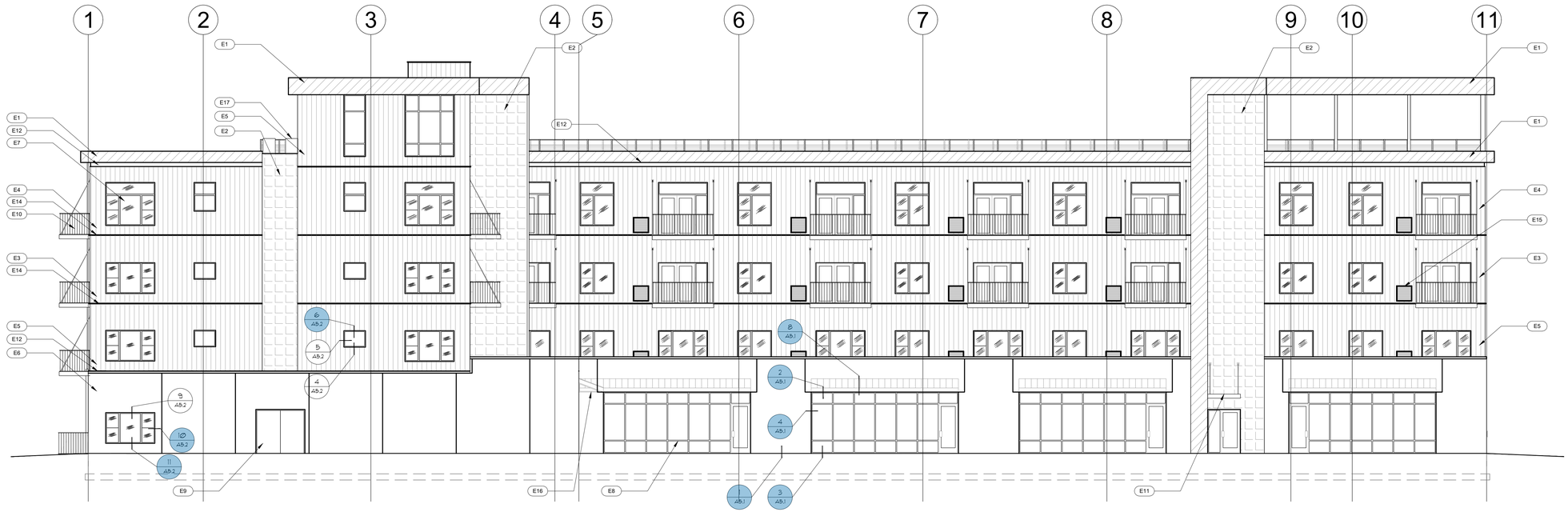
SEE SECTION VIEWS FOR GYP BOARD CEILING CONSTRUCTION

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION
E1	METAL PANEL SMOOTH - FAIRVIEW ARCHITECTURAL VITRABOND FR 4MM ALUMINUM COMPOSITE PANEL SMOKE SILVER METALLIC FV9134
E2	WOOD LOOK METAL SIDING KNOTWOOD 6" CLADDING KEC150 HICKORY *USE MATCHING PARAPET CAPS
E3	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 3 SEE INSTILLATION PATTERN 4 10 2 6 4 2 6 4 2 10 6 4 10 2
E4	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 4 SEE INSTILLATION PATTERN 10 6 4 2 6 10 4 2 6 4 2 10 6 4
E5	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White *LEVELS 2 AND 5 SEE INSTILLATION PATTERN 6 4 2 6 10 4 10 2 6 4 10 2 6 4
E6	PRECAST CONCRETE PRECAST SANDWICH PANEL w/FLAT GROOVE REVEALS -SEE PATTERN PCI #524 - SANDBLASTED 2'-6" 2'-6" 2'-6" 2'-6" 2'-6" 2'-6" 4'-0" 4'-0" 4'-0"
E7	ANDERSON SERIES 100 WINDOW/PATIO DOOR BLACK INTERIOR, EXTERIOR, AND HARDWARE * PROVIDE LIMIT DEVICE FOR 4" MAX OPENING FOR WINDOWS ABOVE 11'
E8	STORE FRONT WINDOW/DOOR TUBELITE T14000 SYSTEM - BLACK
E9	GARBAGE ACCESS DOORS - BLACK
E10	BALCONY ENDURABLE STANDARD 5'x10' ALUMINUM BALCONY w/TIEBACKS - BLACK ENDURABLE ALUMINUM PICKET RAILING - BLACK
E11	CANOPY ENDURABLE TIE ROD CANOPY - BLACK 5'-4"x5'-4" w/TIEBACK 5' ABOVE CANOPY STRUCTURAL DESIGN BY SUPPLIER
E12	CAP FLASHING & TRIM AEP PRE-FINISHED ALUMINUM - MATTE BLACK
E13	SCUPPER & DOWNSPOUT PRE-FINISHED ALUMINUM - BLACK
E14	2" Z FLASHING - REGAL WHITE
E15	MAGIC PACK EXHAUST VENT - WHITE
E16	STORE FRONT AWNING WELDED STEEL FRAME w/PAINT 5 STANDING SEAM METAL ROOF - BLACK
E17	TRASH CHUTE VENT EXTEND 3' ABOVE ROOF DECK PROVIDE WEATHERPROOF CAP & R-21 MINIMUM INSULATION



2 EAST ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")

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RDS ARCHITECTS

Bright Pixel Design

DRAWN BY:

the design connection

LEONARD D. STORTEEN
REGISTERED PROFESSIONAL ARCHITECT
21258
Richard Storteen

AXIS APARTMENTS

1247 RANGE STREET

MANKATO MINNESOTA

PROJECT #:	22329
DRAWN BY:	GFN / IJN
CHECKED BY:	AJT
FINAL DATE:	FEBRUARY 02, 2023
ADDENDUM:	
PRINTED:	Feb 03, 2023

EXTIRIOR ELEVATIONS

A3.1

Axis Lofts – Commercial to Residential Conversion

Conditional Use Permit

Project Description

WEB Construction Co., Inc. on behalf of Old Town Holdings is requesting a conditional use permit for 1247 Range Street (Axis Lofts). The applicant proposes to convert existing underutilized commercial space within the building into 13 residential apartment units. The building currently contains 72 existing apartment units, and this conversion will complement and complete the building's established residential use, resulting in a cohesive, fully residential property.

No expansion of the building footprint is proposed. The project utilizes existing structure and infrastructure to improve functionality and long-term use of the property.

Existing Conditions

Axis Lofts was originally designed with a mix of residential and commercial space. While the residential units have maintained consistent occupancy, the commercial spaces have experienced prolonged vacancy and limited tenant demand, despite reasonable marketing efforts.

Current market conditions have significantly reduced demand for small-format commercial space of this type, making continued commercial use impractical. The redevelopment and anticipated road work for the area is also impacting consideration for commercial tenants.

Purpose and Justification

The proposed conversion is intended to:

- Align the building's use with current market demand
- Eliminate long-term commercial vacancies
- Complete the transition to a fully residential building consistent with existing use
- Improve operational efficiency and long-term viability of the property

With 72 residential units already in place, the addition of 13 apartment units is a logical and compatible extension of the building's primary function.

Compatibility with Surrounding Uses

The conversion will not introduce new or incompatible uses. Residential occupancy is already the dominant use within the building and surrounding area. The proposed apartments will operate under the same management, leasing, and maintenance standards as the existing units, ensuring consistency in appearance, operations, and tenant expectations.

The project is not expected to generate impacts beyond those already associated with the existing residential use.

Infrastructure and Services

The proposed conversion will utilize existing:

- Utility connections
- Parking facilities
- Building access and life safety systems

No additional public infrastructure is required. The project does not increase building height, lot coverage, or impervious surface area.

Parking requirement – Our understanding is that current city code requires two parking spaces for each. Being that we had met the requirement with the commercial spaces, we believe that we have enough stalls on the site to meet or exceed the parking requirements.

Community Benefit

This adaptive reuse supports efficient land use by maximizing the functionality of an existing building. It increases housing availability without new land consumption and helps maintain a stable, occupied property, which benefits the surrounding neighborhood.

The project represents a practical response to evolving market conditions while remaining consistent with the City's planning objectives related to housing supply, adaptive reuse, and reinvestment in existing structures.

Conclusion

The proposed conversion of existing commercial space into 13 residential apartment units, within a building that already contains 72 apartments, is a compatible, low-impact improvement that completes the building's residential character. The project supports long-term occupancy, efficient land use, and neighborhood stability and is consistent with the intent of the City's comprehensive planning goals.

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

Meeting Date: 02/10/2026

Title

CY04-26

Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

Applicant

The applicant is ISG on behalf of Rolls-Royce Solutions American, Inc.

Request

The applicant is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

Location

The property is located at 1711 Energy Dr.

Existing Land Use

The property currently operates as a testing facility for Rolls Royce.

Zoning

The property is zoned M-1, Light Industrial District.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that there is a drainage area on the north side of the property.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to M-1, Light Industrial District, may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVIIINDI_DIV3LIINDI

The City Code pertaining to above-ground storage tanks can be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1503ABSTDIFLCOLI

Review

The applicant is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

The proposed project includes the expansion of the western parking lot and the exterior generator testing area. Improvements include new concrete, installation of two generator enclosures, and installation of ancillary testing equipment such as electrical load banks and fuel tanks.

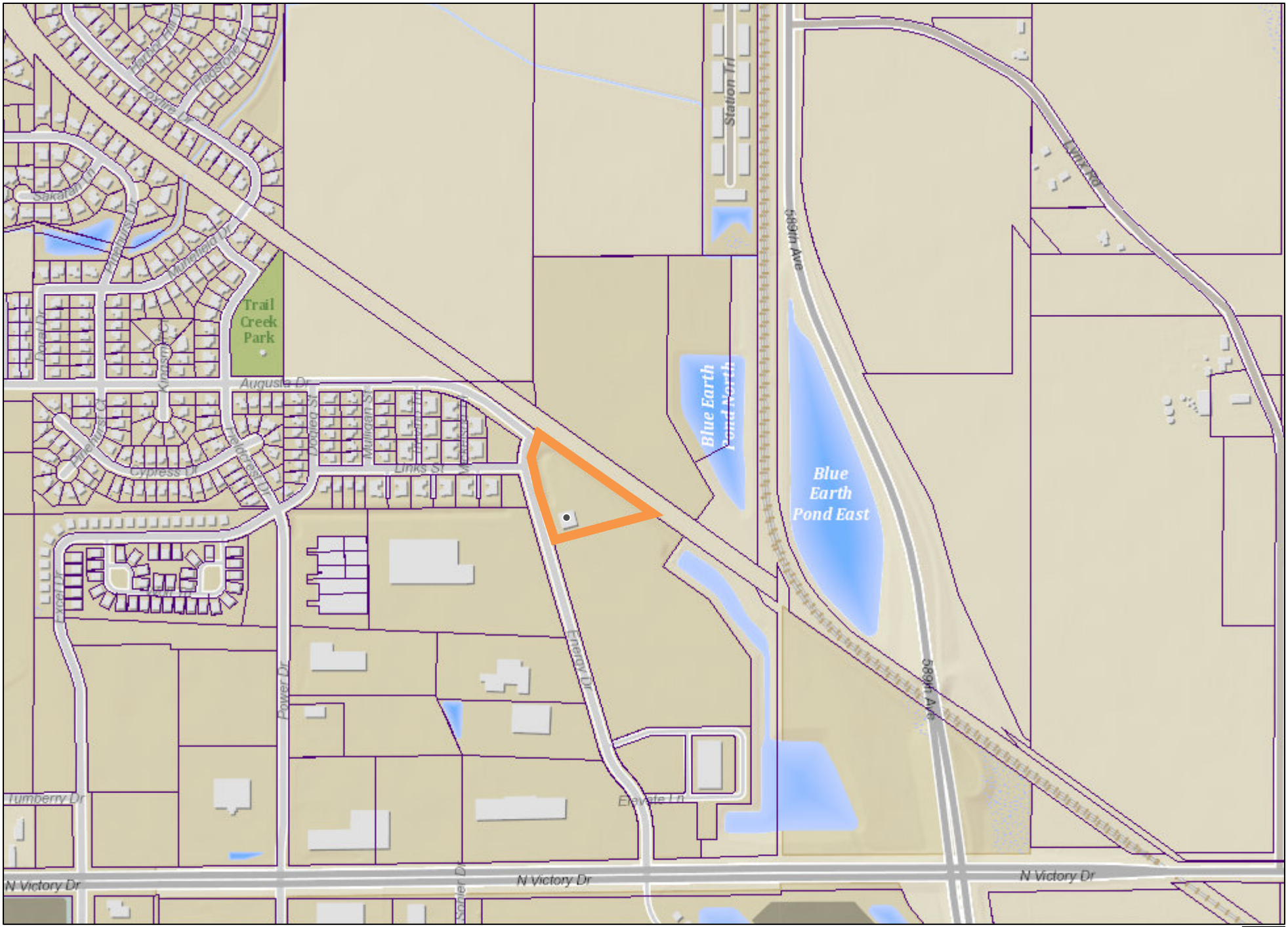
The testing areas will be fully enclosed with fencing.

A noise study has been prepared to evaluate the noise levels for compliance.

Attachments

General Location Map
Aerial Plan
Site Plan
Civil Plans
Stormwater Memo
Noise Study
Applicant Narrative

General Location Map



Date: February 2026

Author:

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N

Aerial Map

Date: February 2026

Author:

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N

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

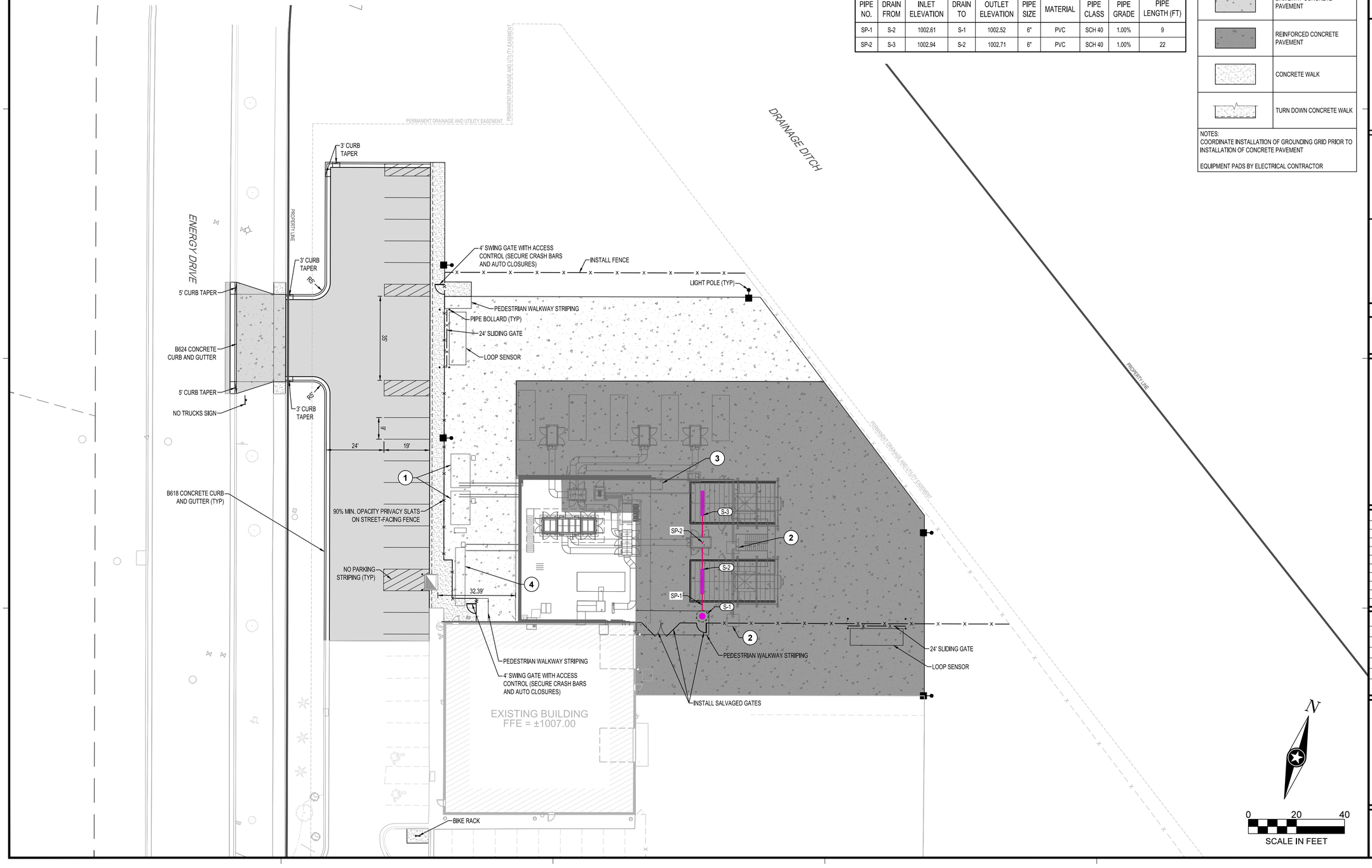
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR



PRELIMINARY NOT FOR CONSTRUCTION

ISG

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

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. _____

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10

ROLLS-ROYCE SOLUTIONS AMERICA
FACILITY UPGRADE

MANKATO, MINNESOTA

ISG PROJECT # 25-33248

LOCATION MAP

0 1,500 3,000

SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1711 ENERGY DRIVE MANKATO, MINNESOTA 56001
ZONING:	M-1 LIGHT INDUSTRIAL
SITE/LOT AREA:	176,954 SF (4.06 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	15'	30'
SIDE YARD	6'	15'
REAR YARD (TRANSITIONAL)	30'	30'

PARKING DATA

LAND USE CLASSIFICATION	TESTING, OFFICES
PARKING SPACES REQUIRED (CODE)	TESTING: ONE PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA OFFICES: ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	TEST FLOOR AREA: 1,825 SF / 300 SF = 6 STALLS OFFICE SPACE: 2,642 SF / 250 = 11 STALLS
PARKING STALLS PROVIDED	
STANDARD	EXISTING: 15 PROPOSED: 15
ACCESSIBLE	EXISTING: 2 PROPOSED: 0
TOTAL	32

SHEET INDEX

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

PROJECT GENERAL NOTES

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

PROJECT INDEX:

OWNER:

ROLLS-ROYCE SOLUTIONS AMERICA, INC.
1711 ENERGY DRIVE
MANKATO, MINNESOTA 56001
CONTACT PHONE: 507.625.7973

PROJECT ADDRESS / LOCATION:

1711 ENERGY DRIVE, MANKATO, MINNESOTA 56001

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

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

PROJECT MANAGER: RANDY POTTER
EMAIL: RANDY.POTTER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

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

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

B.M. ELEVATION=1008.72
TNFH LOCATED APPROX. 35' SOUTH OF THE ENTRANCE OF ROLLS-ROYCE SOLUTIONS AMERICA, INC.

TOPOGRAPHIC SURVEY

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

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

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. _____

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

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

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

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

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

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

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

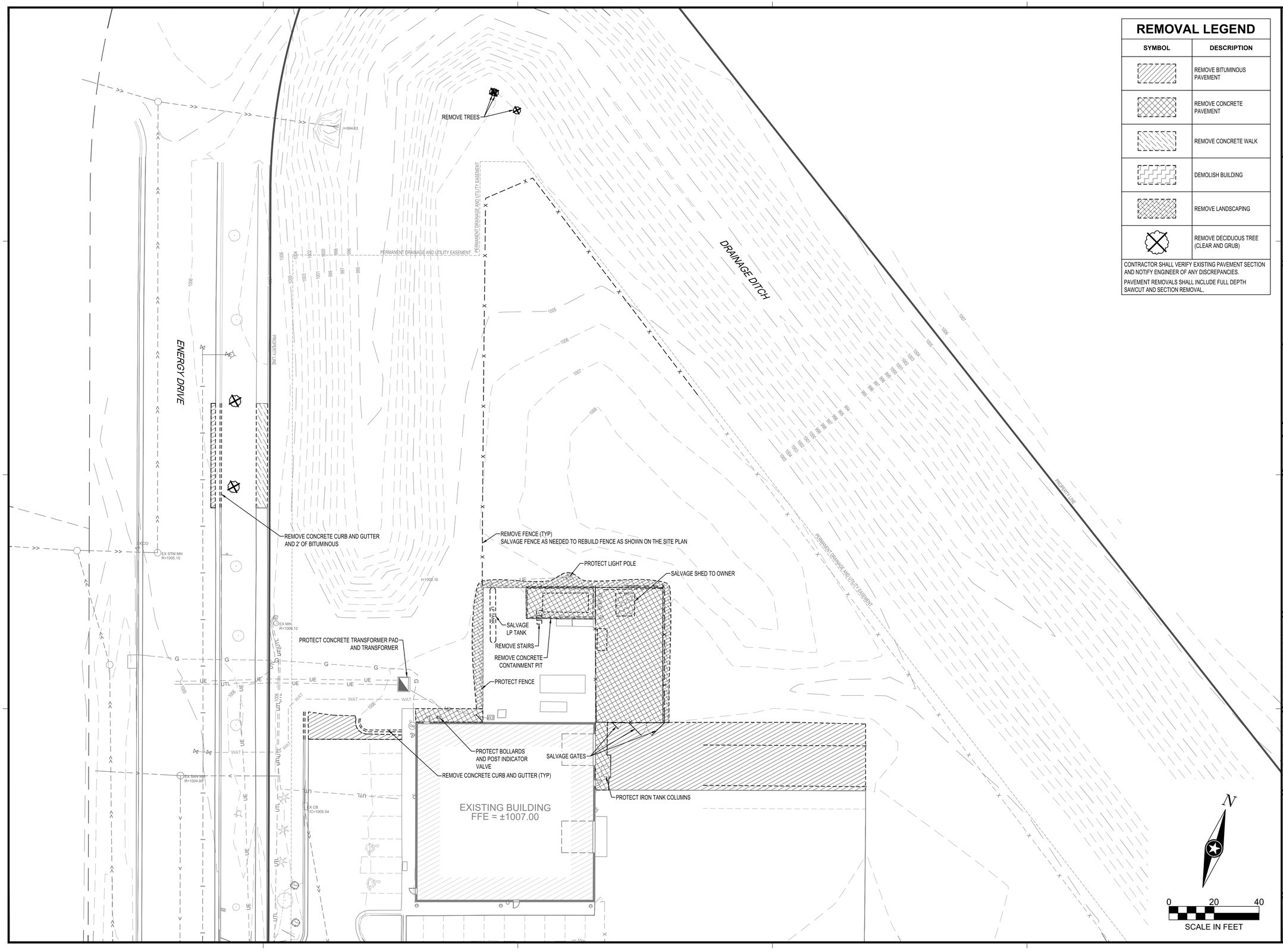
LEGENDS AND NOTES

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

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

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

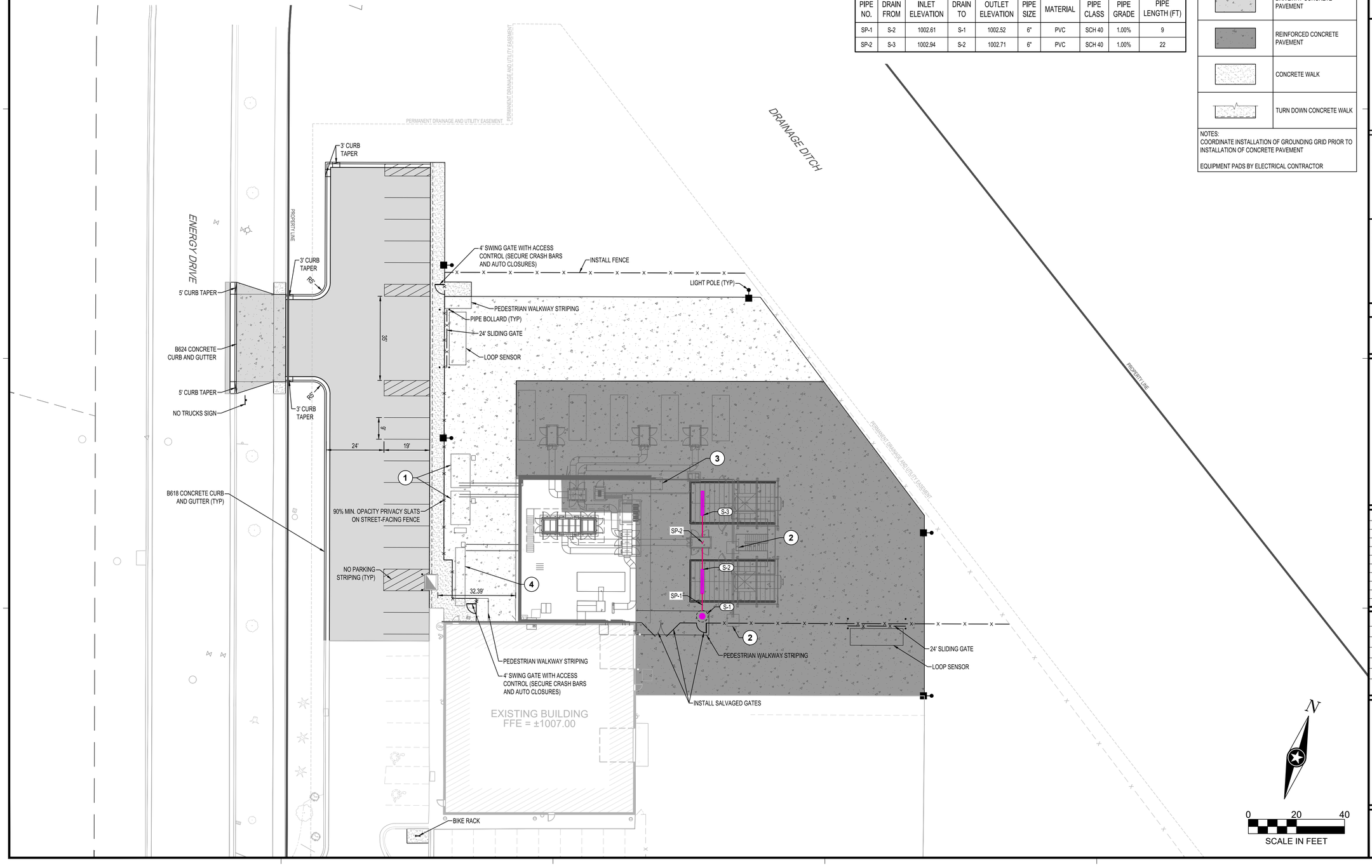
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR



PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

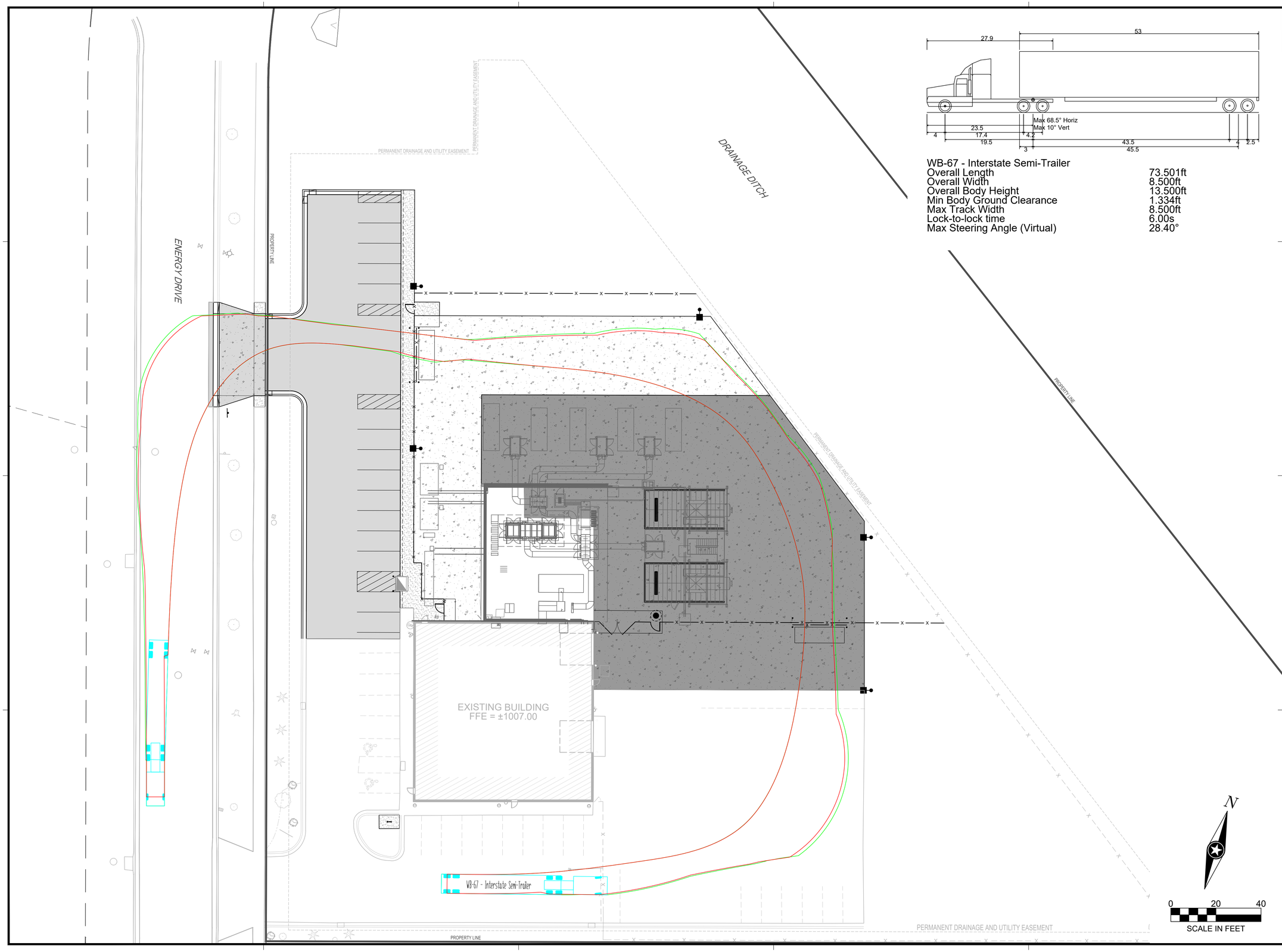
PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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PROJECT

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-TURNING-MOVEMENTS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

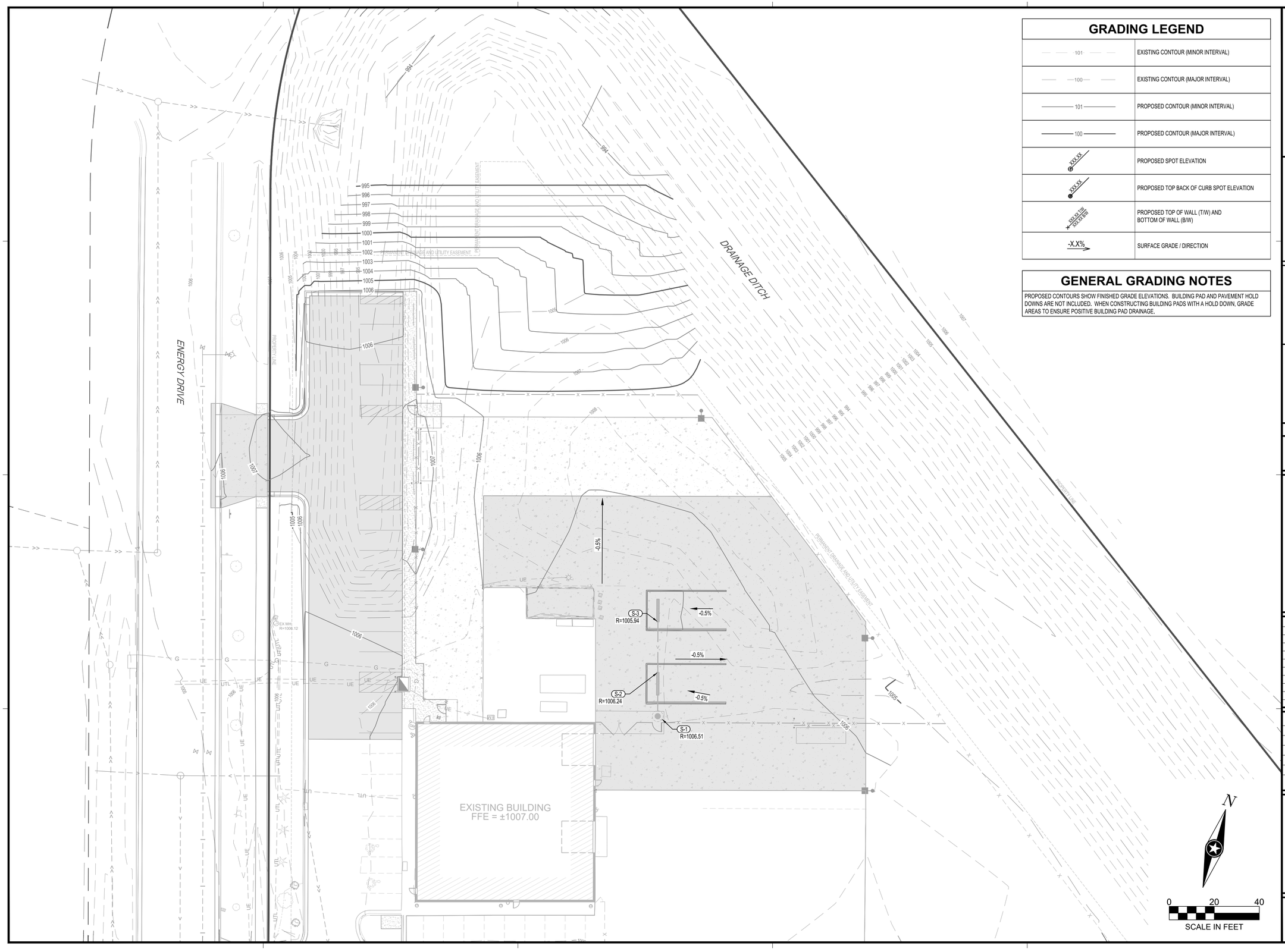
TITLE

TRUCK TURNING MOVEMENTS

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

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

GENERAL GRADING NOTES

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

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PROJECT

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

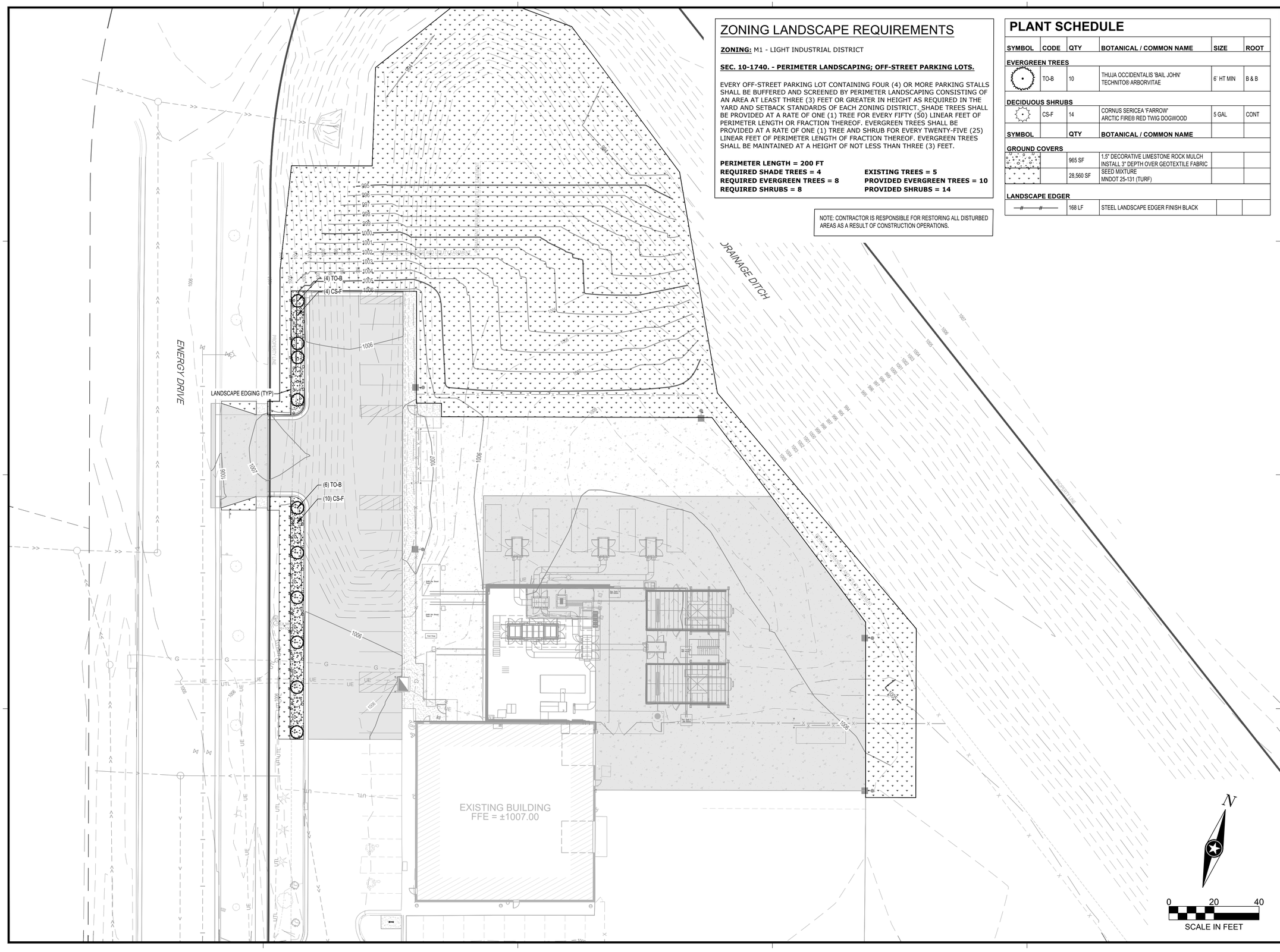
TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION



ZONING LANDSCAPE REQUIREMENTS

ZONING: M1 - LIGHT INDUSTRIAL DISTRICT

SEC. 10-1740. - PERIMETER LANDSCAPING; OFF-STREET PARKING LOTS.

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 OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

PERIMETER LENGTH = 200 FT
REQUIRED SHADE TREES = 4
REQUIRED EVERGREEN TREES = 8
REQUIRED SHRUBS = 8

EXISTING TREES = 5
PROVIDED EVERGREEN TREES = 10
PROVIDED SHRUBS = 14

NOTE: CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS AS A RESULT OF CONSTRUCTION OPERATIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	TO-B	10	THUJA OCCIDENTALIS 'BAIL JOHN' TECHNITO® ARBORVITAE	6` HT MIN	B & B
DECIDUOUS SHRUBS					
	CS-F	14	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
GROUND COVERS					
		965 SF	1.5" DECORATIVE LIMESTONE ROCK MULCH INSTALL 3" DEPTH OVER GEOTEXTILE FABRIC		
		28,560 SF	SEED MIXTURE MNDOT 25-131 (TURF)		
LANDSCAPE EDGER					
		168 LF	STEEL LANDSCAPE EDGER FINISH BLACK		

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BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

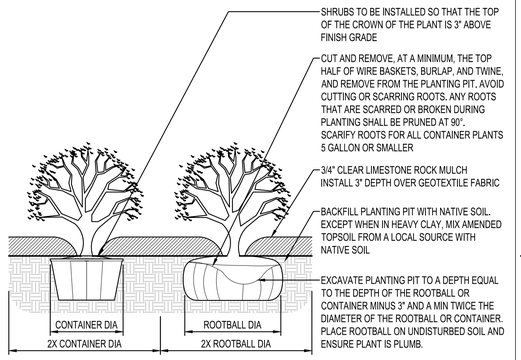
TITLE

SITE RESTORATION AND PLANTING PLAN

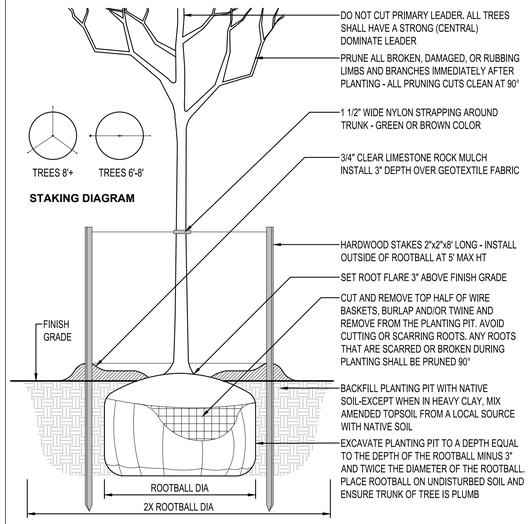
SHEET

C5-10

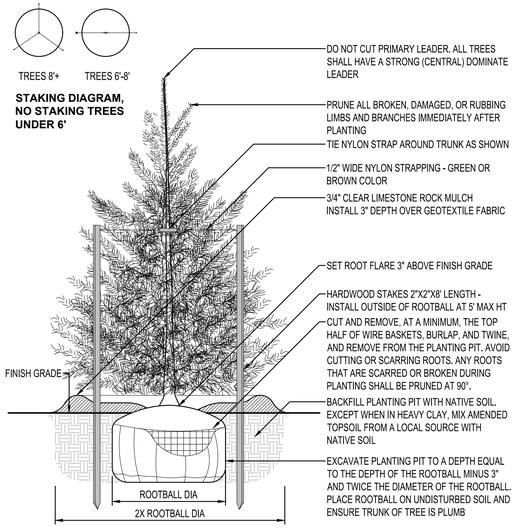
PRELIMINARY NOT FOR CONSTRUCTION



SHRUB PLANTING
NTS



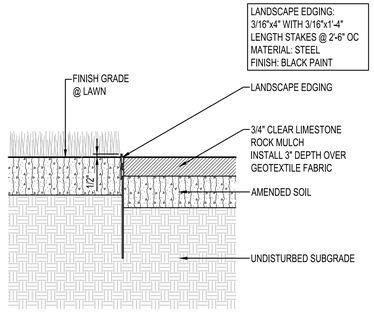
DECIDUOUS TREE PLANTING
NTS



EVERGREEN TREE PLANTING
NTS

PLANTING NOTES

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



LANDSCAPE EDGING
NTS

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
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DRAWN BY	AAQ
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CLIENT PROJECT NO.	----

TITLE

PLANTING DETAILS

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION

Memorandum

Rolls Royce Solutions America, Inc. Facility Upgrade

To: Cory Bienfang, City of Mankato

From: Bryan Petzel

Date: January 27, 2026

Subject: Rolls Royce Solutions America, Inc. Facility Upgrade – Stormwater Management

STORMWATER MANAGEMENT

This stormwater management memo was prepared in response to engineering plan review comments provided by you on December 11, 2025 for the proposed Rolls Royce Solutions America, Inc. Facility Upgrade project located at 1711 Energy Drive in Mankato, Minnesota.

Existing Conditions

The existing 4.06-acre site includes a 6,400 square foot building and paved parking and yard areas. The existing impervious coverage on site totals 0.90 acres. The site also includes a drainage ditch within an easement that has been confirmed to be a bioswale stormwater treatment system. Stormwater from the site drains to the bioswale via overland flow and on-site storm sewer infrastructure.

Proposed Conditions

Proposed site improvements include a new driveway and paved parking and yard expansions. A portion of the bioswale that is no longer used for stormwater conveyance will need to be filled to facilitate the proposed improvements. Filling that portion of the bioswale and vacating that portion of the easement was approved by the City in 2013. The proposed project will result in a total impervious coverage on site of 1.57 acres, including 0.81 acres of new and fully reconstructed impervious surfaces.

Upon completion of the project, stormwater from the site will continue to drain to the bioswale via overland flow or on-site storm sewer infrastructure.

Bioswale Expansion

As a condition of the 2013 approval to fill in a portion of the bioswale, stormwater capacity that will be lost as a result of the filling is required to be replaced by expansion of the bioswale elsewhere on the property. The City also requires the bioswale expansion to provide an additional treatment volume of 1.1" for the new and fully reconstructed impervious areas. The tabulation below demonstrates the proposed bioswale expansion on the northern end of the property satisfies these requirements.

- New and fully reconstructed impervious area = 35,437 sf
- Additional treatment volume required (1.1") = 120 cy
- Volume lost filling a portion of the bioswale = 2438 cy
- **Required bioswale expansion volume = 2558 cy**
- **Provided bioswale expansion volume = 2648 cy**

Hydraulic Modeling

The existing bioswale was designed using a precipitation depth of 6.1 inches for the 100-year, 24-hour design storm. Current NOAA Atlas 14 data for Mankato lists a precipitation depth of 7.2 inches for the same storm. The original HydroCAD model for the bioswale provided by the City has been updated to model the new 100-year design storm. The updated model was then revised to reflect the proposed bioswale modifications. The original model was created to model fully developed conditions, so the composite curve number of 91 for the watershed was left unchanged for all models. Modeling results are summarized in the table below:

Precipitation Event	Original 6.1" Rainfall	Updated 7.2" Rainfall	Proposed 7.2" Rainfall	Difference between Updated and Proposed
Peak Flow (cfs)				
100-Year, 24-hour	152	165	165	0.00
Peak Elevation (ft)				
100-Year, 24-hour	1001.22	1002.20	1002.19	-0.01

As expected, the design storm update resulted in peak flow and peak elevation increases. According to the design plans provided by the City, the lowest top bank elevation of the bioswale is approximately 1004.5. This provides a freeboard of 2.3 ft for the 100-year storm. This meets the City of Mankato Grading Manual part 3.2.4.3 minimum freeboard requirement of 2 feet.

As compared to the updated original model, filling a portion of the bioswale combined with the bioswale expansion has negligible impacts on the modeling results.

Summary

The proposed project has been designed to meet the stormwater requirements prescribed in the engineering plan review comments provided on December 11, 2025.

RRSA Energy Drive Sound Study

Contents

1 Scope

2 Purpose

3 Requirements

4 Energy Drive Future State

5 Methodology
5.1 Methodology Test Pad Genset Noise
5.2 Methodology Core Units
5.3 Methodology Load Bank

6 Sound Estimates
6.1 Test Pad Estimates
6.2 Core Unit Estimates
6.3 5 MW Load Bank Estimate

7 Mitigation Strategies

8 Summary

1 Scope

This document applies to Rolls-Royce Solutions America's Energy Drive Research and Development facility and the planned expansion of the test capabilities. The expansion is intended to allow for testing the new "Core" generator sets, the inclusion the paralleling lag (currently located at Power Drive) and additional outdoor test sites for ongoing product development.

2 Purpose

RRSA is planning a significant expansion to its Research and Development facility at 1711 Energy Drive, Mankato, MN as part of its overall growth plan. Due to the nature of the expansion, there is potential risk in increasing sound propagation from the facility.

The purpose of this document is to state the expected operational sound levels for the Energy Drive Load Bank(s). Specifically, the new load bank, the 16 and 20V core generator sets, and low power range (LPR) units tested outside. Furthermore, in stating the expected sound emission levels, RRSA is demonstrating its intention and ability to meet the Minnesota State statute 7030.0040.

Furthermore, as the site work and much of the equipment will not be completed or available until mid-2026 or later, and it will not be possible to measure the sound emission of the equipment until final installation, RRSA is proposing sound mitigation strategies that can be implemented if the sound values exceed expectations and fail to meet Minnesota State requirements.

3 Requirements

Minnesota statute 7030.0040 lists the following requirements:

Noise Area Classification	Daytime		Nighttime	
	L50	L10	L50	L10
1	60	65	50	55
2	65	70	65	70
3	75	80	75	80

Figure 1 MN Sound Level Limits dB(A)
(Minnesota Administrative Rules, 2026)

Additionally, the classification area is based on the land use of the receiver. RRSA intends to meet the L50 requirement for all planned equipment as this is the stricter requirement. The most stringent sound requirement is the residential zone (Classification 1) directly West of Energy Drive facility. The Sakatah Trail to the West of the Facility is considered a Classification 2 for “recreational activities”. The approximate distances from the respective noise sources to potential receivers are shown in Figure 2. Additionally, the L50 sound requirement is shown at the location of a potential receiver.

Figure 2 Noise Distance Limits
(Beacon Schneider Corp, 2026)

4 Energy Drive Future State

The primary features of the Energy Drive expansion include:

- 5 MW Resistive Reactive load bank
- Enclosed 20V4000X Core unit for up to 4000 kWe
- Enclosed 16V4000X Core unit for up to 3250 kWe

- Expanded outdoor test area for genset paralleling demonstrations and unit test runs. The units run in these locations will be comprised of our (LPR) models and will rotate depending on project status and unit availability. The test pad is intended to support a range between 30 – 900 kWe.

5 Methodology

5.1 Methodology Test Pad Genset Noise

ISO 8528 is the international standard governing Generator Sets and Part 10 details the methodology for measuring airborne generator set noise. The number of microphones used is outlined in the standard and varies between 9 and 19 microphones depending on envelope size. However, the measurement distance between each microphone and the generator set is always 1 meter.

Additionally, most large generator set manufacturers also publish generator set sound values at 7 meters and this is a common parameter for customers to compare and differentiate competitors. RRSA also measures its generator sets at this distance utilizing 8 points surrounding the generator set at 7 meters.

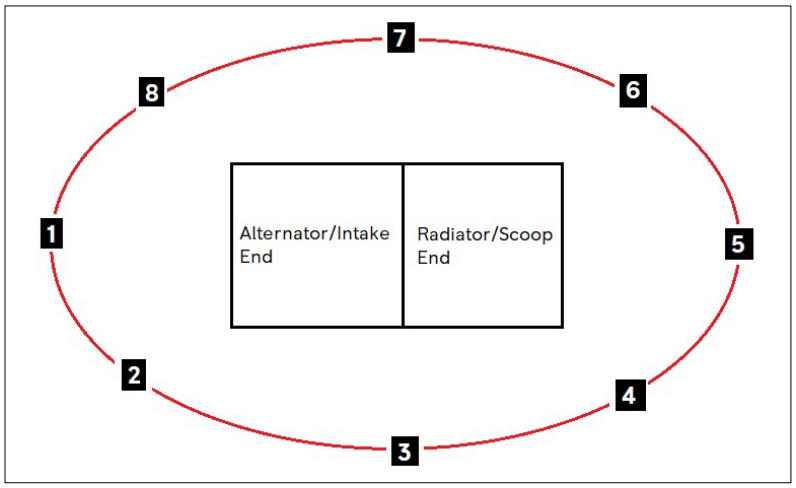

Figure 3 7-meter test diagram

Therefore, RRSA has extensive sound data for all its “LPR” product line as it routinely measures airborne noise following both the ISO 8528 – 10 “1-meter” standard and the industry standard “7-meter”.

This knowledge can be used to estimate the sound beyond 7 meters by utilizing the sound propagation inverse square law:

$$dB_2 = dB_1 + 20 * log_{10}(\frac{R_2}{R_1})$$

(Sound Propagation - the Inverse Square Law, 2026)

Given RRSA’s extensive data on its generator sets and the planned rotation of the units on the outdoor test pad, this is a reliable method for predicting the sound levels regardless of which generator set(s) is operating.

5.2 Methodology Core Units

The 16V and 20V Core units are new engines and generator set designs. Therefore, RRSA has no current sound data on the units or enclosures and will not have the ability to measure any data until after the first unit is built up, which is currently planned for mid-2026. However, RRSA has experience and sound measurements with the existing 16V and 20V product models and third-party enclosures. This data can be used in combination with predicted values to estimate the sound values of these units.

5.3 Methodology Load Bank

The load bank will be new to RRSA and will not be delivered until 2027, and the supplier does not have sound data available. However, the load bank design will be very similar to the load banks used at Power Drive, so RRSA can make estimates for the new Load Bank based on measured values from Power Drive.

6 Sound Estimates

6.1 Test Pad Estimates

RRSA targets 74-76 dB(A) at 7 meters (23 ft) for its maximum sound attenuation enclosure on its LPR generator sets and meets this limit (or better) currently on all LPR genset models. Since the outdoor test pad is intended for the LPR generator sets, RRSA can ensure that the 7-meter average sound emission of any generator set installed on the test pad will be at most 76 dB(A).

Figure 2 shows the nearest residential zone is approximately 190 ft from the closest genset source. At this distance, and expected maximum sound level, RRSA expects that the noise level will be 57.6 dB(A). Likewise, utilizing the distance shown in figure 2, RRSA expects that the sound level observed on the Sakatah Trail will be 56.6 dB(A). These values are shown in Figure 4.

6.2 Core Unit Estimates

RRSA partners with housing manufacturers to build the enclosures for its S4000 products and frequently conducts sound testing as part of Factory Acceptance Testing of the completed enclosed unit and to demonstrate compliance with customer noise requirements. These units are typically designed to meet 80 – 85 dB(A) at 7-meters and history has shown that these enclosures can meet this requirement.

Utilizing the distances from Figure 2 and the expected sound level of 80 dB(A) from the core units, RRSA expects the noise level to be 58.3 dB(A) at the nearest residential zone receiver and 60.1 dB(A) to the nearest receiver on the Sakatah Trail.

6.3 5 MW Load Bank Estimate

The new load bank for Energy Drive will be very similar to the load banks currently used by Power Drive test bays 1 and 3. These load banks have vertical discharge and sound attenuating panels to minimize noise emission, and this design will carry over to the Energy Drive load bank. Furthermore, the noise emission of Test Bay 3 was measured, and the 7-meter sound value was less than 78 dB(A).

As shown in Figure 4, RRSA expects the sound level from the load bank to be 57.3 dB(A) to the nearest receiver (Residential and Sakatah Trail).

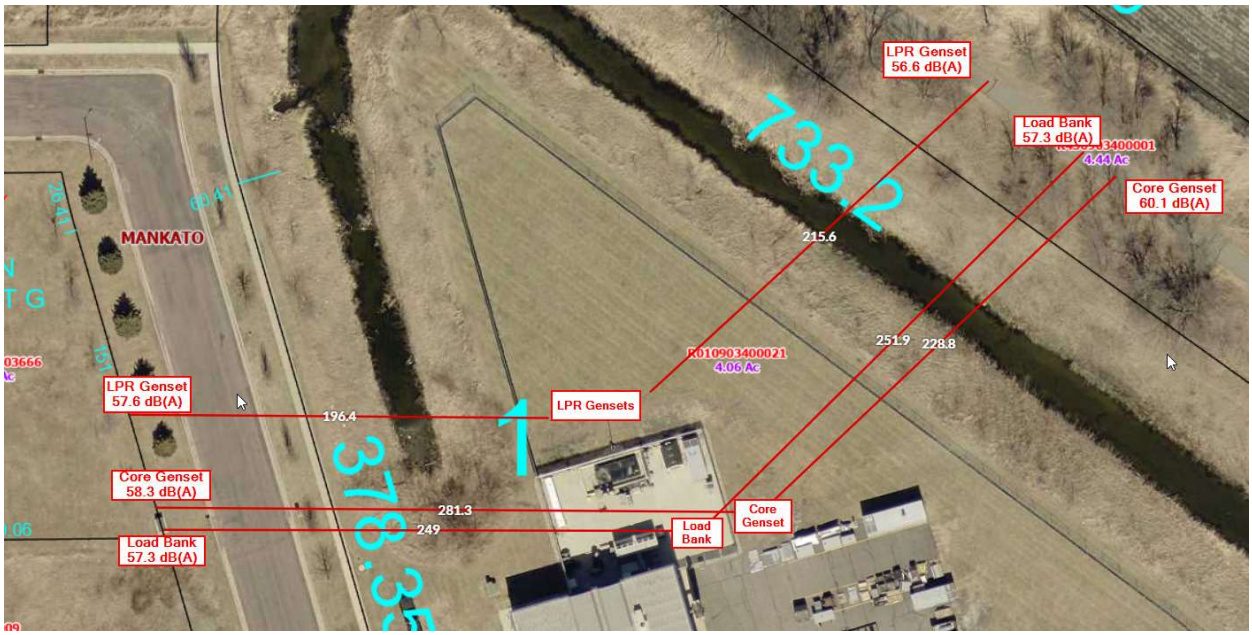

Figure 4 Energy Drive Sound Expectations

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7 Mitigation Strategies

While RRSA provided the above sound estimation to the best of its ability, the actual sound numbers will not be known until after the units and supporting equipment are installed and operational. Therefore, if the actual sound numbers exceed the limit stated in MN state law, RRSA has proposed the following mitigation strategies.

1. No overnight running of any units or equipment that exceed the nighttime limits.
2. Installation of additional sound attenuation panels.
    a. RRSA has experience utilizing sound attenuation panels within its generator set enclosures. These can be utilized with either the generator sets or load bank to further reduce sound propagation when needed.
3. Sound attenuating barriers
    a. Sound attenuation barriers can be constructed to reduce sound emission from enclosure intakes or outlets
    b. Can be built strategically and as needed
4. Direct / redirect sound emission to minimize sound to nearest neighbors and reduce reflected noise
5. Minimize time operating both Core units simultaneously
    a. It is unlikely that both Core units will be operated at the same time. However, if there is a need to operate both at the same time, RRSA will ensure that the overlapped runtime is as short as possible.

8 Summary

RRSA has reviewed the available sound data for the new equipment planned for Energy Drive expansion in combination with historical experience and expects it will comply with the Minnesota sound regulations. Additionally, RRSA has planned mitigation strategies to reduce noise emissions from the new equipment if it exceeds the sound limits specified in Minnesota State statute 7030.0040.

9 References

Beacon Schneider Corp. (9. January 2026). Von Blue Earth County: https://beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1&KeyValue=R010903400026 abgerufen

Minnesota Administrative Rules. (9. January 2026). Von Minnesota State Legislature: https://www.revisor.mn.gov/rules/7030/full#rule.7030.0020 abgerufen

Sound Propagation - the Inverse Square Law. (9. January 2026). Von Engineering Tool Box: https://www.engineeringtoolbox.com/inverse-square-law-d_890.html abgerufen

January 27, 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: Conditional Use Permit Amendment Request
Rolls-Royce Solutions America, Inc.
1711 Energy Drive – Mankato, MN 56001

Molly,

On behalf of Rolls-Royce Solutions America, Inc. (RRSA), we respectfully submit this operational narrative in support of a Conditional Use Permit (CUP) Amendment request for the Energy Drive facility in Mankato, Minnesota, to allow for additional exterior fuel storage tanks as shown on the submitted site plans. RRSA looks forward to enhancing their site to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

OPERATIONAL NARRATIVE

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

RRSA has operated in the Mankato community since 1952 and currently employs over 475 individuals locally. Approximately 20 employees are expected to be assigned to the Energy Drive site, operating on a standard schedule of five days per week, eight hours per day, Monday through Friday.

The proposed project includes expansion of the western employee parking lot and the exterior generator testing area. Improvements to the testing area will include new concrete pavement, installation of two generator enclosures, and placement of ancillary testing equipment such as electrical load banks and fuel tanks. The testing area will be fully enclosed with perimeter fencing for security and safety. RRSA conducted a noise study, and a report has been prepared to evaluate compliance with applicable noise standards.

The proposed project includes the installation of additional exterior fuel storage tanks to support testing and operational needs associated with generator production. Fuel storage on site will include:

- Two (2) 5,000-gallon diesel tanks
- One (1) 1,900-gallon liquid propane tank
- One (1) 300-gallon diesel day tank
- Two (2) 500-gallon diesel day tanks

The tanks will be double-walled, self-contained structures and will be installed in compliance with applicable fire code, building code, and MPCA regulations. All tanks are shown and labeled on the site plans. Based on the scope of this project, Rolls-Royce is requesting an amendment to the existing Conditional Use Permit to allow for an increased number of fuel tanks on site.

Employee access to the site will be from Energy Drive, located west of the property. Employee parking is provided south of the building and along the west side of the property between the building and the yard area and Energy Drive. Semi-truck traffic will only enter the site from Energy Drive using the southern driveway and will exit using the new northern driveway. The southern driveway provides adequate stacking space for a semi-truck to wait for access into the gated yard area without obstructing traffic on Energy Drive.

CONDITIONAL USE PERMIT

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

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

   The existing tanks located on site are governed by a conditional use permit originally approved in 2019. The applicant is proposing to add additional tanks which will require an amendment to the previous conditional use permit.

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

   The continued use aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Light Industrial District, thus supporting the City's broader economic and land use objectives. The additional tanks proposed are a necessary accessory for the continued use and are permitted as a conditional use within this zoning district.

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

   The continued use will not negatively impact neighboring properties, and appropriate site screening, fencing, landscaping, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

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

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

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

   The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

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

   There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.

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

   The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

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

   The continued use is consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Light Industrial District and will not adversely affect the neighborhood. The continued use supports industrial activity in an appropriate location without negatively affecting residential or commercial areas.

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

   The proposed project will comply with all applicable zoning and ordinance requirements for the Light Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

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

    The continued use will not pose a risk to the public's health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

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

Sincerely,

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

Sincerely,

Randy Potter
Senior Project Manager
Randy.Potter@ISGInc.com

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

Meeting Date: 02/10/2026

Title

CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

Applicant

The applicant is AJK Mankato Holdings, LLC.

Request

The applicant is requesting a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development.

Location

The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

Existing Land Use

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

Zoning

The subject property is zoned as M-1, Light Industrial. Rezoning of the subject property from T, Transition to M-1 was approved by City Council on October 14th, 2025.

Other Board or Commission

This property was previously reviewed for Annexation, Final Plat, Rezoning, and a Conditional Use Permit as CY35-25 in the July 2025 Planning Commission Cycle. The Annexation, Final Plat, and Conditional Use Permit were then reviewed and approved by City Council on September 22nd. Rezoning of the subject property was subsequently approved by City Council on October 14th, 2025. Before this, the Planning Commission reviewed a Preliminary Plat of "The Station" for the subject property at their June 26th, 2024, meeting. Final action on that request occurred at the July 8th, 2024, City Council Meeting (CY26-24).

Environmentally Sensitive Areas

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was delineated on the southernmost extent of the subject property. Delineated wetland boundaries are shown on the plat.

Public Utilities

It is the intention of the development, that at such a time that sufficient City water and sanitary sewer utilities are constructed within feasible proximity to the site, the development will be modified to tie into these services. The nearest adequate water and sanitary service is located at the current termination of Augusta Drive, near Trail Creek Park. At this time, there are no plans to extend these services further eastward. The utilities proposed to be constructed with this development are only to serve as temporary services until such time that services can be extended to the site. Storm water will be directed to a series of stormwater retention ponds on site. The retention ponds will then outlet into the adjacent ditch located along the southern and western boundaries of the site.

For the Rickway Carpet building, water service will temporarily connect to the site via a connection to existing water utilities along 227th Street. It is noted that the existing water service at 227th Street is not adequate to serve development beyond the Rickway Carpet building and hydrants.
Future permanent utility services would only be available with development of adjacent properties and extension of existing services from the south and west. The Rickway Carpet building will be served by connection to a temporary septic system that the applicant will work with Blue Earth County to construct within the greenspace west of the proposed Rickway Carpet building.

The previous approval was modified due to the lack of adequate water and sanitary sewer services to serve the proposed development. This proposal now reflects a reduced need for water and sanitary services.

Review

The applicant, AJK Mankato Holdings, LLC. is requesting a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development.

The applicant intends to construct 412 self-storage units that will be phased and arranged into 14 separate buildings. This development is in association with the previously approved Rickway Carpet office, showroom, and warehouse building to the north. The applicant does not propose to amend approved plans for the Rickway Carpet building, only the transition from the proposed commercial condo units to self-storage units. The applicant proposes three different building types, with two six-plex self-storage buildings with large units, eight multi-sided buildings with many smaller units, and four single-sided buildings with a plethora of smaller units.

The applicant proposes to construct both six-plex buildings as the first phase of the self-storage development. The applicant states that phased construction of the self-storage units will be coordinated to ensure acceptable circulation throughout the site and hydrant coverage.

Previous Approval & Amendments:

The subject property was recently reviewed for Annexation, Final Plat, Rezoning, and a Conditional Use Permit in the July 2025 Planning Commission Cycle and subsequently approved by City Council.

As a result of available utility services, the property owner modified the proposal to exchange the originally proposed commercial condo units, which would be served by water and sanitary sewer, with self-service storage units that would not require individual water and sanitary hook-ups. The proposed self-service storage units reflect this transition in use. The applicant does not propose to make further modifications to the other aspects of the Planned Unit Development area.

Conditional use permit:

The applicant is seeking a Conditional Use Permit to allow for self-service storage units in the M-1, Light Industrial District. The proposed use as a self-service storage facility is a considered a conditional use in the M-1 Light Industrial District, hence the need for a Conditional Use Permit.

The applicant proposes to continue with approved plans to construct a 36,400 Sq. Ft. warehouse, office, and

showroom for Rickway Carpet and a 1,800 Sq. Ft. trash storage building on the northern portion of the subject property (Lot 1 of The Station Subdivision). On the central and southern portion of the subject property (Lot 2 of The Station Subdivision), the applicant proposes to construct 14 self-service storage buildings in phases, for a total of 412 self-storage units. These self-service storage units will be arranged toward an internal drivelane and parking area.

Exterior elevations for the 6-plex buildings have been provided. The six-plex buildings will be inward-facing with stripped parking stalls along the front of each building. Exterior finishes will include insulated metal wall panels, a stone wainscot, pre-finished metal roof panels, and metal overhead garage doors.

Floor plans for the 6-plex self-service storage buildings have been provided. Each unit within the 6-plex will be slab-on-grade and will have a large overhead door, front entry door and rear entry door. As self-service storage, the units will not be outfitted with sewer or water hookups.

Parking:
Proposed parking for the self-storage units is based on self-storage use. A total of 282 off-street parking stalls are proposed to be constructed as part of the development. 275 standard stalls and 7 accessible stalls. The applicant proposes 55 spaces for the warehouse and 11 spaces for the office space that serves Rickway Carpet. The applicant also proposes to provide a minimum of one stall per two storage units. Per Code, these stalls may be provided in the space adjacent to each storage unit. With 412 self-service storage units, a minimum of 206 off-street parking stalls must be provided. The applicant states that they are required to provide 272 off-street parking stalls. Based on the provided proposal, the proposed parking will be sufficient to serve the development.

The applicant has also provided turning movements for the City of Mankato's Ladder Fire Truck as it circulates throughout the proposed development.

Wetland:
A wetland was delineated on the southernmost portion of the site. This wetland receives stormwater from the adjacent area to the north and the ditch along the east edge of the subject property. The proposed development will be designed to detain stormwater in multiple private ponds. The stormwater will then be discharged to the existing ditch system along the southern, eastern, and western boundaries of the site. The applicant states that "the volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained." Any proposed or future site planning must comply with local environmental regulations, and stormwater BMPs shall be implemented to preserve the wetland and existing stormwater systems.

Planned Unit Development:

A Planned Unit Development is being sought to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The applicant is requesting this flexibility in order to provide the operation of self-service storage in collaboration with the previously approved Rickway Carpet warehouse, office, and showroom with shared access-ways and utilities in the M-1 Zoning District.

The proposed project is a 13.39-acre planned unit development intended for the proposed phased 412-unit rentable self-service storage development in addition to the Rickway Carpet warehouse, office, and showroom.

The drive-lanes within the development are to be privately installed and will be subject to a maintenance agreement. The maintenance agreement shall address snow removal from the property and maintenance of landscaping and other common areas, including the future replacement of the private road, storm water facilities, and any private utilities. The applicant shows the proposed on-site snow storage areas within the grassy area along the eastern and southern boundaries of the self-storage area.

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

are completed.

Any potential outside storage will be limited to the M-1 standards in Mankato City Code. The applicant will be required to screen all items stored outside from view of adjacent properties and rights-of-way.

A narrative detailing waste/ trash storage and disposal on-site will need to be provided prior to approval of the Planned Unit Development. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. Each individual phase will be required to submit a building permit.

Utilities:
For the Rickway Carpet building, water service will temporarily connect to the site via a private connection to the existing public water main along 227th Street. The private water main will loop through the self-service storage units and serve to provide hydrant coverage to the non-sprinkled self-storage units. Future permanent utility services would only be available with development of adjacent properties and extension of existing services from the south and west. The nearest adequate water and sanitary service is located at the current termination of Augusta Drive, near Trail Creek Park. At this time there are no plans to extend these services further eastward.

The Rickway Carpet building will be served by connection to a temporary septic system that the applicant will work with Blue Earth County to construct within the greenspace west of the proposed Rickway Carpet building. It is the intention of the development, at the time that sufficient City water and sanitary sewer utilities are constructed within a feasible proximity to the site, that the development be modified to tie into these services. The utilities proposed to be constructed with this development are only to serve as temporary services until such time that services can be extended to the site.

Storm water will be directed to a series of stormwater retention ponds on site. The retention ponds will then outlet into the adjacent ditch located along the southern and western boundaries of the site.

Future Site Access:

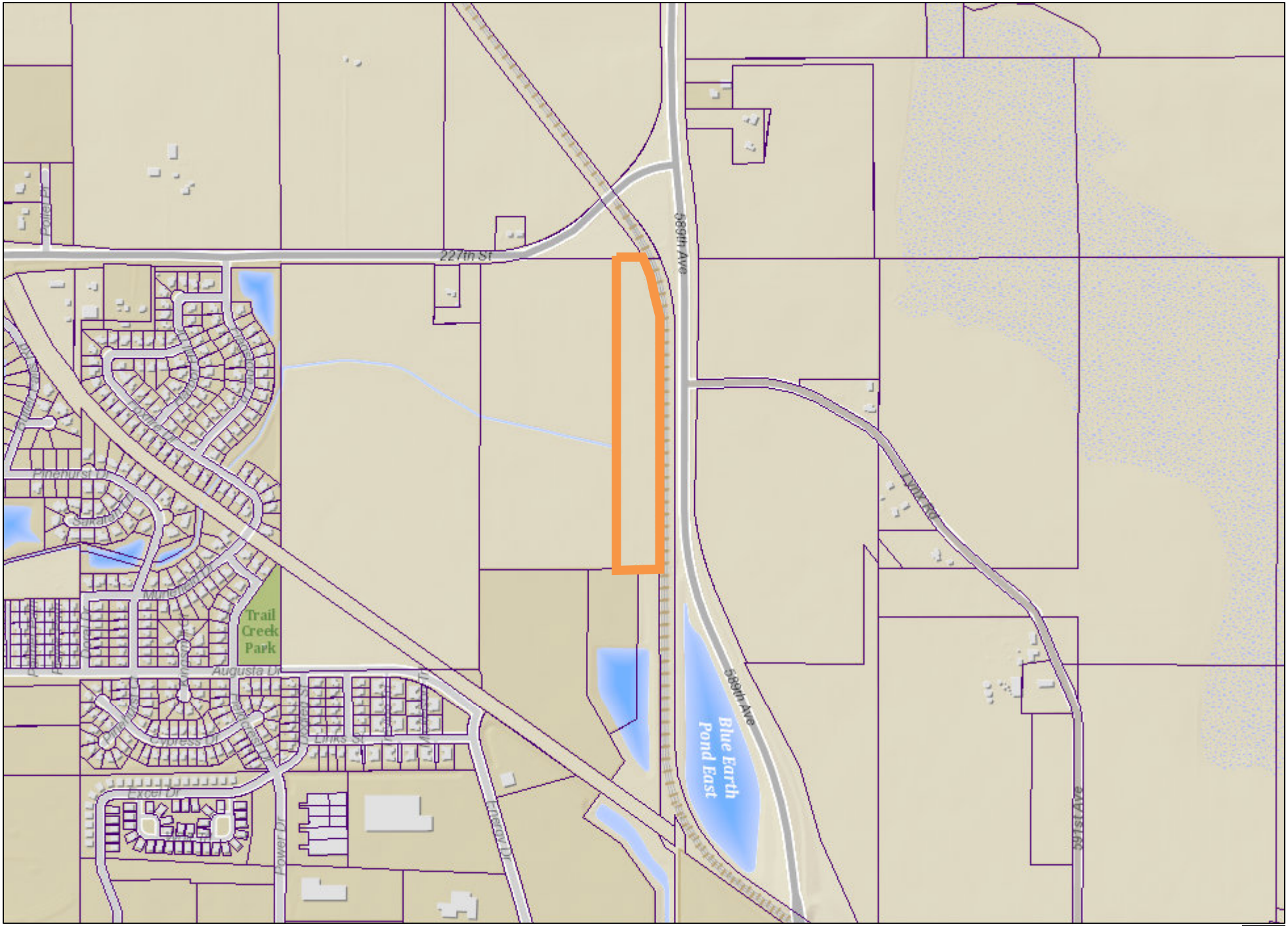
During the previous approval process, it was conditioned that the proposed access off of 227th St would only exist as temporary access. This is as Blue Earth County intends to limit access off of 227th Street within this area. At the time when adjacent properties to the west develop, access to the subject property will be modified to ensure connection through any adjacent subdivision to the west.

Attachments

General Location Map
Aerial
Site Plan
Exterior Elevations - Self Storage
Floor Plan - Self Storage
Utility Plan
Landscaping Plan
Grading Plan
Existing Conditions
Photometric Plan
Narrative
Detailed Site Plans
Detailed Utility Plans
Detailed Landscaping Plans

Detailed Grading Plans
Project Details
Stormwater Management Report
Construction Details

General Location Map



Date: July 2025

Author:

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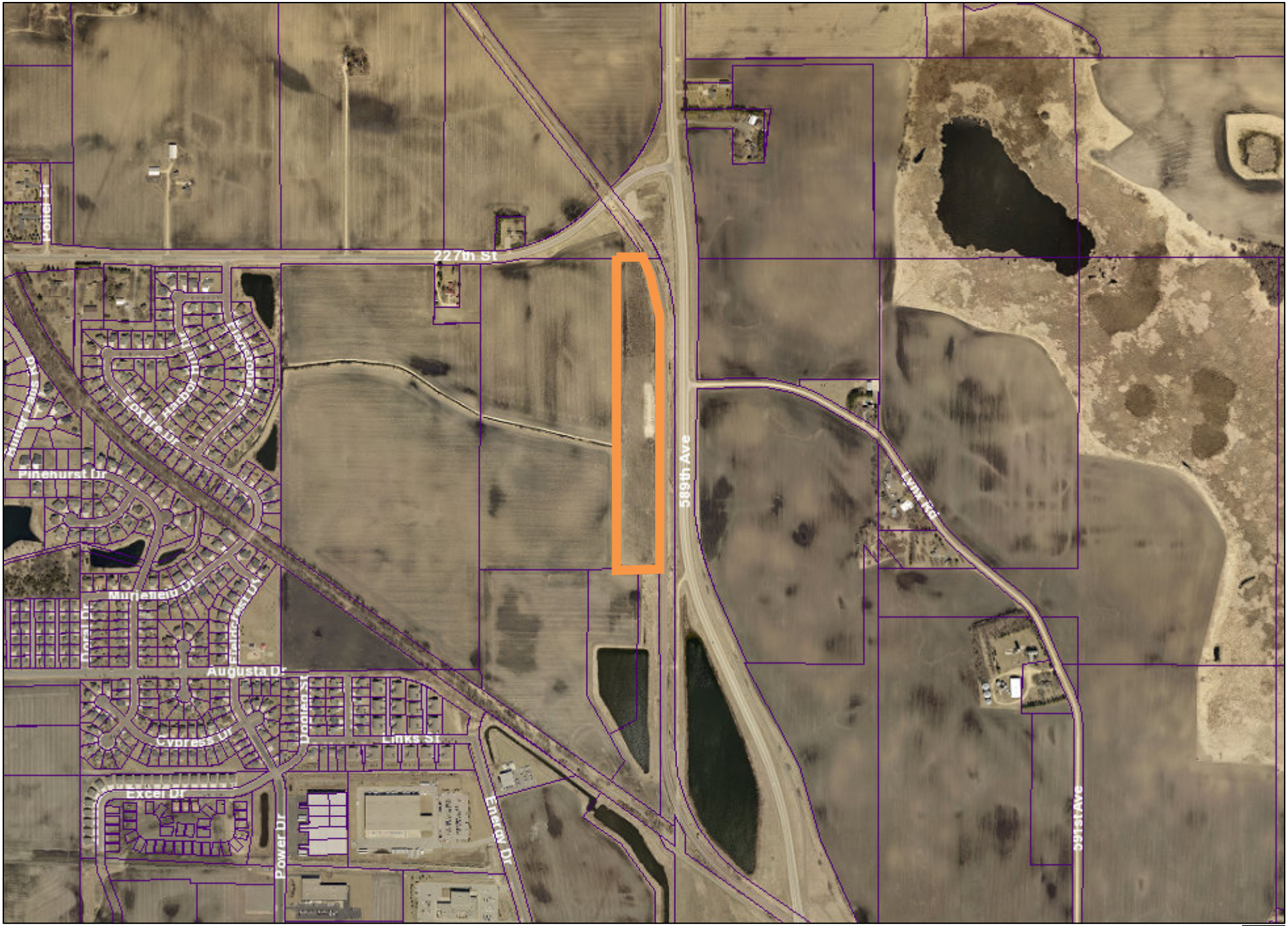
Aerial Map



Date: July 2025

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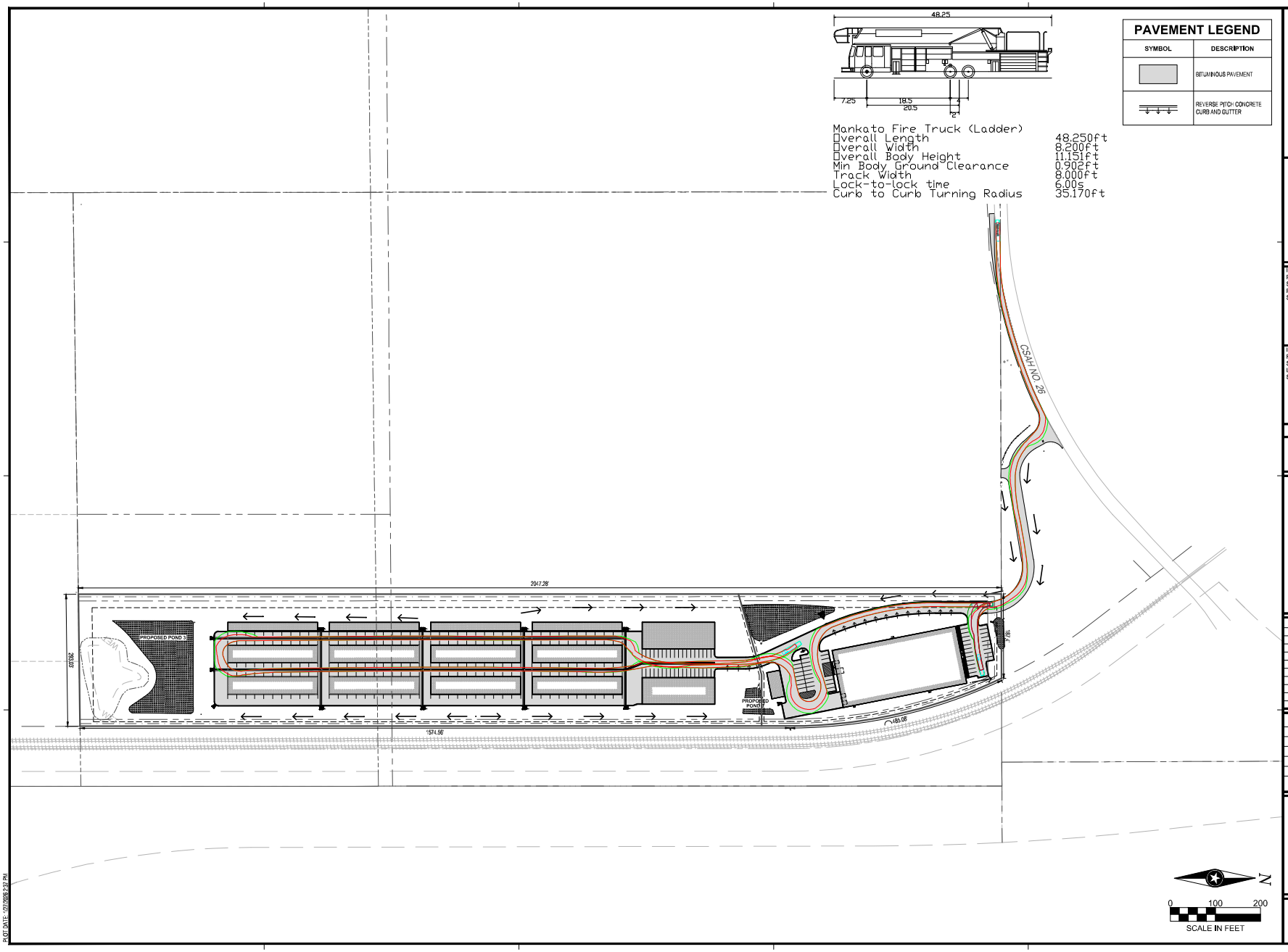

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

OVERALL SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

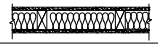
PLOT DATE: 12/2/2025 2:37 PM

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
3" thermafiber insulation

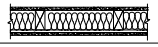


UL DESIGN U-327 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
RC-1 channel or equivalent each side
3" thermafiber insulation



BUILDING CODE REVIEW — BASED ON 2018 IBC / BASED ON 2020 MN BUILDING CODE

PROJECT IS FOR NEW STORAGE CONDOMINIUMS

NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE VB (WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 13,500 SQ. FT.
BASE ALLOWABLE HEIGHT = 2 STORIES

ACTUAL BUILDING AREA =9,720 SQ. FT.
ACTUAL BUILDING HEIGHT = 1 STORY

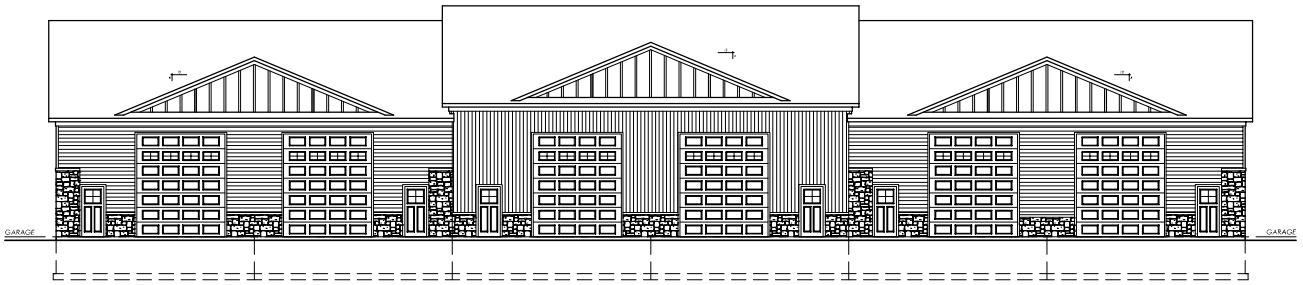
BUILDING IS MULTI TENENT LOW HAZARD STORAGE S-2 OCC.
PROVIDE 1 HOUR FIRE RATED WALLS BETWEEN EACH INDIVIDUAL UNIT

TOTAL BUILDING AREA (GROSS AREA= 9,720 SQ. FT.) 6 UNITS
S-2: 9,720 SQ FT. /300 SF. PER OCC. = 32 OCC.

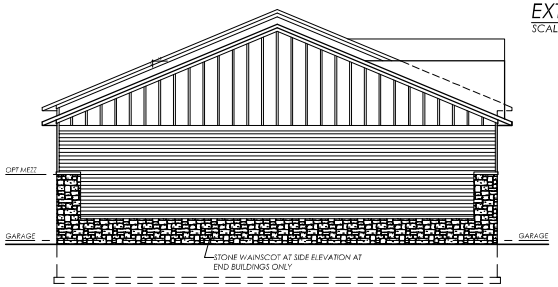
TOTAL OCCUPANT LOAD = 32 OCC.
EXITS REQUIRED (2) <2> PROVIDED PER CONDO UNIT (12 TOTAL)

THE STATION
Garage Condo's
New Construction / Mankato, Minnesota

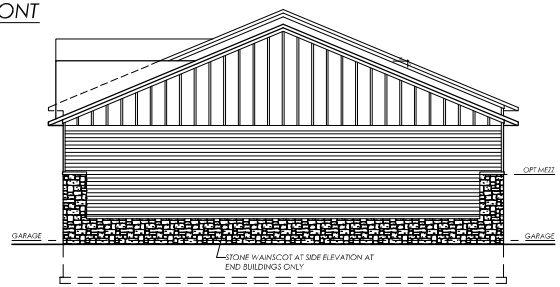
MASTER PLAN 2026



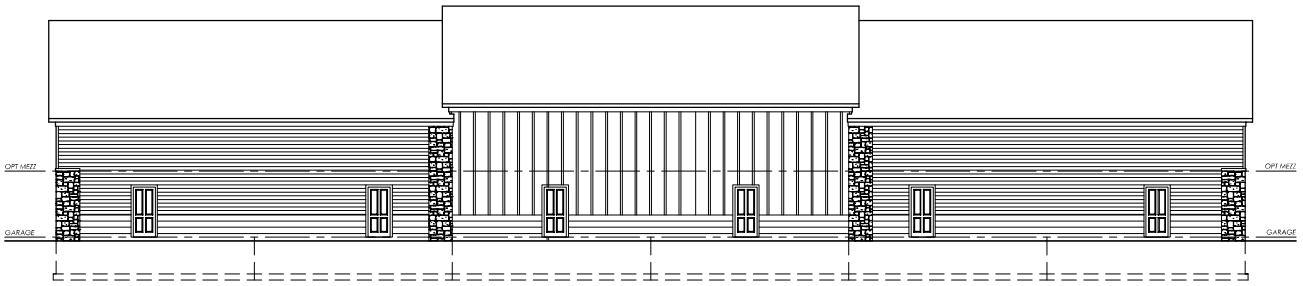
EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

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

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN
56001

RDS ARCHITECTS

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

Name, Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

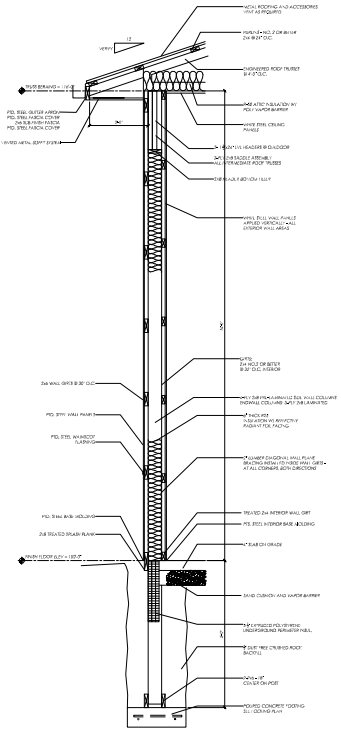
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

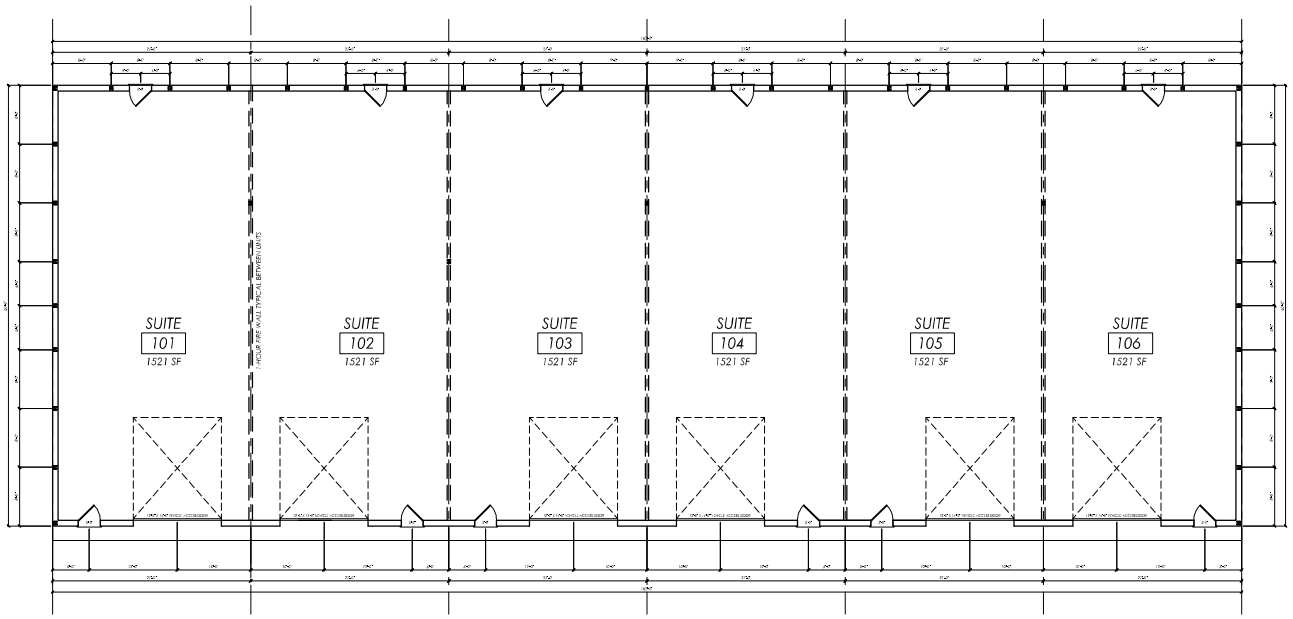
DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the are of these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

EXTERIOR ELEVATIONS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

A1





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

CONSULTANTS:
ARCHITECTURAL

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

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN 56001

RDS ARCHITECTS

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

Name, Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

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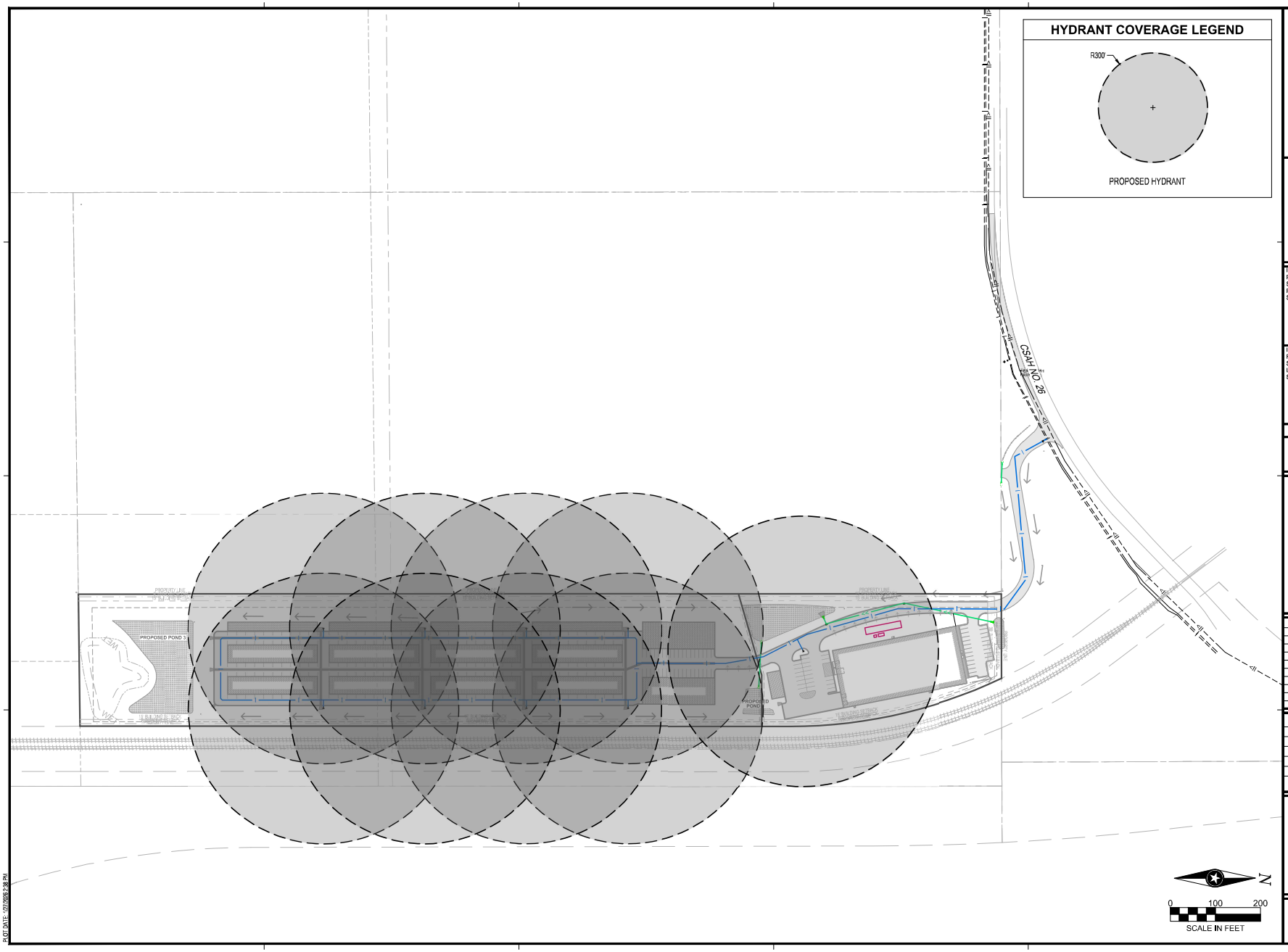
FLOOR PLANS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

A2



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

OVERALL UTILITY PLAN

SHEET

C3-30

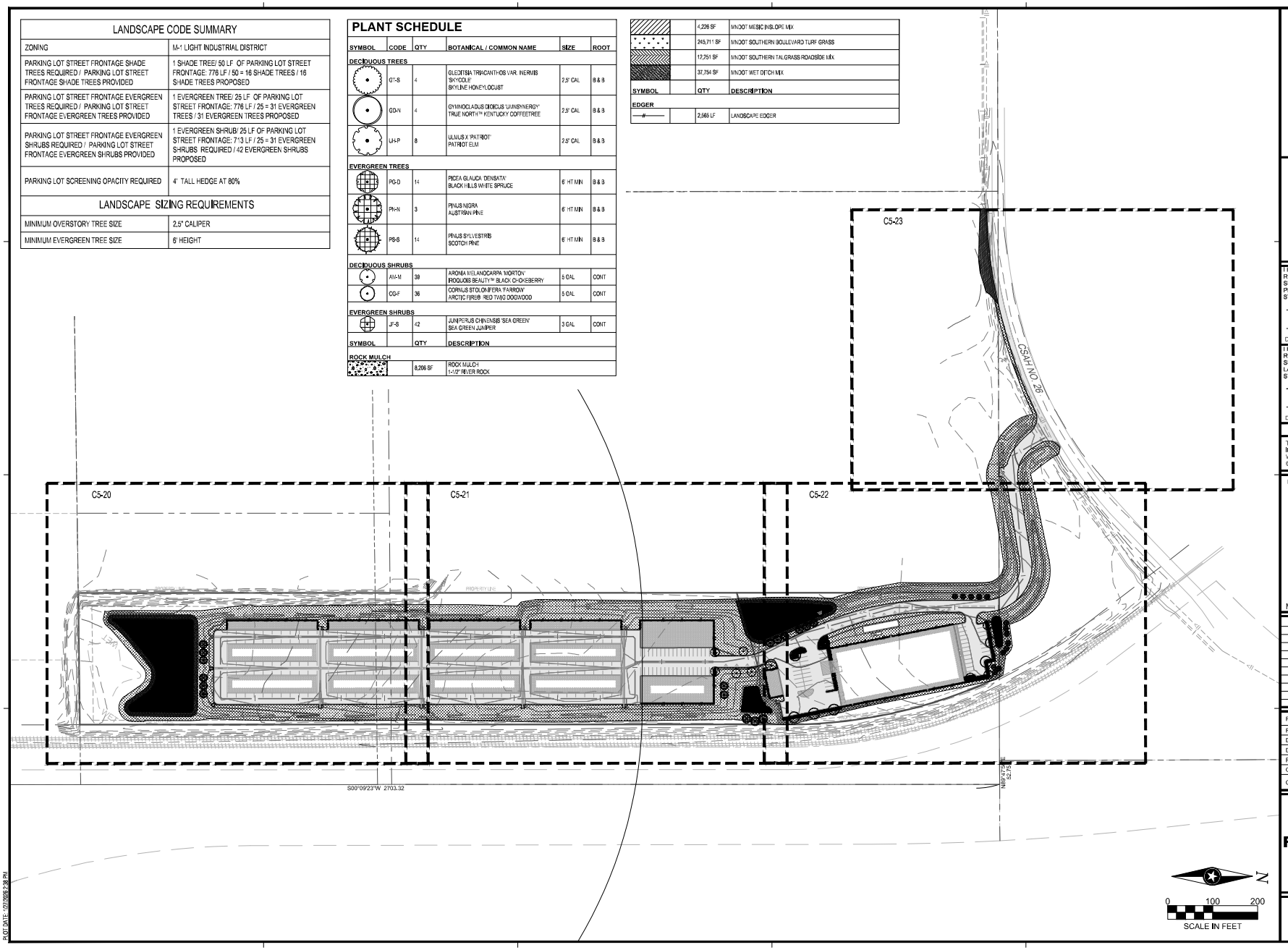
PLOT DATE: 1/2/2026 2:38 PM

LANDSCAPE CODE SUMMARY	
ZONING	M-1 LIGHT INDUSTRIAL DISTRICT
PARKING LOT STREET FRONTAGE SHADE TREES REQUIRED / PARKING LOT STREET FRONTAGE SHADE TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING LOT STREET FRONTAGE: 776 LF / 50 = 16 SHADE TREES / 16 SHADE TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN TREES REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN TREES PROVIDED	1 EVERGREEN TREE/ 25 LF OF PARKING LOT STREET FRONTAGE: 776 LF / 25 = 31 EVERGREEN TREES / 31 EVERGREEN TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING LOT STREET FRONTAGE: 713 LF / 25 = 31 EVERGREEN SHRUBS REQUIRED / 42 EVERGREEN SHRUBS PROPOSED
PARKING LOT SCREENING OPACITY REQUIRED	4' TALL HEDGE AT 80%
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UA-P	8	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	14	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	3	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	39	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CC-F	36	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	42	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**DESCRIPTION**		
ROCK MULCH					
		8,206 SF	ROCK MULCH 1-1/2" RIVER ROCK		

SYMBOL	QTY	DESCRIPTION
	4,226 SF	MNDOT MESIC INSLOPE MIX
	245,711 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS
	17,751 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX
	37,754 SF	MNDOT WET DITCH MIX
EDGER		
	2,565 LF	LANDSCAPE EDGER



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SCALE IN FEET

PLOT DATE: 12/20/2025 2:38 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

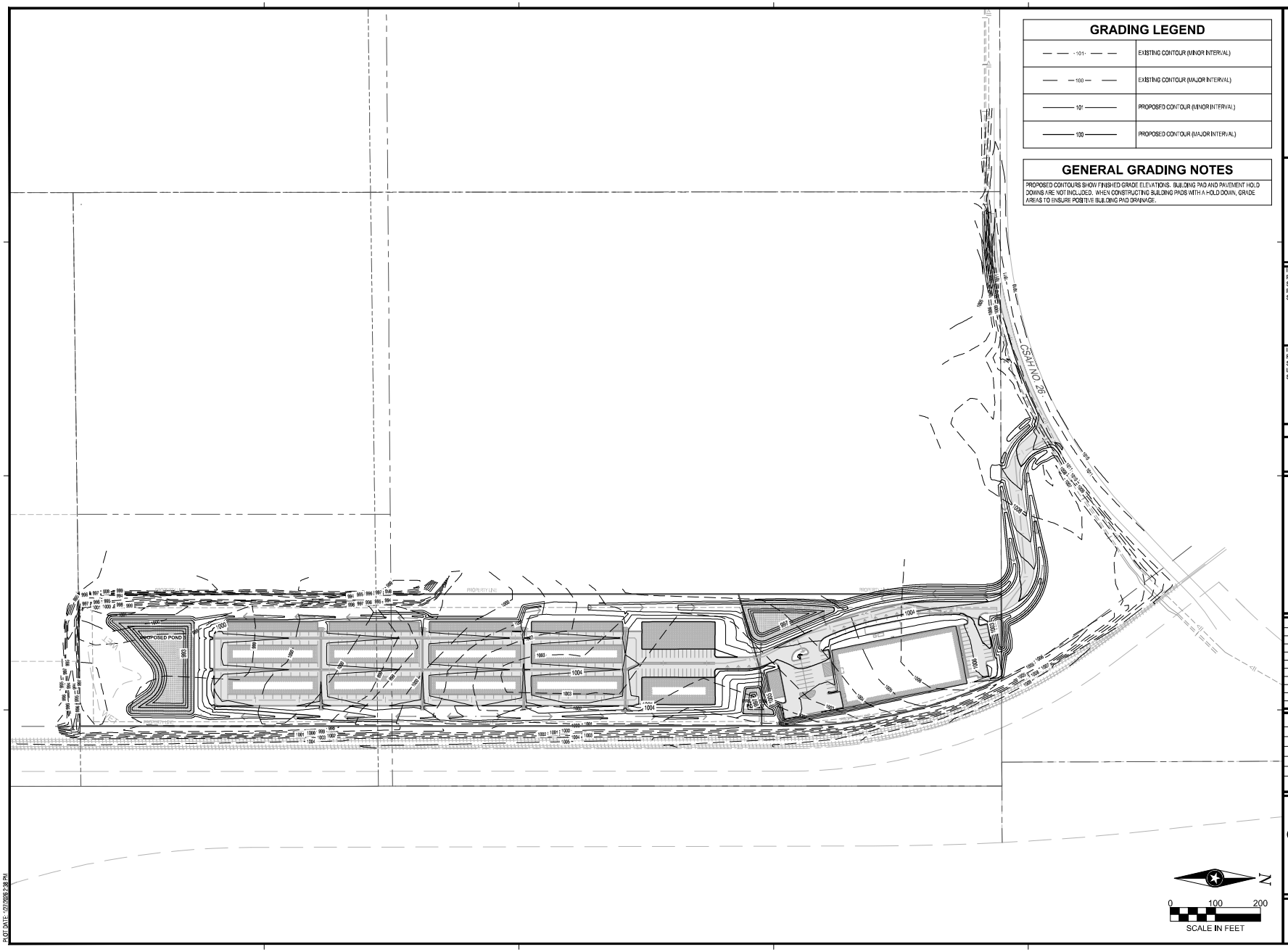
PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10



GRADING LEGEND

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

GENERAL GRADING NOTES

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

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SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

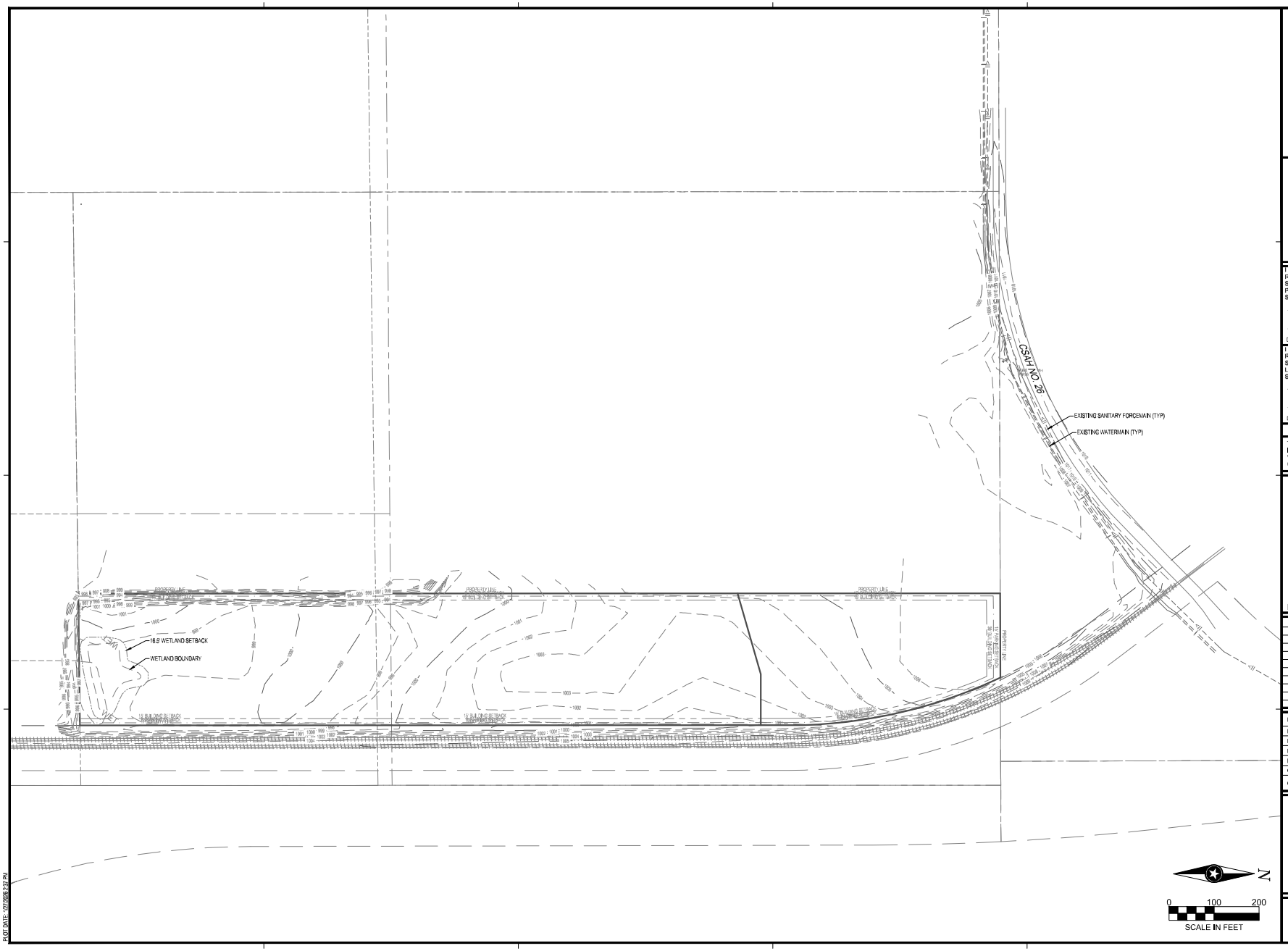
OVERALL GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/20/2024 2:38 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

EXISTING SITE

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

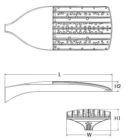
PLOT DATE: 12/2/2025 2:37 PM

D-Series Size 2
LED Area Luminaire

d*series

Specifications

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



LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LFF	MOUNTING/POLE HEIGHT	LAMP LUMENS	LLF WATTS (120-277V)	REMARKS	QUANTITY
Z1	LITHONIA	DSX2-P2-40K-70CRI-TZM-MVOLT-SPA-PIR-HS-DBLXD_1	DSX2 SINGLE-FACE FORWARD THROW LED	LED	0.9000	24'-0"	24600.0000	179.0000	PROVIDE WITH LITHONIA POLE #SSS-24-5G-DM19AS-VD-DBLXD.	8.0000
Z2	LITHONIA	DSX2-P2-40K-70CRI-TZM-MVOLT-SPA-WBA-PIR-HS-DBLXD_1	DSX2 DOUBLE-FACE FORWARD THROW LED	LED	0.9000	24'-0"	24600.0000	179.0000	PROVIDE WITH LITHONIA POLE #SSS-24-5G-DM28AS-VD-DBLXD.	1.0000
ZW1	LITHONIA	WPX1-LED-P2-40K-MVOLT-DDBXD-M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	10'-0"	2900.0000	24.0000		24.0000
ZW2	LITHONIA	WPX1-LED-P2-40K-MVOLT-DDBXD-M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	14'-0"	2900.0000	24.0000		21.0000
ZW3	LITHONIA	WPX1-LED-P2-40K-MVOLT-DDBXD-M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	16'-0"	2900.0000	24.0000		5.0000
ZW4	LITHONIA	WDGE2-LED-30K-70CRI-T4M-MVOLT-SRM-PE-DBLXD	WDGE2 EXTERIOR WALL PACK	LED	0.9000	9'-0"	1180.0000	11.0000	MOUNT AND ALIGN FIXTURE TO CENTER BETWEEN DOORS.	68.0000

CS CONTRACTOR SELECT

LITHONIA LIGHTING

Contractor Select®

WPX LED
Wall packs

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

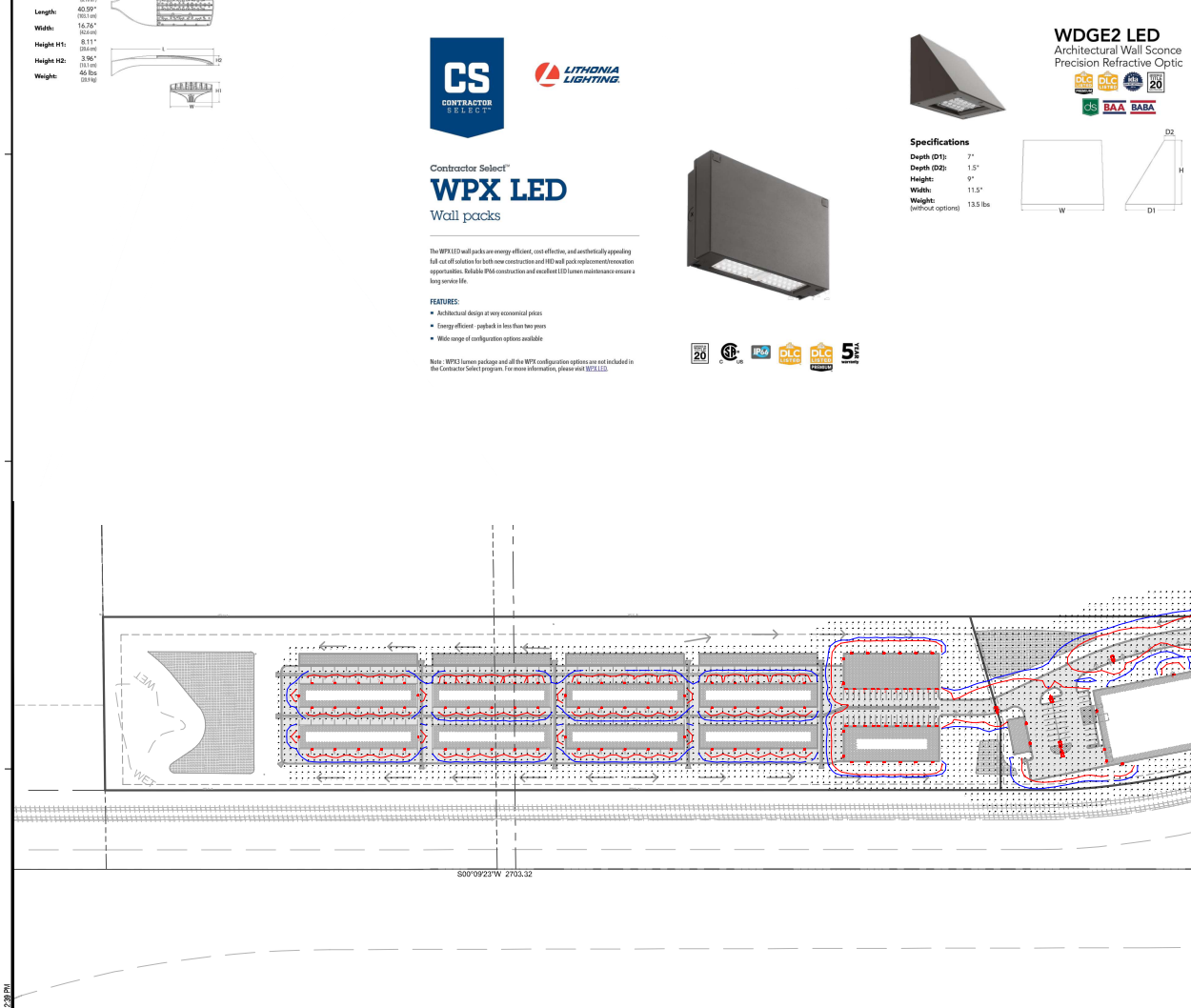
FEATURES:
- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

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

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications

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



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION

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PLOT DATE: 12/2/2025 2:39 PM

January 27, 2026

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

RE: Conditional Use Permit and Planned Unit Development Request
The Station – R430903200005

Molly,

Thank you for reviewing the attached materials in support of a request for Conditional Use Permit (CUP) and Planned Unit Development (PUD) submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing a Conditional Use Permit and Planned Unit Development to allow for traditional self-storage development. The proposed development will include 412 traditional self-storage buildings in association with the previously approved Rickway Carpet warehouse, office, and showroom. The traditional self-storage buildings will be constructed in more than one phase. Emergency and vehicle access will be maintained around the south side of the buildings for each phase of construction. The parking requirement of one parking stall for every two storage units will be met by providing parking adjacent to the storage units. The larger storage units (Garage Condos) are 27ft wide and will have three perpendicular parking spaces in front. The smaller storage units are 10ft wide, so one 9ft x 20ft parallel parking stall will be provided in front of each two units. The total space between units will be 30ft, allowing for a 12ft drive lane between 9ft parking stalls. It is our understanding that fire truck turning movements are allowed to encroach the parking stalls in front of the smaller storage units because vehicles will not be left unattended.

PLANNED UNIT DEVELOPMENT

The proposed project is a 13.39-acre development intended to provide spaces for the previously approved Rickway Carpet warehouse, office, and showroom, in addition to 412 traditional self-storage units available for rent. The purpose of the Planned Unit Development is to allow flexibility for multiple buildings, shared utilities and an appropriate roadway network to serve the proposed development. As designed, the proposed project will meet the criteria of Article 11 Division 4.

CONDITIONAL USE PERMIT

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

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

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

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

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

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

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

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

A private watermain will be extended south from the existing public watermain in 227th St as part of site development. The watermain will loop through the self-storage units to provide hydrant coverage. The storage units will not be sprinkled, so hydrants will be spaced no more than 300 feet apart.

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

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

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

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

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

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

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

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the traditional self-storage building will not strain city services or change the existing neighborhood characteristics.

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

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

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

The proposed development of traditional self-storage building will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

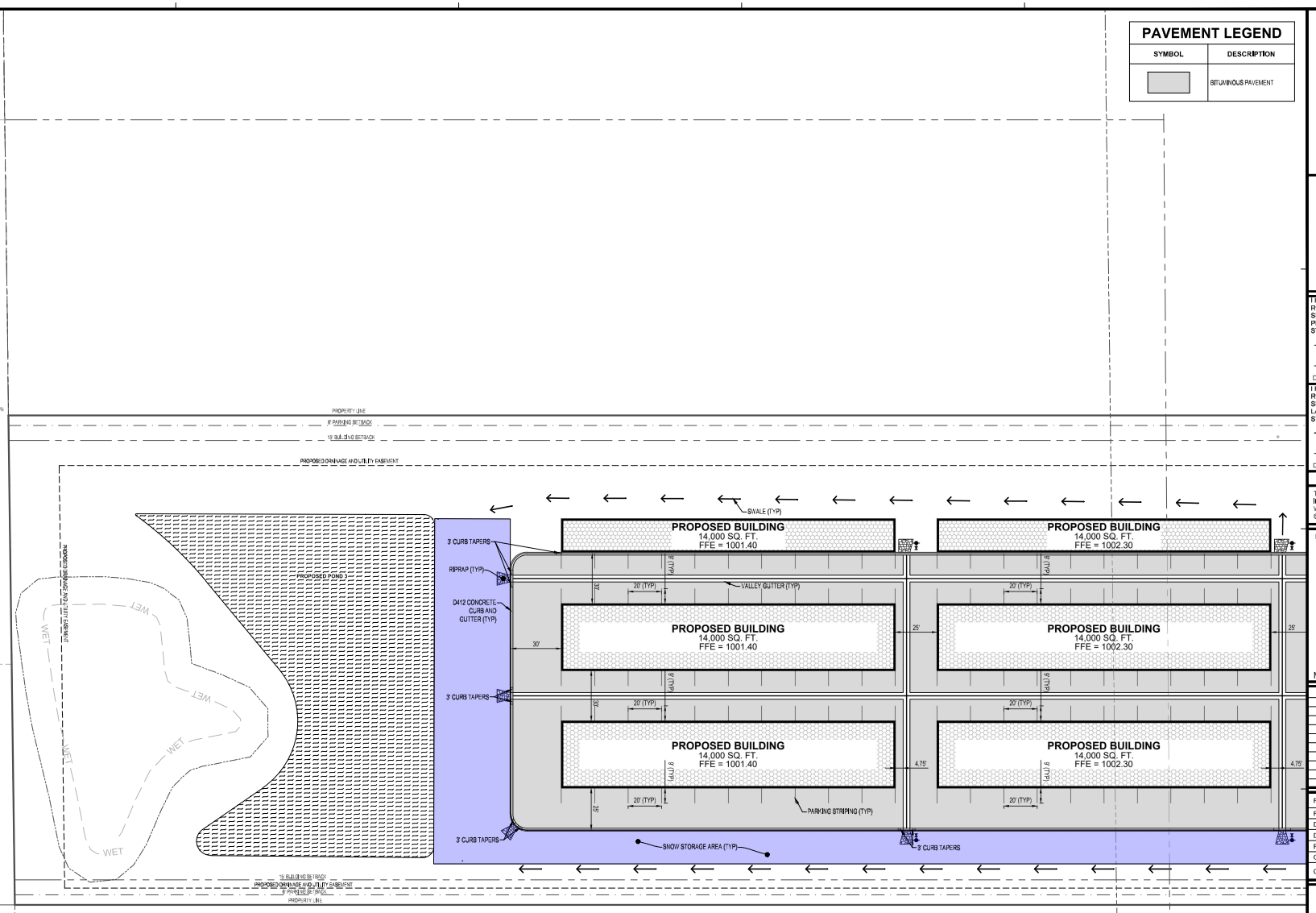
Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

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

Sincerely,

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



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

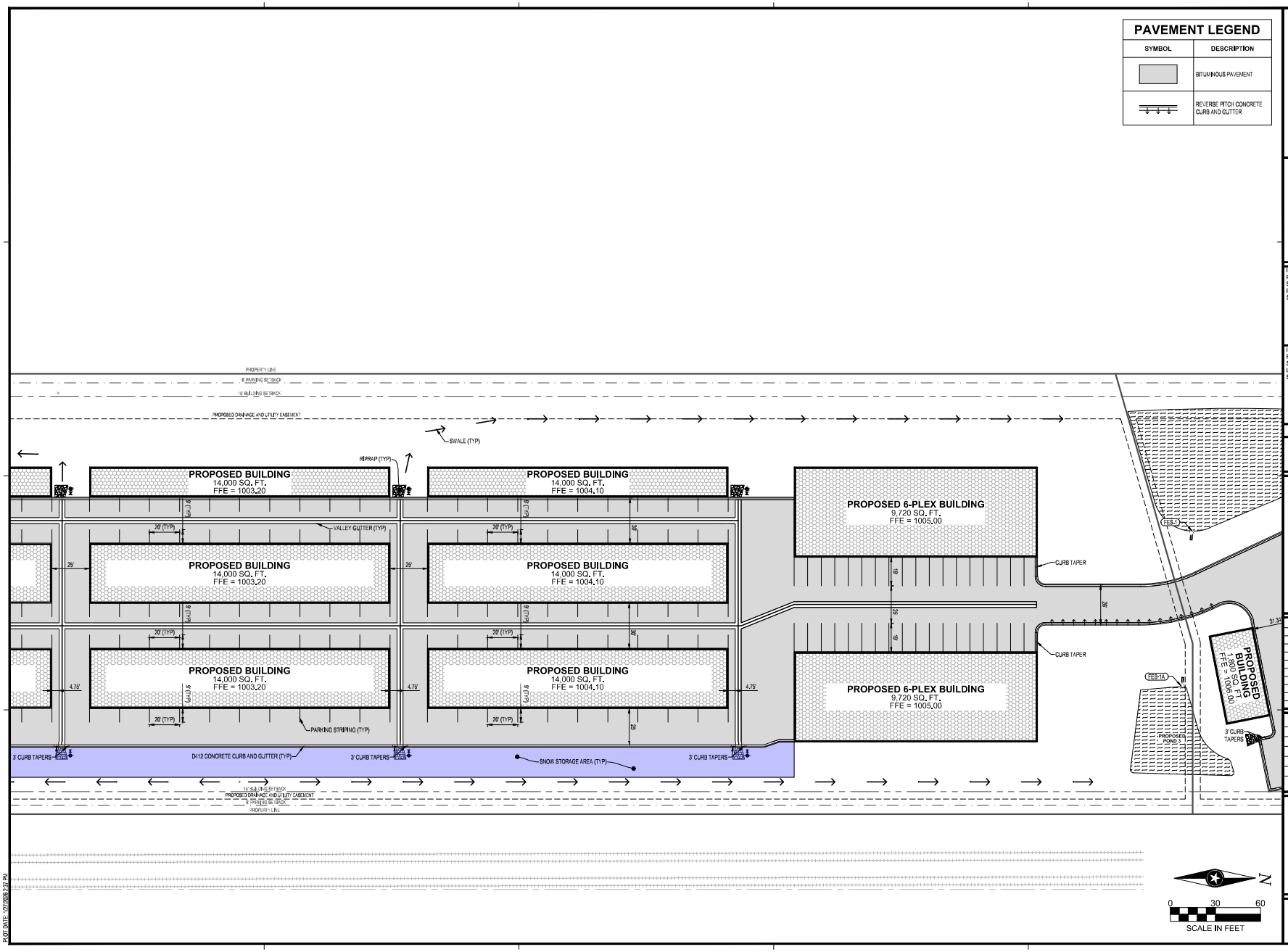
TITLE

SITE PLAN

SHEET

C3-20

PLOT DATE: 1/27/2026 2:37 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

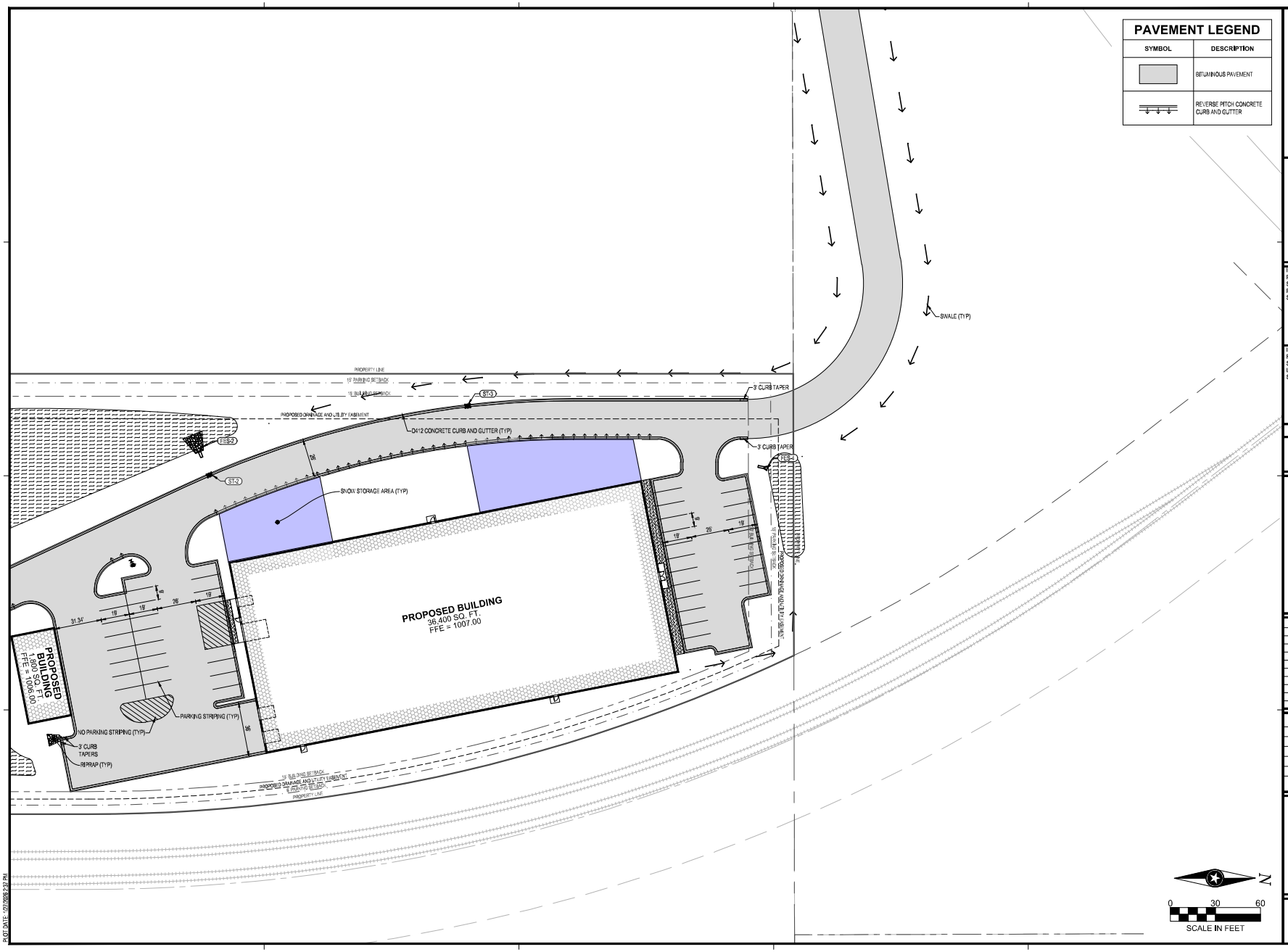
SITE PLAN

SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/20/2024 2:37 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE PLAN

SHEET

C3-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/2/2025 2:37 PM

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

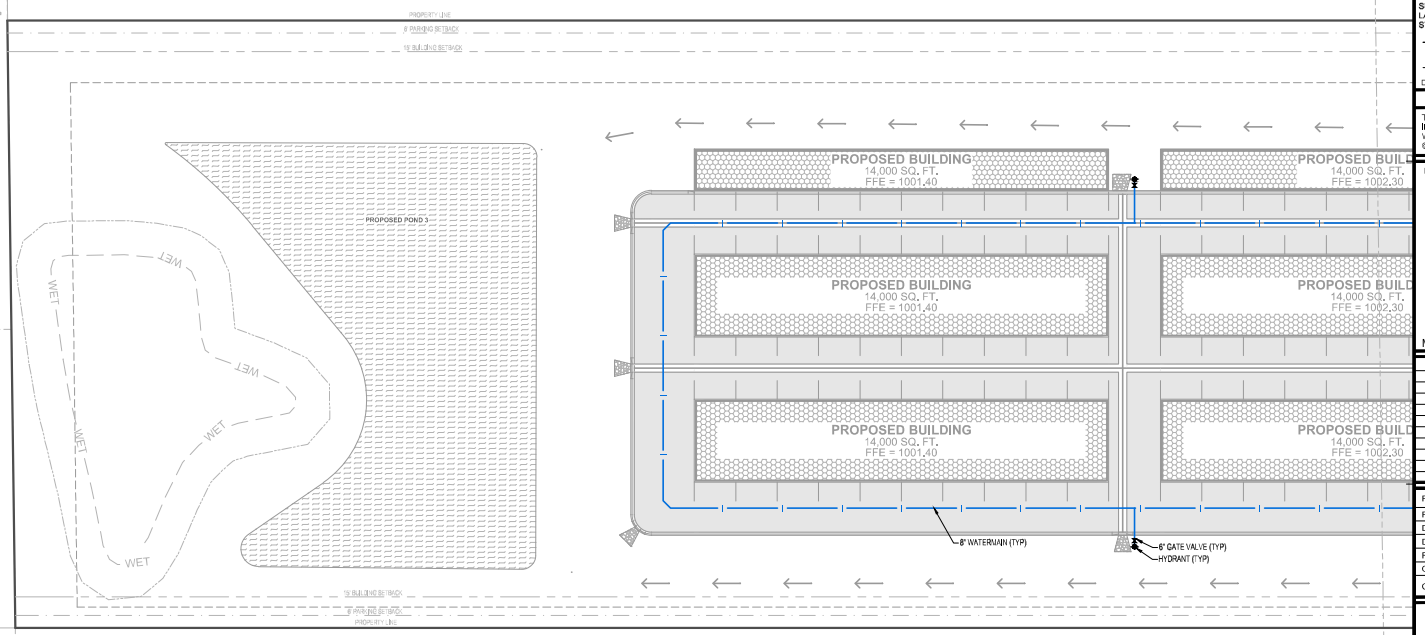
SITE PLAN

SHEET

C3-23

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/2/2025 2:37 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

UTILITY PLAN

SHEET

C3-40

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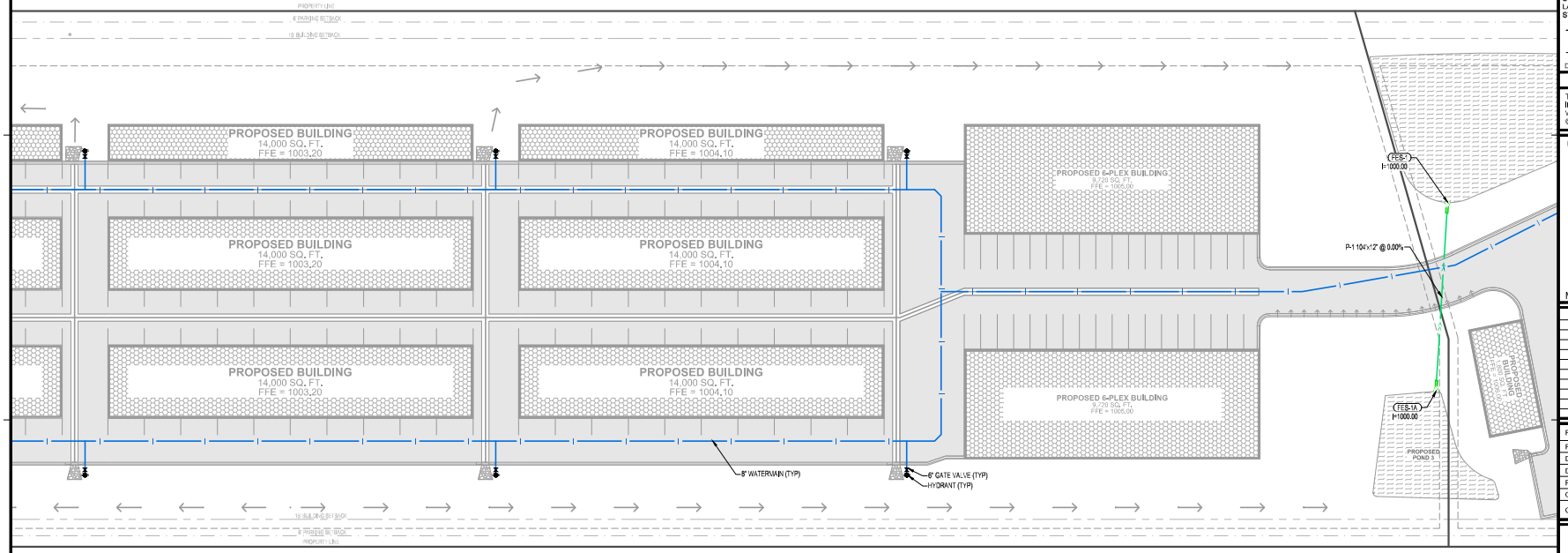

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PLOT DATE: 1/27/2026 2:38 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

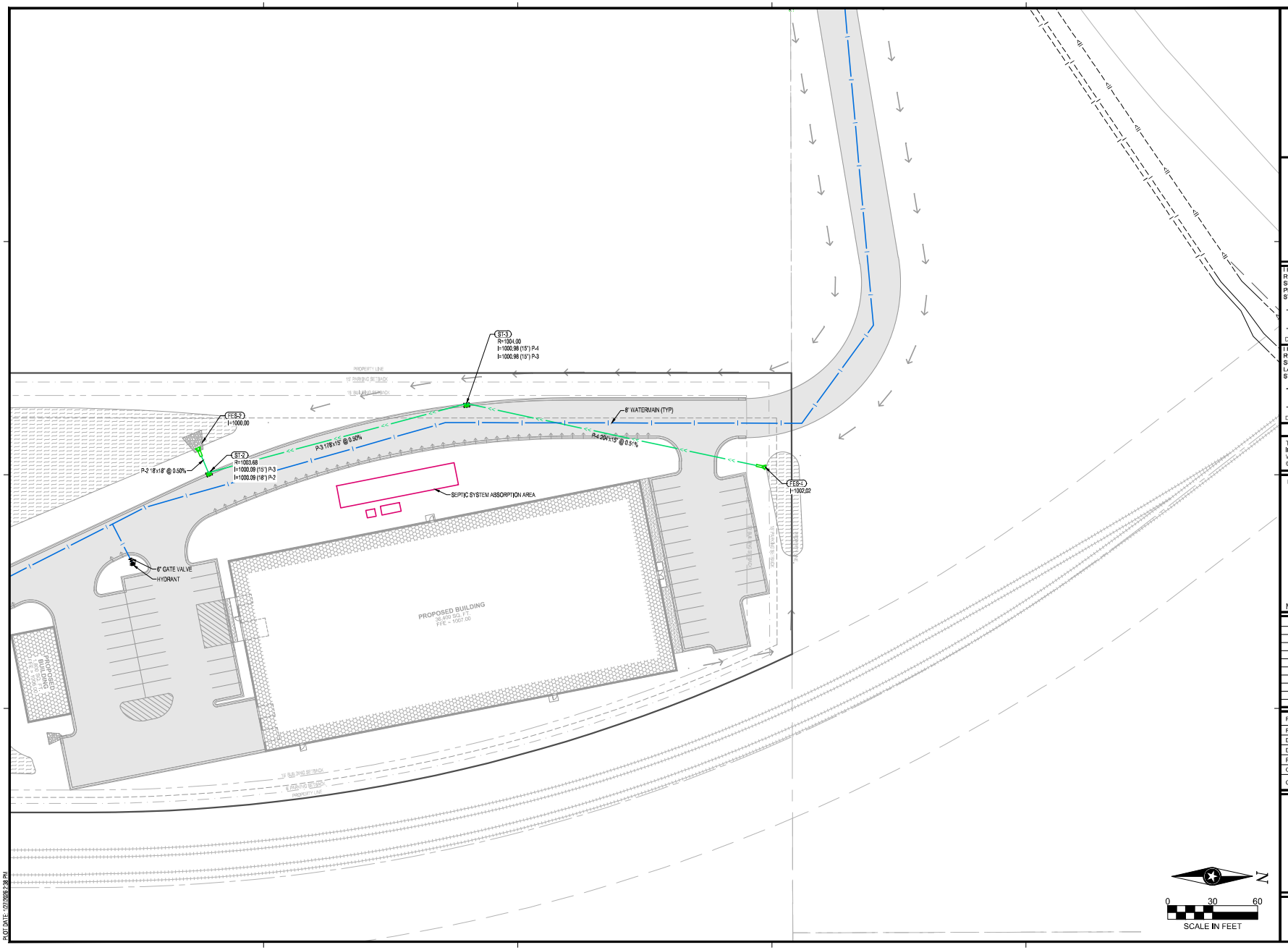
PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-41



PLOT DATE: 1/27/2025 2:38 PM

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

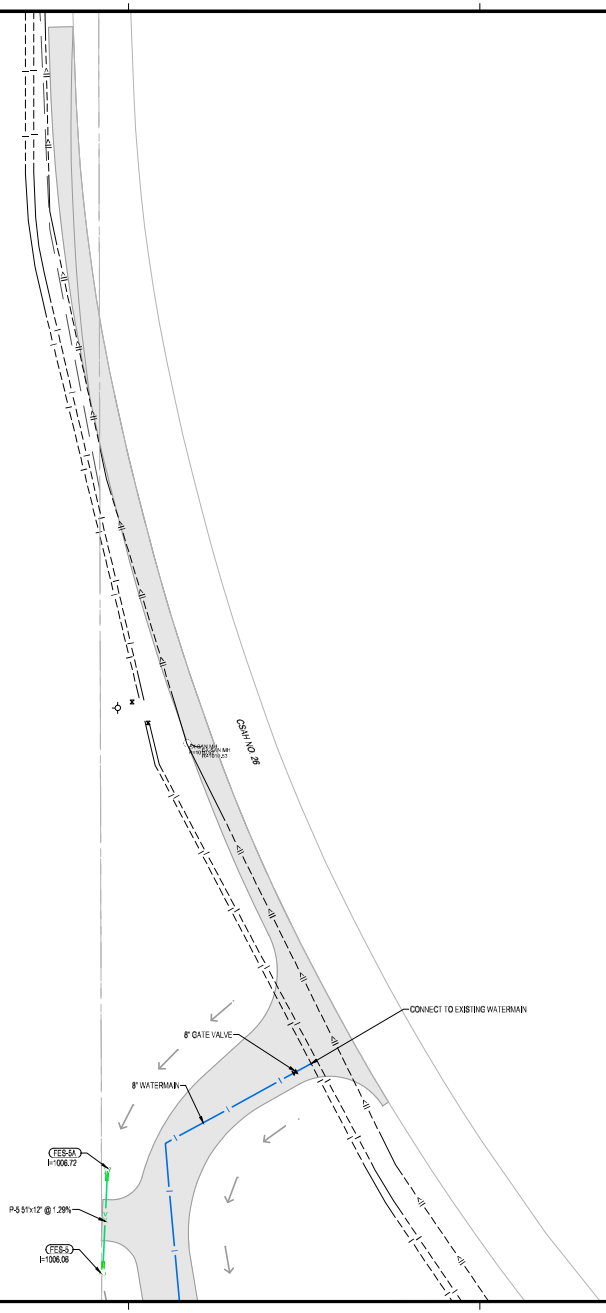
TITLE

UTILITY PLAN

SHEET

C3-42

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



N

0 30 60

SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

THE STATION

MANKATO MINNESOTA

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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-43

PLOT DATE: 1/27/2026 2:38 PM

PLANT SCHEDULE C5-20

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	PS-S	6	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
SYMBOL		QTY	BOTANICAL / COMMON NAME		
ROCK MULCH					
		976 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		1,624 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		8,175 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		23,790 SF	MNDOT WET DITCH MIX		

PROPOSED BUILDING
14,000 SQ. FT.
FFE = 1001.40

PROPOSED BUILDING
14,000 SQ. FT.
FFE = 1002.30

(3) PS-S

WET

0 30 60
SCALE IN FEET

N

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-20

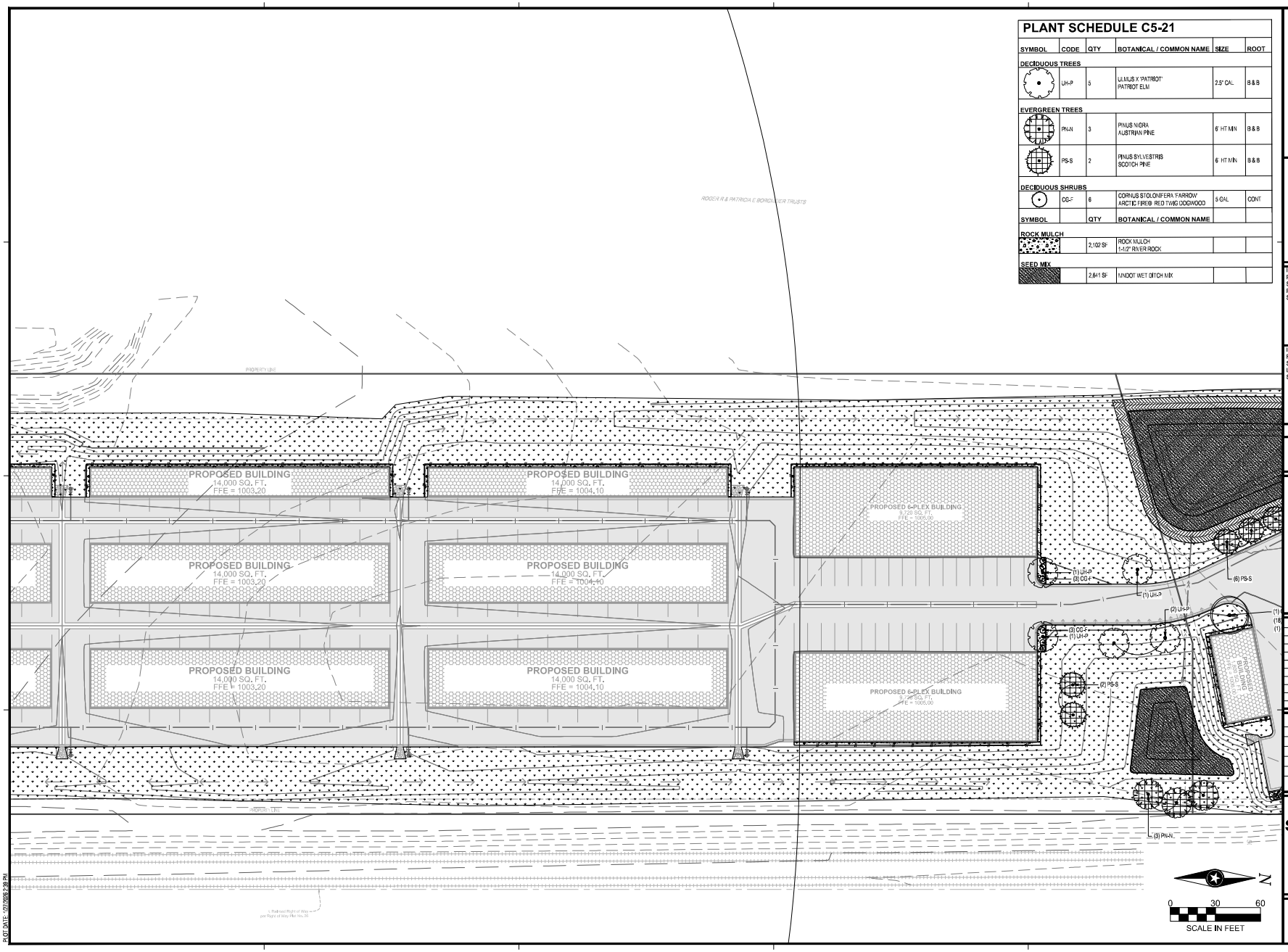
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/27/2026 2:39 PM

PLANT SCHEDULE C5-21

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	UH-P	5	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PN-N	3	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	2	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CC-F	8	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		2,102 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		2,641 SF	MNDOT WET DITCH MIX		



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CLIENT PROJECT NO.	-

TITLE

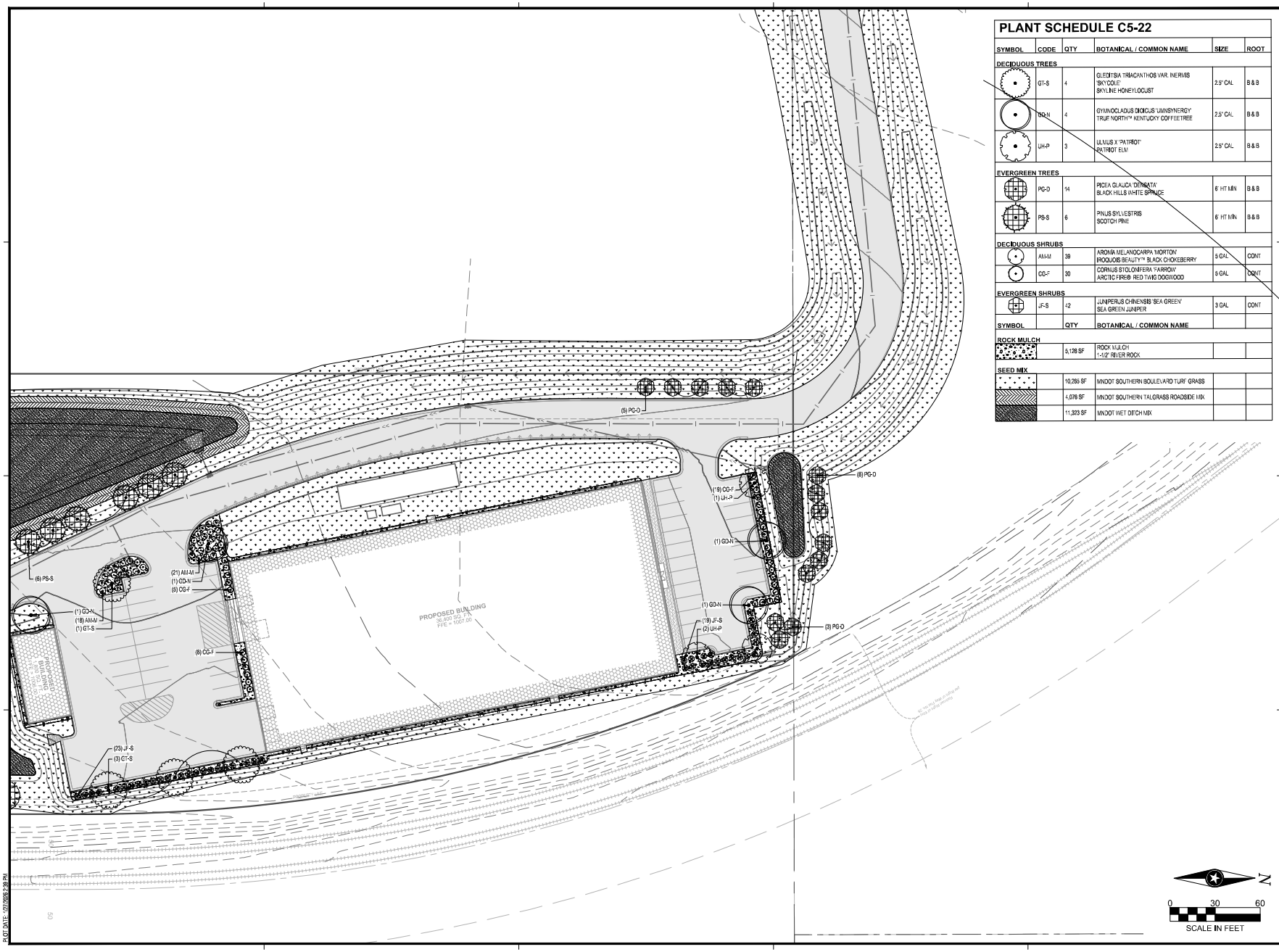
SITE RESTORATION AND PLANTING PLAN

SHEET

C5-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/27/2026 2:39 PM



PLANT SCHEDULE C5-22

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	3	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PC-D	14	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PS-S	6	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	39	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	30	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	42	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		5,126 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		10,265 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		4,076 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		11,323 SF	MNDOT WET DITCH MIX		

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PROJECT

THE STATION

MANKATO MINNESOTA

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DATE	DESCRIPTION	BY

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

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/2/2025 2:39 PM

PLANT SCHEDULE C5-23

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	4,226 SF	MNDOT MESIC INSLOPE MIX

N

0 30 60

SCALE IN FEET

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PROJECT

THE STATION

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

TITLE

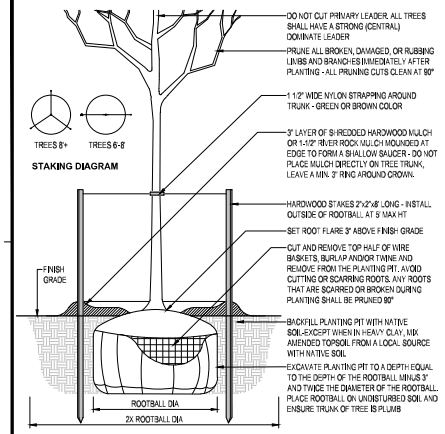
SITE RESTORATION AND PLANTING PLAN

SHEET

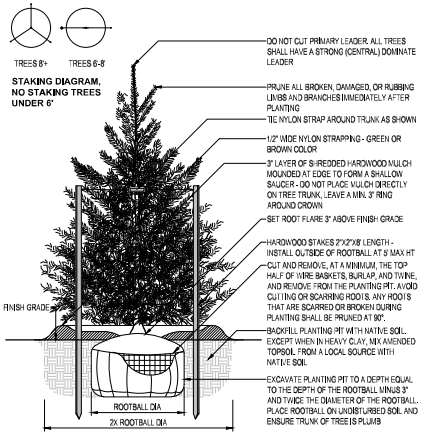
C5-23

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

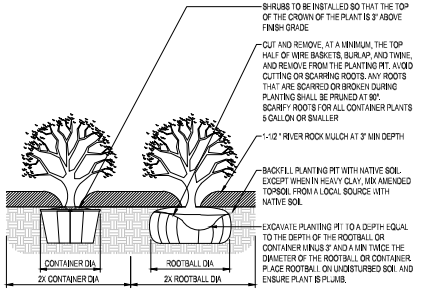
PLOT DATE: 1/27/2026 2:39 PM



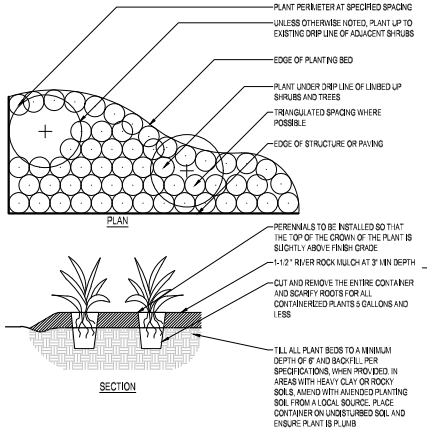
DECIDUOUS TREE PLANTING
NTS



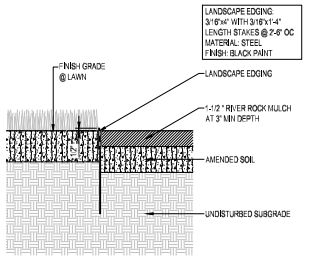
EVERGREEN TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

PLANTING NOTES

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

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

PLANTING NOTES AND DETAILS

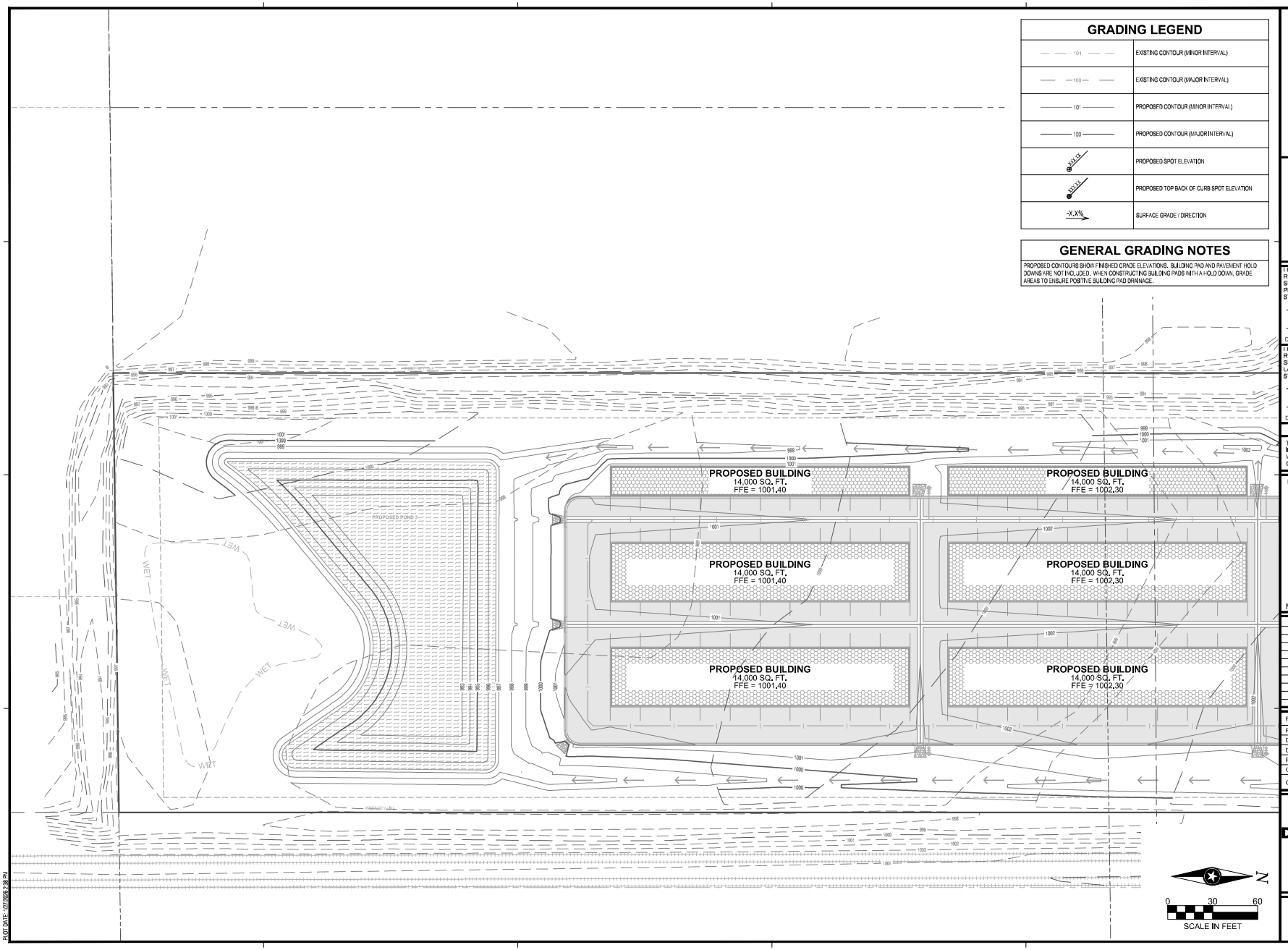
SHEET

C5-30

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/20/25 2:39 PM



GRADING LEGEND

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

GENERAL GRADING NOTES

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

ISG

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PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
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CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/27/2025 2:38 PM

GRADING LEGEND

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

GENERAL GRADING NOTES

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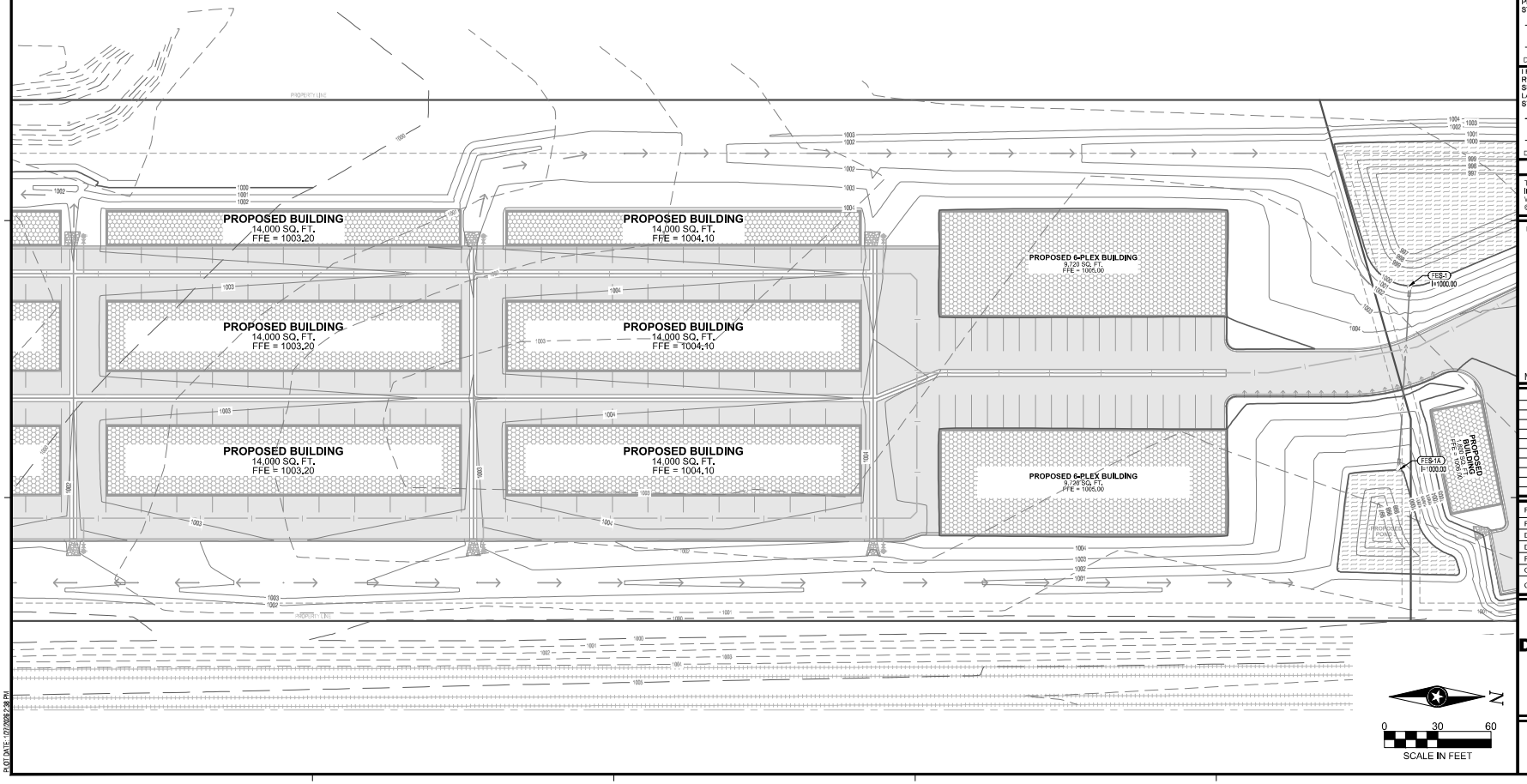

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CLIENT PROJECT NO.	-

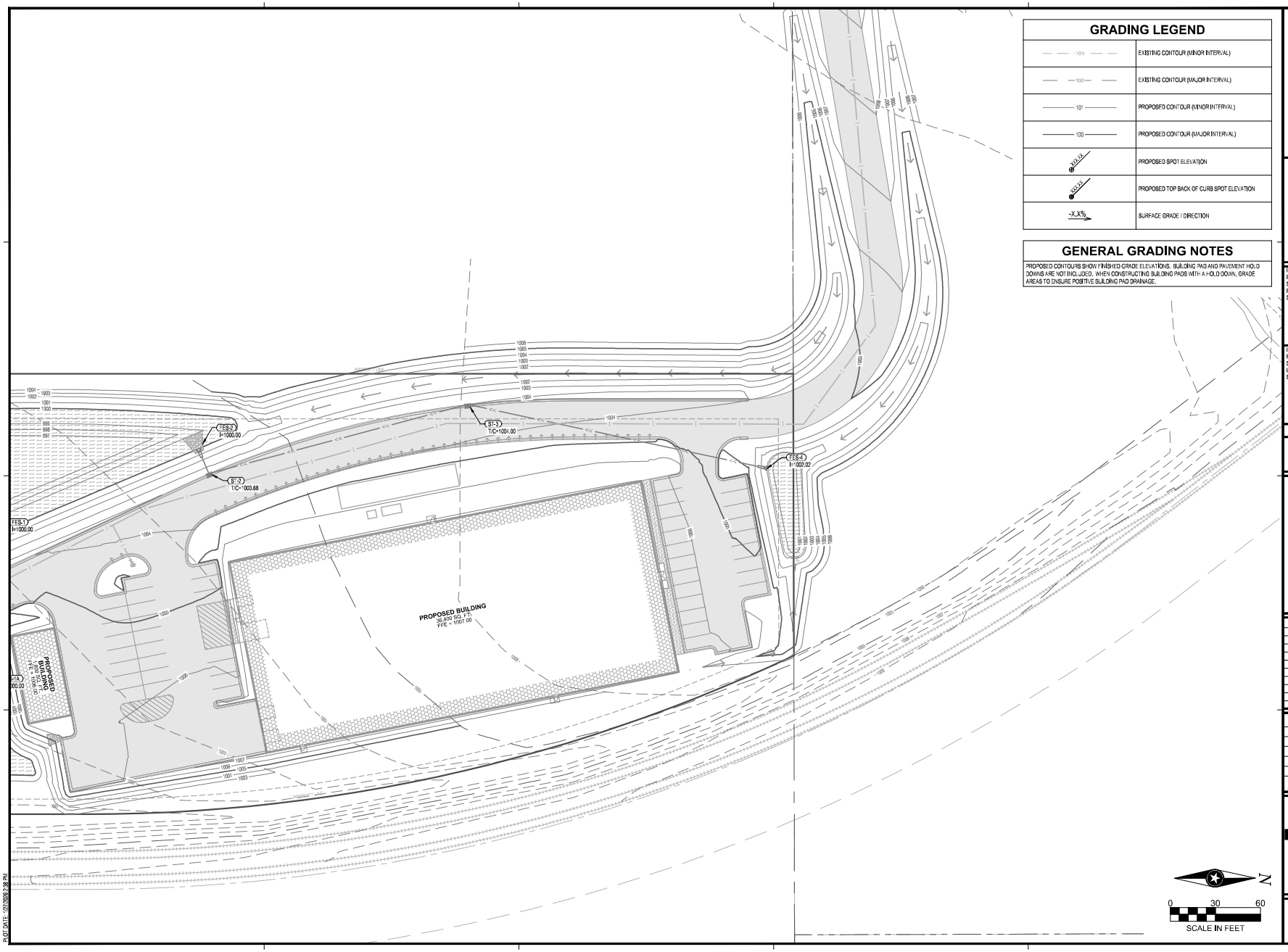
TITLE

DETAILED GRADING PLAN

SHEET

C4-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

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

GENERAL GRADING NOTES

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

N

0 30 60

SCALE IN FEET

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

DETAILED GRADING PLAN

SHEET

C4-22

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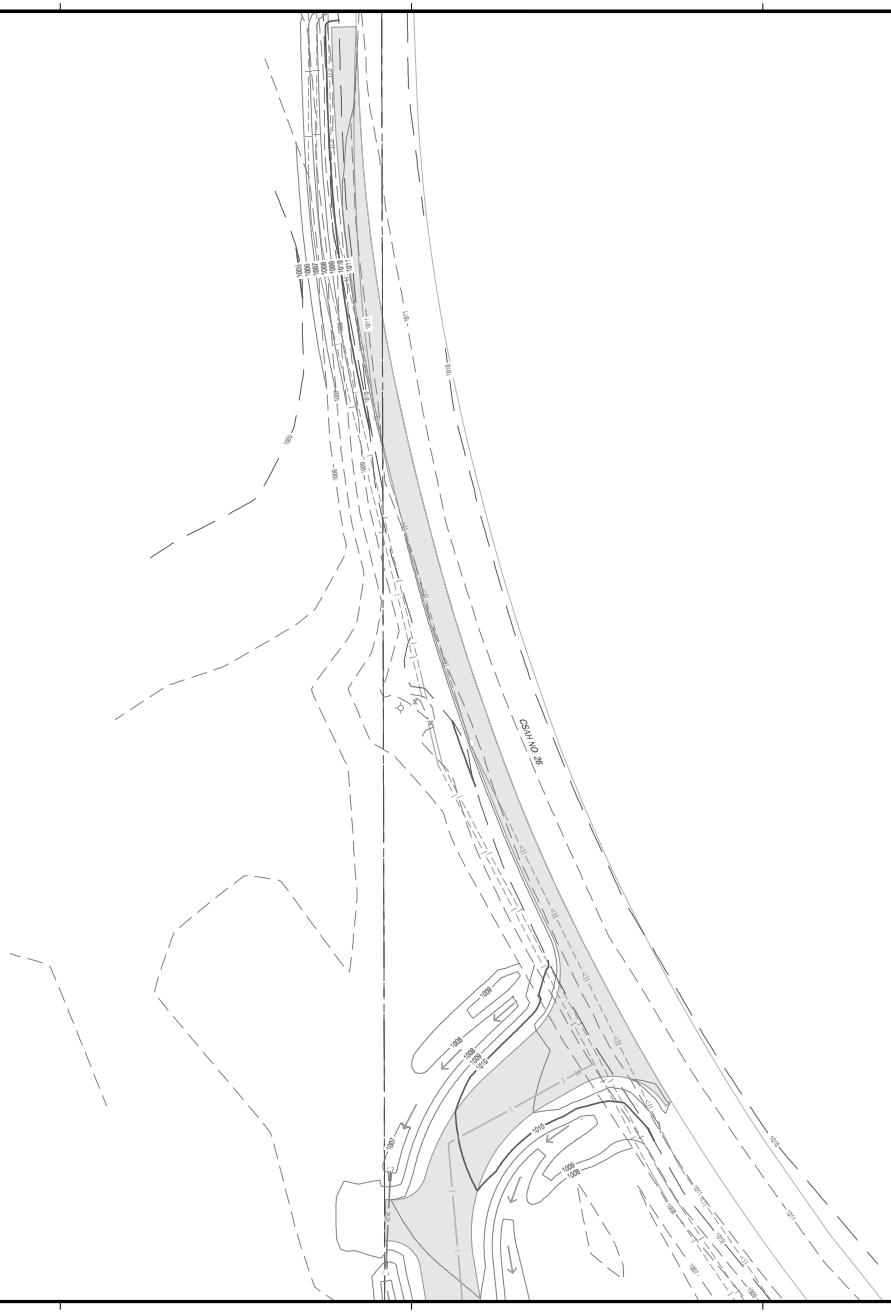

GRADING LEGEND

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

GENERAL GRADING NOTES

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N

0 30 60

SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-23

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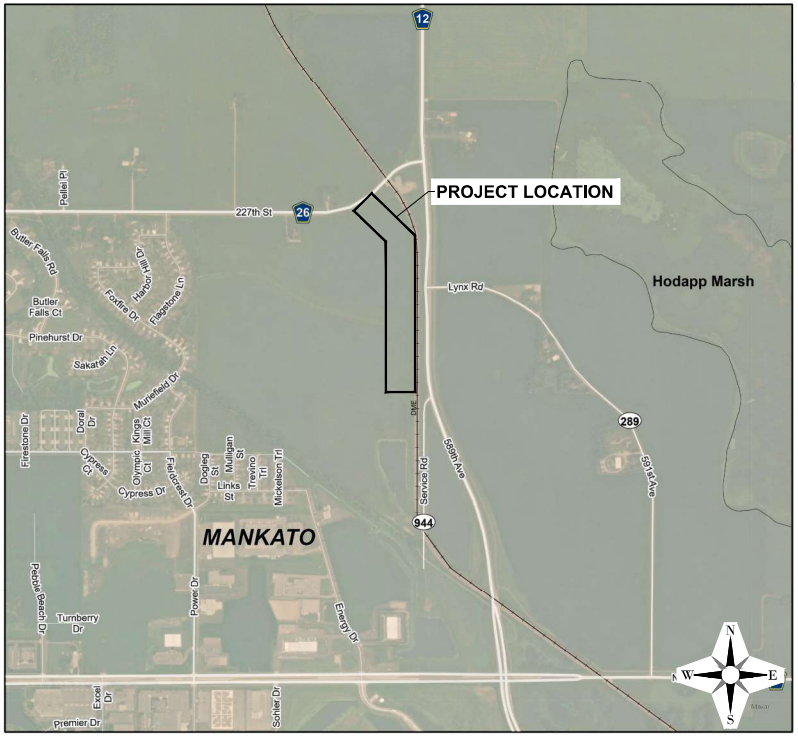
PLOT DATE: 1/27/2026 2:38 PM

THE STATION

MANKATO, MINNESOTA

ISG PROJECT # 25-32735



LOCATION MAP

0 1,000 2,000

SCALE IN FEET

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	CSAH 26 MANKATO, MINNESOTA 56001	
ZONING:	XXX	
SITE/LOT AREA:	546,395 SF	(12.5 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'
PARKING DATA		
LAND USE CLASSIFICATION	MINI-STORAGE, WAREHOUSING, AND GENERAL OFFICE	
PARKING SPACES REQUIRED (CODE)	MINI-STORAGE: ONE PARKING STALL FOR EVERY TWO STORAGE UNITS, A PARKING SPACE ADJACENT TO A STORAGE UNIT MAY BE COUNTED AS ONE PARKING SPACE WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	MINI-STORAGE: 400 UNITS / 2 = 200 SPACES WAREHOUSING: 66 SPACES 2,550 SQ. FT. OFFICE AREA: 11 SPACES TOTAL = 266 SPACES	
PARKING STALLS PROVIDED		
STANDARD	275	
ACCESSIBLE	7	
TOTAL	282	

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER
RICKWAY CARPET	ADAM KOPESKY	507.340.0898

SHEET INDEX

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C3-10 OVERALL SITE PLAN
C3-20 SITE PLAN
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C5-23 SITE RESTORATION AND PLANTING PLAN
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E2-00 SITE PHOTOMETRICS PLAN

PROJECT GENERAL NOTES

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

PROJECT INDEX:

OWNER:

AJK MANKATO HOLDINGS, LLC
33546 15TH STREET
JANESVILLE, MINNESOTA 56048
PHONE: 507.340.0898

PROJECT ADDRESS / LOCATION:

S:33 T:109N R:26W

MANKATO, MINNESOTA 56001

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

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

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

SPECIFICATIONS REFERENCE

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

PROJECT DATUM

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

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

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2023 BY SISU.

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C0-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/2/2025 2:37 PM

SYMBOL LEGEND

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

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

LINETYPE LEGEND

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

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

ABBREVIATIONS

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

PLOT DATE: 12/2/2025 2:37 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	25-32735
FILE NAME	32735-C0-TITLE
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

LEGENDS AND NOTES

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

Stormwater Management Report

The Station
Mankato, Minnesota

January 27, 2026

Project No. 25-32735

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Cory Bienfang, City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
cbienfang@mankatomn.gov

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

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

_____

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

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

The Station
Mankato, MN

Engineer's Project Number: 25-32735

Dated this 27th day of January 2026

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Existing Site 1
Proposed Site 1
Soil Conditions 2
Stormwater Management 2
Stormwater Regulations 2
Stormwater System Overview 2
Water Quality 3
Conclusion 3

APPENDICES

Appendix A: Existing + Proposed Condition Drainage Maps ..... A
Appendix B: Basin Calculations ..... B

INTRODUCTION

This stormwater management report was prepared to facilitate improvements for the Station in Mankato, MN. The project site is located in the southwest quadrant of the CSAH 23 and CSAH 12 intersection, west of the railroad tracks. The property area is 13.39 acres. The proposed development will include a new Rickway Carpet warehouse, office, and showroom, along with 412 self-storage units. The improvements will include grading, underground utility installation, curb and gutter, stormwater management basins, and pavement surfacing.

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

DRAINAGE CONDITIONS

Existing Site

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

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

An existing conditions drainage map is available in Appendix A.

Table 1. Existing Drainage Areas

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

Proposed Site

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

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

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

Table 2. Proposed Drainage Areas

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

Soil Conditions

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

STORMWATER MANAGEMENT

Stormwater Regulations

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

Stormwater System Overview

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

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

Stormwater Rate Control

The City of Mankato requires that the proposed peak discharge rate does not exceed the existing peak discharge rates for the 2-, 10-, and 100-year 24-hour rainfall events. An overall summary of the existing and proposed peak discharge rates is available in Table 3. The peak discharge rates decrease from existing conditions for each storm event.

Table 3. Peak Discharge Rates

Storm Event	Existing [cfs]	Proposed [cfs]
2-year	7.82	6.21
10-year	18.57	14.38
100-year	44.31	31.19

Wetland Hydrology

Permanent construction impacts will not be performed within the wetland's boundary; however, the proposed site modifications will alter the wetland's hydrology. The volume of water directed to the wetland will increase as part of the project, which ensures the wetland has adequate water supply.

Water Quality

WATER QUALITY VOLUME

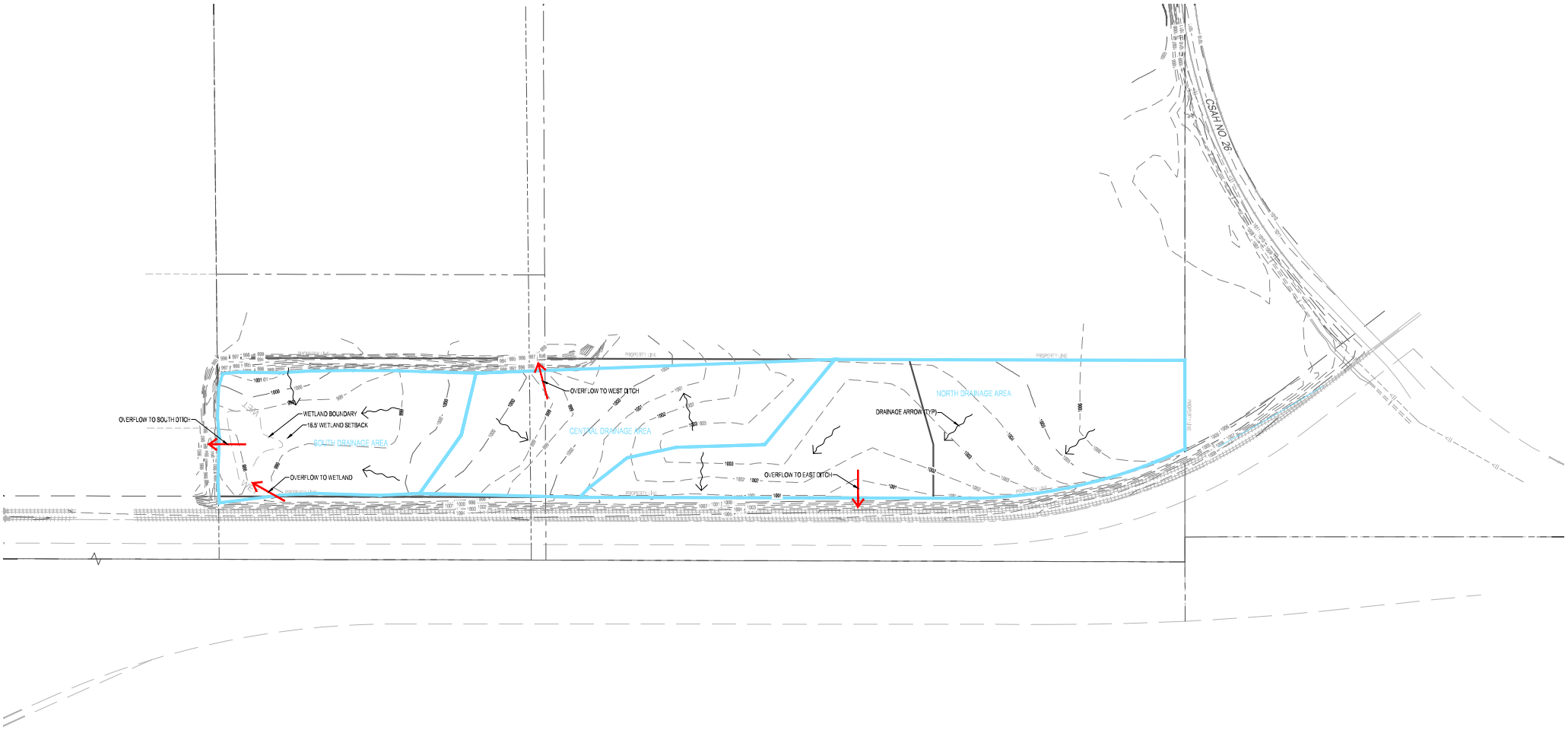
The City of Mankato requires that 1.1 inches of runoff across new and reconstructed impervious surfaces be retained as the water quality volume. If the volume requirement is met, then Total Suspended Solids (TSS) and Total Phosphorus (TP) requirements shall be considered met.

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

CONCLUSION

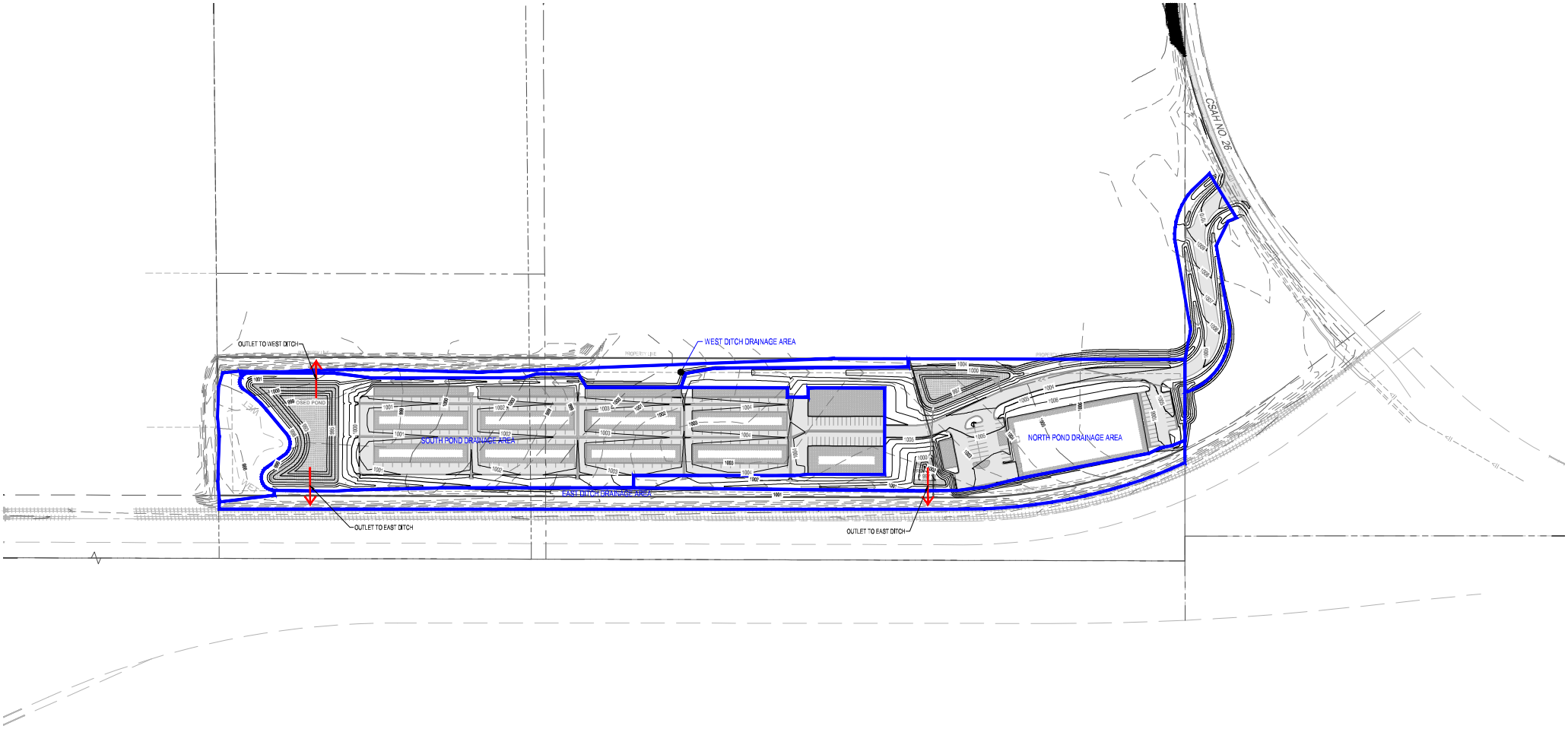
The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. The NPDES Construction Stormwater Permit will be applied for prior to construction and available as soon as the permit is obtained. The proposed project as designed provides rate control,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

Appendix A: Existing + Proposed Condition Drainage Maps



Existing Drainage Map

0 100 200
SCALE IN FEET



Proposed Drainage Map

0 100 200
SCALE IN FEET

Appendix B: Basin Calculations

MPCA Storage Calculations

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

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

DETENTION BASIN

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

MPCA Storage Calculations

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

Project Name: The Station
Pond ID: Pond 3

DETENTION BASIN

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

DESIGN LOADS

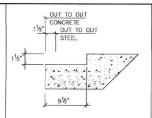
BUILDING CODE:	IBC21	
DEAD LOAD:	3.0	PSF
ROOF LIVE LOAD:	20.0	PSF
COLLATERAL LOAD:	0.5	PSF
GROUND SNOW LOAD:	10.0	PSF
ROOF SNOW LOAD:	10.0	PSF
WIND LOAD:	115.0	MPH
WIND EXPOSURE:	C	
SITE CLASS:	d	
SEISMIC S_s FACTOR:	0.0600	
SEISMIC S_1 FACTOR:	0.0212	

REACTION LOADS AT POST LOCATIONS

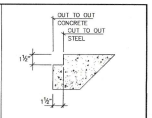
DL + LL + COL :	2.24	KIPS
DL + WL :	-0.67	KIPS
LONGITUDINAL HORIZONTAL WIND LOAD :	±0.28	KIPS

EXPANSION ANCHOR INSTALLATION NOTES

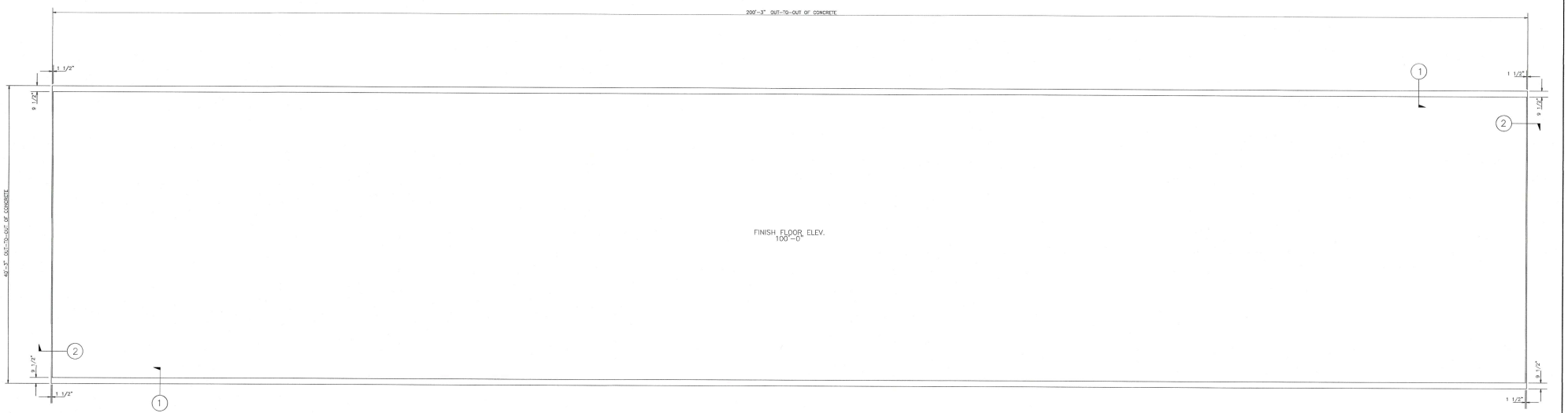
1) USING A 3/8"ø CONCRETE DRILL BIT, DRILL HOLE TO 2½" DEPTH. CLEAN HOLE.
2) TAP IN 3/8" x 3" WEDGE ANCHOR WITH HAMMER.
3) PLACE THE CHANNEL/CLIP/ANGLE ONTO WEDGE ANCHOR.
4) PLACE WASHER AND NUT ONTO WEDGE ANCHOR & TIGHTEN NUT.



SECTION 1



SECTION 2



FOUNDATION PLAN

BUILDING FOUNDATION NOTE

THIS BUILDING IS DESIGNED FOR ALL BUILDING COLUMNS/STUDS/JAMBS TO SIT AT THE DESIGNATED HEIGHT SHOWN ON THE PLANS. FOUNDATION MUST BE AT A LEVEL GRADE (SLOPING GRADES ARE NOT ALLOWED).

GENERAL NOTES

1. ALL STUDS/JAMBS SHOWN ON STUD PLAN CAN NOT BE MOVED.
2. FOUNDATION DESIGN OR ANY OTHER CONCRETE DESIGN IS NOT BY THE METAL BUILDING MANUFACTURER (CONSULT A LOCAL REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF FOUNDATION AND CONCRETE WORK) UNLESS OTHERWISE STATED ON YOUR SALES ORDER.
3. DRAWINGS ARE NOT TO SCALE (UNLESS NOTED OTHERWISE) SO THE DIMENSIONS SHOWN MUST TO BE FOLLOWED. DRAWINGS/DETAILS MAY NOT LOOK PROPORTIONATE.

MATERIAL SPECIFICATIONS

EXTERIOR ROOF AND WALL PANELS (29, 26 or 24 Gauge):
TYPE: HI-RIB OR ARCHITECTURAL
29 & 26 GAUGE PANEL: [SS Grade 80] Fu=80 ksi
24 GAUGE PANEL: [SS Grade 50] Fu=50 ksi

INTERIOR LINER PANEL (26 or 29 Gauge):
TYPE: HI-RIB OR ARCHITECTURAL
29 GAUGE PANEL: [SS Grade 80] Fu=80 ksi
26 GAUGE PANEL: [SS Grade 50] Fu=50 ksi

PAINTED PANEL: ASTM A792, AZ 50 ALUMINUM/ZINC ALLOY COATED
GALVALUME PANEL: ASTM A792, A255 ALUMINUM/ZINC ALLOY ACRYLIC COATED

PURLINS, GIRTS, EAVE STRUTS AND CHANNELS:
ASTM A1011 SS or HSLAS CLASS 1 GRADE 55 – PRIMED
ASTM A1011 SS or HSLAS CLASS 1 GRADE 55 – GALVANIZED TO ASTM A653 G90

BOLTS: WEDGE ANCHOR BOLTS: 3/8" ø

TRIM: (26#G40&.) ASTM A792, SS GRADE 50, AZ 50 ALUMINUM/ZINC ALLOY COATED.

FASTENERS: ALL SELF-DRILLING AND SELF-TAPPING SHEET METAL SCREWS WILL CONFORM TO THE FOLLOWING:

- ¼"-14 x ⅞" TEK 1 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1¼" TEK 2 or TEK 3 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1½" TEK 2 or TEK 3 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1¾" TEK 5 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12 X 1" TYPE AB TAPPING SCREW CONFORMS TO ANSI STANDARD B18.6.4 WITH SEALING WASHER.

BRACING: STRAPPING: ASTM D3953

ANGLES: ASTM A36

PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"–2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING.
SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

VERIFY WIDTH AND LENGTH DIMENSIONS

CHECK YOUR STUD LAYOUT PLAN TO MAKE CERTAIN THAT ALL THE DIMENSIONS SHOWN AGREE WITH THE DIMENSIONS ON YOUR SALES ORDER. DIMENSIONS SHOWN ON THE SALES ORDER REFER TO STEEL LINES (OUTSIDE FACE OF GIRTS/FRAMING) OF THE BUILDING.

SHEETING & TRIM TABLE

SHEETING	TYPE	COLOR
ROOF	26 GA. HI-RIB w/ Drip Stop	WH = Polar White
WALL	26 GA. HI-RIB	RB = Hawaiian Blue
PARTITION	29 GA. R	GA = Galvalume Plus
SOFFIT	N/A	N/A
HALLWAY	N/A	N/A
LINER	N/A	N/A

TRIM	COLOR	TRIM	COLOR
EAVE	BK = Black	PANEL BREAK	BK = Black
GABLE	BK = Black	MULLION	BK = Black
CORNER	BK = Black	HALLWAY	N/A
FRAMED OPENING	BK = Black	LINER	N/A
BASE	BK = Black	PARTITION	GA = Galvalume Plus
GUTTER	BK = Black		
DOWNSPOUT	BK = Black		

MANUFACTURER (ND FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

IAS AC472 # MB-216 & MB-104
CSA A660 / CSA W47.1 DIVISION 2
CLARK COUNTY, NV/ #00205, SAN BERNARDINO COUNTY, CA/ #285
CITY OF HOUSTON/ #729
CITY OF LOS ANGELES TYPE I FABRICATOR / LWS / HSS / #1015
CITY OF PHOENIX/ #C17-2022

MANUFACTURER (SC FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

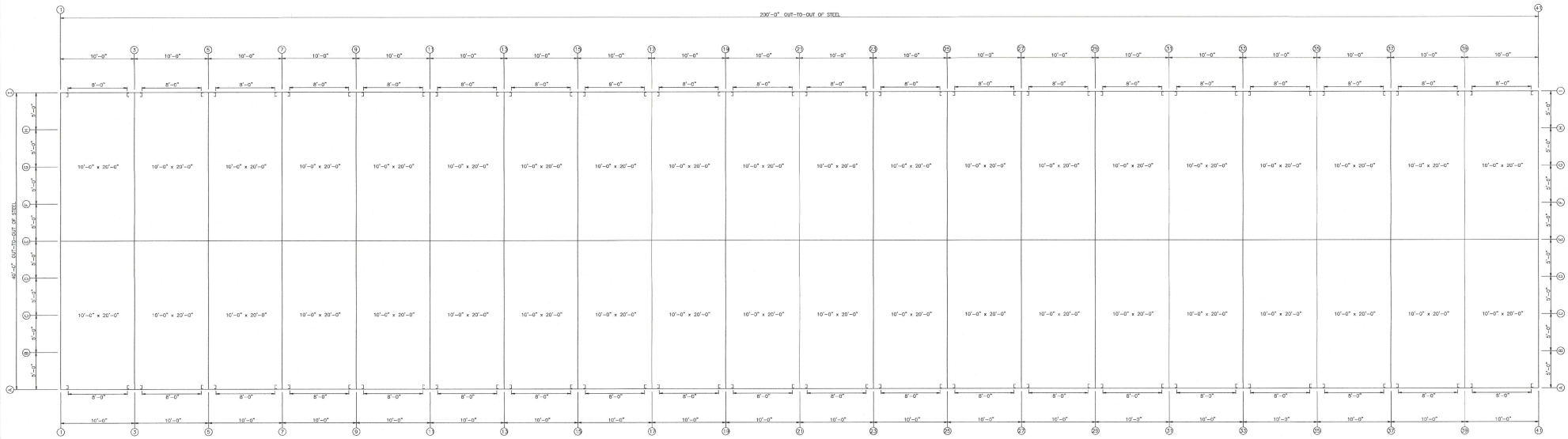
IAS AC472 # MB-216 & MB-105
CERTIFICATE OF COMPETENCY: MIAMI-DADE COUNTY/#22-0519.01
CITY OF HOUSTON/ #729A
CITY OF PHOENIX/ #C16-2022

SALEH GIABALLA REGISTERED ENGINEER AGRICULTURE No. 105093 STATE OF TENNESSEE

REV.	10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

BUYER: Home Run Public Storage LLC	DRAWN BY: MBS
CUST. : Home Run Public Storage LLC	9/ 5/23
SITE : Memphis, TN	CHECK BY: AM
DESCR: See Elevations	9/ 6/23
SCALE: NONE	DES. ENG. :
P.O. : 114824	SHEET NO. A1 OF 3



UNIT LAYOUT

REV. 10/02/23 AM GENERAL REVISION

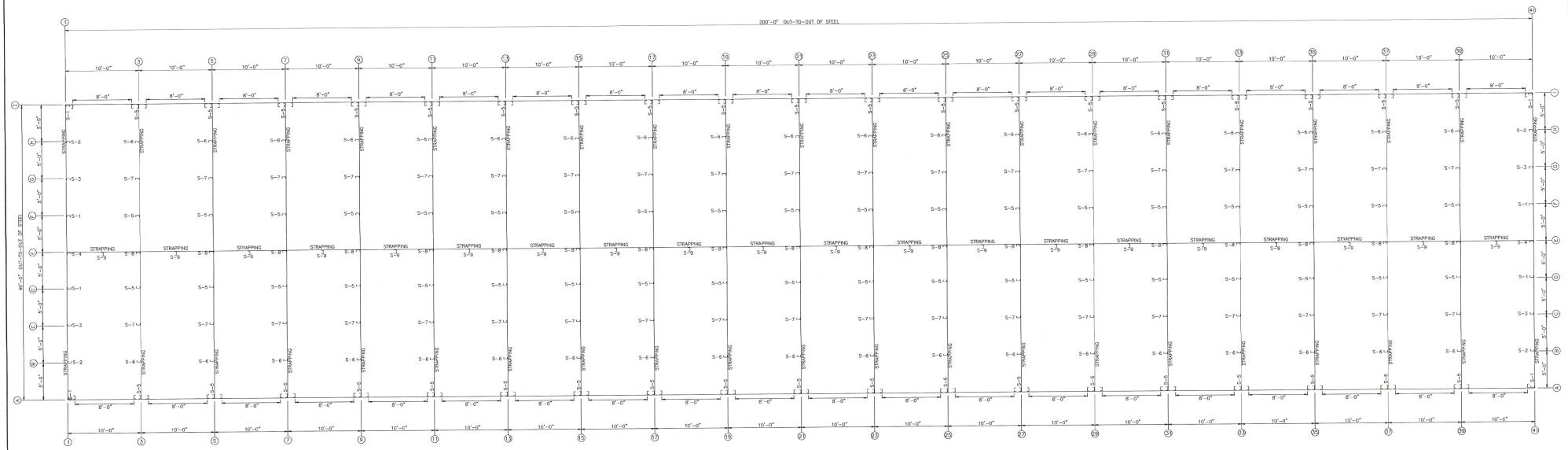
Sunward Steel Buildings

BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS 9/ 5/23
CHECK BY: AM 9/ 6/23
DES. ENG. :

SHEET NO. A2 OF 3

MEMBER TABLE	
MARK	PART
S-1	6C16
S-2	6C16
S-3	6C16
S-4	6C16
S-5	4C16
S-6	4C16
S-7	4C16
S-8	4C16
S-9	4C16



STUD LAYOUT

REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

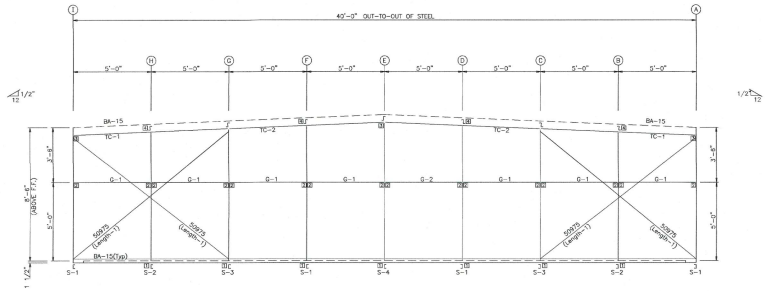
BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS 9/5/23
CHECK BY: AM 9/6/23
DES. ENG. :

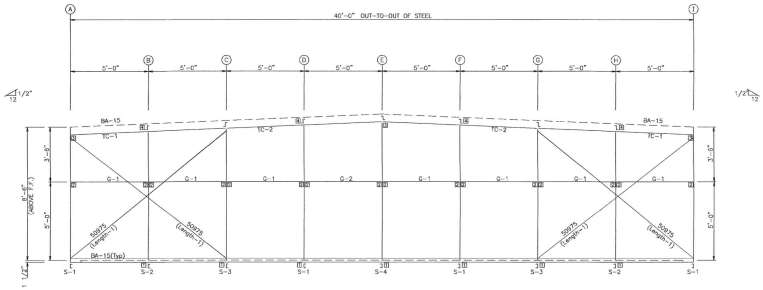
SHEET NO. A3 OF 3

MEMBER TABLE	
MARK	PART
S-1	6C16
S-2	6C16
S-3	6C16
S-4	6C16
TC-1	6CH16
TC-2	6CH16
G-1	6Z16
G-2	6Z16

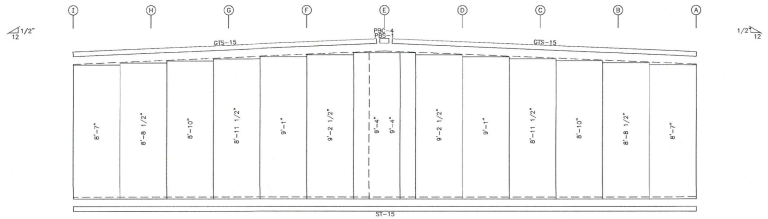
CONNECTION PLATES	
□ID	MARK/PART
1	BC4
2	MC10
3	MC11
4	CL001



ENDWALL FRAMING FRAME LINE: 1

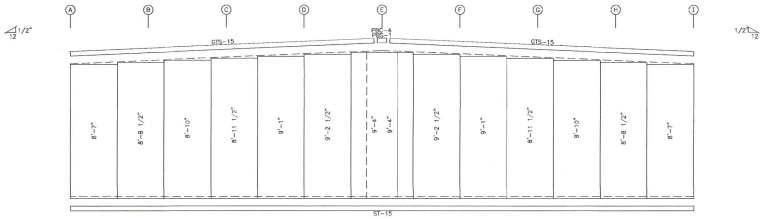


ENDWALL FRAMING FRAME LINE: 41



ENDWALL SHEETING & TRIM FRAME LINE: 1

PANELS: 26 Ga. HR



ENDWALL SHEETING & TRIM FRAME LINE: 41

PANELS: 26 Ga. HR

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

COLD FORMED MEMBER ID, WHERE FORMAT IS: ABCC

SHAPE = C, Z or ℑ

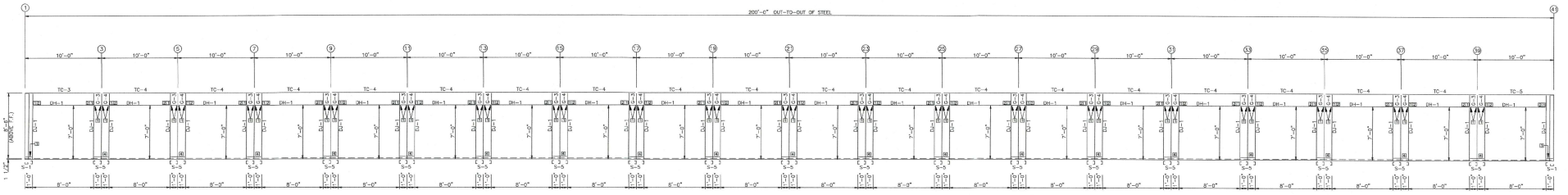
EXAMPLE: 8 C 1 6

A = DEPTH IN INCHES: 4=4", 6=6", 8=8", 10=10", 12=12"

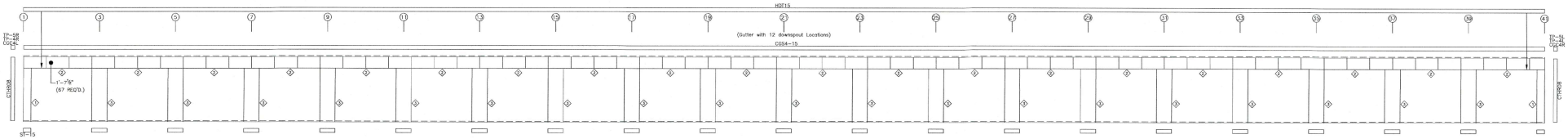
B = MEMBER TYPE: C=Cee, Z=Zee, D=Back to Back Cee (FLANGE WIDTH PER TYPE: 4Z= 2½", 6Z= 2½", 8Z= 2¾", 10Z= 2¾", 12Z= 2¾", 4C= 2½", 6C= 2½", 8C= 3", 10C= 3", 12C= 3")

CC = MATERIAL GAGE (THICKNESS)

△	
△	
⚠ REV. 10/02/23 AM GENERAL REVISION	
Sunward Steel Buildings	
BUYER: Home Run Public Storage LLC	DRAWN BY: MBG
CUST.: Home Run Public Storage LLC	CHECK BY: 9/5/23
SITE : Memphis, TN	DES. ENG.:
DESCR: See Elevations	
SCALE: NONE	
P.O. : 114824	SHEET NO. E1 OF 4

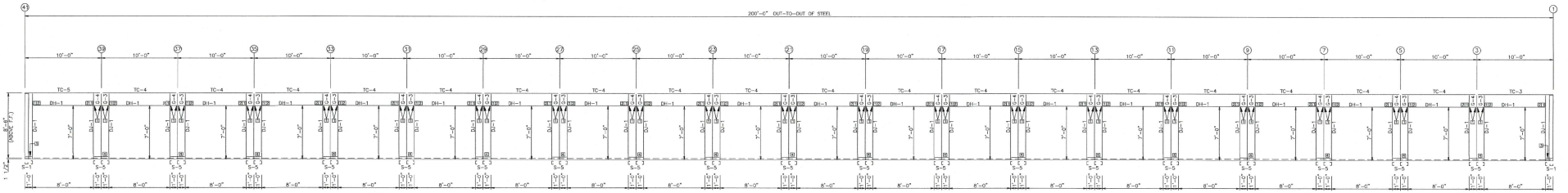


SIDEWALL FRAMING FRAME LINE: A

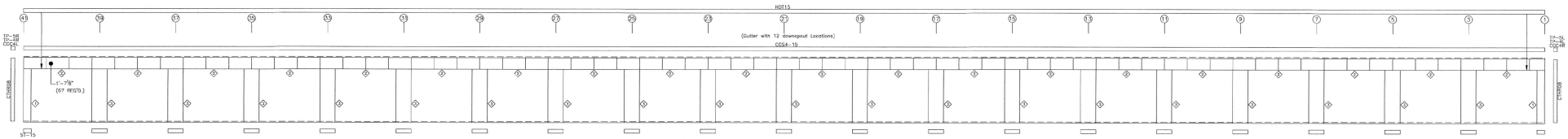


SIDEWALL SHEETING & TRIM FRAME LINE: A

PANELS: 26 Ga. HR



SIDEWALL FRAMING FRAME LINE: I



SIDEWALL SHEETING & TRIM FRAME LINE: I

PANELS: 26 Ga. HR

TRIM TABLE		
ID	MARK	LENGTH
1	12ST1	7'-0"
2	HCT8	8'-0"
3	24MT1	7'-0"

MEMBER TABLE	
MARK	PART
S-1	6C16
S-5	4C16
DJ-1	4C16
TC-3	4CH16
TC-4	4CH16
TC-5	4CH16
DH-1	4C16

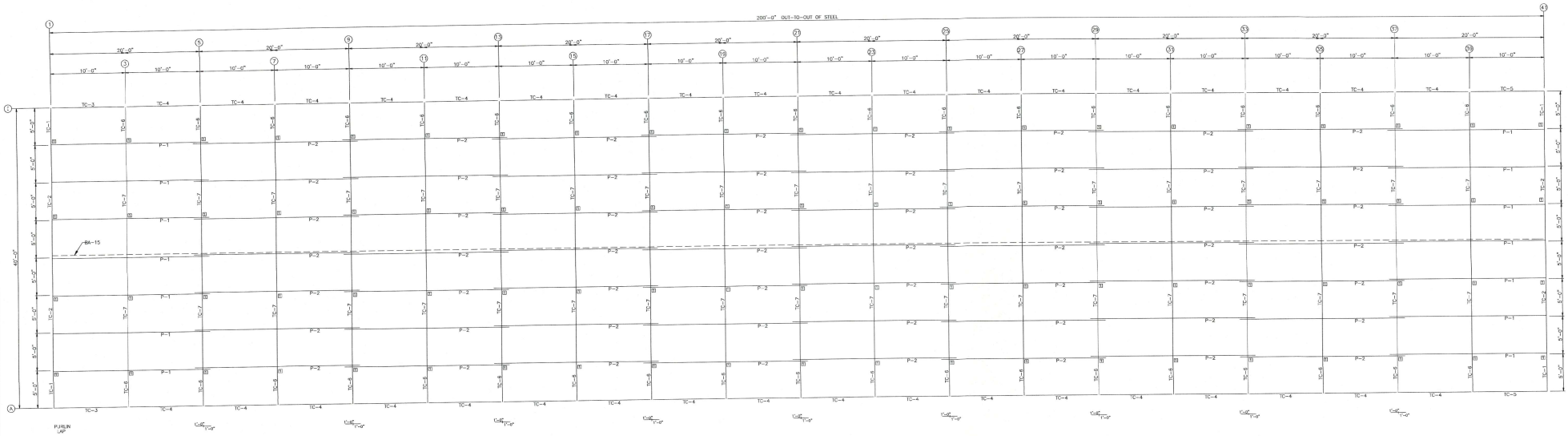
CONNECTION PLATES	
ID	MARK/PART
1	MC1
2	D81
3	12MC
4	24MC

IMPORTANT NOTE!

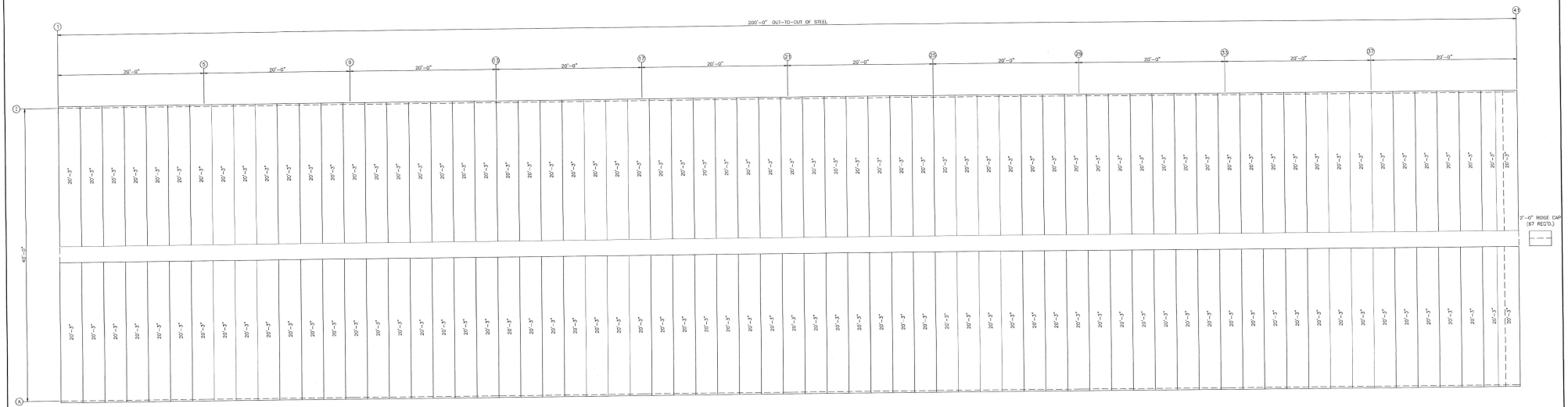
TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

SALEM GIABALLA SALEM
REGISTERED ENGINEER
AGRICULTURE
EDMUNDS
JOSEPH
STATE OF TENNESSEE
10/2/23

⚠ REV.	10/02/23 AM GENERAL REVISION
	Sunward Steel Buildings
BUYER:	Home Run Public Storage LLC
CUST.:	Home Run Public Storage LLC
SITE :	Memphis, TN
DESGN:	See Elevations
SCALE:	NONE
P.O. :	114824
DRAWN BY:	MBS 9/ 5/23
CHECK BY:	
DES. ENG.:	
SHEET NO.	E2 OF 4



ROOF FRAMING PLAN



ROOF SHEETING PLAN

PANELS: 26 Ga. HRS

MEMBER TABLE	
MARK	PART
TC-1	6CH16
TC-2	6CH16
TC-3	4CH16
TC-4	4CH16
TC-5	4CH16
TC-6	4CH16
TC-7	4CH16
P-1	6Z16
P-2	6Z16

CONNECTION PLATES	
CID	MARK/PART
1	CL001

PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"-2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING. SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

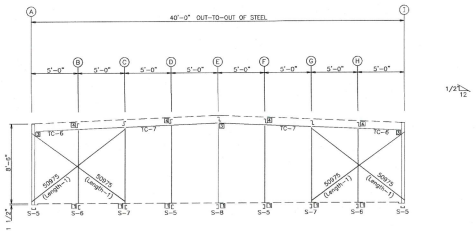
STEVEN GLABALLA GALLEN
REGISTERED ENGINEER
AGRICULTURE
LICENSE No. 105887
STATE OF TENNESSEE

REV.	10/02/23 AM GENERAL REVISION
BUYER:	Home Run Public Storage LLC
CUST. :	Home Run Public Storage LLC
SITE :	Memphis, TN
DESCR:	See Elevations
SCALE:	NONE
P.O. :	114824
DRAWN BY:	MBS 9/ 5/23
CHECK BY:	
DES. ENG. :	
SHEET NO.	E3 OF 4

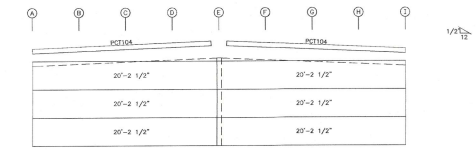
Sunward Steel Buildings

MEMBER TABLE	
MARK	PART
S-5	4C16
S-6	4C16
S-7	4C16
S-8	4C16
S-9	4C16
TC-6	4CH16
TC-7	4CH16

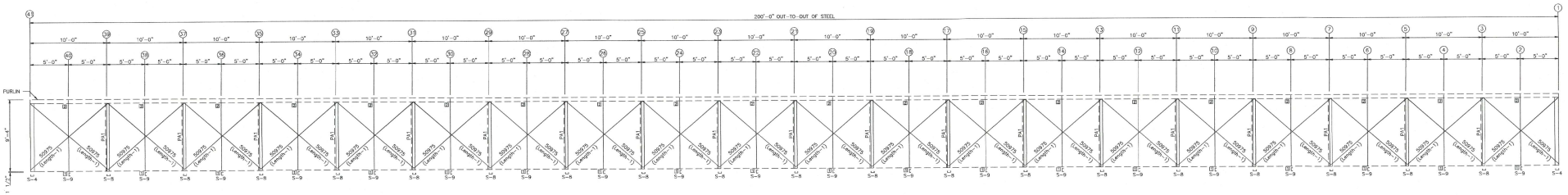
CONNECTION PLATES	
ID	MARK/PART
1	BC3
2	MC1
3	MC2
4	CL001



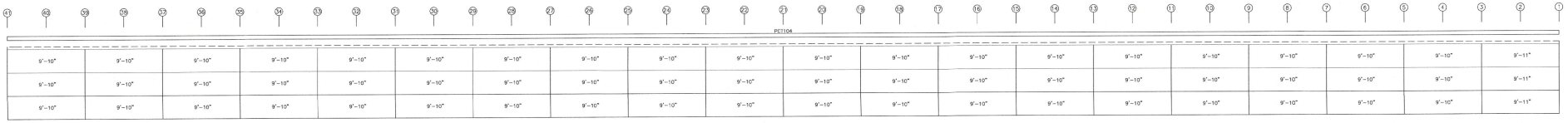
PARTITION FRAMING ELEVATION: (Typ. 19 Locations)
FRAME LINES: 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 & 39



PARTITION SHEETING & TRIM: (Typ. 19 Locations)
FRAME LINES: 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 & 39
PANELS: 29 Ga. R



PARTITION FRAMING FRAME LINE: E



PARTITION SHEETING & TRIM FRAME LINE: E
PANELS: 29 Ga. R

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

PARTITION SHEETING NOTES

1) FIELD WORK SHEETING AS REQUIRED FOR BASE CLIPS & MULLION CHANNELS.
2) FIELD CUT SHEETING AS REQUIRED AT PURLINS & TOP CHANNELS.

SALEH CHABALLA SALEH
LICENSED PROFESSIONAL ENGINEER
DEPARTMENT OF AGRICULTURE
CERTIFICATE NO. 109383
STATE OF TENNESSEE

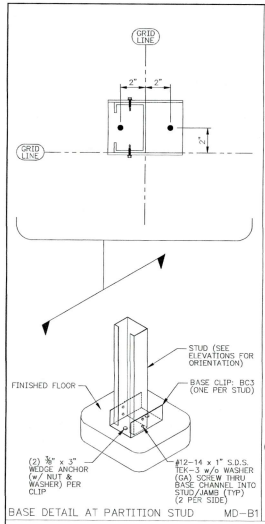
REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

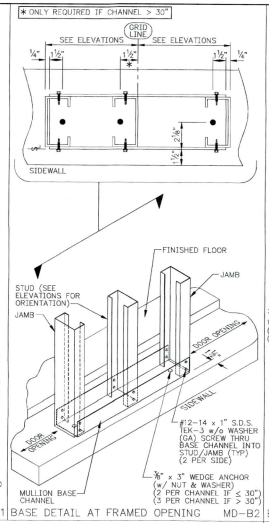
BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS
9/ 5/23
CHECK BY:
DES. ENG.:

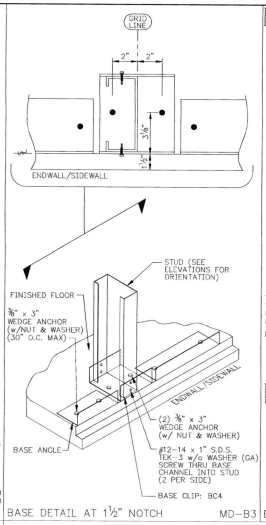
SHEET NO. E4 OF 4



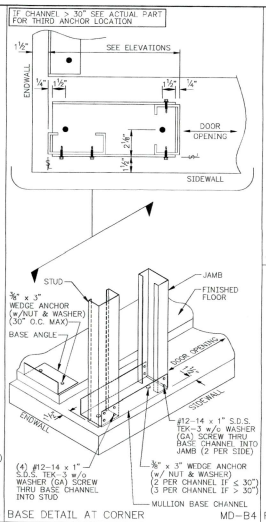
BASE DETAIL AT PARTITION STUD MD-B1



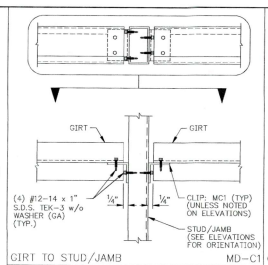
BASE DETAIL AT FRAMED OPENING MD-B2



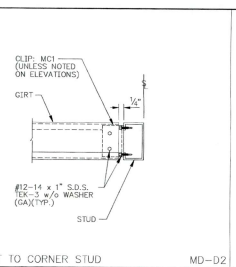
BASE DETAIL AT 1½" NOTCH MD-B3



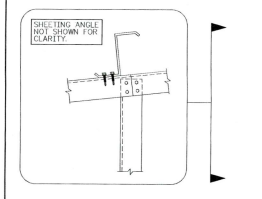
BASE DETAIL AT CORNER MD-B4



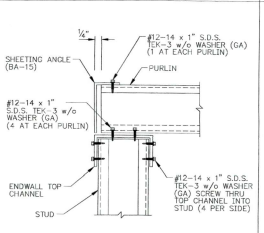
GIRT TO STUD/JAMB MD-C1

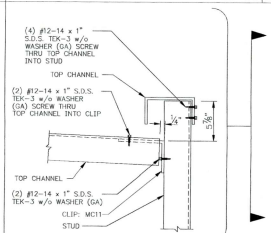


GIRT TO CORNER STUD MD-D2

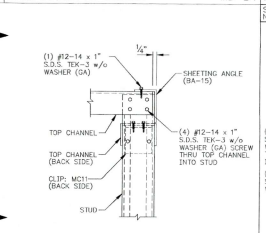


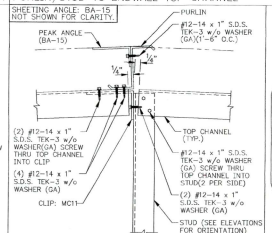
PURLIN/STUD TO ENDWALL TOP CHANNEL – w/ TOP CHANNEL SPLICE MD-E1A



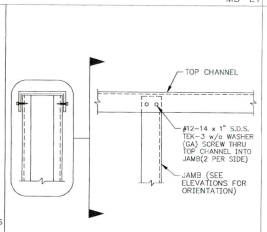


ENDWALL TOP CHANNEL TO CORNER STUD (< 1:12 ROOF PITCH) MD-E2

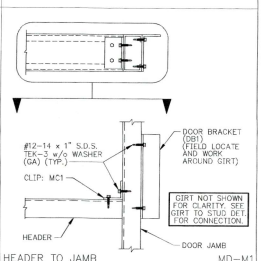




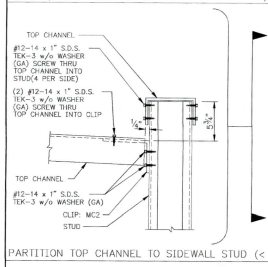
ENDWALL PEAK FRAMING DETAIL (< 1:12 ROOF PITCH) MD-E3

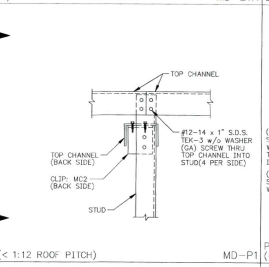


JAMB TO SIDEWALL TOP CHANNEL (< 1:12 ROOF PITCH) MD-L2

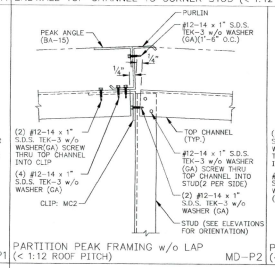


HEADER TO JAMB MD-M1

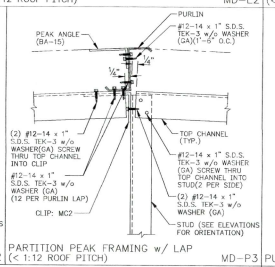




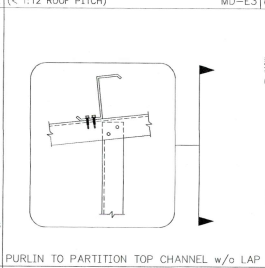
PARTITION TOP CHANNEL TO SIDEWALL STUD (< 1:12 ROOF PITCH) MD-P1



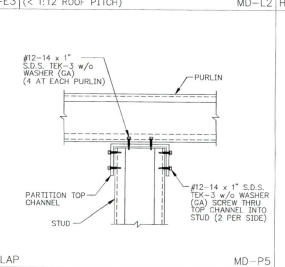
PARTITION PEAK FRAMING w/o LAP (< 1:12 ROOF PITCH) MD-P2

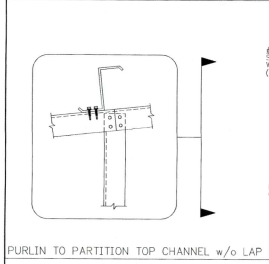


PARTITION PEAK FRAMING w/ LAP (< 1:12 ROOF PITCH) MD-P3

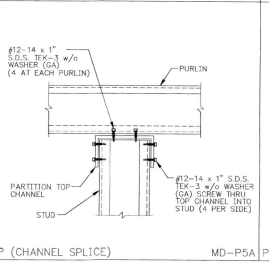


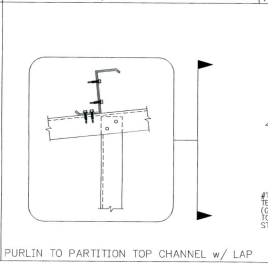
PURLIN TO PARTITION TOP CHANNEL w/o LAP MD-P5



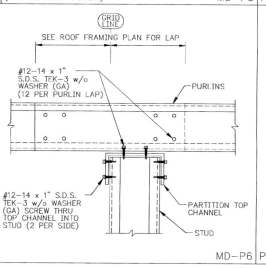


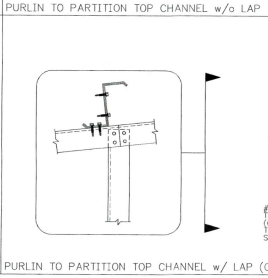
PURLIN TO PARTITION TOP CHANNEL w/o LAP (CHANNEL SPLICE) MD-P5A



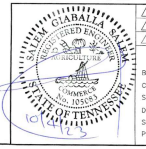


PURLIN TO PARTITION TOP CHANNEL w/ LAP MD-P6

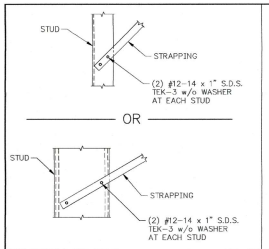




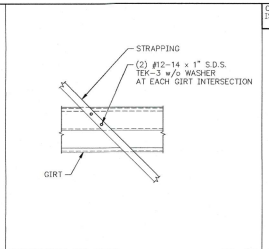
PURLIN TO PARTITION TOP CHANNEL w/ LAP (CHANNEL SPLICE) MD-P6A



REV. 10/02/23 AM GENERAL REVISION	
Sunward Steel Buildings	
BUYER: Home Run Public Storage LLC	DRAWN BY: MBS
CUST. : Home Run Public Storage LLC	9/ 5/23
SITE : Memphis, TN	CHECK BY:
DESCR: See Elevations	DES. ENG. :
SCALE: NONE	
P.O. : 114824	SHEET NO. G1 OF 2

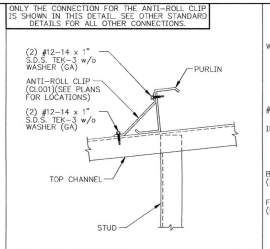


STRAPPING TO STUD MD-Q1

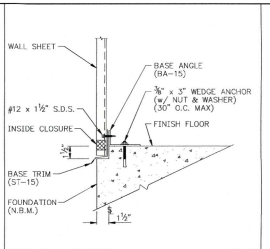


STRAPPING TO GIRT MD-Q4

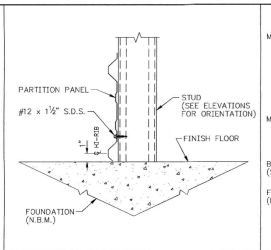
ONLY THE CONNECTION FOR THE ANTI-ROLL CLIP IS SHOWN IN THIS DETAIL. SEE OTHER STANDARD DETAILS FOR ALL OTHER CONNECTIONS.



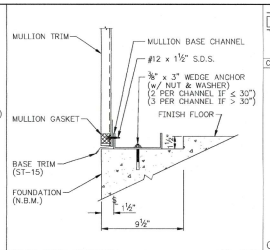
ANTI-ROLL CLIP DETAIL MD-R1



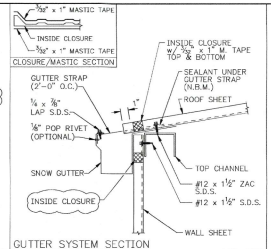
BASE TRIM SECTION MD-T1



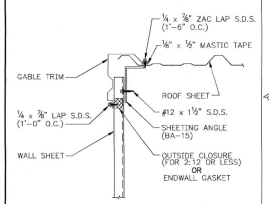
PARTITION BASE SECTION MD-T4



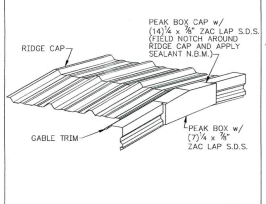
BASE TRIM SECTION MD-T7B



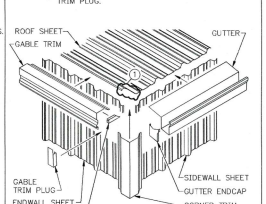
GUTTER SYSTEM SECTION (< 1:12 ROOF PITCH) MD-T18



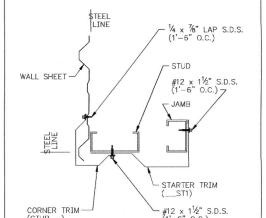
GABLE TRIM SECTION MD-T20



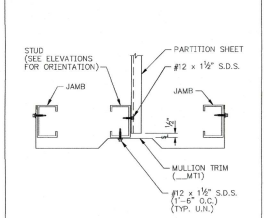
PEAK BOX MD-T25



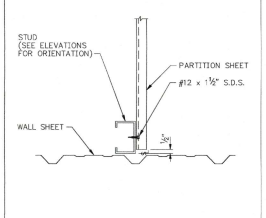
CORNER DETAIL MD-T36



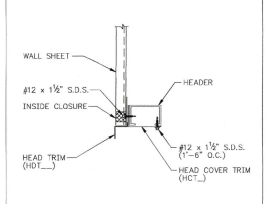
STARTER TRIM SECTION MD-T41



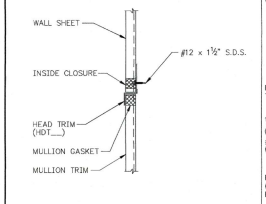
MULLION TRIM SECTION (≤ 2'-6" BETWEEN JAMBS) MD-T45



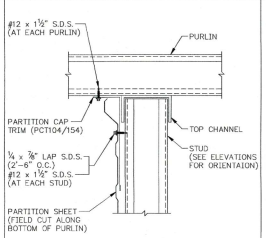
PARTITION SECTION MD-T45B



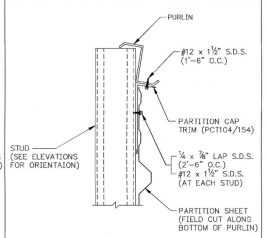
HEADER TRIM SECTION MD-T58



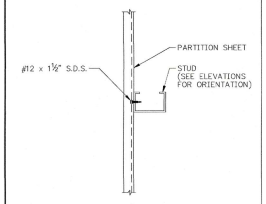
MULLION TRIM TO SHEETING SECTION MD-T65



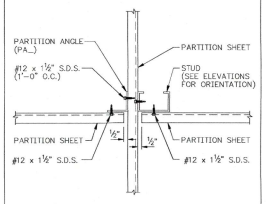
PARTITION CAP TRIM SECTION MD-T70



PARTITION CAP TRIM SECTION MD-T71A

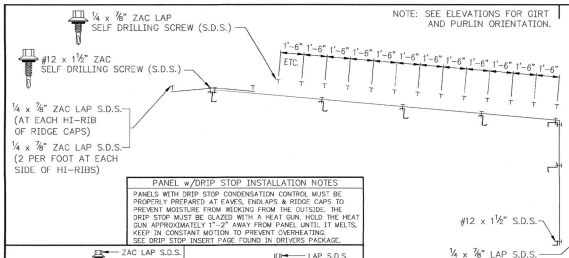


PARTITION SHEET SECTION MD-T73



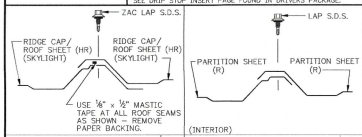
PARTITION SHEET SECTION MD-T75

NOTE: SEE ELEVATIONS FOR GIRT AND PURLIN ORIENTATION.



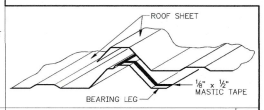
PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"-2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING. SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

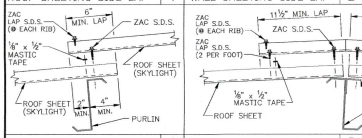


ROOF SHEETING SIDE LAP 1

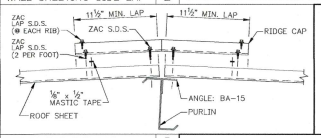
WALL SHEETING SIDE LAP 2



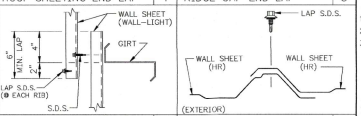
MASTIC TAPE APPLICATION AT ROOF SHEET EAVES 3



ROOF SHEETING END LAP 4

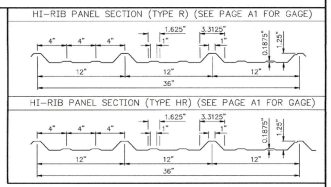


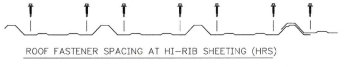
RIDGE CAP END LAP 5

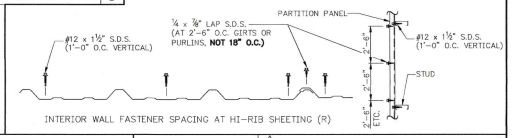


WALL SHEETING END LAP 6

WALL SHEETING SIDE LAP 7





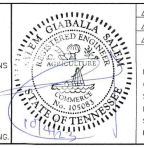


GENERAL NOTES:

1) VIEW IS FROM OUTSIDE OF BUILDING (U.N.)
2) ALL DIMENSIONS ARE +/–.
3) SOME DETAILS THAT ARE SHOWN MAY NOT APPLY TO YOUR BUILDING. REFER TO YOUR VERIFICATION FOR THE OPTIONS THAT ARE INCLUDED.

INSULATION NOTE:

1) MORE THAN 6" OF FIBERGLASS INSULATION IS NOT RECOMMENDED BETWEEN THE GIRTS/PURLINS AND SHEETING.



1	REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS
9/ 5/23
CHECK BY:
DES. ENG. :

SHEET NO. G2 OF 2

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

Meeting Date: 02/10/2026

Title

CY06-26

Request of Southwest Minnesota Housing Partnership for a preliminary and final plat review of Good Counsel Hill subdivision, for a conditional use permit to accommodate more than one building on a single lot on a property zoned O-R, Office Residential, a planned unit development to establish and allow mixed uses within the subject development, and to amend the Institutional Overlay District to allow for an updated campus development plan to include the addition of parking and re-use of existing spaces located within the current structures on the existing campus. The subject property is described as Outlot B, School Sisters of Notre Dame Subdivision, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota (170 Good Counsel Drive, BE County PID's R010905379005, R010908201007).

Applicant

The applicant is Southwest Minnesota Housing Partnership.

Request

The applicant is seeking a preliminary plat review of Good Counsel Hill subdivision, a conditional use permit to accommodate more than one building on a single lot on a property zoned O-R, Office Residential, a planned unit development to establish and allow mixed uses within the subject development, and to amend the Institutional Overlay District to allow for an updated campus development plan to include the addition of parking and re-use of existing spaces located within the current structures on the existing campus.

Location

The subject property is legally described as Outlot B, School Sisters of Notre Dame Subdivision, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota. The address associated with the property is 170 Good Counsel Drive, and the Blue Earth County Parcel Identification Numbers are R010905379005 and R010908201007.

Existing Land Use

The property was previously the location of the School Sisters of Notre Dame campus. The buildings and infrastructure still exist on the subject property and are not proposed to change with this proposal.

Zoning

The subject property is zoned O-R, Office Residential.

Environmentally Sensitive Areas

There are environmentally sensitive areas on the site, including bluffs/slopes, woodlands and wetlands.

Review

Southwest Minnesota Housing Partnership is seeking a preliminary review of Good Counsel Hill subdivision, a conditional use permit to accommodate more than one building on a single lot on a property zoned O-R, Office Residential, a planned unit development to establish and allow mixed uses within the subject development, and to amend the Institutional Overlay District to allow for an updated campus development plan to include the addition of parking and re-use of existing spaces located within the current structures on the existing campus.

The property is described as Outlot B, School Sisters of Notre Dame Subdivision, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota. It is addressed as 70 Good Counsel Drive and the Blue Earth County parcel identification numbers are R010905379005 and R010908201007.

Preliminary Plat

The applicant, Southwest Minnesota Housing Partnership (SWMHP), is seeking the preliminary plat review of Good Counsel Hill. Lot 1, Block 1 is an area of approximately 40 acres. The plat encompasses the current Outlot B, which is part of the School Sisters of Notre Dame Subdivision that occurred in 2022.

Institutional Overlay Amendment

In 2001, the School Sisters of Notre Dame established an institutional overlay district for the property, which was triggered because, at that time, an addition was proposed on the campus. The Overlay remains in place and, as changes are proposed, the campus master plan is to be updated to reflect those changes. In this case, the applicant is not proposing any building additions, but is planning for updated parking areas around the campus and additional infrastructure, such as stormwater ponds, to facilitate as much, and for uses within the building to be updated to closely reflect the historic uses within the existing structure. Thus, the request to update the campus plan for these added spaces and updated uses within the building is outlined as follows.

Planned Unit Development (PUD) and Conditional Use Permit (CUP)

The property is zoned Office-Residential with an Institutional Overlay. The existing and proposed uses are largely consistent with the existing permitted and historical uses of the property. The PUD is sought to acknowledge the mixed-use nature of the property, allow for shared parking arrangements and resolve any future zoning questions or conflicts with the continued use of the property consistent with the historical use, as outlined. The goal of SWMHP's acquisition of this property is to use the property as closely as possible to the historic use of the land and its buildings.

The applicant's narrative notes that the overall PUD/project proposes up to 110 residential units and 51 assisted living beds. It also proposes up to 30,000 square feet of office and supporting space for the residential use (including a potential School Sisters museum, catering kitchens, educational space, maker space, leasing office, and accessory space to the apartment uses). Finally, a prominent, but occasional (up to ten events per year), use of the property will be for events and recreational use to make use of the historic chapel and organ as well as gym space on the property.

The applicant is also seeking a conditional use permit to accommodate more than one building on a single lot. Because the main Good Counsel building, Florian, Schied, and Marian are all located on one lot, the applicant has indicated their desire is to obtain this conditional use permit for any future use of these buildings.

Attachments

General Location Map

Aerial Plan

Preliminary Plat

Final Plat

Site Plan

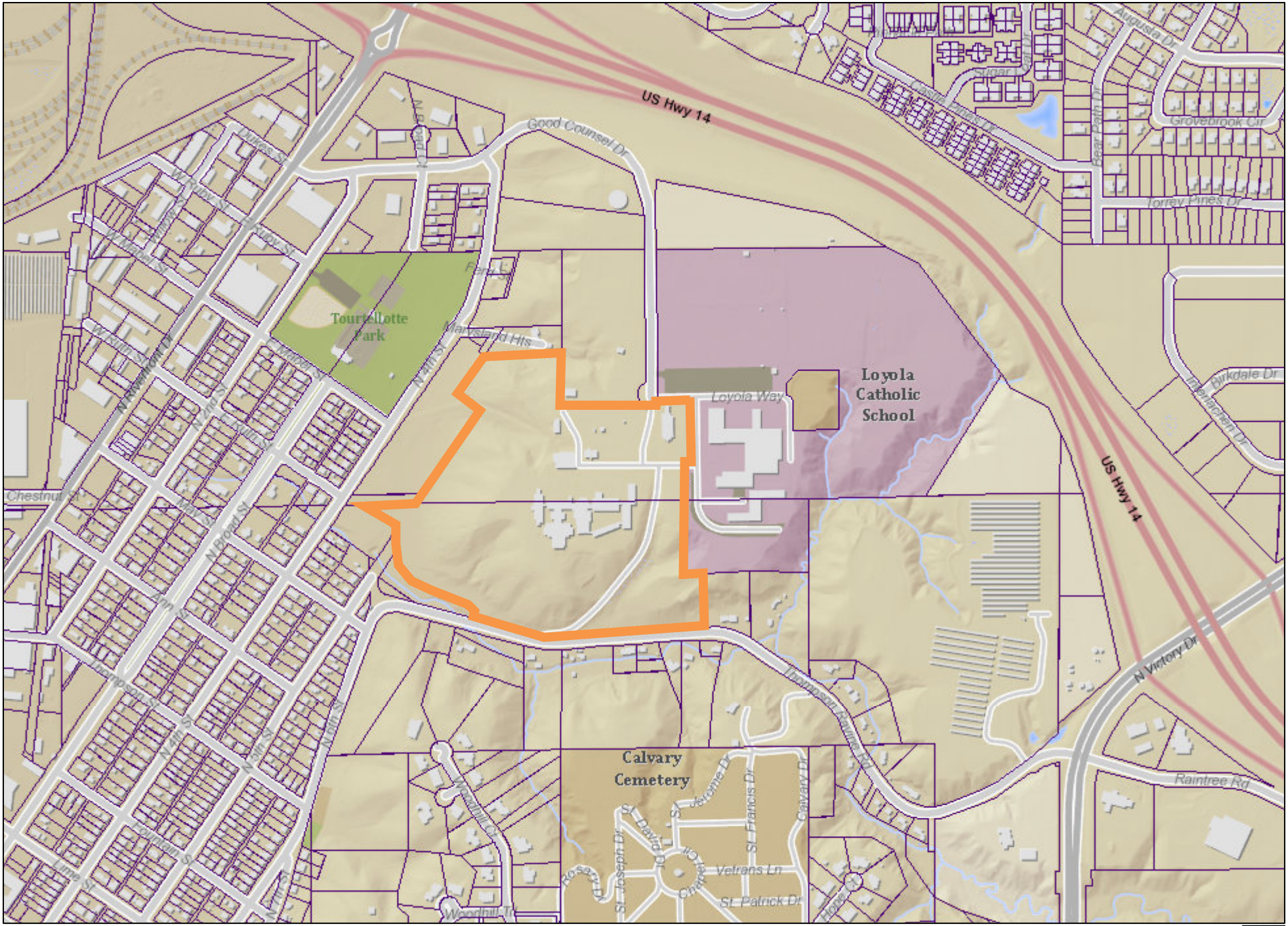
Grading and Drainage Report

Drainage Report

Fire Protection and Traffic Circulation Plan

Floor Plans
Building Fire Suppression System Plan
Utility Plan
Traffic Study
Landscape and Lighting Plan
Narrative
ALTA Survey

General Location Map



Date: February 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.

N

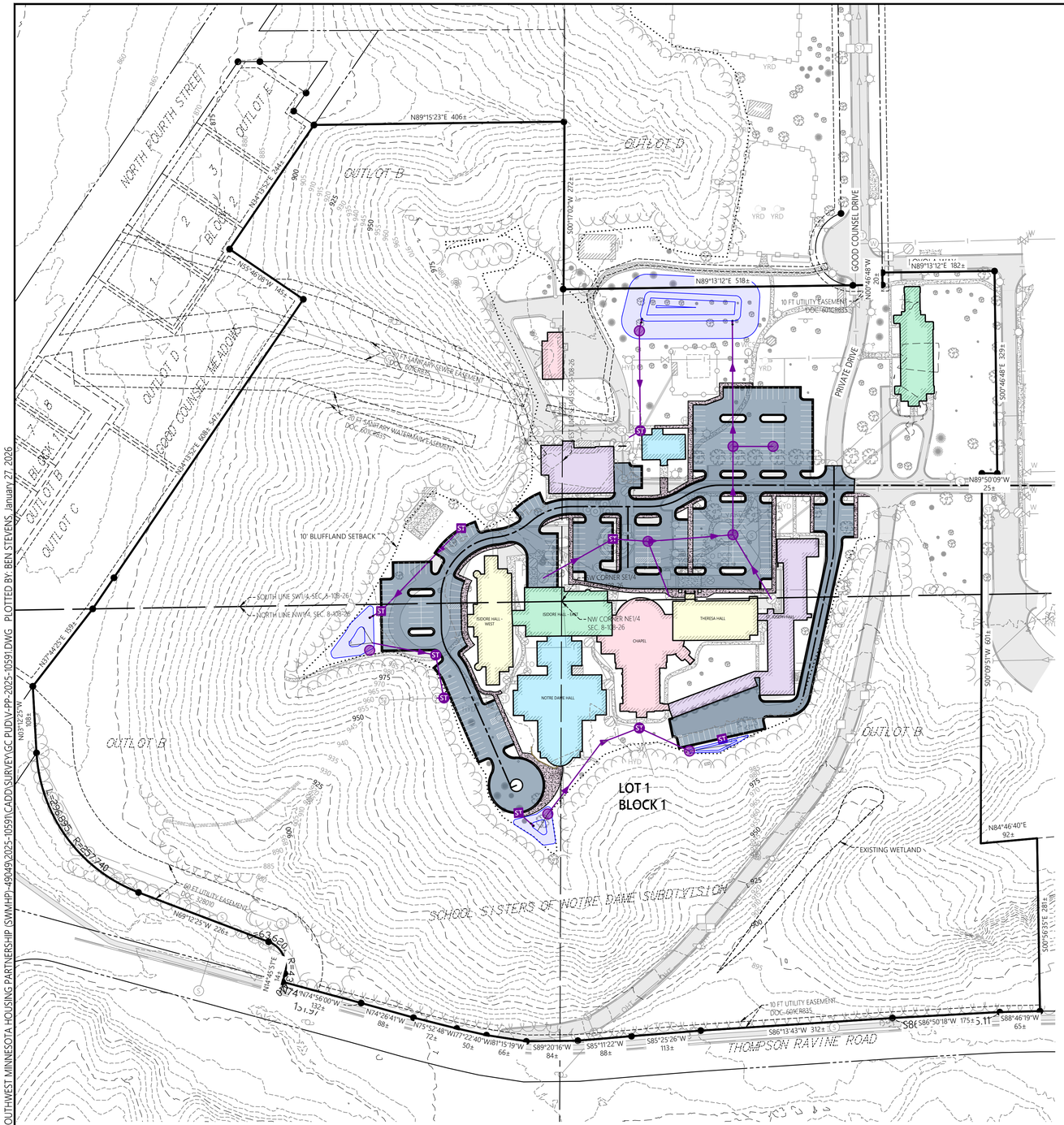
Aerial Map

Date: February 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.

N



GOOD COUNSEL HILL

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

EXISTING LEGEND

- SECTION LINE
- EASEMENT LINE
- DEEDED LOT LINE(S)
- PLATTED LOT LINE(S)
- SUBJECT TRACT(S) BOUNDARY
- SUBJECT TRACT SETBACK LINE(S)
- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- TREE - CONIFER
- TREE - DECIDUOUS
- EDGE OF WOODS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GUY WIRE ANCHOR
- SIGN - SINGLE
- FENCE - CHAINLINK
- TELECOM MANHOLE
- TELECOM PEDESTAL
- FOC UNDERGROUND FIBER OPTIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- LIGHT POLE
- MANHOLE
- PEDESTAL
- ELECTRIC POLE
- TRANSFORMER
- OVERHEAD ELECTRIC WIRE
- UGE UNDERGROUND ELECTRIC WIRE
- GAS NATURAL GAS MAIN PIPE
- MANHOLE
- GRAVITY MAIN PIPE
- CATCH BASIN
- INLET STRUCTURE
- MANHOLE
- GRAVITY MAIN PIPE
- HYDRANT
- MANHOLE
- WATER MAIN VALVE
- WATER MAIN PIPE
- BLUFFLAND LINE

PROPOSED LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB & GUTTER
- MANHOLE
- GRAVITY MAIN PIPE
- SS SERVICE PIPE
- MANHOLE
- GRAVITY MAIN PIPE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE
- WS WATER SERVICE PIPE
- 1230 MAJOR CONTOURS
- MINOR CONTOURS

PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

GC Mankato Hill LLC
140 Homestead Road
Mankato, MN 56001
(507) 836-1608

LAND SURVEYOR

Widseth
3777 40th Ave. NW Suite 200
Rochester, MN 55901
(507) 292-8743

WETLAND SPECIALIST

Bolton & Menk
1960 Premier Drive
Mankato, MN 56001
(507) 625-4171

PROPERTY LEGAL DESCRIPTION

Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota;

EXCEPT

That part of Good Counsel Meadows, according to the plat thereof on file at said County Recorder's Office described as follows:

Beginning at the most southerly corner of Outlot C. said GOOD COUNSEL MEADOWS; thence on an assumed bearing of North 55 degrees 42 minutes 25 seconds West, along the southwesterly line of said GOOD COUNSEL MEADOWS, a distance of 215.53 feet; thence North 89 degrees 05 minutes 18 seconds East 275.49 feet to the southeasterly line of said GOOD COUNSEL MEADOWS; thence South 37 degrees 44 minutes 24 seconds West along said southeasterly line a distance of 159.11 feet to the point of beginning.

SURVEY NOTES

1. Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83, 2011 Adjustment.
2. Benchmark: TNH of hydrant 110 ft due south of cul-de-sac bell of Good Counsel Dr.
3. The E911 address of the subject property is: 170 Good Counsel Dr, Mankato.
4. Property Identification Number: Part of R01.09.05.379.005, R01.09.08.201.007
5. Total Acreage: 1,769,649 sq.ft. or 40.63 acres.
6. Contours shown are 1 foot contours, NAVD88 Datum.
7. There is a wetland on the subject property according to the Wetland Delineation completed by Eva Douma, Bolton and Menk, Certified Wetland Delineator No. 1342, on October 6, 2021.
8. According to FEMA Flood Insurance Rate Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
9. The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
   a. Front Yard: 20 feet
   b. Side Yard: 5 feet
   c. Rear Yard: 10 feet
10. ALTA Commitment for Title Insurance issued By Stewart Title Guaranty Company, File No: 01040-25333a, Third Revision; Commitment Date - 07/22/2025
11. The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 252062459 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
12. The fieldwork was completed on January 6, 2026.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE <COUNTY> COUNTY COORDINATE DATABASE; NAD83

● DENOTES FOUND IRON MONUMENT

○ DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #<NUMBER>

N

0 100 200

SCALE IN FEET

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: RSH
CHECKED BY: CNB

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

CRAIG N. BRITTON LIC. NO.: 44228 DATE: 01/27/2026

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:

GOOD COUNSEL HILL

PRELIMINARY PLAT

PROJECT #: 2025-10591

© 2026 WIDSETH FILE: W:\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\SURVEY\GC PUD\V-PP-2025-10591.DWG PLOTTED BY: BEN STEVENS, January 27, 2026

GOOD COUNSEL HILL

INSTRUMENT OF DEDICATION

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

Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota;

EXCEPT

That part of GOOD COUNSEL MEADOWS, according to the plat thereof on file at said County Recorder's Office, described as follows:

Beginning at the most southerly corner of Outlot C, said GOOD COUNSEL MEADOWS; thence on an assumed bearing of North 55 degrees 42 minutes 25 seconds West, along the southwesterly line of said GOOD COUNSEL MEADOWS, a distance of 215.53 feet; thence North 89 degrees 05 minutes 18 seconds East 275.49 feet to the southeasterly line of said GOOD COUNSEL MEADOWS; thence South 37 degrees 44 minutes 24 seconds West along said southeasterly line a distance of 159.11 feet to the point of beginning.

Has caused the same to be surveyed and platted as GOOD COUNSEL HILL.

IN WITNESS WHEREOF, said GC Mankato Hill LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20____.

GC Mankato Hill LLC

_____

Chad Adams, President

State of Minnesota

County of _____

This instrument was acknowledged before me on _____ by Chad Adams, President of GC Mankato Hill LLC, a Minnesota limited liability company.

_____

(Notary Signature)

_____

(Notary Printed Name)

Notary Public _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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___ .

_____

Peter G. Oetliker, Licensed Land Surveyor

Minnesota License Number 41887

State of Minnesota

County of Olmsted

The foregoing instrument was acknowledged before me on _____ by Peter G. Oetliker.

_____

(Notary Signature)

_____

(Notary Printed Name)

Notary Public, Olmsted County, Minnesota

My Commission Expires: _____

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed

by this plat as of this_____ day of _____, 20____.

_____

_____ , Attorney

REVIEW

This plat was duly reviewed by the Planning Commission of the City of Mankato, Minnesota,

on this _____ day of _____. 20____.

_____ _____

Chairperson Secretary

APPROVAL

We do hereby certify that on the _____ day of _____. 20____, the City Council of Mankato, Minnesota, approved this plat of GOOD COUNSEL HILL, and said plat is in compliance with the provisions of MS Section 505.03, Subd. 2.

_____ _____

Mayor City Clerk

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that all taxes for 20____ on the land described hereon are paid and no delinquent taxes are due and transfer entered this day of _____, 20____.

_____

Blue Earth County

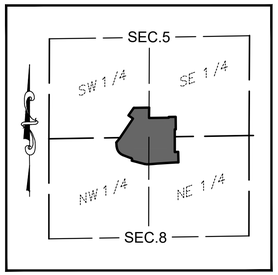
Property and Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____ at _____ o'clock ___m and that it was duly recorded on _____ Plat, Number _____ .

_____

Blue Earth County Recorder



VICINITY MAP

SEC. 5 AND 8, TWN. 108, RGE. 26
MANKATO TOWNSHIP
BLUE EARTH COUNTY, MN

NO SCALE

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2024 WIDSETH

GOOD COUNSEL HILL

N

0 100 200

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE BLUE EARTH COUNTY COORDINATE SYSTEM (NAD83-2011 ADJ.)

● DENOTES FOUND IRON MONUMENT

○ DENOTES 1/2 INCH DIAMETER BY 14 INCH LONG IRON PIPE SET AND MARKED BY LS 41887

DUKES SUBD I V.
LOT 1

N89°15'23"E 406.23

MOST E'RLY CORNER OUTLOT B
GOOD COUNSEL MEADOWS

NORTH FOURTH STREET

BLOCK 2

N34°13'52"E 243.93

OUTLOT B

EAST MABEL STREET

N55°46'08"W 145.00

30 FT SANITARY SEWER EASEMENT
DOC. 601CR835

20 FT SANITARY WATERMAIN EASEMENT
DOC. 601CR835

GOOD COUNSEL MEADOWS

N34°13'52"E 608.40

BLOCK 1

SCHOOL SISTERS

OF NOTRE DAME

SUBD I V I S I ON

RUTH ST.

NORTH FOURTH STREET

N89°05'18"E 275.49

N65°40'25"W 215.52

S'WRLY LINE OF GOOD COUNSEL MEADOWS

N37°44'24"E 159.11

SE'RLY LINE OF GOOD COUNSEL MEADOWS

MOST S'RLY CORNER OUTLOT C
GOOD COUNSEL MEADOWS

SHAWS ADDITION

N03°12'25"W 108.39

NORTH FIFTH STREET

OUTLOT B

Δ=86°00'00"
L=296.90
R=257.74

60 FT UTILITY EASEMENT
DOC. 328070

N69°12'25"W 226.03

DUKES ADD.

THOMPSON RAVINE ROAD

Δ=83°58'16"
L=63.62
R=43.41

N74°55'59"W 131.97

L7 L6 L5 L4 L3 L2

S85°25'26"W 112.77

10 FT UTILITY EASEMENT
DOC. 601CR835

S86°13'43"W 312.07

THOMPSON RAVINE ROAD

S86°50'19"W 175.11

L1

SOUTH LINE SW1/4, SEC. 5-108-26
NORTH LINE NW1/4, SEC. 8-108-26

SW CORNER SE1/4
SEC. 5-108-26

NW CORNER NE1/4
SEC. 8-108-26

SOUTH LINE SE1/4, SEC. 5-108-26
NORTH LINE NE1/4, SEC. 8-108-26

BLOCK 1
LOT 1

OUTLOT D

S00°17'02"W 2634.39

WEST LINE SE1/4, SEC. 5-108-26

WEST LINE NE1/4, SEC. 8-108-26

GOOD COUNSEL DRIVE

N00°46'48"W 20.00

N89°13'12"E 518.21

10 FT UTILITY EASEMENT
DOC. 601CR835

N89°13'12"E 182.37

S00°46'48"E 328.70

N89°50'09"W 25.03

S00°09'51"W 601.32

BLOCK 1
LOT 1

OUTLOT B

N84°46'40"E 91.89

S00°56'35"E 280.87

GOOD COUNSEL SUBD I V.

UNPLATTED

BLOCK 1
LOT 1

OUTLOT A

LINE DATA TABLE		
SEGMENT	LENGTH	DIRECTION
L1	65.03	S88° 46' 19"W
L2	87.58	S85° 11' 22"W
L3	83.52	S89° 20' 16"W
L4	65.69	N81° 15' 19"W
L5	49.50	N77° 22' 40"W
L6	72.40	N75° 52' 48"W
L7	88.35	N74° 26' 41"W
L8	13.93	N14° 45' 51"E

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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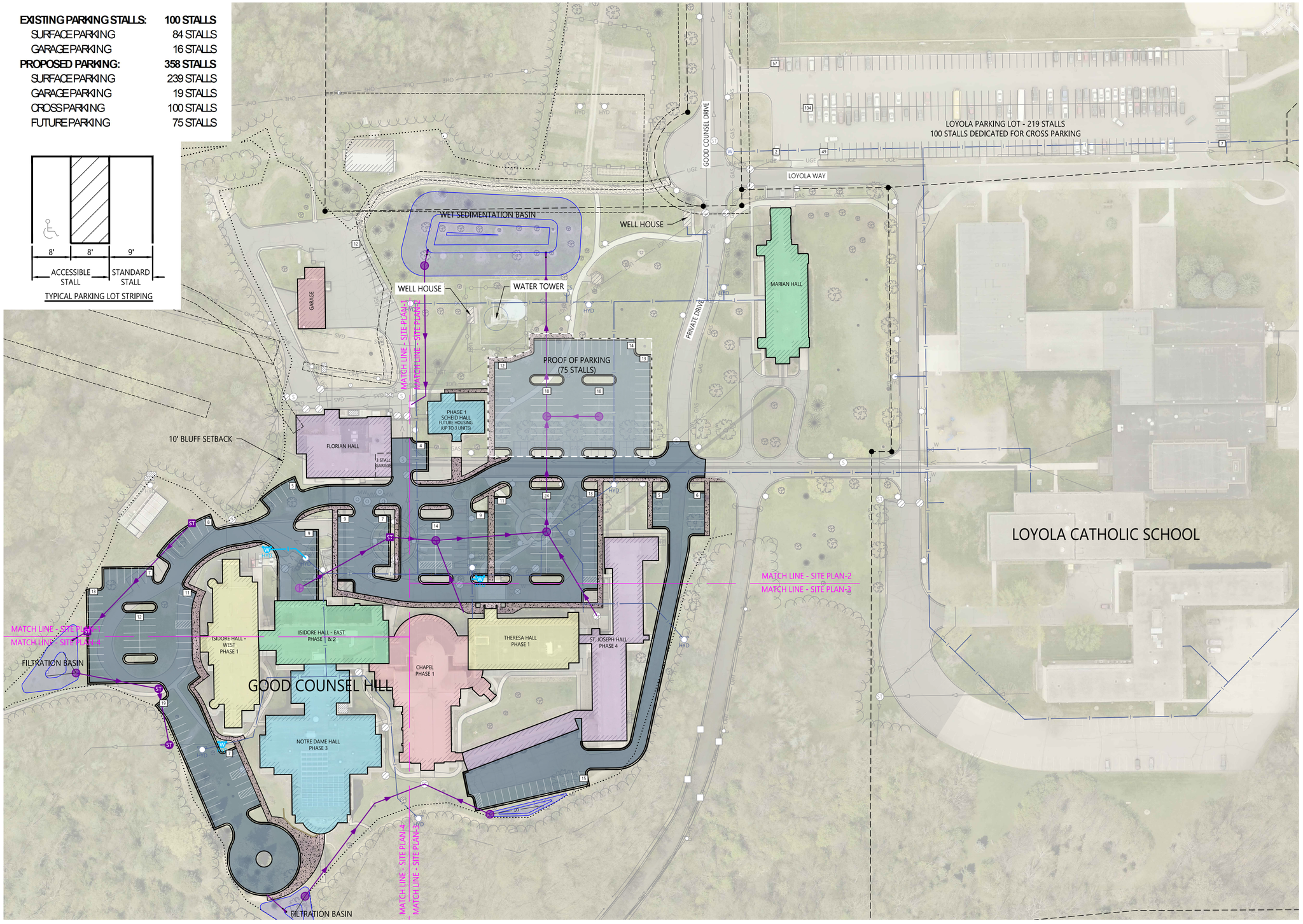
THIS SHEET IS ONLY VALID IF PRINTED IN COLOR

EXISTING PARKING STALLS:	**100 STALLS**
SURFACE PARKING	84 STALLS
GARAGE PARKING	16 STALLS
PROPOSED PARKING:	**358 STALLS**
SURFACE PARKING	239 STALLS
GARAGE PARKING	19 STALLS
CROSS PARKING	100 STALLS
FUTURE PARKING	75 STALLS

TYPICAL PARKING LOT STRIPING



PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- FOC — UNDERGROUND FIBER OPTIC LINE
- OHT — OVERHEAD TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE LINE
- OHC — OVERHEAD TV LINE
- UGC — UNDERGROUND TV LINE
- FOC — UNDERGROUND FIBER OPTIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

N

0 60 120

SCALE IN FEET

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DRAWN BY: RSH
CHECKED BY: CNB

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SIGNER NAME LIC. NO.: NUMBER DATE: MM/DD/YYYY

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GOOD COUNSEL

SITE PLAN

PROJECT #: 2025-10591

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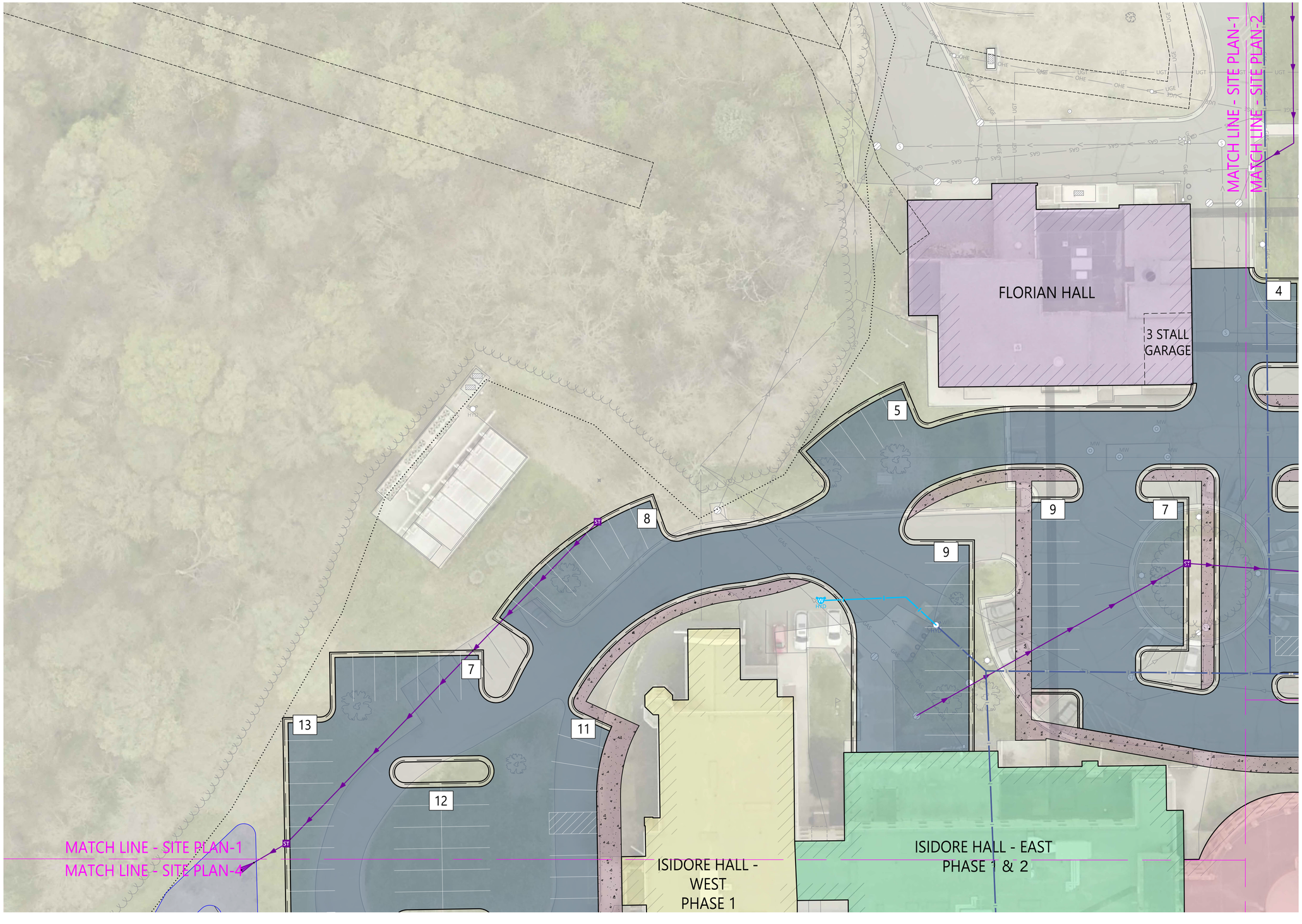

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

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GOOD COUNSEL

SITE PLAN-1

PROJECT #: 2025-10591

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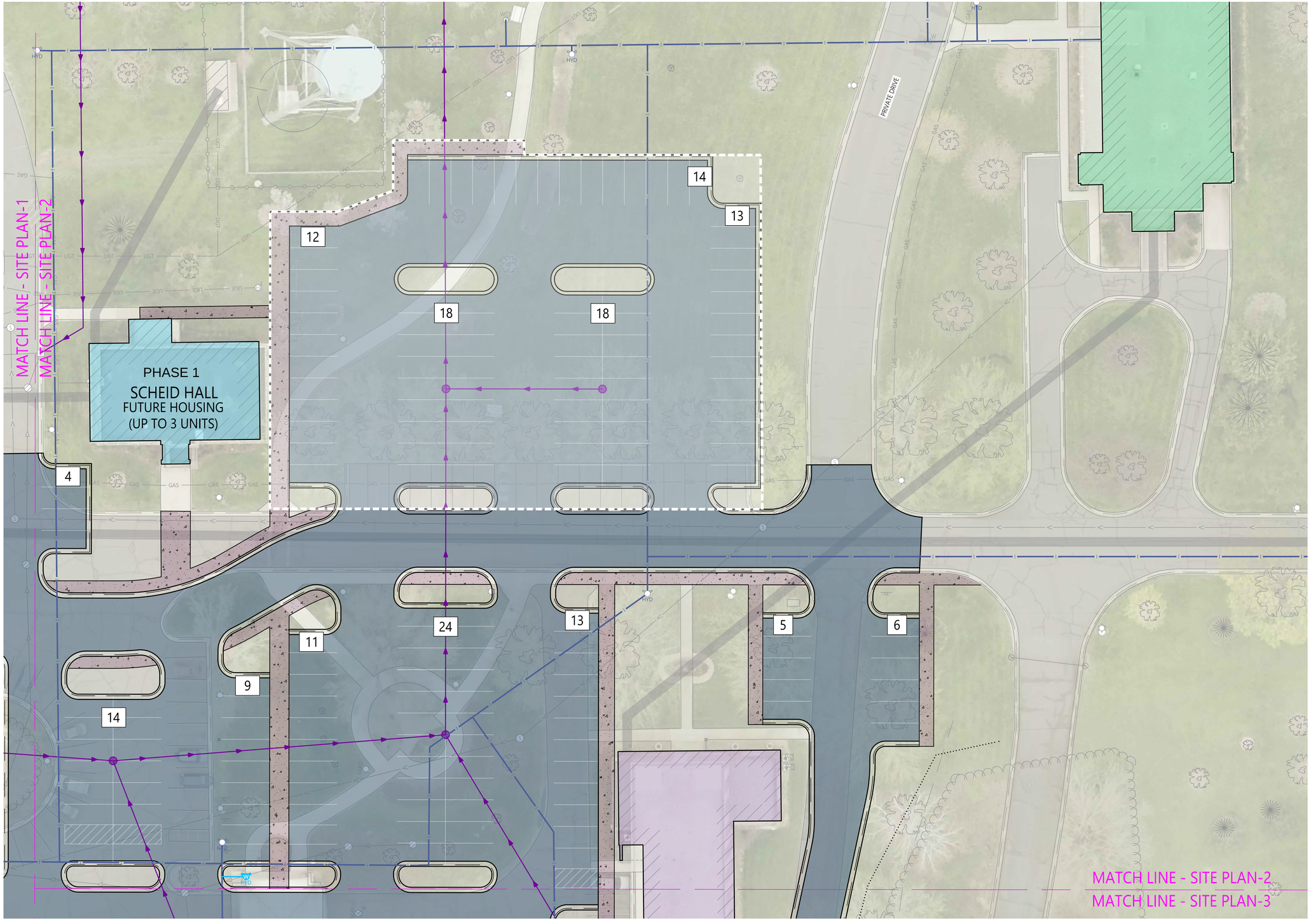

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- FOC — UNDERGROUND FIBER OPTIC LINE
- OHT — OVERHEAD TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE LINE
- OHC — OVERHEAD TV LINE
- UGC — UNDERGROUND TV LINE
- FOC — UNDERGROUND FIBER OPTIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

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GOOD COUNSEL

SITE PLAN-2

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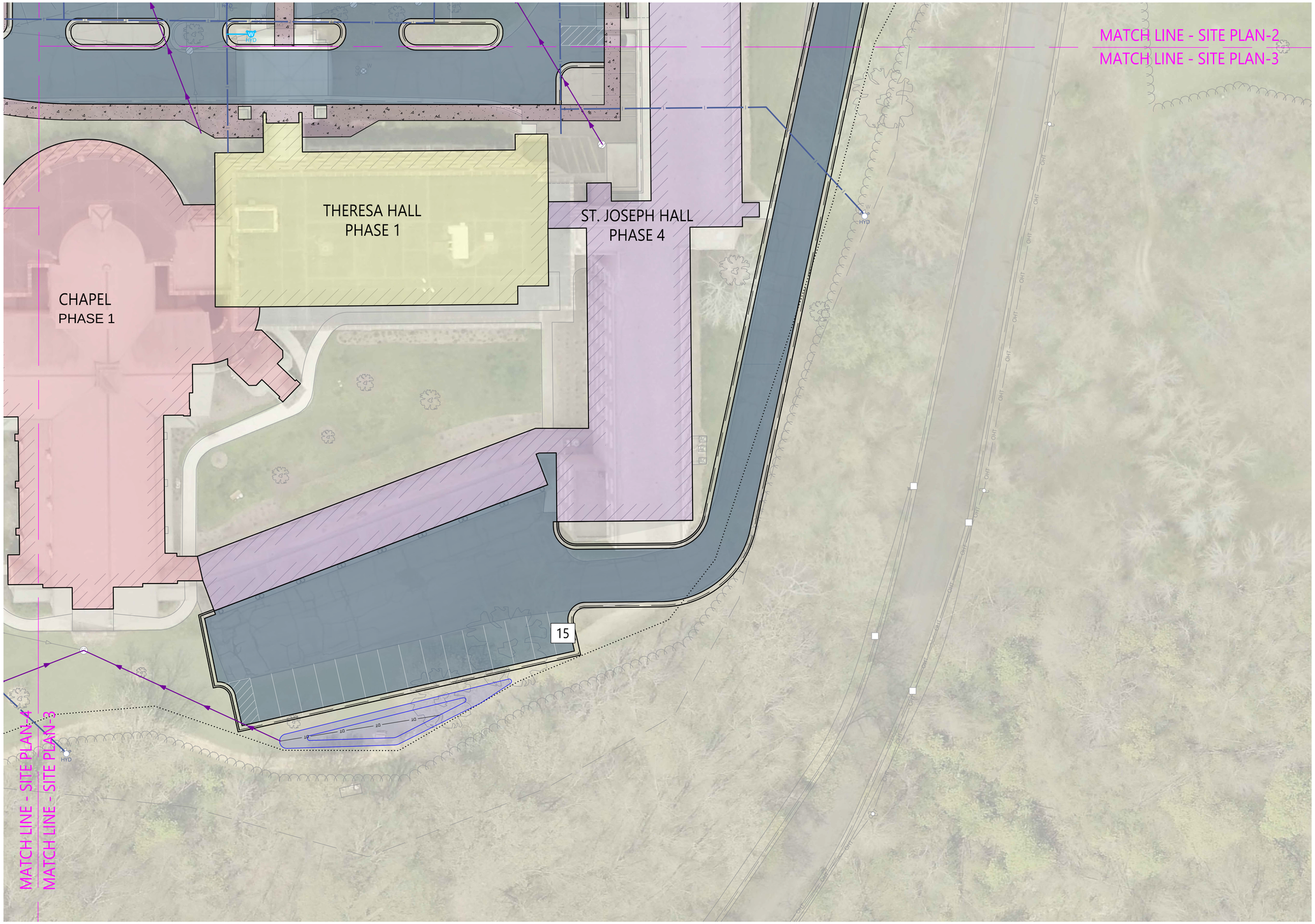

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

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SITE PLAN-3

PROJECT #: 2025-10591

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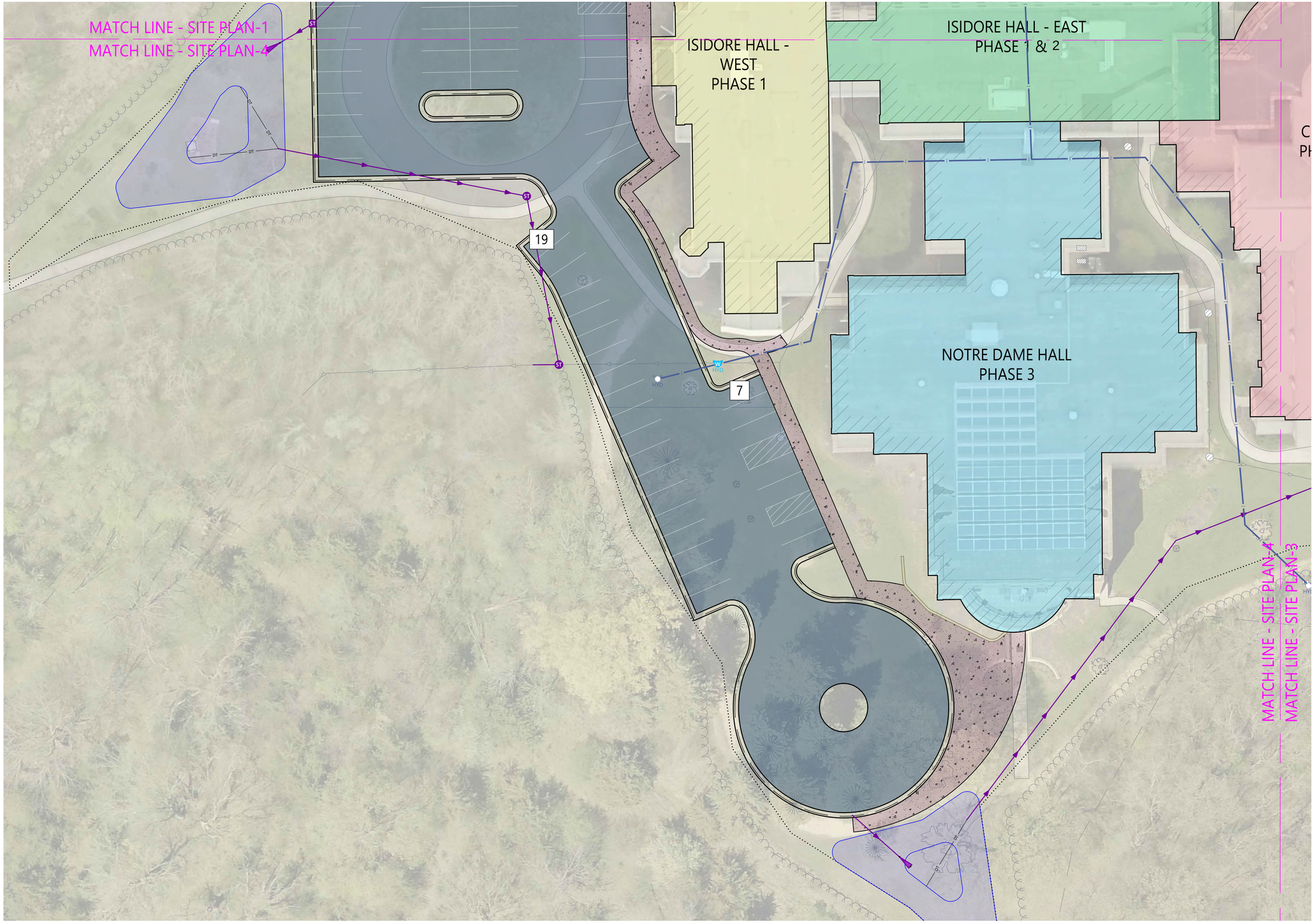

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

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GOOD COUNSEL

SITE PLAN-4

PROJECT #: 2025-10591

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PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

GENERAL GRADING NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
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- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), BACK OF CURB ELEVATIONS (TC), TOP OF SIDEWALK (TW), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.

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GOOD COUNSEL

GRADING PLAN

PROJECT #: 2025-10591

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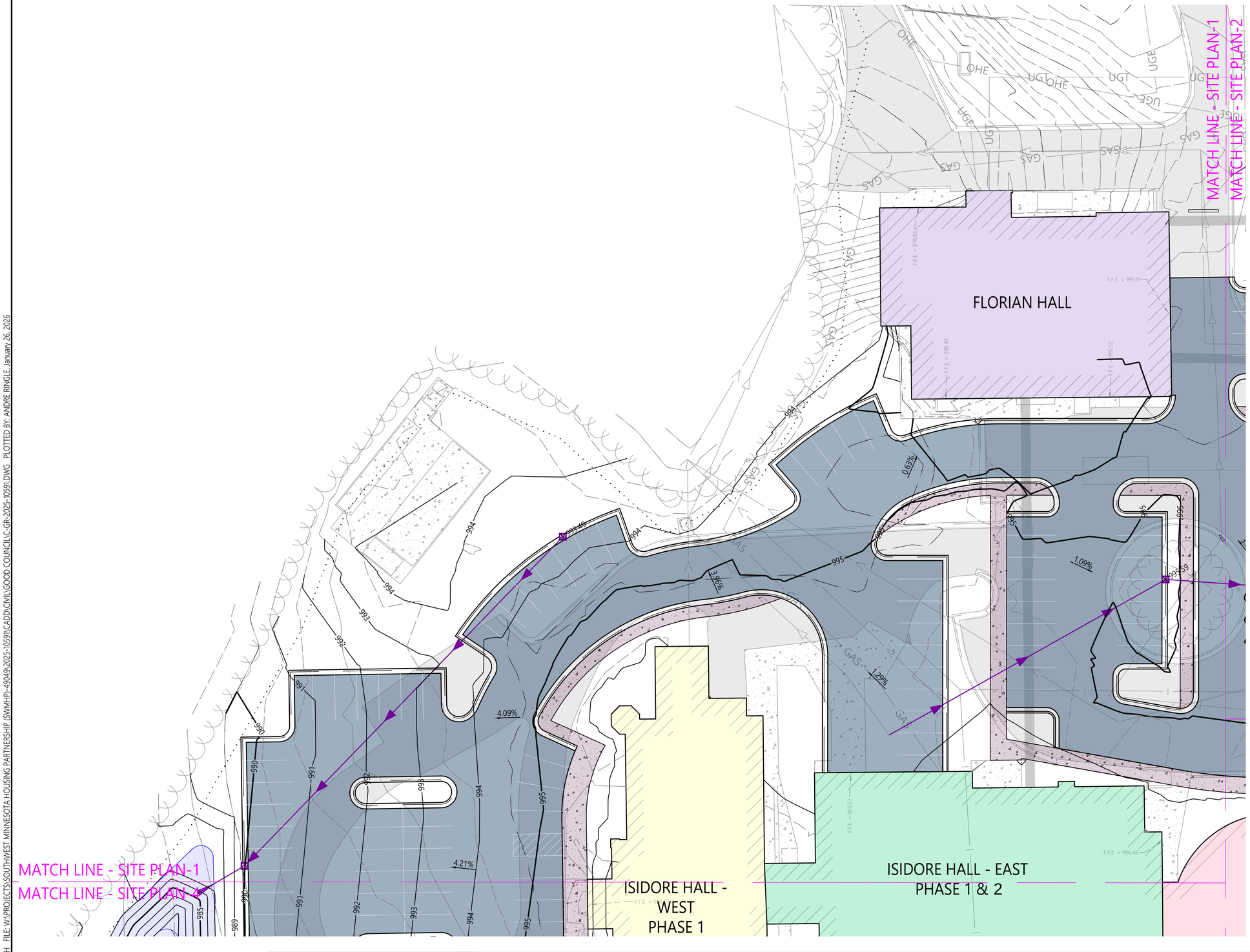

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

GENERAL GRADING NOTES

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N

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GOOD COUNSEL

GRADING PLAN - 1

PROJECT #: 2025-10591

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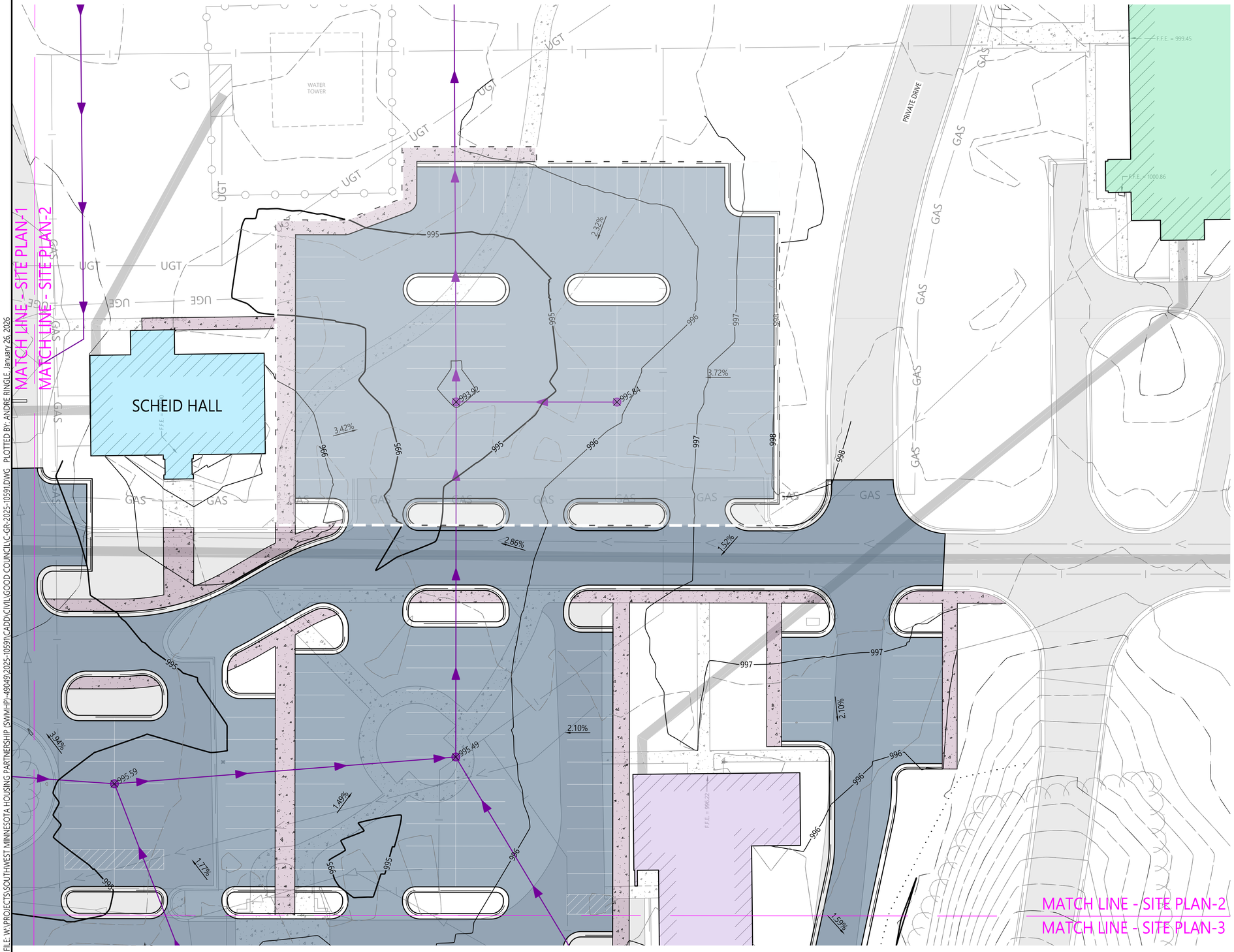

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
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- NATURAL GAS LINE
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- SANITARY GRAVITY MAIN
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- CULVERT APRON
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- FIRE HYDRANT
- WATER MAIN LINE

GENERAL GRADING NOTES

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SCALE IN FEET

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GOOD COUNSEL

GRADING PLAN - 2

PROJECT #: 2025-10591

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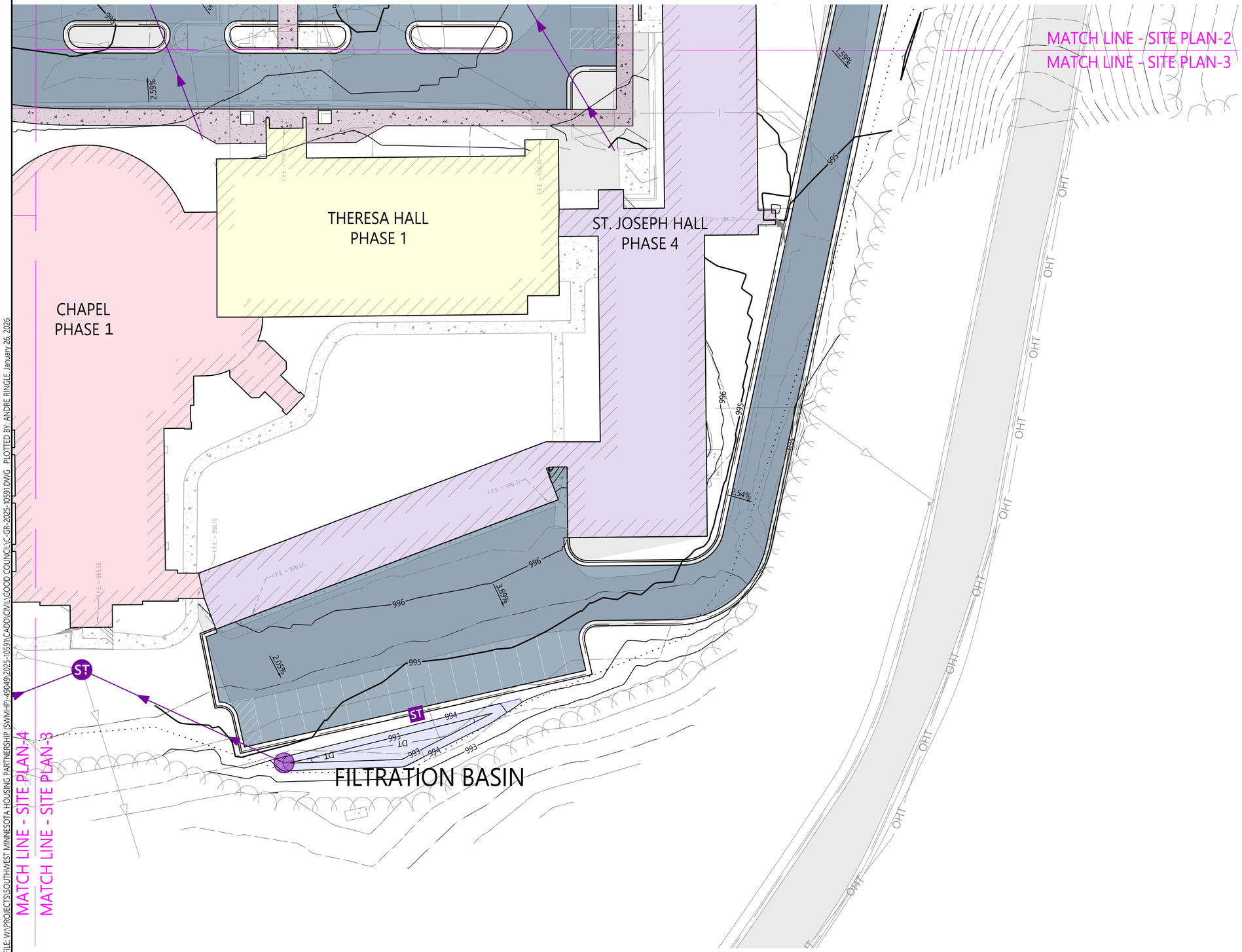

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

GENERAL GRADING NOTES

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GOOD COUNSEL

GRADING PLAN - 3

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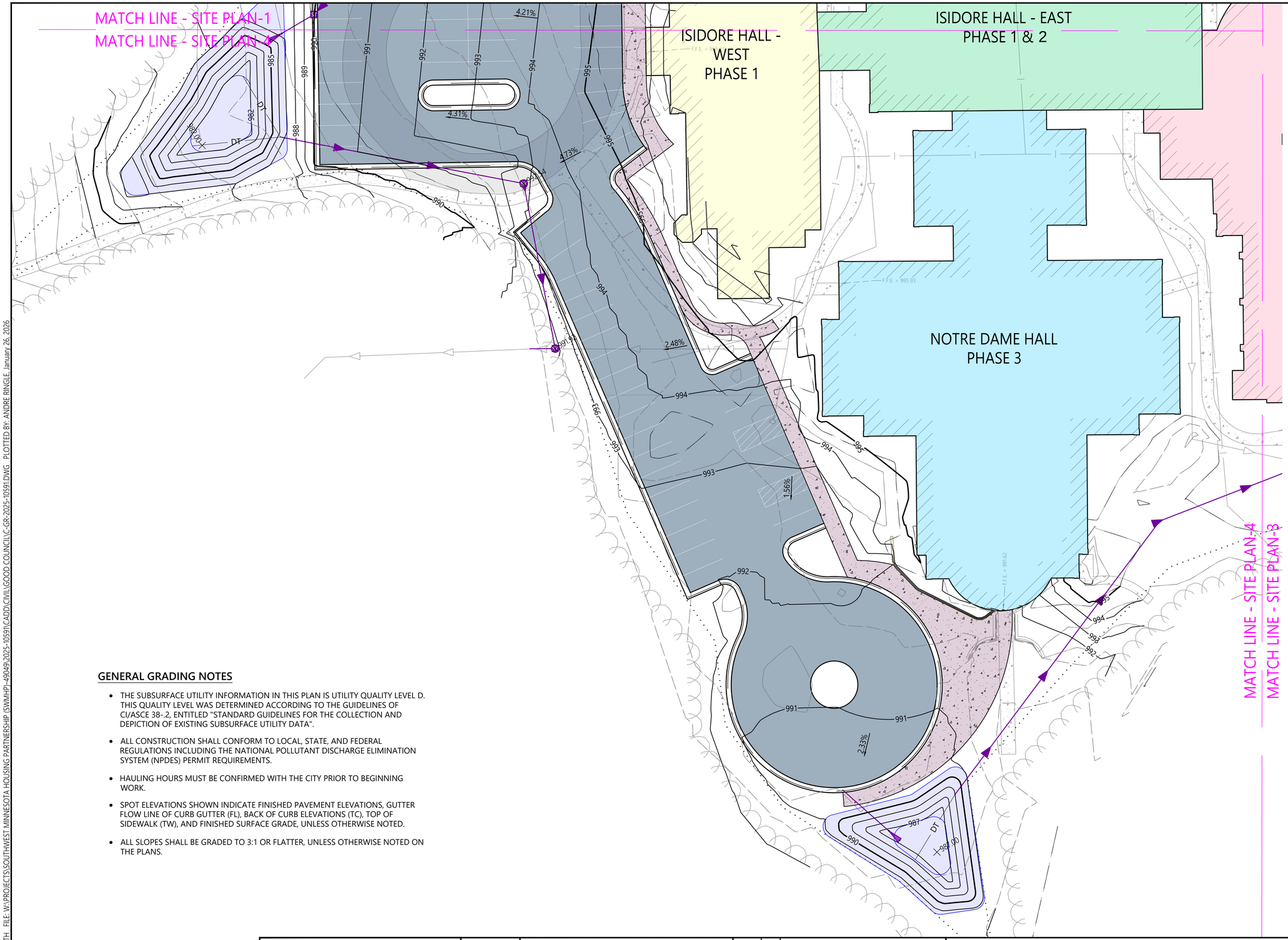

PROPOSED LEGEND

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CURB & GUTTER
- STORM SEWER CATCH BASIN
- STORM SEWER CLEANOUT
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- STORM SEWER DRAINTILE

EXISTING LEGEND

- SHRUB
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- BUILDING
- CHAINLINK FENCE
- RETAINING WALL
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TV LINE
- UNDERGROUND TV LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- SANITARY MANHOLE
- SANITARY GRAVITY MAIN
- STORM SEWER CATCH BASIN
- CULVERT APRON
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER GRAVITY MAIN
- CURB STOP
- FIRE HYDRANT
- WATER MAIN LINE

N

0 20 40

SCALE IN FEET

GENERAL GRADING NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), BACK OF CURB ELEVATIONS (TC), TOP OF SIDEWALK (TW), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.

© 2026 WIDSETH FILE: W:\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\CIVIL\GOOD COUNCIL\C-GR-2025-10591.DWG PLOTTED BY: ANDRE RINGLE, January 26, 2026

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: RSH
CHECKED BY: CNB

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

SIGNER NAME LIC. NO.: NUMBER DATE: MM/DD/YYYY

DATE	REV#	REVISIONS DESCRIPTION

GOOD COUNSEL

GRADING PLAN - 4

PROJECT #: 2025-10591

WiDSETH

Good Counsel – Main Campus
Mankato, MN

HYDRAULIC DESIGN SUMMARY REPORT

For

Southwest Minnesota Housing Partnership

January 2026

Prepared by:
Widseth Consulting Engineers, Rochester, Minnesota

Project # 2025-10591

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.

Andre Ringle 01/27/2026

Andre T. Ringle Lic. No. 60708

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3 **Pre-Development Drainage Map & Hydraulic Model for the 2-year, 10-year, & 100-year storm events**

4 **Post-Development Drainage Map & Hydraulic Model for the 2-year, 10-year, & 100-year storm events**

DRAINAGE REPORT

Project Name: **Good Counsel Main Campus – Mankato, MN**
Widseth Project # 2025-10591

SECTION 1.0 – Project Summary and Proposed Site Improvements

We have completed our analysis and design recommendation for the stormwater management system associated with the above referenced project. This design was guided by the MPCA NPDES permit and MnDOT.

Hydrologic & Hydraulic Modeling

The HydroCAD™ Ver. 10.0 modeling software was utilized to develop the hydrologic contributions serving the proposed project site. This software is adept at modeling urban drainage settings and can provide storage routing calculations under dynamic outlet conditions.

In accordance with MnDOT Technical Memorandum No. 13_08_B_04, NOAA Atlas 14 precipitation frequency data was utilized. Basin characteristics developed using the survey, along with NOAA Atlas 14 rainfall data, peak flows were generated utilizing SCS procedures. Where storage routing calculations were completed, SCS Unit Hydrograph procedures were utilized. See Appendix 1 for NOAA Atlas 14 precipitation frequency table.

PRE-Improvement Condition

The existing site consists of a developed campus that includes several buildings, an existing parking lot, and on-site utilities. There are steep, forested slopes surrounding the existing campus.

The existing soils on the project site are classified as HSG C/D according to web soil survey. See Appendix 2 for Soils Map.

POST-Improvement Condition

Proposed site improvements include the reconstruction and expansion of the existing parking lot and the associated stormwater and utility improvements to accommodate the expanded parking lot.

The stormwater runoff from the site will flow to proposed stormwater treatment basins located throughout the site. There will be one wet sedimentation basin and three filtration basins. Infiltration was not considered due to the presence of type D soils. Stormwater from the basins will be routed to existing storm sewer that flows down the adjacent bluff. The proposed stormwater improvements will reduce the runoff rate from the site and peak rate of water flowing directly down the bluff.

SECTION 2.0 – Water Quality Volume

Impervious Area:

Proposed impervious surface:	6.54	acres
Existing impervious surface:	4.75	acres
New & Reconstructed Impervious surface:	3.76	acres

Subcatchment / Node	Basin Type	Subcatchment Area (acres)	Impervious Area (acres)	Elevation of Max Water Quality Volume	Proposed Water Quality Volume (ft^3)
1S (1P)	Wet Sedimentation Basin	4.032	2.359	989.0	12462
3S (2P)	Filtration Basin	1.421	1.089	994.8	3906
6S (3P)	Filtration Basin	0.506	0.353	989.0	3262
8S (4P)	Filtration Basin	0.290	0.211	993.7	265
Total		6.249	4.012		19895

Impervious area shown is the entire impervious area planned to be routed to the given basin and does not represent the new and reconstructed impervious in a given catchment area.

Water Quality Volume:

Required Water Quality Volume:	0.31	acres-feet
Proposed Water Quality Volume:	0.46	acres-feet
Excess Water Quality Volume:	0.15	acres-feet

The required water quality volume was calculated using 1" of depth across the entire new and reconstructed impervious area.

SECTION 3.0 – PRE & POST-Improvement Discharge Rates:

Discharge Rates:
See Tables 1 & 2 for the PRE-Improvement & POST-Improvement Conditions for discharge rates for the 2, 10, and 100-year storm events.

Table 1 – PRE-Improvement Discharge Rates

Subcatchment	HydroCAD Node	Area (acres)	CN	2-Year Storm (cfs)	10-Year Storm (cfs)	100-Year Storm (cfs)
NW Storm Sewer	1R	4.887	88	6	23.8	44.1
West Storm Sewer	2R	1.739	85	1.7	7.8	15.1
West Bluff	3R	0.613	92	1	3.3	5.8
South Storm Sewer	4R	1.19	91	1.8	6.2	11.1
SE Bluff - To Road	5R	1.578	85	1.7	7.3	13.9
East Storm Sewer	6R	0.411	88	0.9	2.4	4
North Bluff	7R	0.492	97	0.2	1.5	3.2
Total		10.91	88	13.3	52.3	97.2

Table 2 – POST-Improvement Discharge Rates

Subcatchment	HydroCAD Node	Area (acres)	CN	2-Year Storm (cfs)	10-Year Storm (cfs)	100-Year Storm (cfs)
NW Storm Sewer	1R	5.343	91	2.7	13.8	20.1
West Storm Sewer	2R	2.034	91	1	7.3	11.4
West Bluff	3R	0.502	82	0.4	2.1	4.1
South Storm Sewer	4R	2.144	91	2.1	7.3	13.6
SE Bluff - To Road	5R	0.099	80	0.1	1.5	3.1
East Storm Sewer	6R	0.788	91	1.4	4.3	7.5
North Bluff	7R	0.000	-	0.0	0.0	0.0
Total		10.91	90	7.7	36.3	59.8

SECTION 4.0 – Risk Assessment

All proposed stormwater treatment basins and low points have HWL's at least one foot below the lowest adjacent FFE and emergency overflow of sufficient width to convey flows beyond the design storm.

Minor Adjustments

Minor adjustments in placement of structures and conveyance piping orientation will not invalidate this design/analysis. A variety of design and performance data can be found in the attached summary results information. Additional calculations and results will be stored in the project design file. Any exceptions to system contribution, sizing, invert elevations or locations should be revisited before final plans, specifications, and engineering.

Appendix

1 NOAA Atlas 14 Precipitation Frequency Table
2 Hydrologic Soils Group Map
3 Pre-Development Drainage Map & Hydrology Calculations for the 2, 10, & 100-year storm events (HydroCAD)
4 Post-Development Drainage Map & Hydrology Calculations for the 2, 10, & 100-year storm events (HydroCAD)

APPENDIX 1

NOAA Atlas 14
Precipitation Frequency Table

NOAA Atlas 14, Volume 8, Version 2
Location name: Mankato, Minnesota, USA*
Latitude: 44.1661°, Longitude: -94.0054°
Elevation: 778 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.376** (0.297-0.489)	**0.448** (0.353-0.582)	**0.569** (0.447-0.741)	**0.673** (0.525-0.879)	**0.821** (0.619-1.10)	**0.938** (0.690-1.27)	**1.06** (0.751-1.45)	**1.18** (0.805-1.66)	**1.36** (0.884-1.93)	**1.49** (0.944-2.14)
10-min	**0.551** (0.434-0.715)	**0.656** (0.517-0.853)	**0.833** (0.655-1.08)	**0.985** (0.769-1.29)	**1.20** (0.907-1.61)	**1.37** (1.01-1.86)	**1.55** (1.10-2.13)	**1.74** (1.18-2.43)	**1.99** (1.30-2.83)	**2.18** (1.38-3.14)
15-min	**0.671** (0.530-0.873)	**0.800** (0.631-1.04)	**1.02** (0.798-1.32)	**1.20** (0.938-1.57)	**1.46** (1.11-1.96)	**1.68** (1.23-2.26)	**1.89** (1.34-2.60)	**2.12** (1.44-2.96)	**2.42** (1.58-3.45)	**2.66** (1.69-3.82)
30-min	**0.909** (0.718-1.18)	**1.09** (0.857-1.41)	**1.39** (1.09-1.81)	**1.64** (1.28-2.15)	**2.01** (1.52-2.69)	**2.30** (1.69-3.11)	**2.60** (1.84-3.57)	**2.91** (1.98-4.07)	**3.34** (2.18-4.76)	**3.67** (2.32-5.27)
60-min	**1.18** (0.928-1.53)	**1.40** (1.10-1.81)	**1.78** (1.39-2.31)	**2.11** (1.65-2.76)	**2.60** (1.97-3.51)	**3.01** (2.22-4.08)	**3.44** (2.44-4.74)	**3.89** (2.64-5.45)	**4.52** (2.95-6.46)	**5.02** (3.18-7.21)
2-hr	**1.44** (1.15-1.84)	**1.70** (1.36-2.18)	**2.16** (1.72-2.78)	**2.58** (2.04-3.32)	**3.20** (2.46-4.27)	**3.72** (2.78-4.99)	**4.27** (3.08-5.83)	**4.86** (3.35-6.76)	**5.70** (3.76-8.07)	**6.38** (4.08-9.06)
3-hr	**1.62** (1.30-2.05)	**1.90** (1.53-2.41)	**2.41** (1.93-3.06)	**2.88** (2.29-3.67)	**3.59** (2.79-4.77)	**4.20** (3.17-5.61)	**4.85** (3.52-6.59)	**5.56** (3.86-7.69)	**6.58** (4.38-9.26)	**7.40** (4.76-10.4)
6-hr	**1.90** (1.55-2.38)	**2.23** (1.82-2.79)	**2.83** (2.30-3.55)	**3.39** (2.74-4.26)	**4.26** (3.35-5.59)	**5.00** (3.82-6.59)	**5.80** (4.27-7.79)	**6.68** (4.70-9.14)	**7.94** (5.35-11.1)	**8.98** (5.84-12.5)
12-hr	**2.17** (1.79-2.66)	**2.55** (2.10-3.14)	**3.24** (2.67-4.00)	**3.88** (3.18-4.81)	**4.87** (3.88-6.29)	**5.70** (4.41-7.41)	**6.60** (4.92-8.74)	**7.59** (5.39-10.2)	**9.00** (6.12-12.4)	**10.1** (6.68-14.0)
24-hr	**2.47** (2.07-2.99)	**2.87** (2.40-3.48)	**3.60** (3.00-4.37)	**4.28** (3.55-5.22)	**5.33** (4.31-6.79)	**6.22** (4.88-7.98)	**7.19** (5.42-9.40)	**8.25** (5.94-11.0)	**9.77** (6.72-13.3)	**11.0** (7.32-15.1)
2-day	**2.87** (2.44-3.42)	**3.24** (2.75-3.86)	**3.94** (3.33-4.70)	**4.61** (3.87-5.53)	**5.67** (4.65-7.14)	**6.59** (5.24-8.35)	**7.61** (5.82-9.83)	**8.73** (6.37-11.5)	**10.4** (7.23-14.0)	**11.7** (7.88-15.8)
3-day	**3.14** (2.69-3.70)	**3.52** (3.01-4.15)	**4.23** (3.61-5.01)	**4.91** (4.16-5.84)	**5.99** (4.95-7.46)	**6.92** (5.54-8.68)	**7.94** (6.11-10.2)	**9.07** (6.66-11.9)	**10.7** (7.52-14.4)	**12.1** (8.17-16.2)
4-day	**3.35** (2.89-3.93)	**3.75** (3.23-4.40)	**4.50** (3.86-5.29)	**5.20** (4.43-6.14)	**6.29** (5.22-7.76)	**7.22** (5.81-8.99)	**8.24** (6.37-10.5)	**9.36** (6.90-12.2)	**11.0** (7.74-14.6)	**12.3** (8.38-16.5)
7-day	**3.88** (3.38-4.49)	**4.35** (3.78-5.03)	**5.18** (4.49-6.01)	**5.93** (5.11-6.91)	**7.06** (5.90-8.56)	**8.00** (6.49-9.80)	**9.01** (7.02-11.3)	**10.1** (7.50-13.0)	**11.6** (8.26-15.3)	**12.9** (8.84-17.1)
10-day	**4.39** (3.86-5.04)	**4.92** (4.31-5.64)	**5.82** (5.08-6.69)	**6.61** (5.74-7.64)	**7.77** (6.52-9.30)	**8.72** (7.11-10.6)	**9.72** (7.62-12.0)	**10.8** (8.05-13.7)	**12.3** (8.74-16.0)	**13.4** (9.27-17.7)
20-day	**6.03** (5.37-6.80)	**6.70** (5.96-7.56)	**7.80** (6.90-8.82)	**8.72** (7.67-9.90)	**9.99** (8.46-11.7)	**11.0** (9.06-13.0)	**12.0** (9.49-14.6)	**13.0** (9.81-16.2)	**14.4** (10.4-18.4)	**15.4** (10.8-20.1)
30-day	**7.45** (6.69-8.31)	**8.26** (7.40-9.22)	**9.56** (8.54-10.7)	**10.6** (9.42-11.9)	**12.0** (10.3-13.9)	**13.1** (10.9-15.4)	**14.2** (11.3-17.0)	**15.2** (11.5-18.8)	**16.6** (12.0-21.0)	**17.5** (12.4-22.7)
45-day	**9.24** (8.37-10.2)	**10.3** (9.29-11.4)	**11.9** (10.7-13.2)	**13.2** (11.8-14.7)	**14.9** (12.7-16.9)	**16.1** (13.4-18.6)	**17.2** (13.8-20.5)	**18.3** (14.0-22.4)	**19.7** (14.4-24.8)	**20.7** (14.6-26.6)
60-day	**10.8** (9.80-11.8)	**12.0** (10.9-13.2)	**13.9** (12.6-15.3)	**15.4** (13.9-17.1)	**17.4** (14.9-19.6)	**18.8** (15.7-21.5)	**20.0** (16.1-23.6)	**21.2** (16.3-25.7)	**22.7** (16.6-28.3)	**23.6** (16.8-30.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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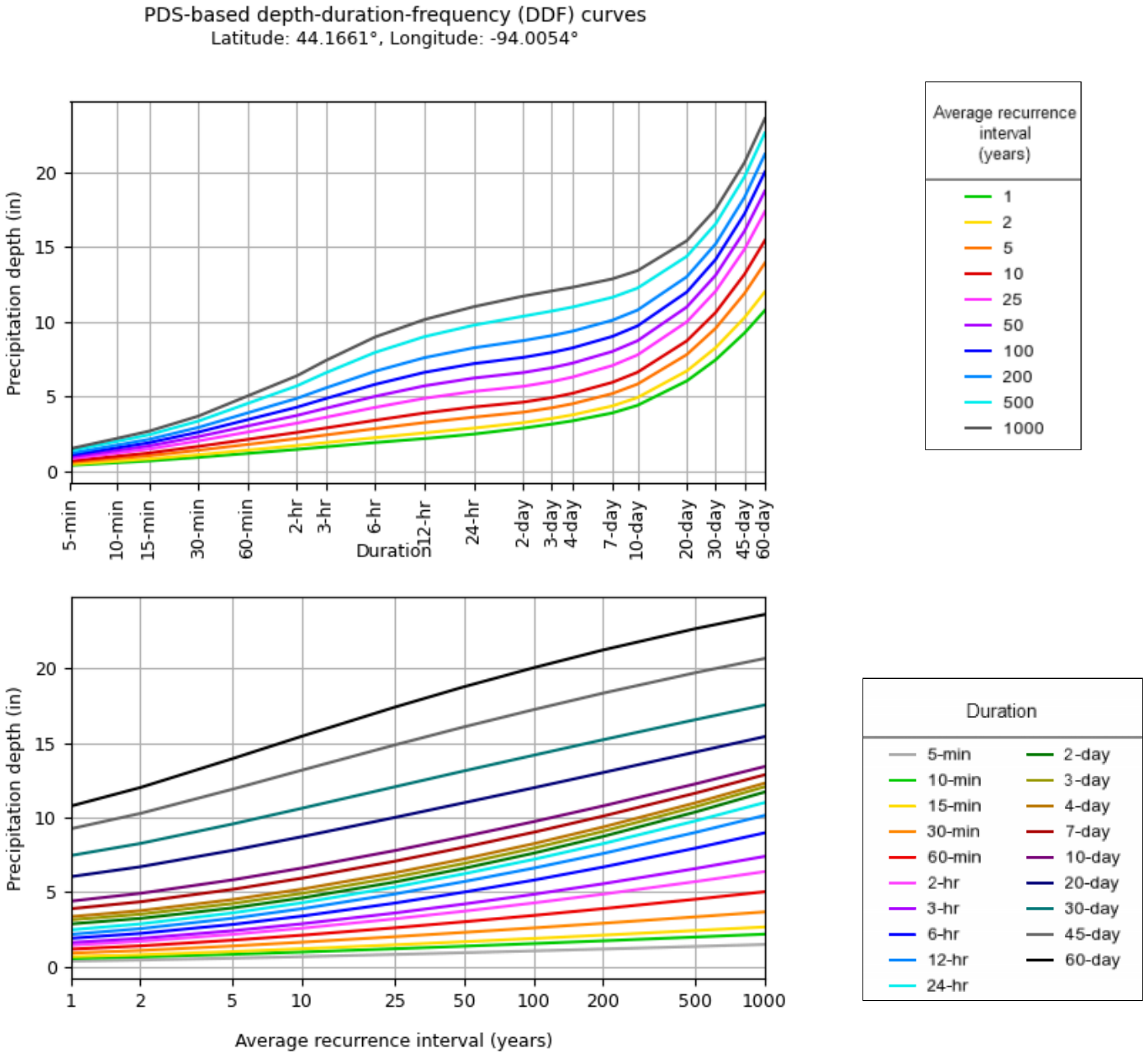
PF graphical



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Aug 26 15:52:00 2025

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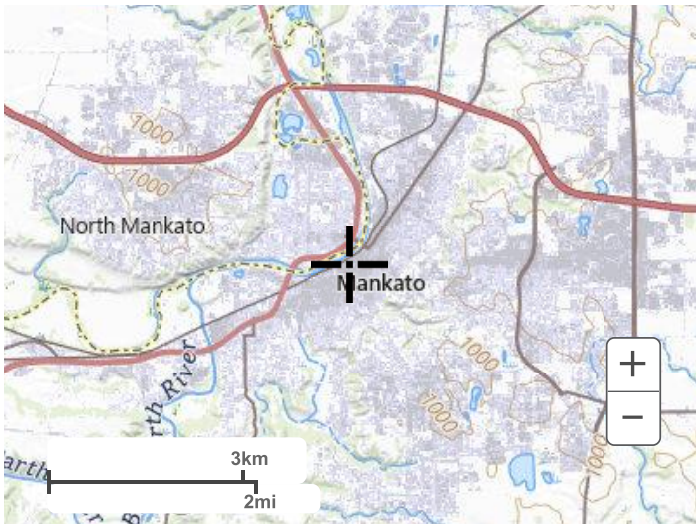
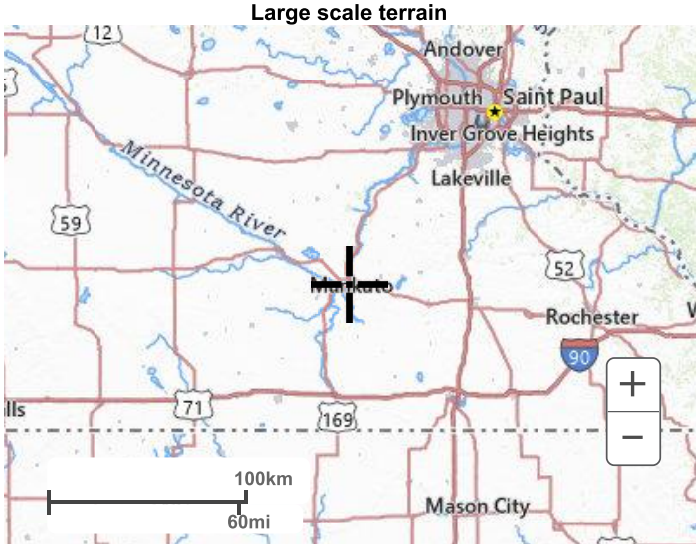
Maps & aerials

Small scale terrain



Large scale terrain



Large scale map

Large scale aerial

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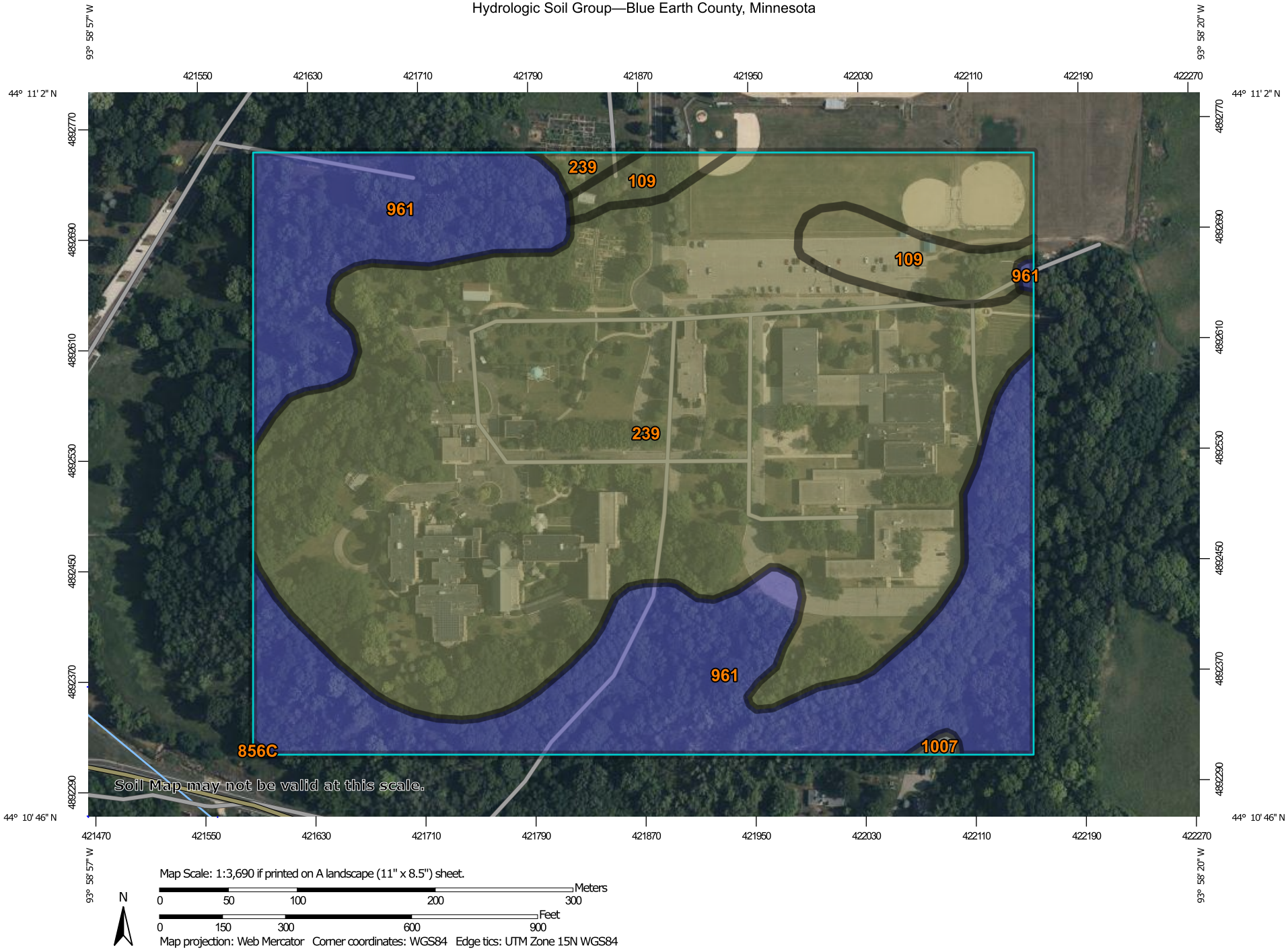
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX 2

Hydrologic Soils Group Map



Map Scale: 1:3,690 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blue Earth County, Minnesota
Survey Area Data: Version 23, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2023—Aug 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
109	Cordova clay loam, 0 to 2 percent slopes	C/D	2.4	4.0%
239	Le Sueur loam, 1 to 3 percent slopes	C/D	39.8	64.8%
856C	Terril-Urban land complex, 6 to 15 percent slopes	B	0.0	0.0%
961	Storden complex, very steep	B	19.0	31.0%
1007	Alluvial-Urban land complex		0.1	0.2%
Totals for Area of Interest			**61.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 3

Pre-Development Drainage Area Map And HydroCAD Report

PRE-DEVELOPMENT DRAINAGE MAP

EXISTING SUBCATCHMENT BOUNDARY	
EXISTING IMPERVIOUS AREA	

DRAWN BY: ATR

CHECKED BY: CNB

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SIGNER NAME LIC. NO.: NUMBER DATE: JANUARY 2026

DATE	REV#	REVISIONS DESCRIPTION

WIDSETH ARCHITECTS · ENGINEERS · SCIENTISTS · SURVEYORS

PRE-DEVELOPMENT DRAINAGE MAP

GOOD COUNSEL MAIN CAMPUS

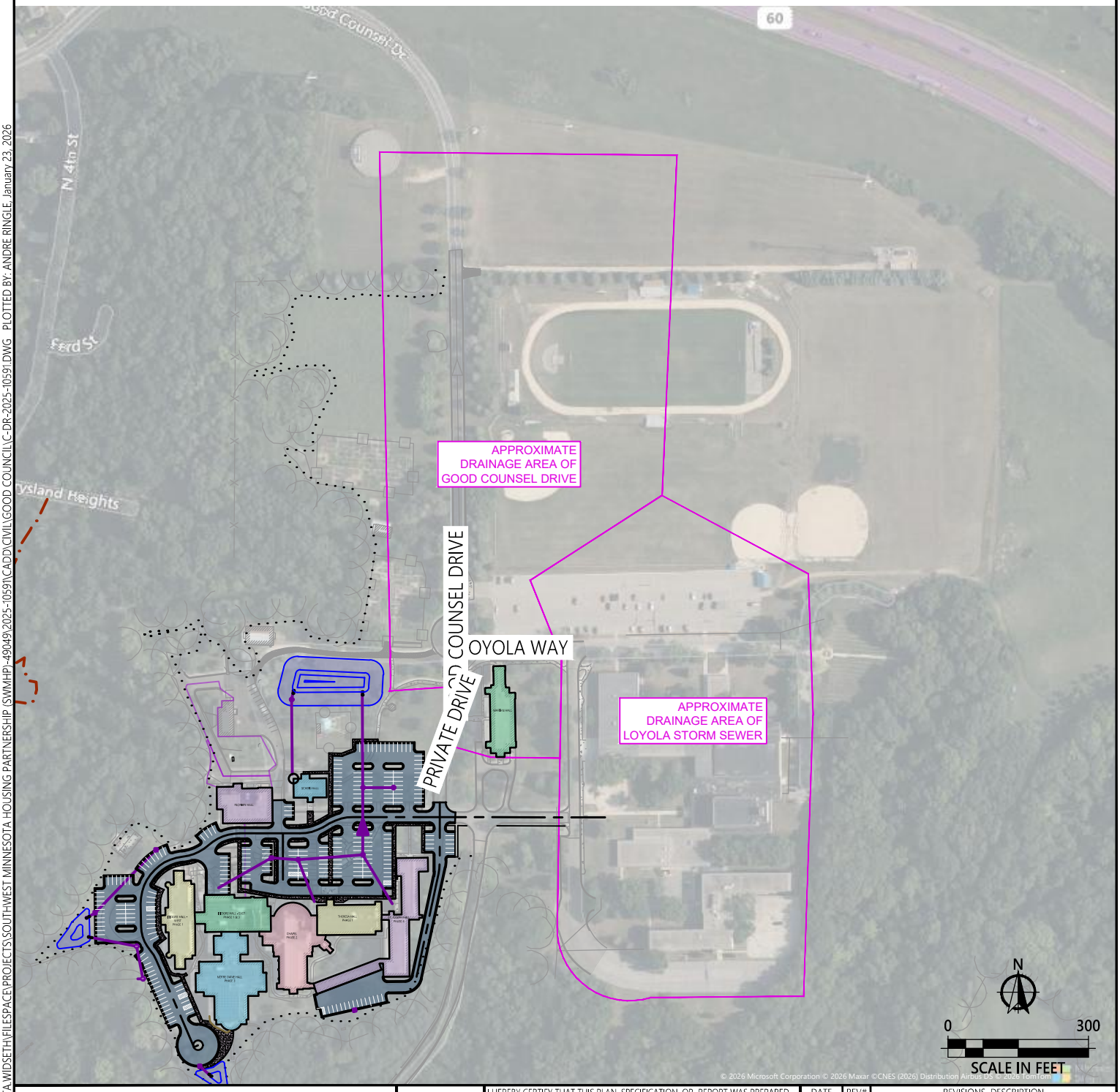
-

PROJECT #: 2025-10591

© 2026 WIDSETH FILE: \\DATA.WIDSETH\FILESPACE\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\CIVIL\GOOD COUNCIL\C-DR-2025-10591.DWG PLOTTED BY: ANDRE RINGLE, January 22, 2026

LOYOLA STORM SEWER DRAINAGE MAP

SUBCATCHMENT BOUNDARY	



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ARCHITECTS · ENGINEERS · SCIENTISTS · SURVEYORS

LOYOLA STORM SEWER DRAINAGE MAP

GOOD COUNSEL MAIN CAMPUS

-

PROJECT #: 2025-10591

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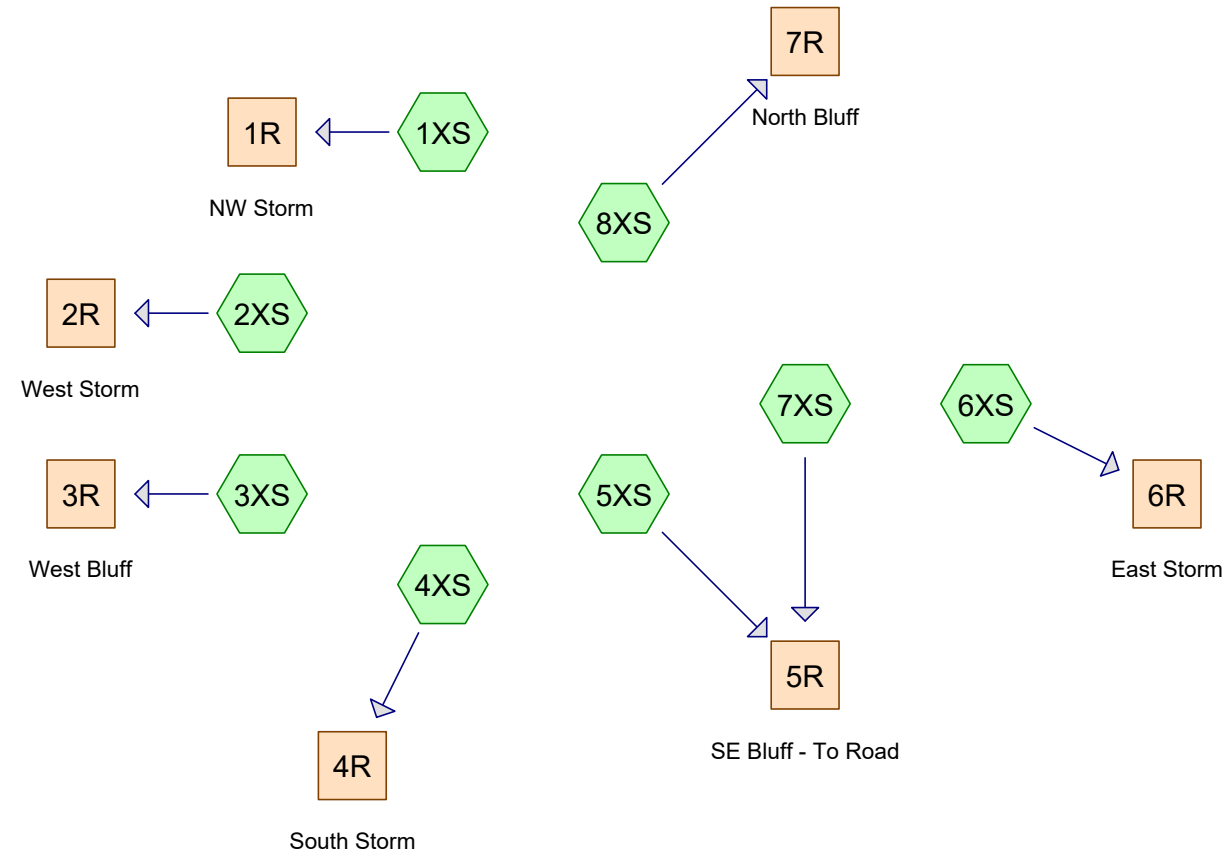


Subcat Reach Pond Link

Routing Diagram for Pre-Development
Prepared by Widseth Smith Nolting, Printed 1/22/2026
HydroCAD® 10.20-8a s/n 01722 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	Type II 24-hr		Default	24.00	1	1.70	2
2	10-YR	Type II 24-hr		Default	24.00	1	4.28	2
3	100-YR	Type II 24-hr		Default	24.00	1	7.19	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
6.067	80	>75% Grass cover, Good, HSG D (1XS, 2XS, 3XS, 4XS, 5XS, 6XS, 7XS, 8XS)
4.753	98	Paved parking, HSG D (1XS, 2XS, 3XS, 4XS, 5XS, 6XS, 7XS)
10.821	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
10.821	HSG D	1XS, 2XS, 3XS, 4XS, 5XS, 6XS, 7XS, 8XS
0.000	Other	
10.821		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	6.067	0.000	6.067	>75% Grass cover, Good	1XS, 2XS, 3XS, 4XS, 5XS, 6XS, 7XS, 8XS
0.000	0.000	0.000	4.753	0.000	4.753	Paved parking	1XS, 2XS, 3XS, 4XS, 5XS, 6XS, 7XS
0.000	**0.000**	**0.000**	**10.821**	**0.000**	**10.821**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1XS: Runoff Area=212,871 sf 45.04% Impervious Runoff Depth>0.67"
Tc=7.0 min CN=88 Runoff=6.0 cfs 0.272 af

Subcatchment2XS: Runoff Area=75,763 sf 26.31% Impervious Runoff Depth>0.53"
Tc=7.0 min CN=85 Runoff=1.7 cfs 0.076 af

Subcatchment3XS: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>0.90"
Tc=7.0 min CN=92 Runoff=1.0 cfs 0.046 af

Subcatchment4XS: Runoff Area=51,828 sf 60.81% Impervious Runoff Depth>0.84"
Tc=7.0 min CN=91 Runoff=1.8 cfs 0.083 af

Subcatchment5XS: Runoff Area=41,786 sf 30.44% Impervious Runoff Depth>0.53"
Tc=7.0 min CN=85 Runoff=0.9 cfs 0.042 af

Subcatchment6XS: Runoff Area=17,899 sf 96.42% Impervious Runoff Depth>1.29"
Tc=7.0 min CN=97 Runoff=0.9 cfs 0.044 af

Subcatchment7XS: Runoff Area=26,971 sf 46.75% Impervious Runoff Depth>0.67"
Tc=7.0 min CN=88 Runoff=0.8 cfs 0.034 af

Subcatchment8XS: Runoff Area=17,512 sf 0.00% Impervious Runoff Depth>0.34"
Tc=7.0 min CN=80 Runoff=0.2 cfs 0.012 af

Reach 1R: NW Storm Inflow=6.0 cfs 0.272 af
Outflow=6.0 cfs 0.272 af

Reach 2R: West Storm Inflow=1.7 cfs 0.076 af
Outflow=1.7 cfs 0.076 af

Reach 3R: West Bluff Inflow=1.0 cfs 0.046 af
Outflow=1.0 cfs 0.046 af

Reach 4R: South Storm Inflow=1.8 cfs 0.083 af
Outflow=1.8 cfs 0.083 af

Reach 5R: SE Bluff - To Road Inflow=1.7 cfs 0.077 af
Outflow=1.7 cfs 0.077 af

Reach 6R: East Storm Inflow=0.9 cfs 0.044 af
Outflow=0.9 cfs 0.044 af

Reach 7R: North Bluff Inflow=0.2 cfs 0.012 af
Outflow=0.2 cfs 0.012 af

Total Runoff Area = 10.821 ac Runoff Volume = 0.609 af Average Runoff Depth = 0.68"
56.07% Pervious = 6.067 ac 43.93% Impervious = 4.753 ac

Summary for Subcatchment 1XS:

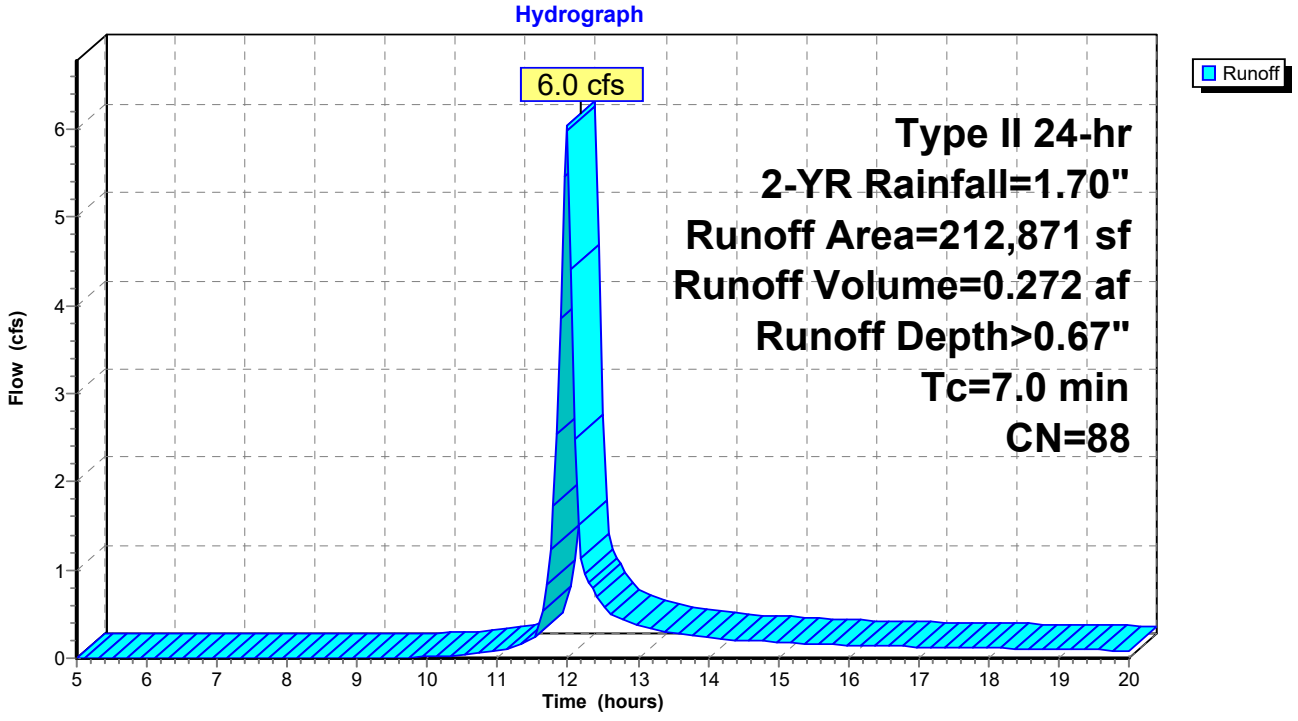
Runoff = 6.0 cfs @ 11.99 hrs, Volume= 0.272 af, Depth> 0.67"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
95,871	98	Paved parking, HSG D
117,000	80	>75% Grass cover, Good, HSG D
212,871	88	Weighted Average
117,000		54.96% Pervious Area
95,871		45.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1XS:



Summary for Subcatchment 2XS:

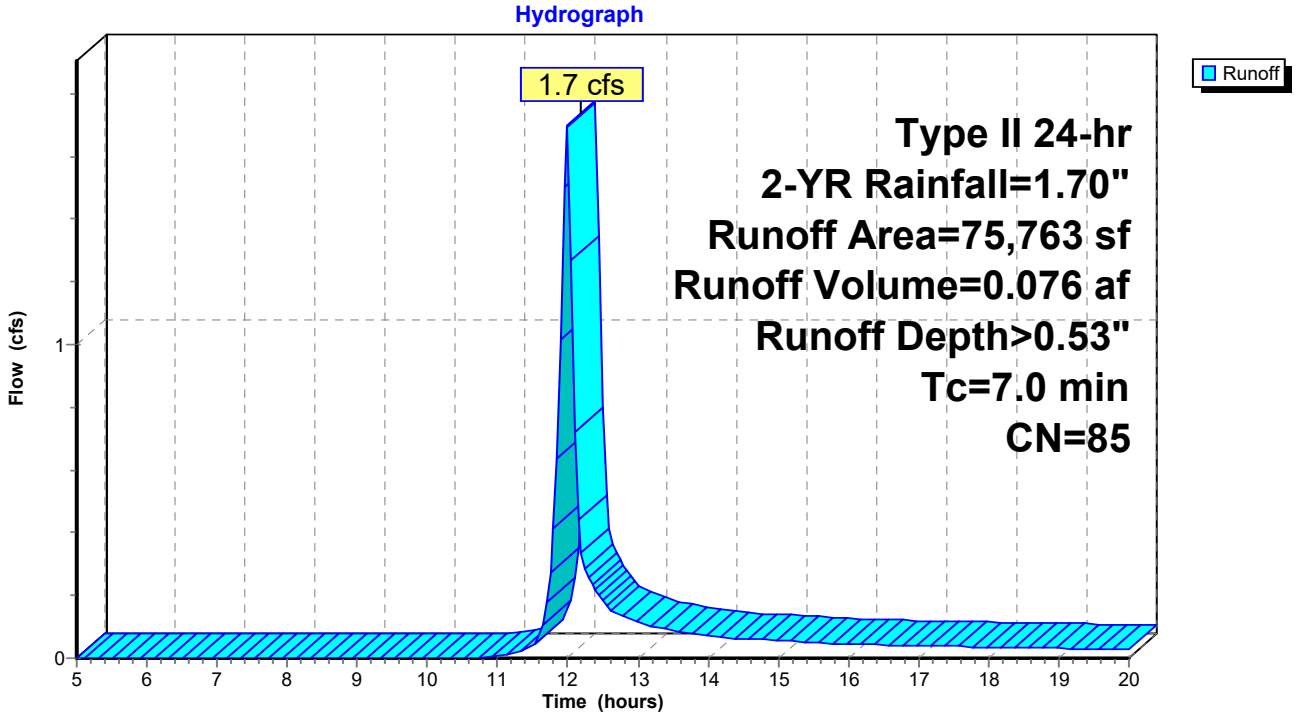
Runoff = 1.7 cfs @ 11.99 hrs, Volume= 0.076 af, Depth> 0.53"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
19,931	98	Paved parking, HSG D
55,832	80	>75% Grass cover, Good, HSG D
75,763	85	Weighted Average
55,832		73.69% Pervious Area
19,931		26.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2XS:



Summary for Subcatchment 3XS:

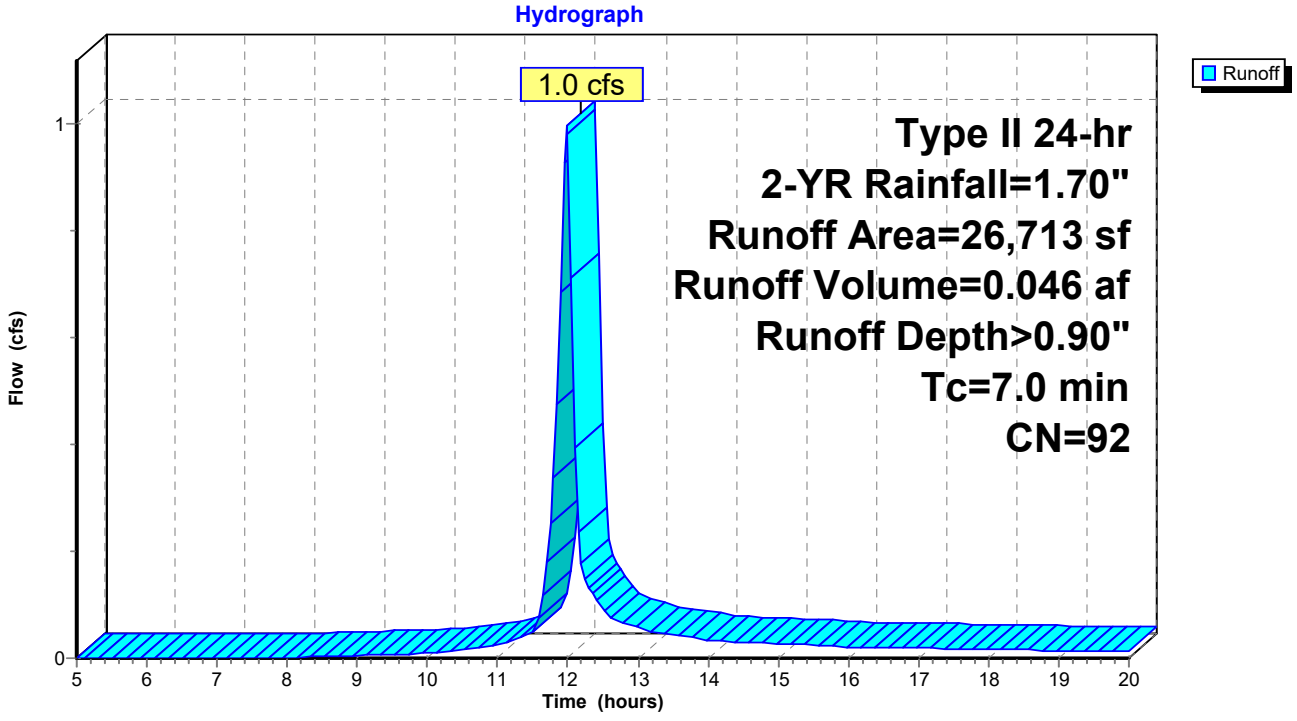
Runoff = 1.0 cfs @ 11.98 hrs, Volume= 0.046 af, Depth> 0.90"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3XS:



Summary for Subcatchment 4XS:

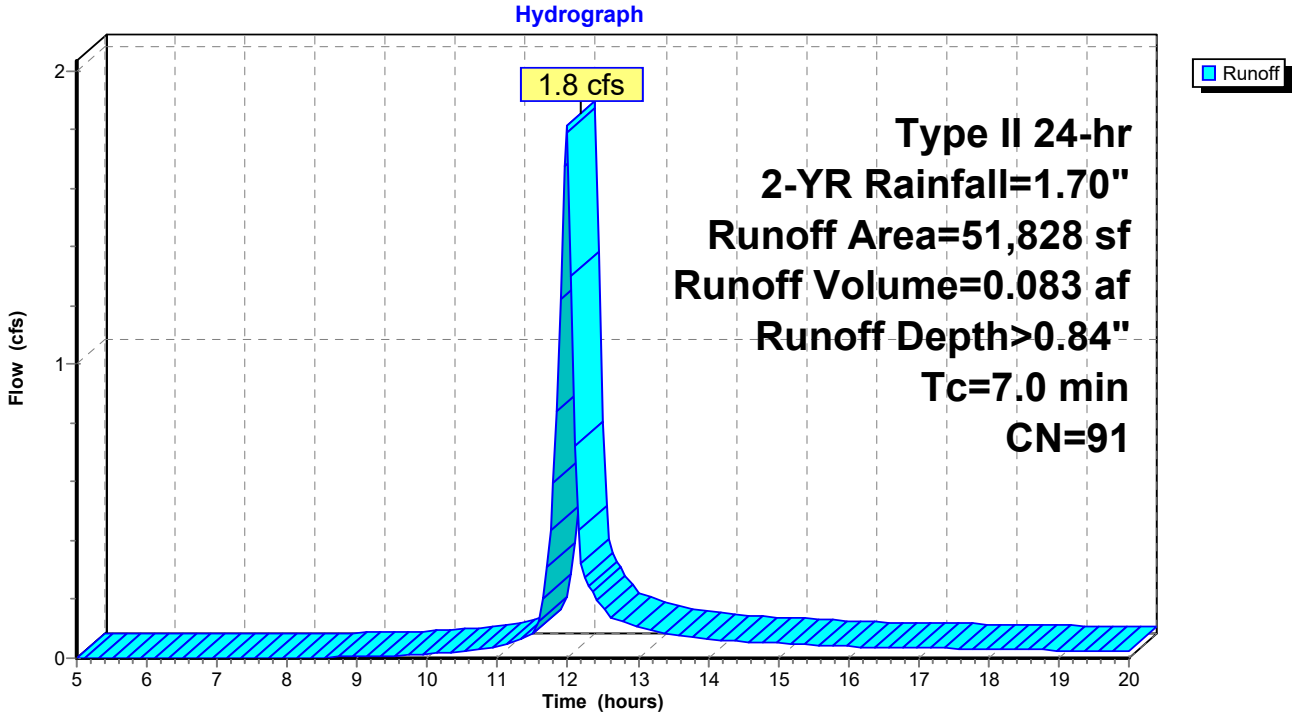
Runoff = 1.8 cfs @ 11.98 hrs, Volume= 0.083 af, Depth> 0.84"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
20,312	80	>75% Grass cover, Good, HSG D
51,828	91	Weighted Average
20,312		39.19% Pervious Area
31,516		60.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4XS:



Summary for Subcatchment 5XS:

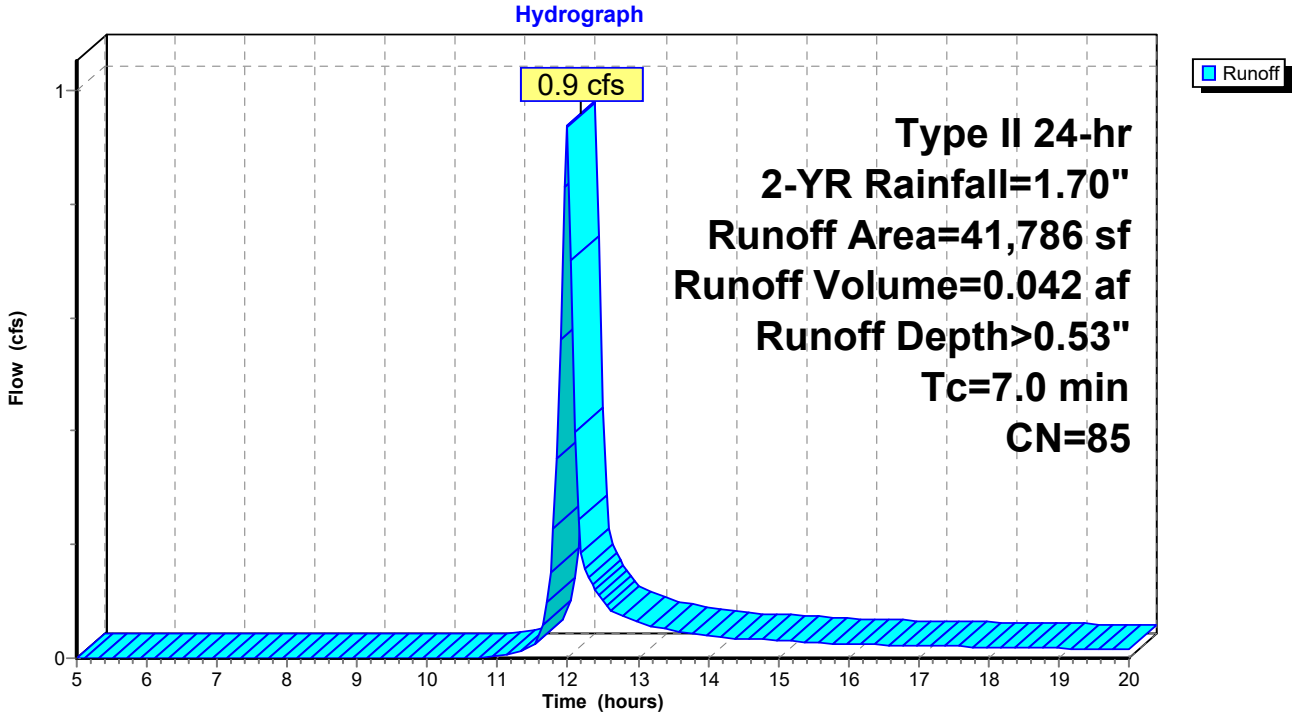
Runoff = 0.9 cfs @ 11.99 hrs, Volume= 0.042 af, Depth> 0.53"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
12,719	98	Paved parking, HSG D
29,067	80	>75% Grass cover, Good, HSG D
41,786	85	Weighted Average
29,067		69.56% Pervious Area
12,719		30.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5XS:



Summary for Subcatchment 6XS:

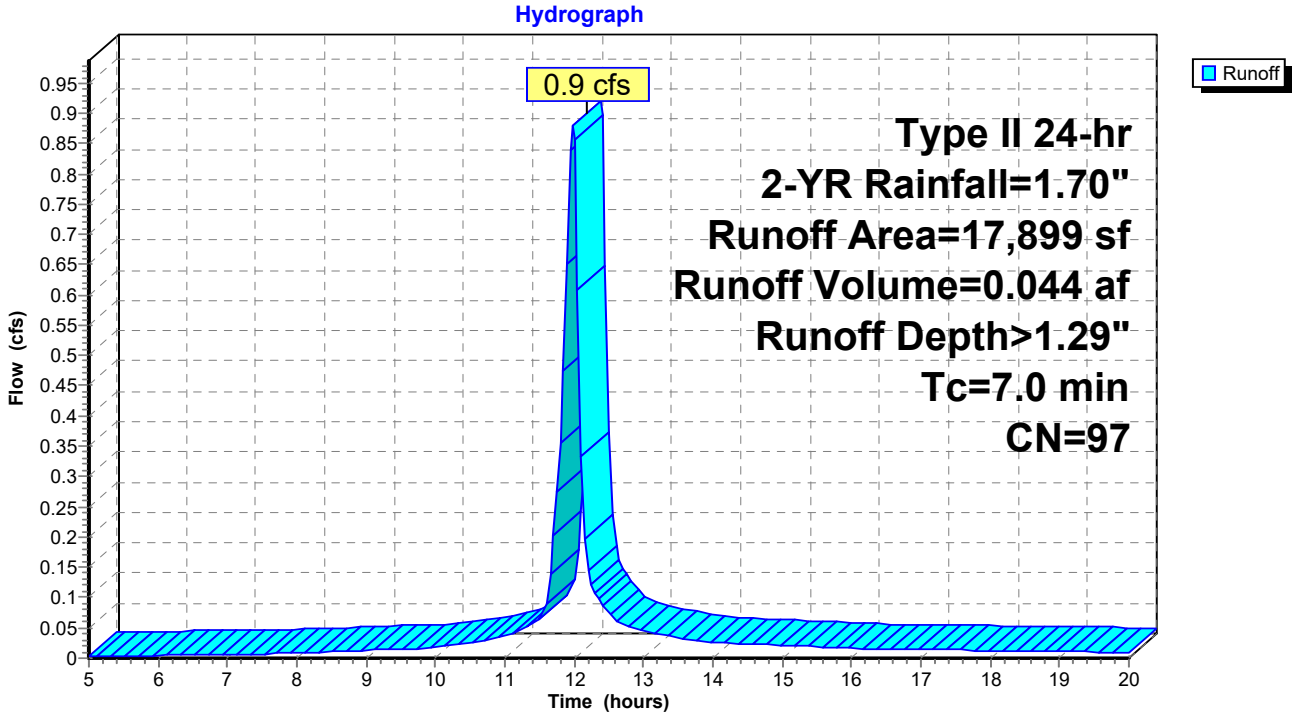
Runoff = 0.9 cfs @ 11.98 hrs, Volume= 0.044 af, Depth> 1.29"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
17,259	98	Paved parking, HSG D
640	80	>75% Grass cover, Good, HSG D
17,899	97	Weighted Average
640		3.58% Pervious Area
17,259		96.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6XS:



Summary for Subcatchment 7XS:

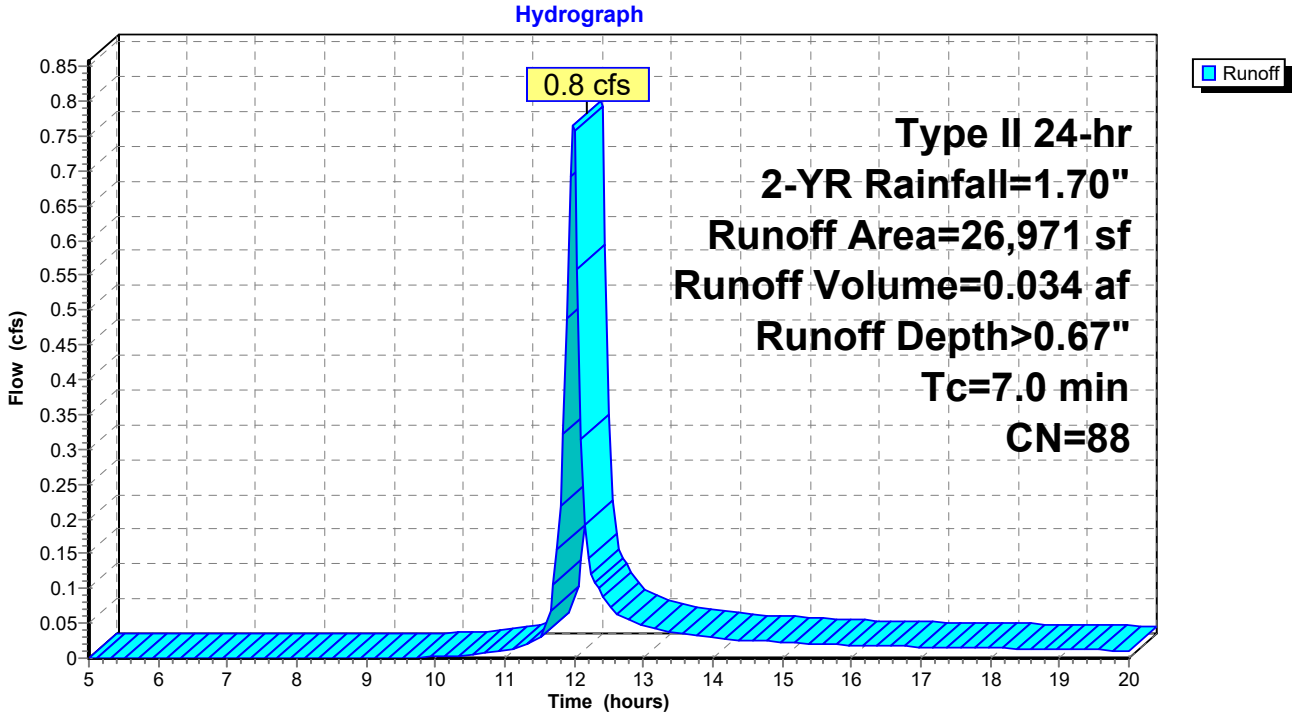
Runoff = 0.8 cfs @ 11.99 hrs, Volume= 0.034 af, Depth> 0.67"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
12,609	98	Paved parking, HSG D
14,362	80	>75% Grass cover, Good, HSG D
26,971	88	Weighted Average
14,362		53.25% Pervious Area
12,609		46.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7XS:



Summary for Subcatchment 8XS:

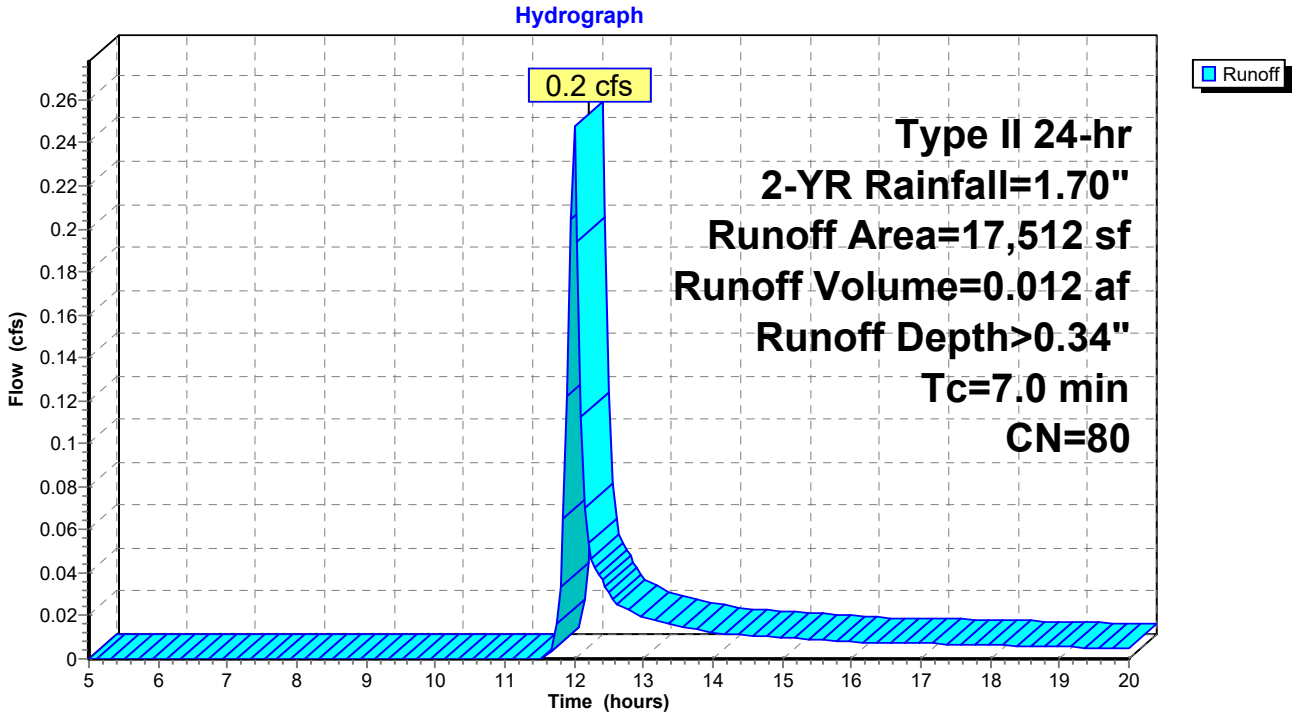
Runoff = 0.2 cfs @ 12.00 hrs, Volume= 0.012 af, Depth> 0.34"
Routed to Reach 7R : North Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
17,512	80	>75% Grass cover, Good, HSG D
17,512		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8XS:



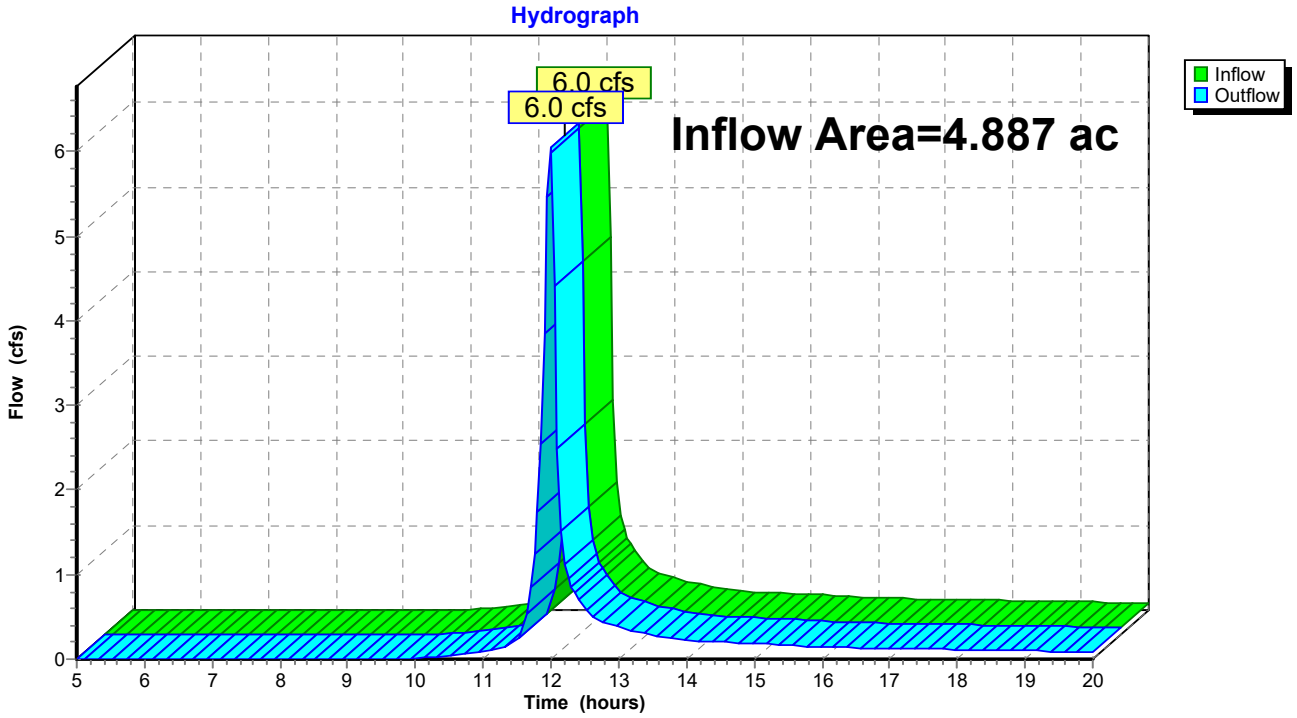
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.887 ac, 45.04% Impervious, Inflow Depth > 0.67" for 2-YR event
Inflow = 6.0 cfs @ 11.99 hrs, Volume= 0.272 af
Outflow = 6.0 cfs @ 11.99 hrs, Volume= 0.272 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm



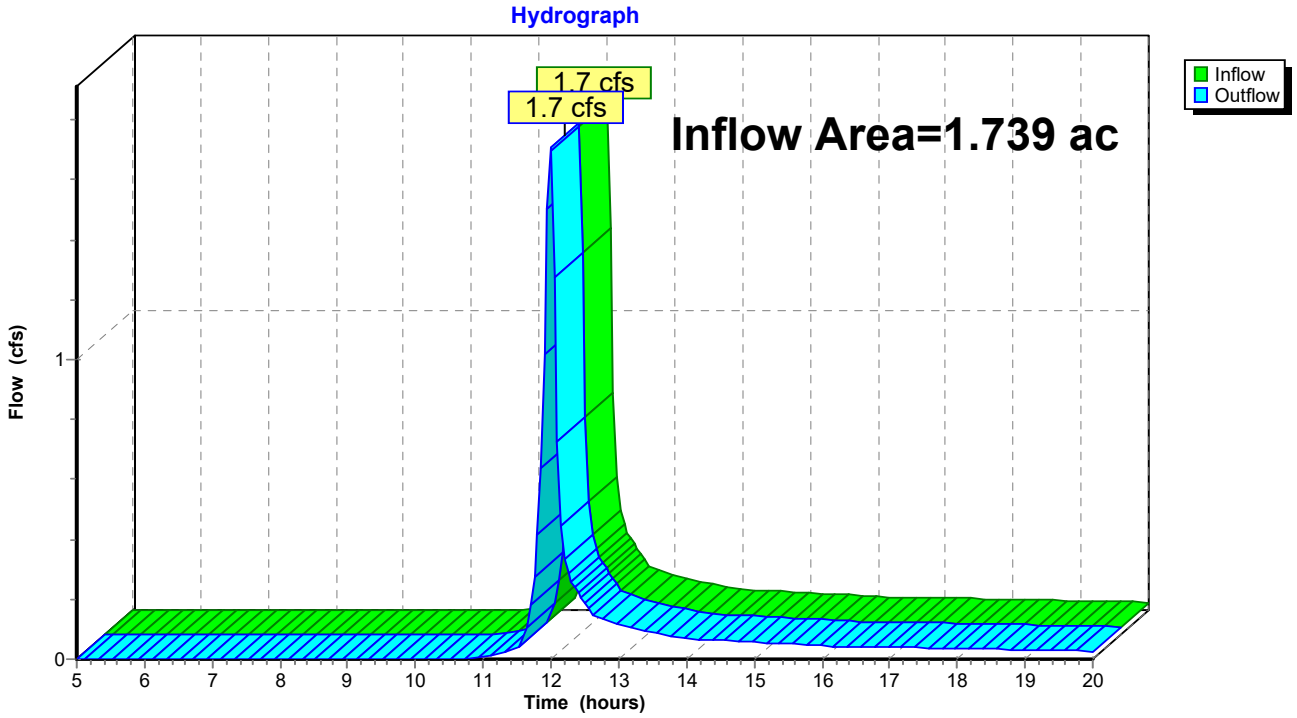
Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.739 ac, 26.31% Impervious, Inflow Depth > 0.53" for 2-YR event
Inflow = 1.7 cfs @ 11.99 hrs, Volume= 0.076 af
Outflow = 1.7 cfs @ 11.99 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: West Storm

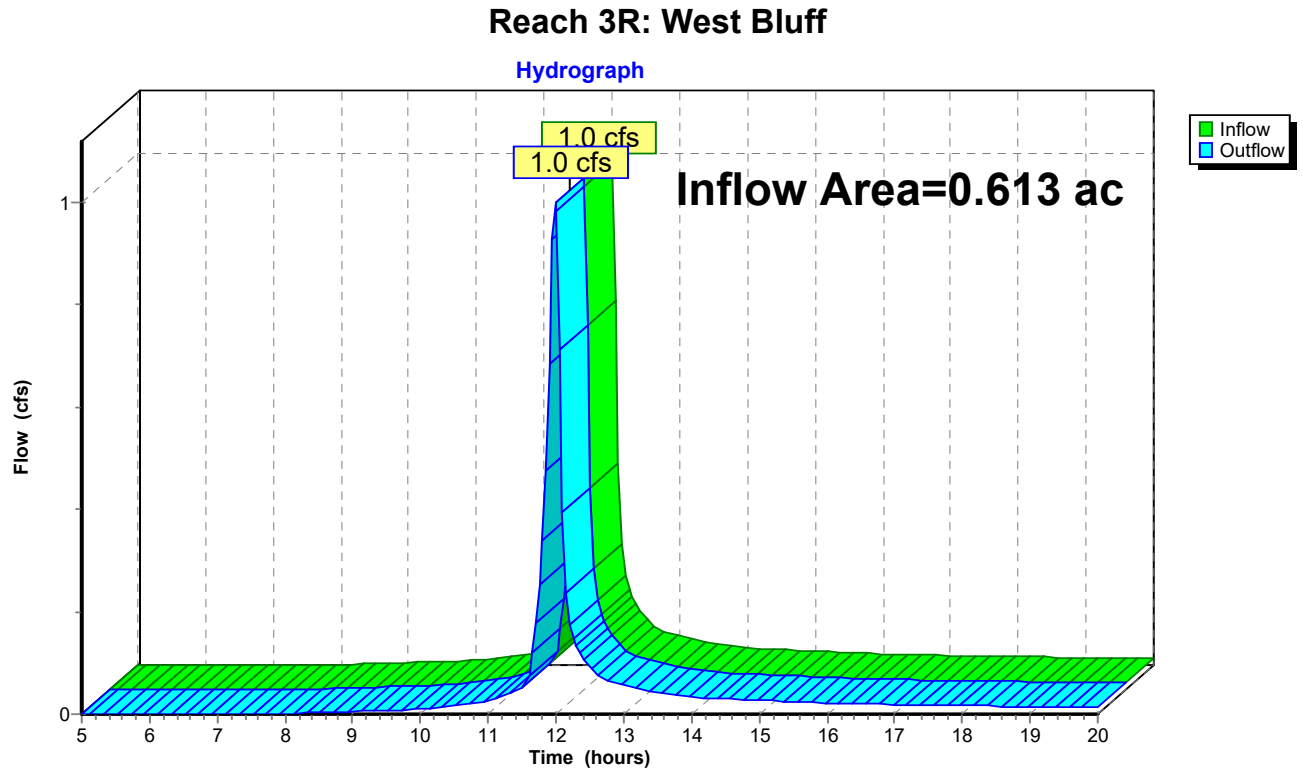


Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 64.20% Impervious, Inflow Depth > 0.90" for 2-YR event
Inflow = 1.0 cfs @ 11.98 hrs, Volume= 0.046 af
Outflow = 1.0 cfs @ 11.98 hrs, Volume= 0.046 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

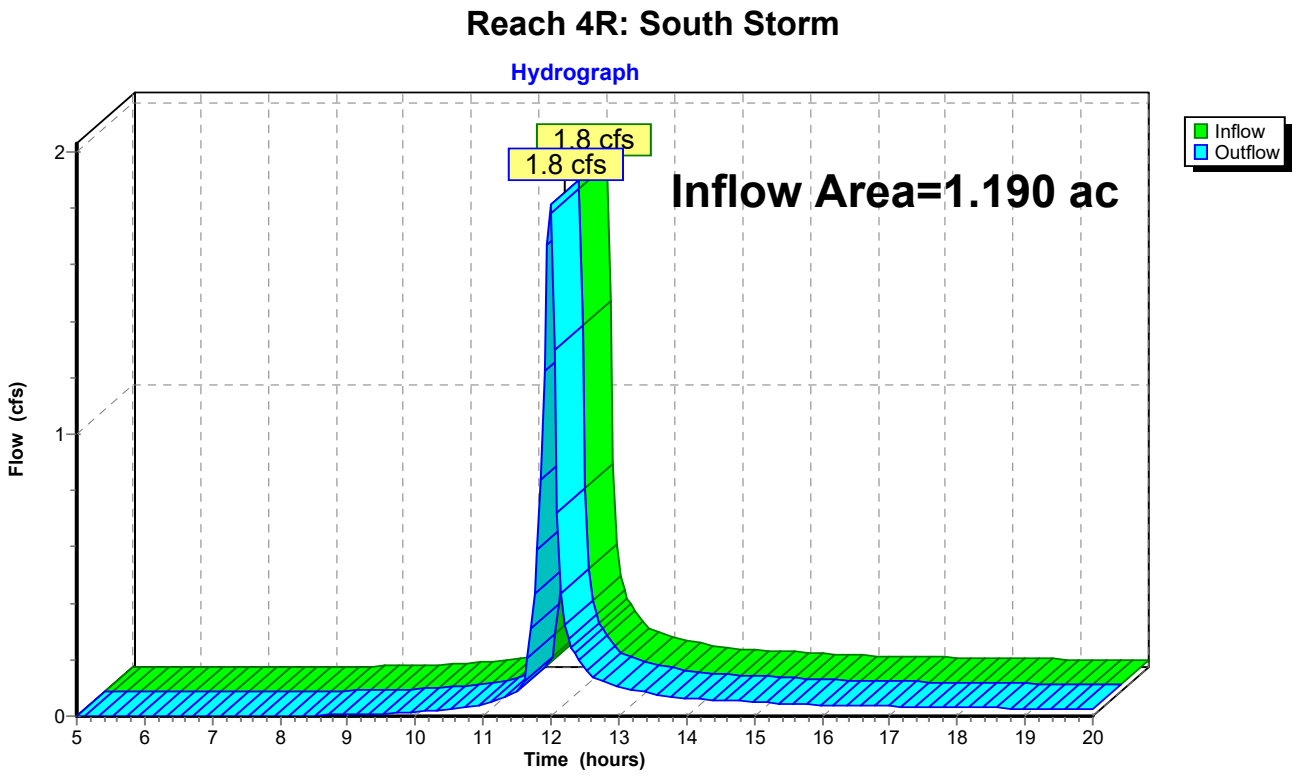


Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.190 ac, 60.81% Impervious, Inflow Depth > 0.84" for 2-YR event
Inflow = 1.8 cfs @ 11.98 hrs, Volume= 0.083 af
Outflow = 1.8 cfs @ 11.98 hrs, Volume= 0.083 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



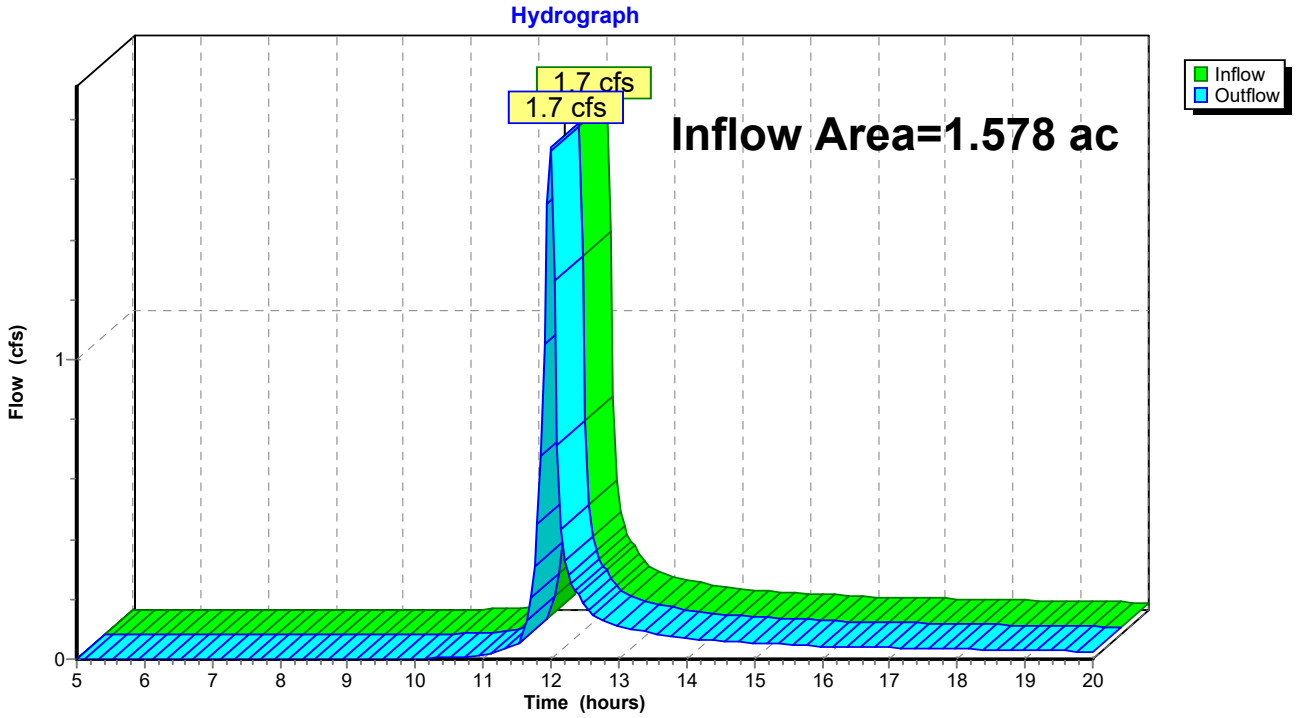
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.578 ac, 36.84% Impervious, Inflow Depth > 0.58" for 2-YR event
Inflow = 1.7 cfs @ 11.99 hrs, Volume= 0.077 af
Outflow = 1.7 cfs @ 11.99 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



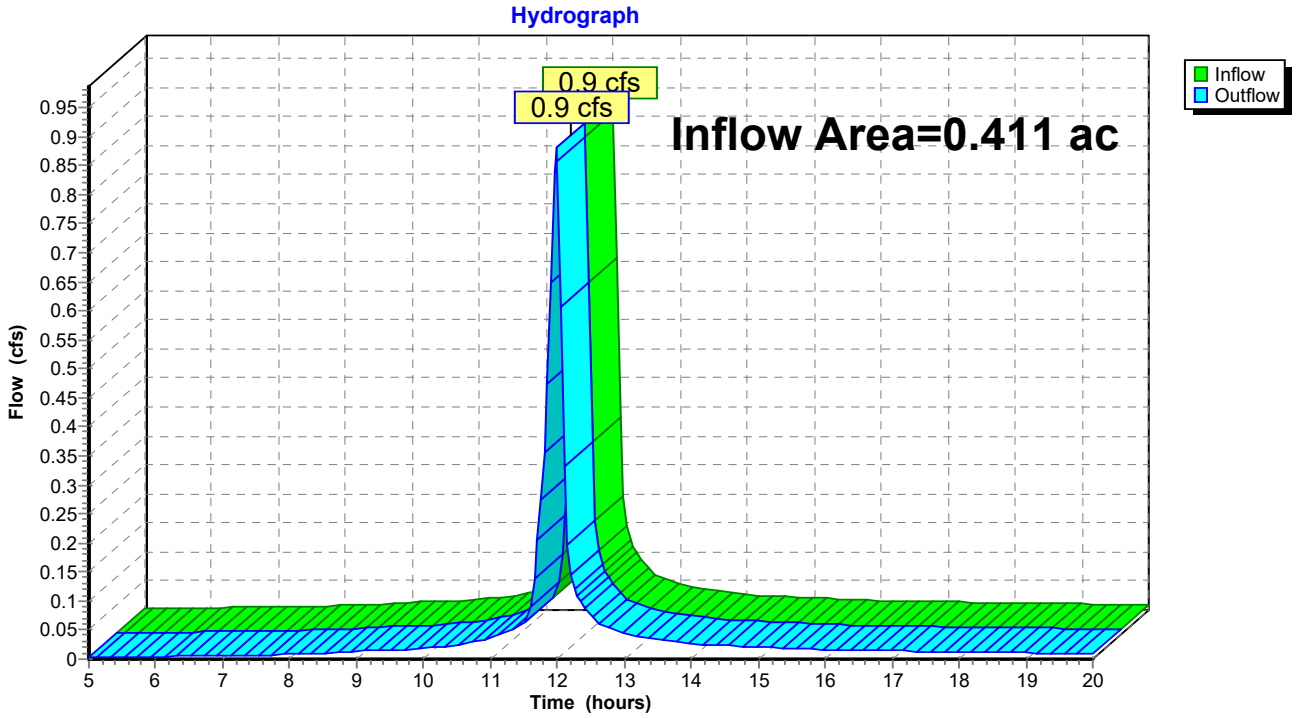
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.411 ac, 96.42% Impervious, Inflow Depth > 1.29" for 2-YR event
Inflow = 0.9 cfs @ 11.98 hrs, Volume= 0.044 af
Outflow = 0.9 cfs @ 11.98 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



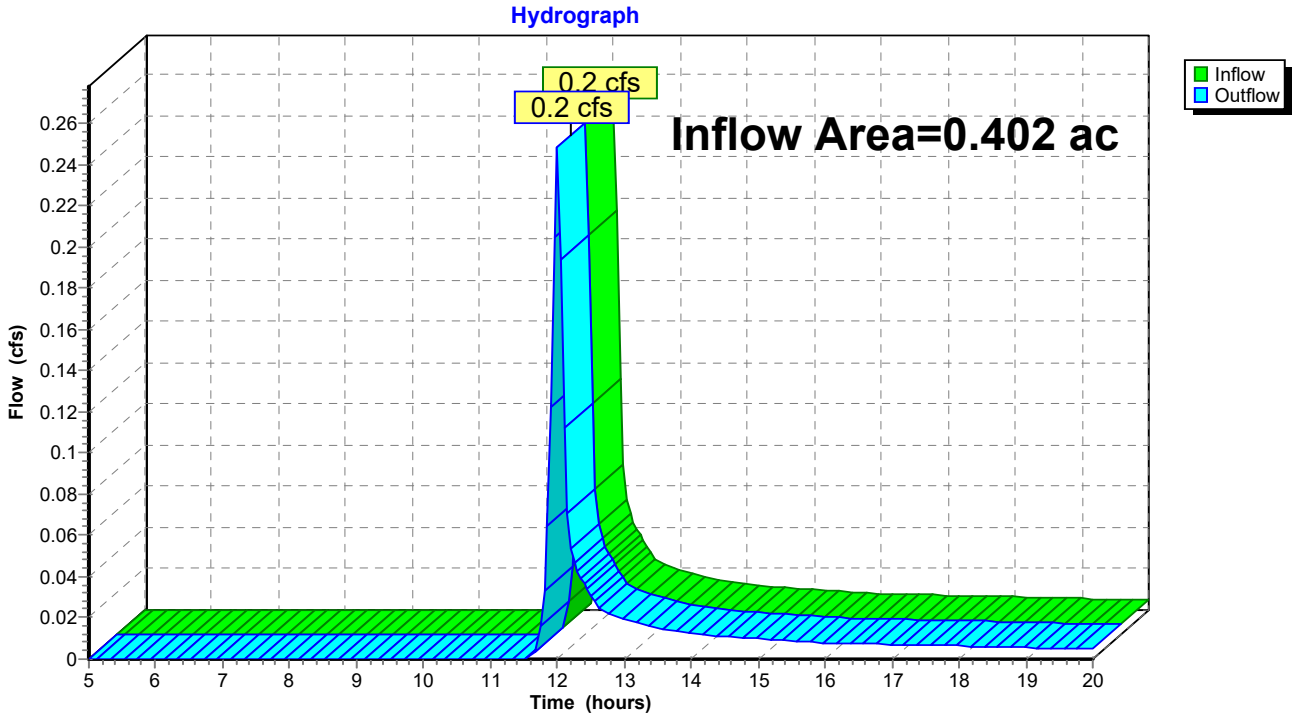
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.402 ac, 0.00% Impervious, Inflow Depth > 0.34" for 2-YR event
Inflow = 0.2 cfs @ 12.00 hrs, Volume= 0.012 af
Outflow = 0.2 cfs @ 12.00 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1XS: Runoff Area=212,871 sf 45.04% Impervious Runoff Depth>2.79"
Tc=7.0 min CN=88 Runoff=23.8 cfs 1.138 af

Subcatchment2XS: Runoff Area=75,763 sf 26.31% Impervious Runoff Depth>2.52"
Tc=7.0 min CN=85 Runoff=7.8 cfs 0.365 af

Subcatchment3XS: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>3.18"
Tc=7.0 min CN=92 Runoff=3.3 cfs 0.162 af

Subcatchment4XS: Runoff Area=51,828 sf 60.81% Impervious Runoff Depth>3.08"
Tc=7.0 min CN=91 Runoff=6.2 cfs 0.305 af

Subcatchment5XS: Runoff Area=41,786 sf 30.44% Impervious Runoff Depth>2.52"
Tc=7.0 min CN=85 Runoff=4.3 cfs 0.201 af

Subcatchment6XS: Runoff Area=17,899 sf 96.42% Impervious Runoff Depth>3.64"
Tc=7.0 min CN=97 Runoff=2.4 cfs 0.125 af

Subcatchment7XS: Runoff Area=26,971 sf 46.75% Impervious Runoff Depth>2.79"
Tc=7.0 min CN=88 Runoff=3.0 cfs 0.144 af

Subcatchment8XS: Runoff Area=17,512 sf 0.00% Impervious Runoff Depth>2.10"
Tc=7.0 min CN=80 Runoff=1.5 cfs 0.070 af

Reach 1R: NW Storm Inflow=23.8 cfs 1.138 af
Outflow=23.8 cfs 1.138 af

Reach 2R: West Storm Inflow=7.8 cfs 0.365 af
Outflow=7.8 cfs 0.365 af

Reach 3R: West Bluff Inflow=3.3 cfs 0.162 af
Outflow=3.3 cfs 0.162 af

Reach 4R: South Storm Inflow=6.2 cfs 0.305 af
Outflow=6.2 cfs 0.305 af

Reach 5R: SE Bluff - To Road Inflow=7.3 cfs 0.346 af
Outflow=7.3 cfs 0.346 af

Reach 6R: East Storm Inflow=2.4 cfs 0.125 af
Outflow=2.4 cfs 0.125 af

Reach 7R: North Bluff Inflow=1.5 cfs 0.070 af
Outflow=1.5 cfs 0.070 af

Total Runoff Area = 10.821 ac Runoff Volume = 2.512 af Average Runoff Depth = 2.79"
56.07% Pervious = 6.067 ac 43.93% Impervious = 4.753 ac

Summary for Subcatchment 1XS:

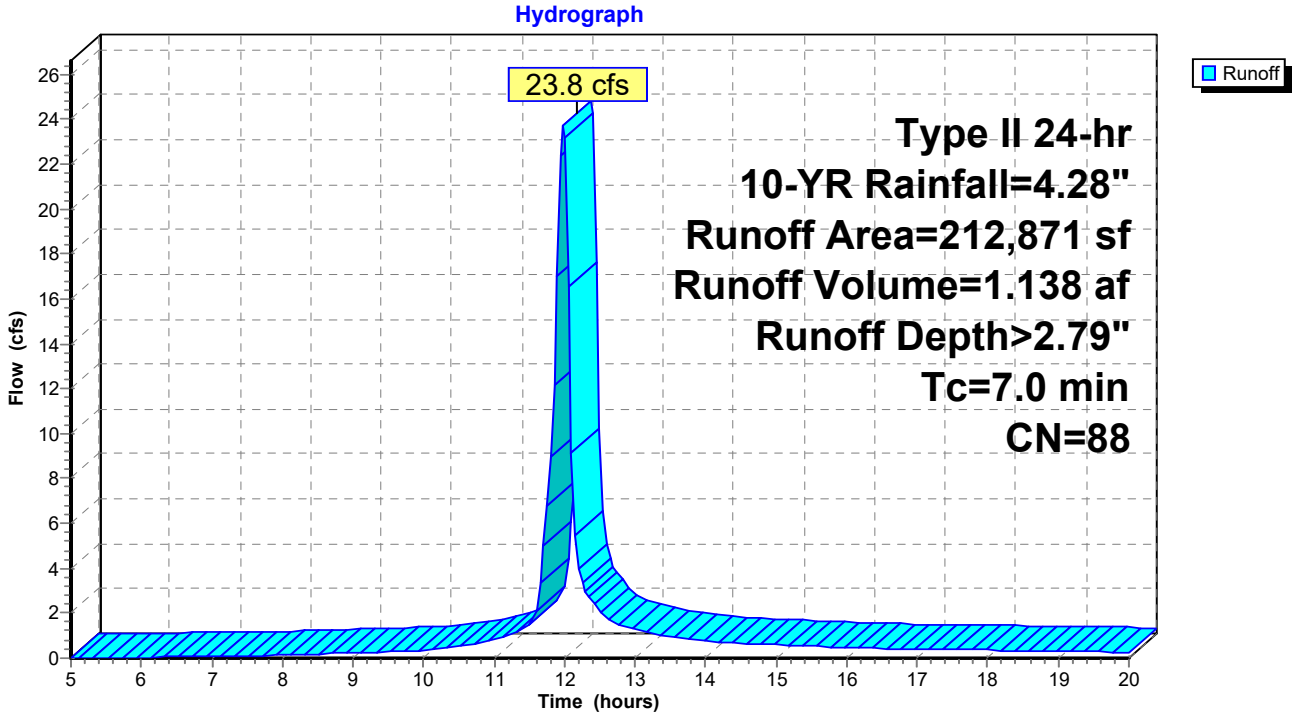
Runoff = 23.8 cfs @ 11.98 hrs, Volume= 1.138 af, Depth> 2.79"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
95,871	98	Paved parking, HSG D
117,000	80	>75% Grass cover, Good, HSG D
212,871	88	Weighted Average
117,000		54.96% Pervious Area
95,871		45.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1XS:



Summary for Subcatchment 2XS:

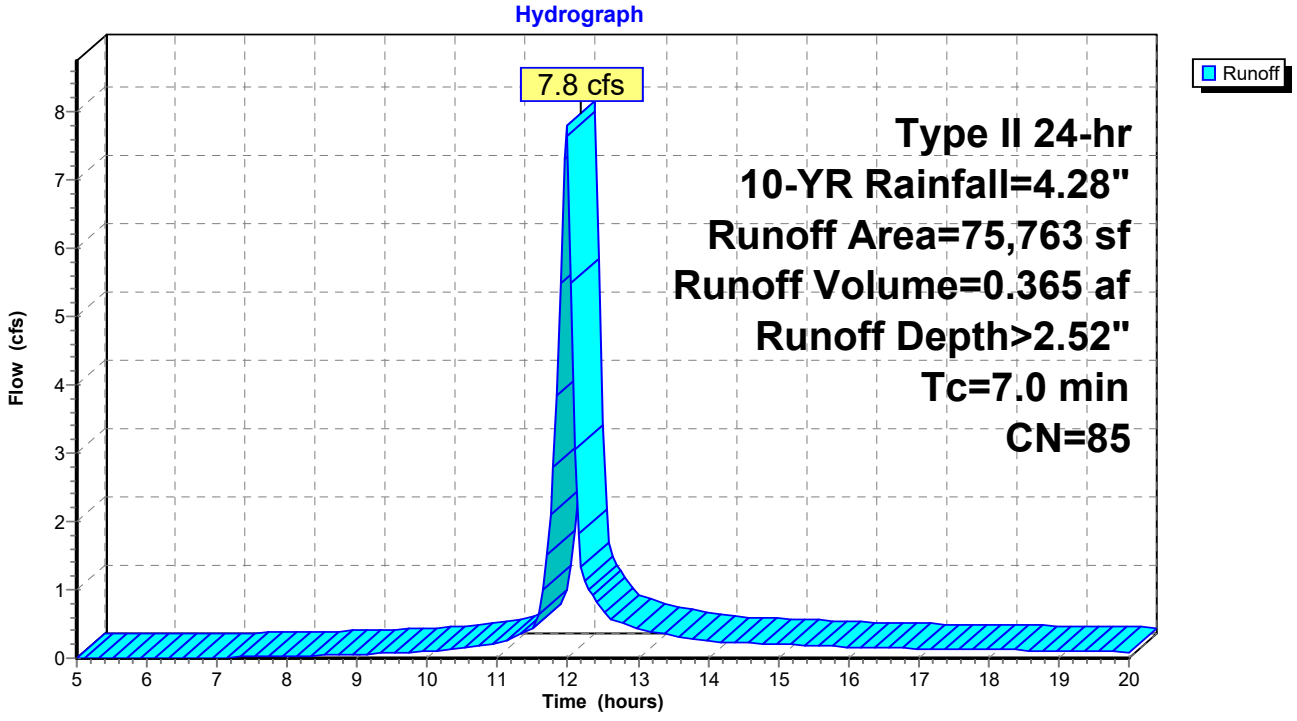
Runoff = 7.8 cfs @ 11.98 hrs, Volume= 0.365 af, Depth> 2.52"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
19,931	98	Paved parking, HSG D
55,832	80	>75% Grass cover, Good, HSG D
75,763	85	Weighted Average
55,832		73.69% Pervious Area
19,931		26.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2XS:



Summary for Subcatchment 3XS:

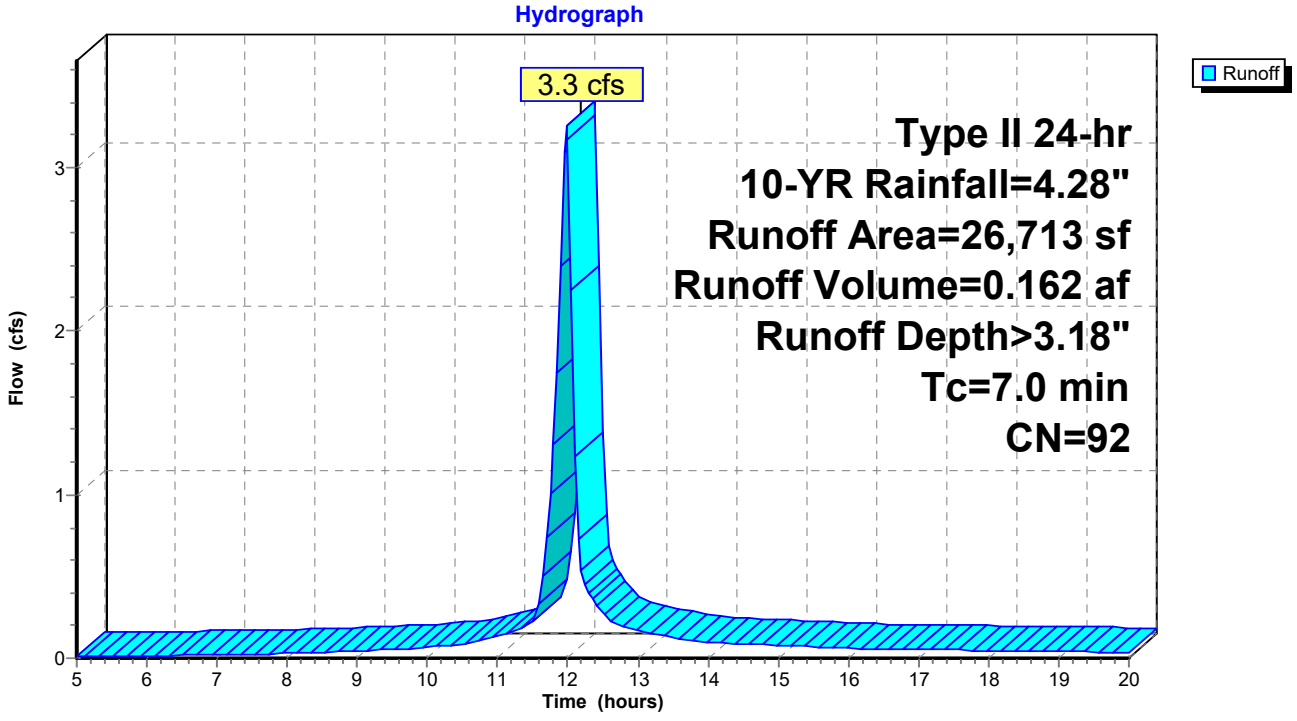
Runoff = 3.3 cfs @ 11.98 hrs, Volume= 0.162 af, Depth> 3.18"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3XS:



Summary for Subcatchment 4XS:

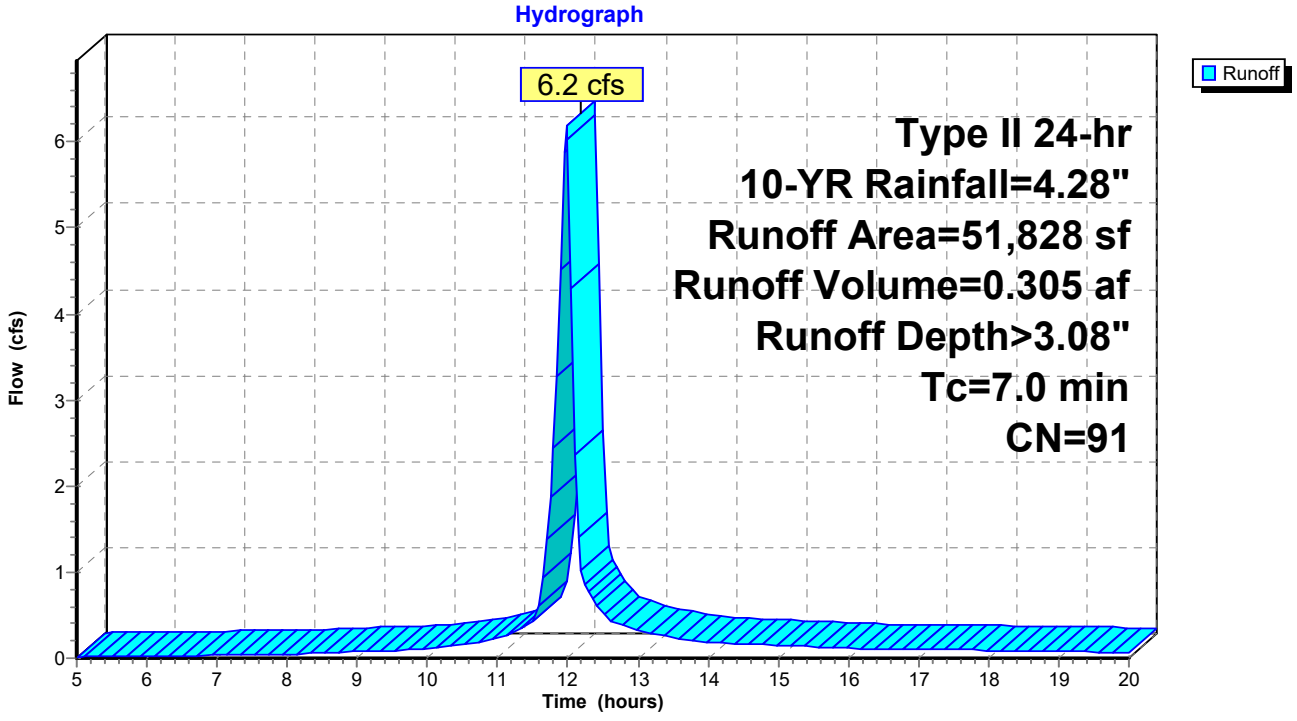
Runoff = 6.2 cfs @ 11.98 hrs, Volume= 0.305 af, Depth> 3.08"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
20,312	80	>75% Grass cover, Good, HSG D
51,828	91	Weighted Average
20,312		39.19% Pervious Area
31,516		60.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4XS:



Summary for Subcatchment 5XS:

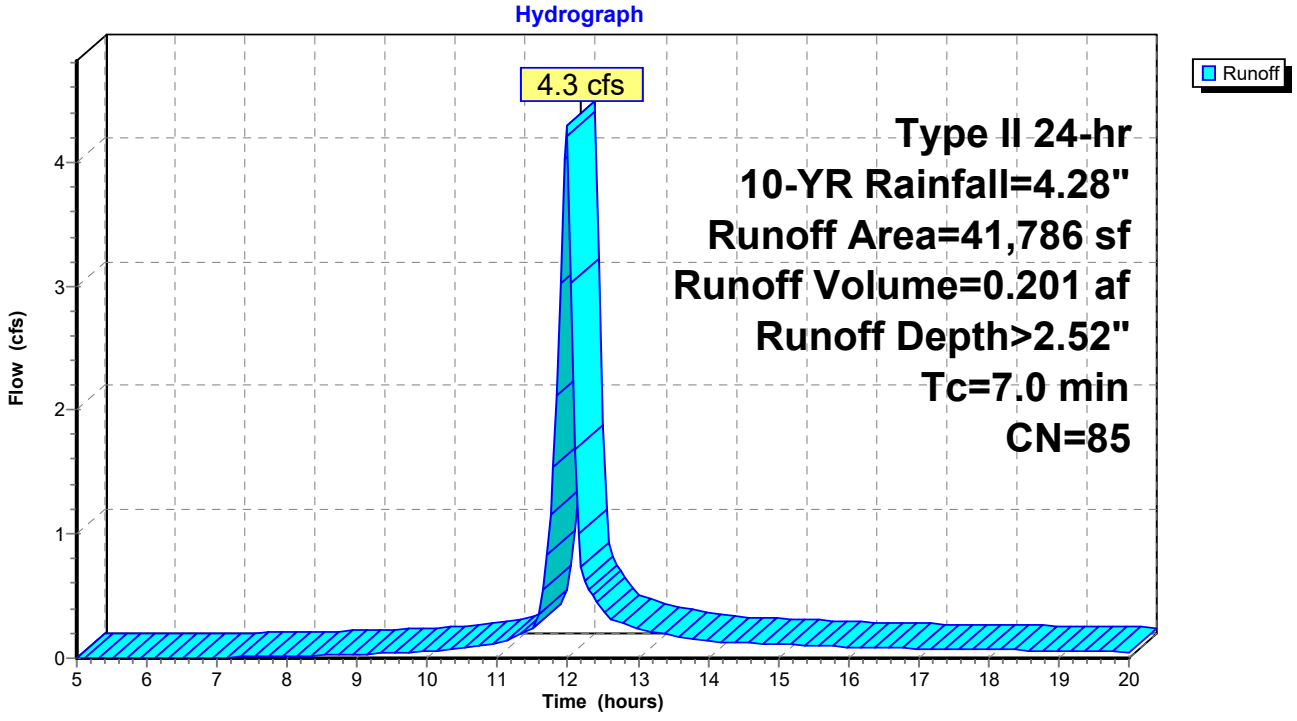
Runoff = 4.3 cfs @ 11.98 hrs, Volume= 0.201 af, Depth> 2.52"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
12,719	98	Paved parking, HSG D
29,067	80	>75% Grass cover, Good, HSG D
41,786	85	Weighted Average
29,067		69.56% Pervious Area
12,719		30.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5XS:



Summary for Subcatchment 6XS:

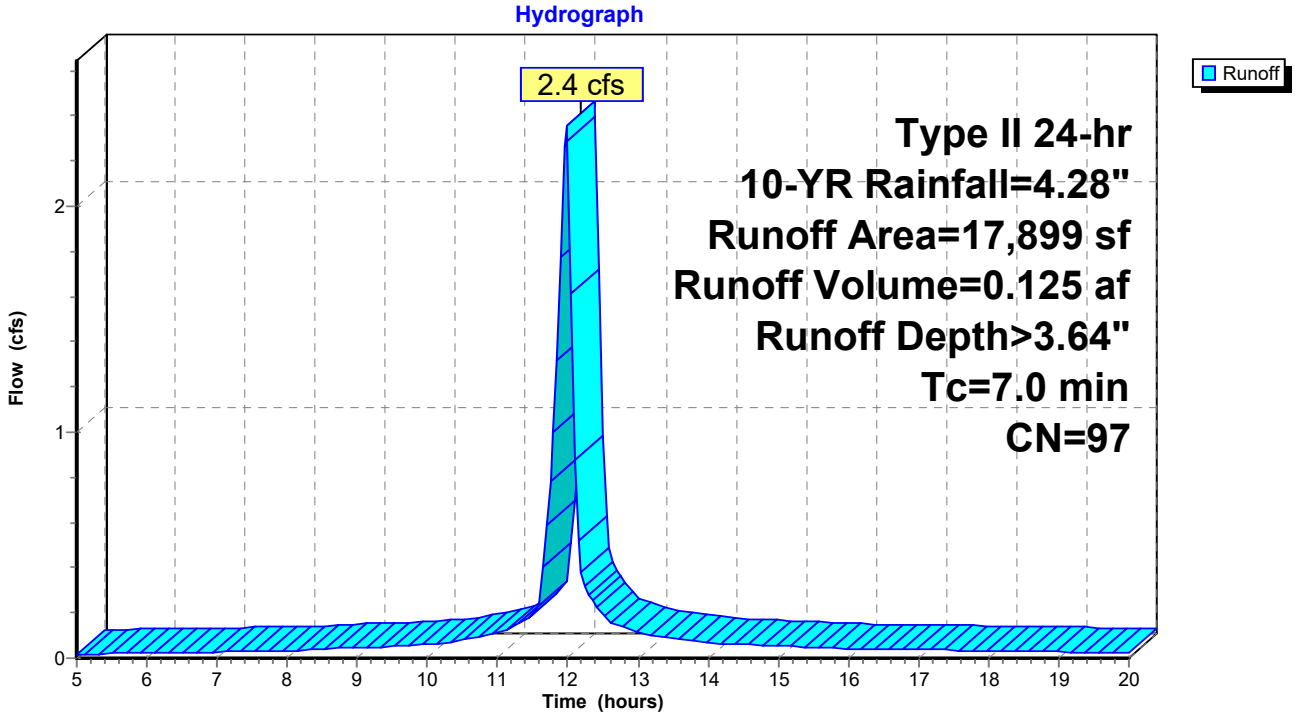
Runoff = 2.4 cfs @ 11.98 hrs, Volume= 0.125 af, Depth> 3.64"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
17,259	98	Paved parking, HSG D
640	80	>75% Grass cover, Good, HSG D
17,899	97	Weighted Average
640		3.58% Pervious Area
17,259		96.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6XS:



Summary for Subcatchment 7XS:

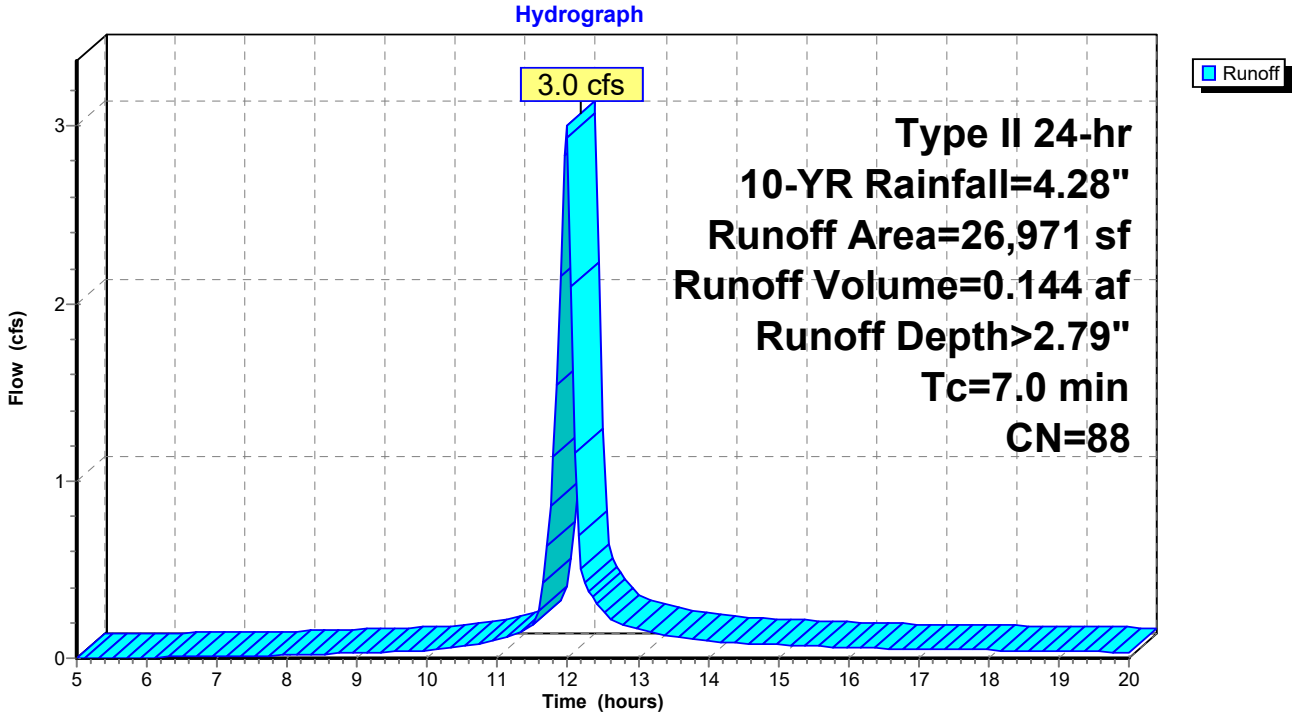
Runoff = 3.0 cfs @ 11.98 hrs, Volume= 0.144 af, Depth> 2.79"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
12,609	98	Paved parking, HSG D
14,362	80	>75% Grass cover, Good, HSG D
26,971	88	Weighted Average
14,362		53.25% Pervious Area
12,609		46.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7XS:



Summary for Subcatchment 8XS:

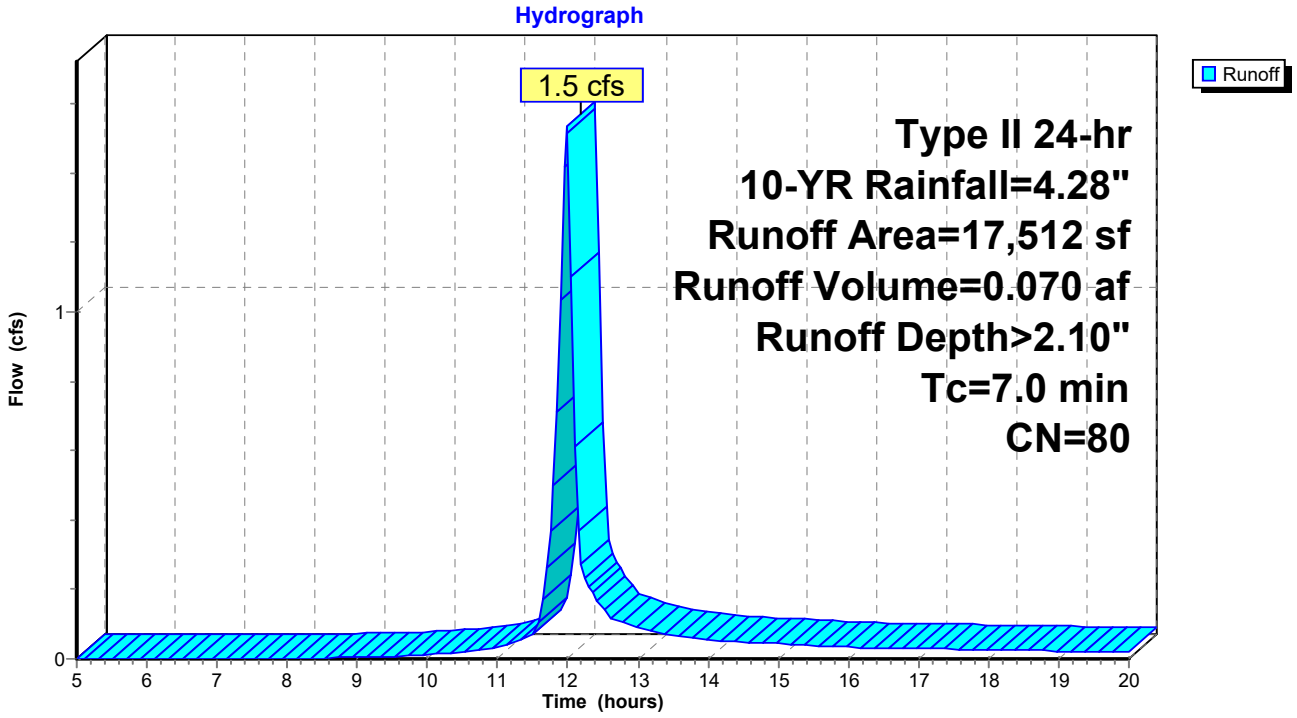
Runoff = 1.5 cfs @ 11.98 hrs, Volume= 0.070 af, Depth> 2.10"
Routed to Reach 7R : North Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
17,512	80	>75% Grass cover, Good, HSG D
17,512		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8XS:



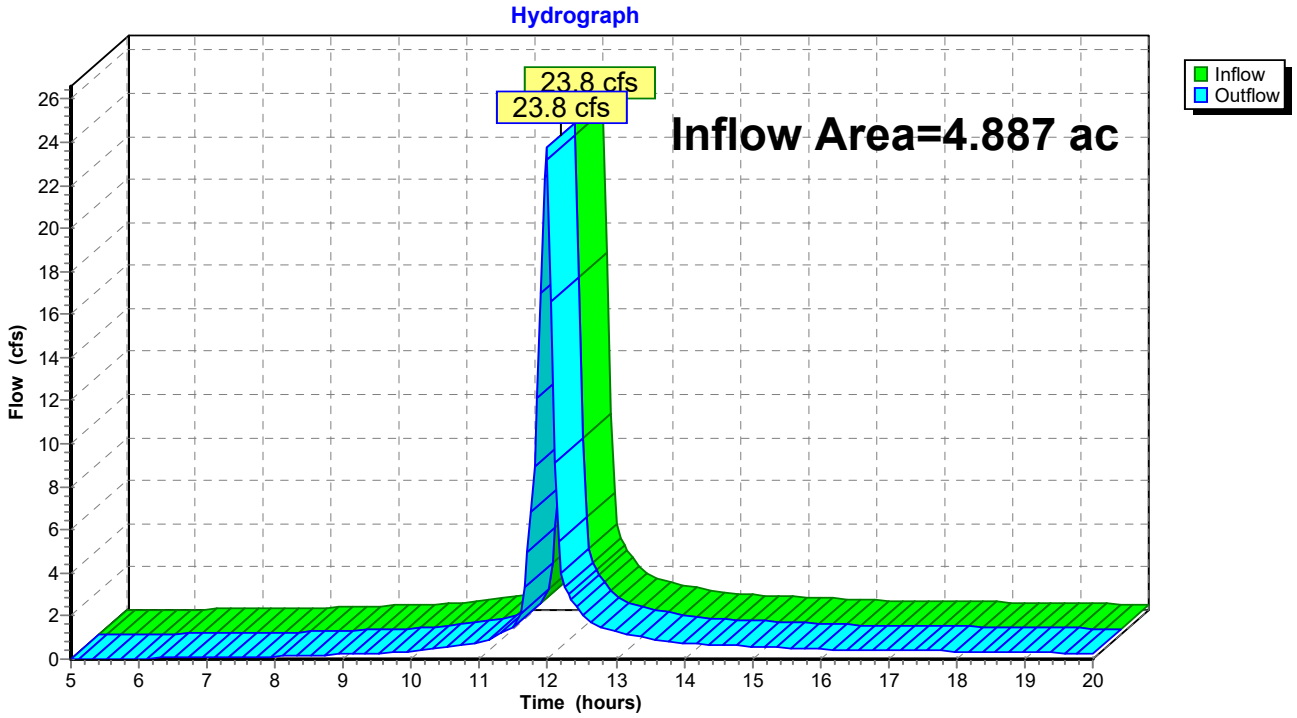
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.887 ac, 45.04% Impervious, Inflow Depth > 2.79" for 10-YR event
Inflow = 23.8 cfs @ 11.98 hrs, Volume= 1.138 af
Outflow = 23.8 cfs @ 11.98 hrs, Volume= 1.138 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm



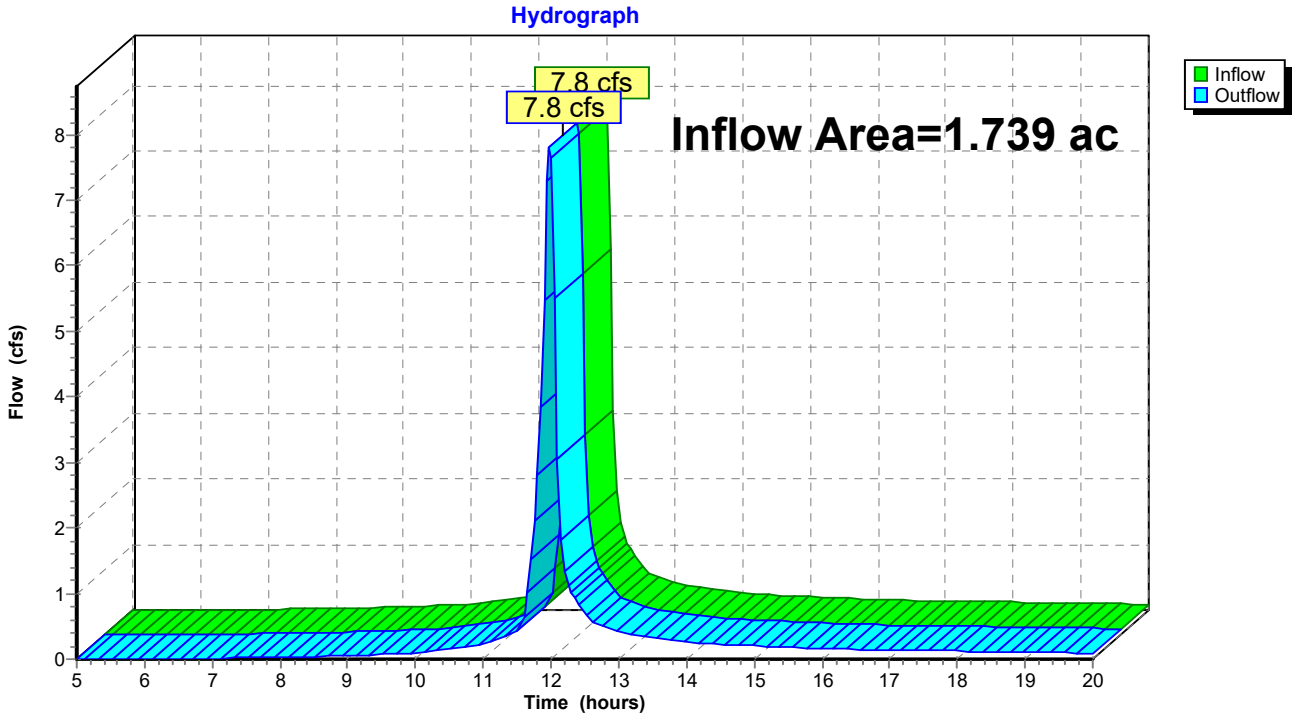
Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.739 ac, 26.31% Impervious, Inflow Depth > 2.52" for 10-YR event
Inflow = 7.8 cfs @ 11.98 hrs, Volume= 0.365 af
Outflow = 7.8 cfs @ 11.98 hrs, Volume= 0.365 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: West Storm



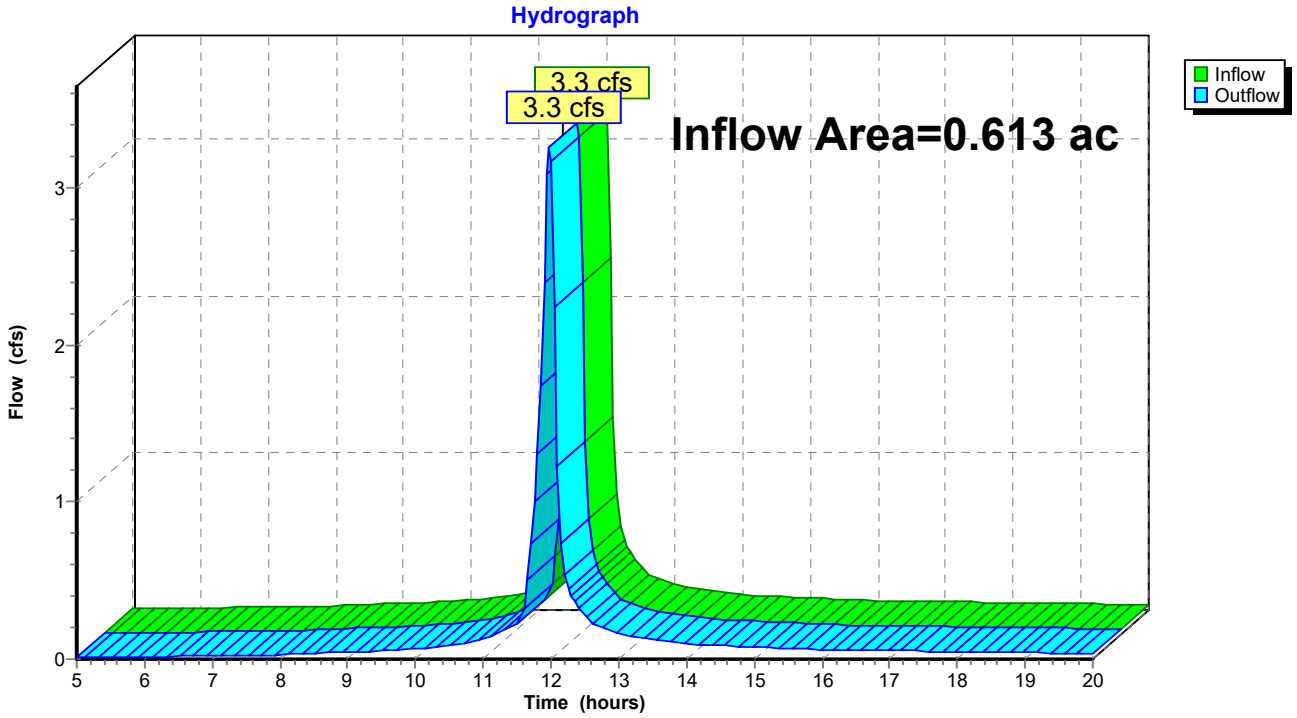
Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 64.20% Impervious, Inflow Depth > 3.18" for 10-YR event
Inflow = 3.3 cfs @ 11.98 hrs, Volume= 0.162 af
Outflow = 3.3 cfs @ 11.98 hrs, Volume= 0.162 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: West Bluff



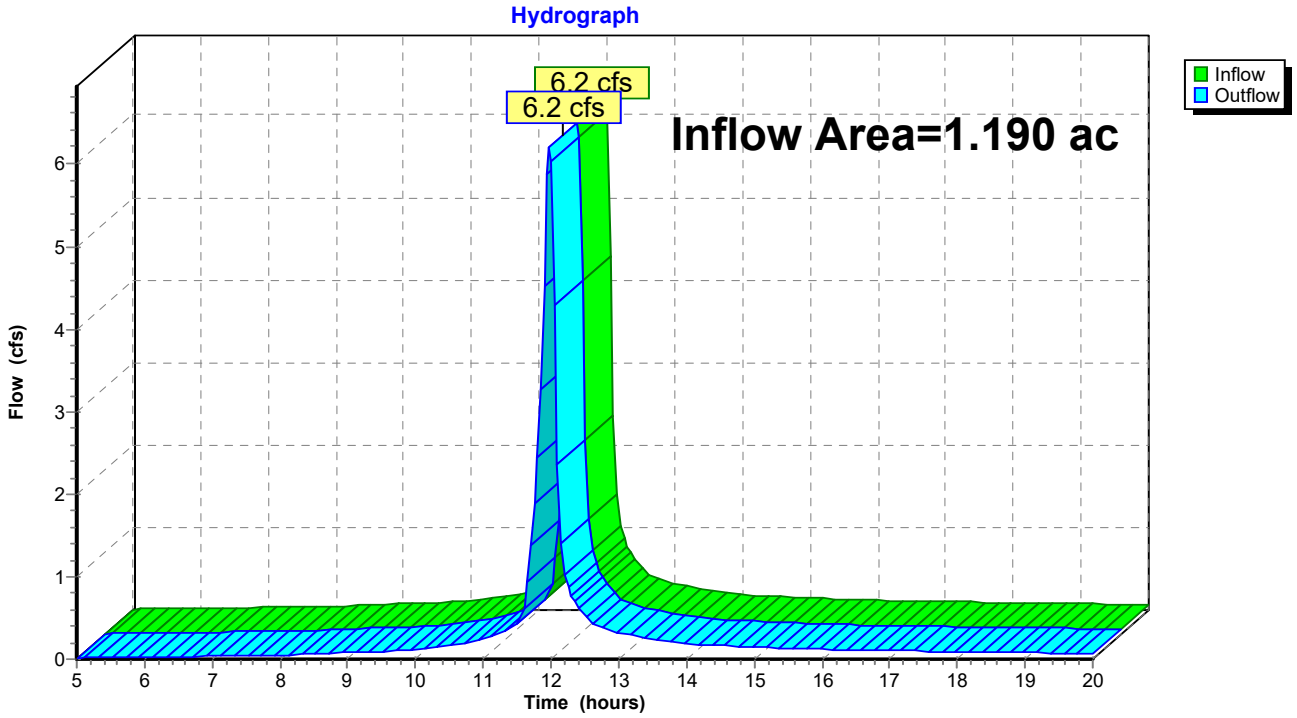
Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.190 ac, 60.81% Impervious, Inflow Depth > 3.08" for 10-YR event
Inflow = 6.2 cfs @ 11.98 hrs, Volume= 0.305 af
Outflow = 6.2 cfs @ 11.98 hrs, Volume= 0.305 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: South Storm



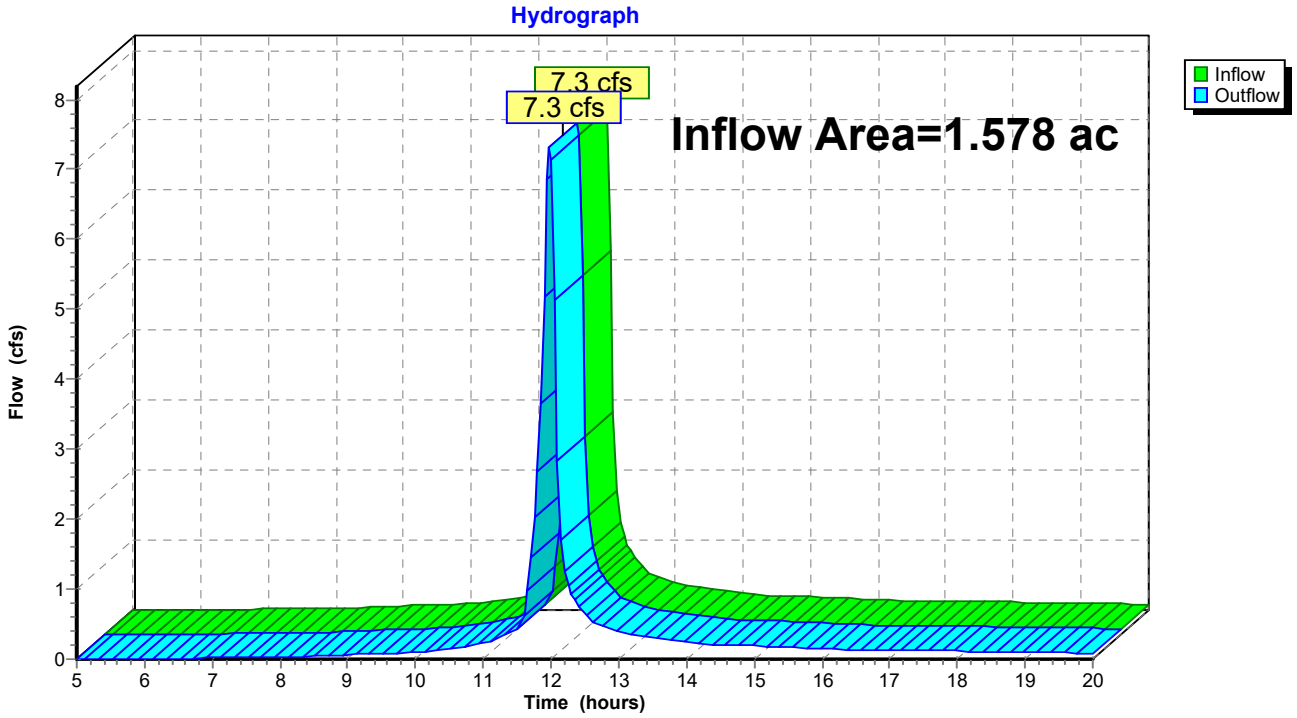
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.578 ac, 36.84% Impervious, Inflow Depth > 2.63" for 10-YR event
Inflow = 7.3 cfs @ 11.98 hrs, Volume= 0.346 af
Outflow = 7.3 cfs @ 11.98 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



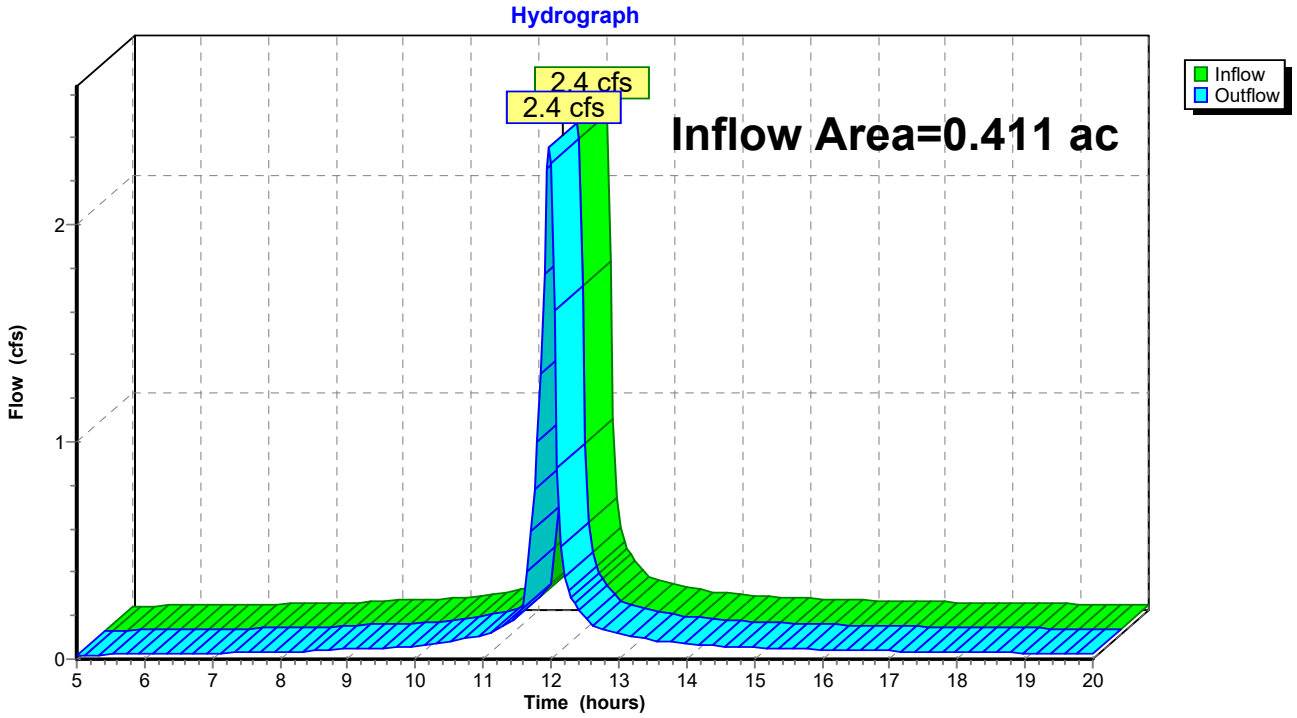
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.411 ac, 96.42% Impervious, Inflow Depth > 3.64" for 10-YR event
Inflow = 2.4 cfs @ 11.98 hrs, Volume= 0.125 af
Outflow = 2.4 cfs @ 11.98 hrs, Volume= 0.125 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



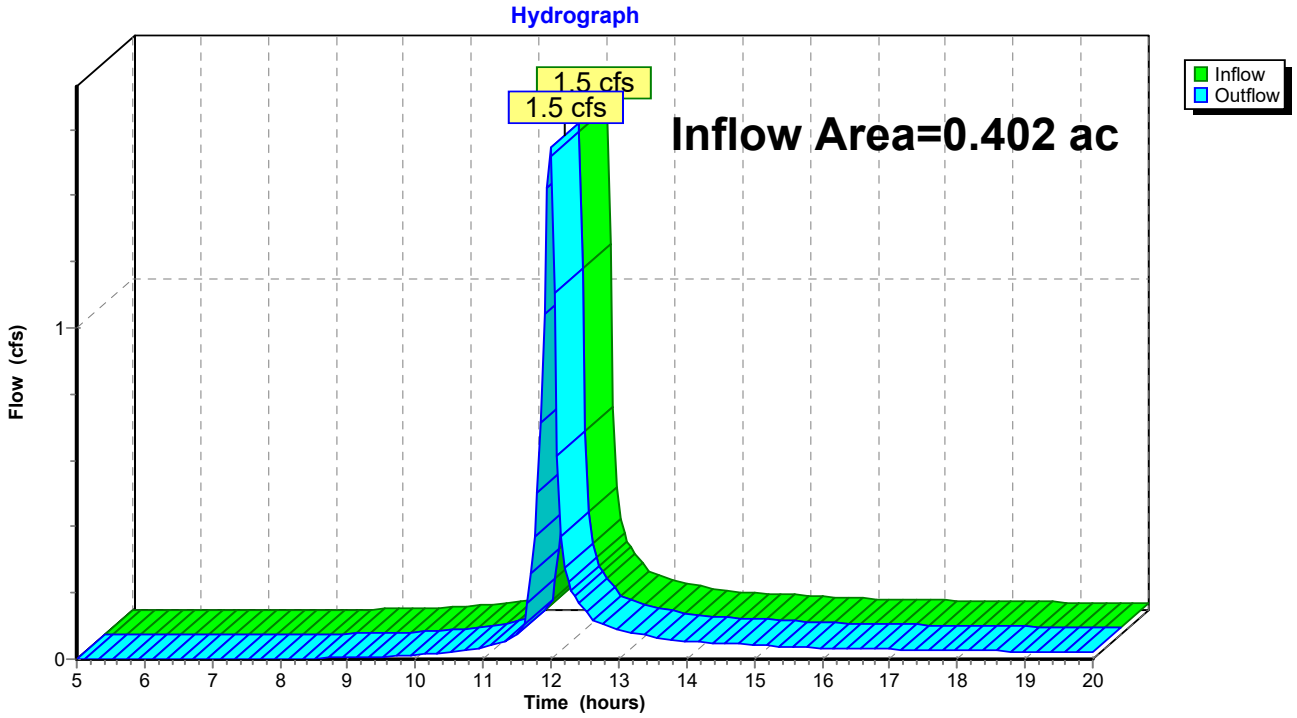
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.402 ac, 0.00% Impervious, Inflow Depth > 2.10" for 10-YR event
Inflow = 1.5 cfs @ 11.98 hrs, Volume= 0.070 af
Outflow = 1.5 cfs @ 11.98 hrs, Volume= 0.070 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1XS: Runoff Area=212,871 sf 45.04% Impervious Runoff Depth>5.42"
Tc=7.0 min CN=88 Runoff=44.1 cfs 2.206 af

Subcatchment2XS: Runoff Area=75,763 sf 26.31% Impervious Runoff Depth>5.09"
Tc=7.0 min CN=85 Runoff=15.1 cfs 0.738 af

Subcatchment3XS: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>5.83"
Tc=7.0 min CN=92 Runoff=5.8 cfs 0.298 af

Subcatchment4XS: Runoff Area=51,828 sf 60.81% Impervious Runoff Depth>5.73"
Tc=7.0 min CN=91 Runoff=11.1 cfs 0.568 af

Subcatchment5XS: Runoff Area=41,786 sf 30.44% Impervious Runoff Depth>5.09"
Tc=7.0 min CN=85 Runoff=8.3 cfs 0.407 af

Subcatchment6XS: Runoff Area=17,899 sf 96.42% Impervious Runoff Depth>6.27"
Tc=7.0 min CN=97 Runoff=4.0 cfs 0.215 af

Subcatchment7XS: Runoff Area=26,971 sf 46.75% Impervious Runoff Depth>5.42"
Tc=7.0 min CN=88 Runoff=5.6 cfs 0.280 af

Subcatchment8XS: Runoff Area=17,512 sf 0.00% Impervious Runoff Depth>4.54"
Tc=7.0 min CN=80 Runoff=3.2 cfs 0.152 af

Reach 1R: NW Storm Inflow=44.1 cfs 2.206 af
Outflow=44.1 cfs 2.206 af

Reach 2R: West Storm Inflow=15.1 cfs 0.738 af
Outflow=15.1 cfs 0.738 af

Reach 3R: West Bluff Inflow=5.8 cfs 0.298 af
Outflow=5.8 cfs 0.298 af

Reach 4R: South Storm Inflow=11.1 cfs 0.568 af
Outflow=11.1 cfs 0.568 af

Reach 5R: SE Bluff - To Road Inflow=13.9 cfs 0.687 af
Outflow=13.9 cfs 0.687 af

Reach 6R: East Storm Inflow=4.0 cfs 0.215 af
Outflow=4.0 cfs 0.215 af

Reach 7R: North Bluff Inflow=3.2 cfs 0.152 af
Outflow=3.2 cfs 0.152 af

Total Runoff Area = 10.821 ac Runoff Volume = 4.864 af Average Runoff Depth = 5.39"
56.07% Pervious = 6.067 ac 43.93% Impervious = 4.753 ac

Summary for Subcatchment 1XS:

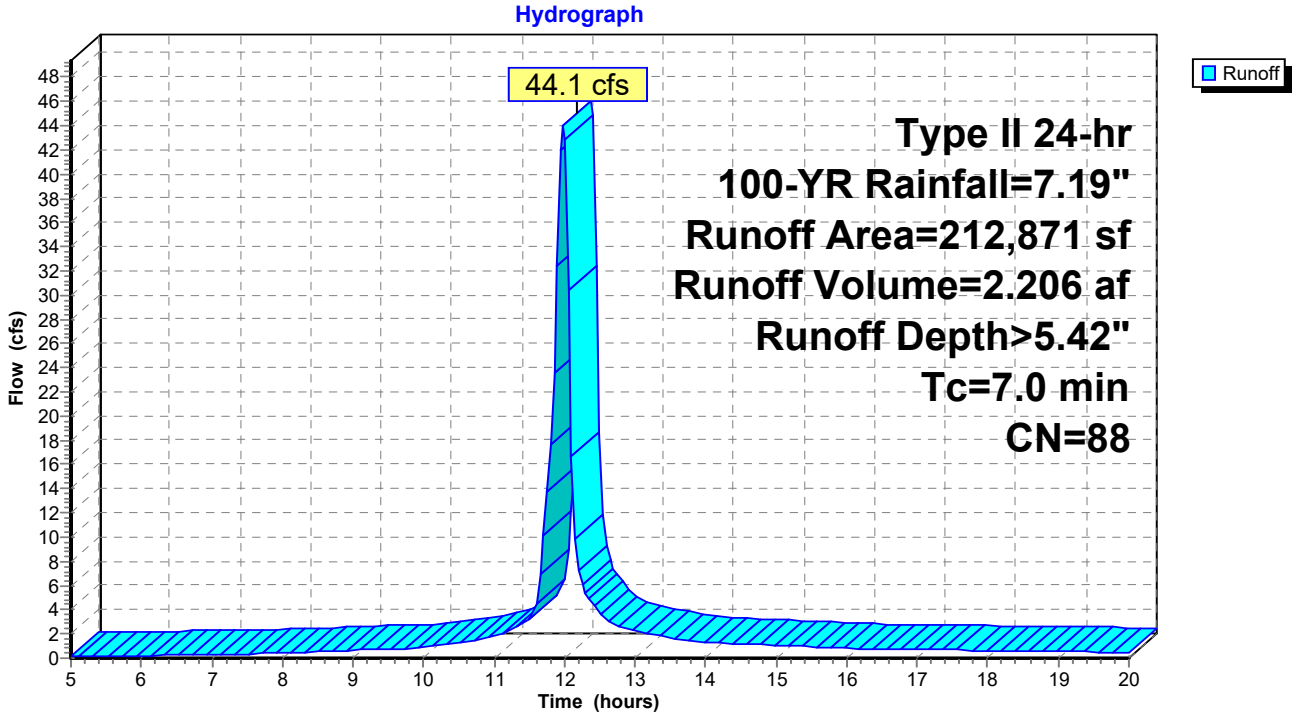
Runoff = 44.1 cfs @ 11.98 hrs, Volume= 2.206 af, Depth> 5.42"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
95,871	98	Paved parking, HSG D
117,000	80	>75% Grass cover, Good, HSG D
212,871	88	Weighted Average
117,000		54.96% Pervious Area
95,871		45.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1XS:



Summary for Subcatchment 2XS:

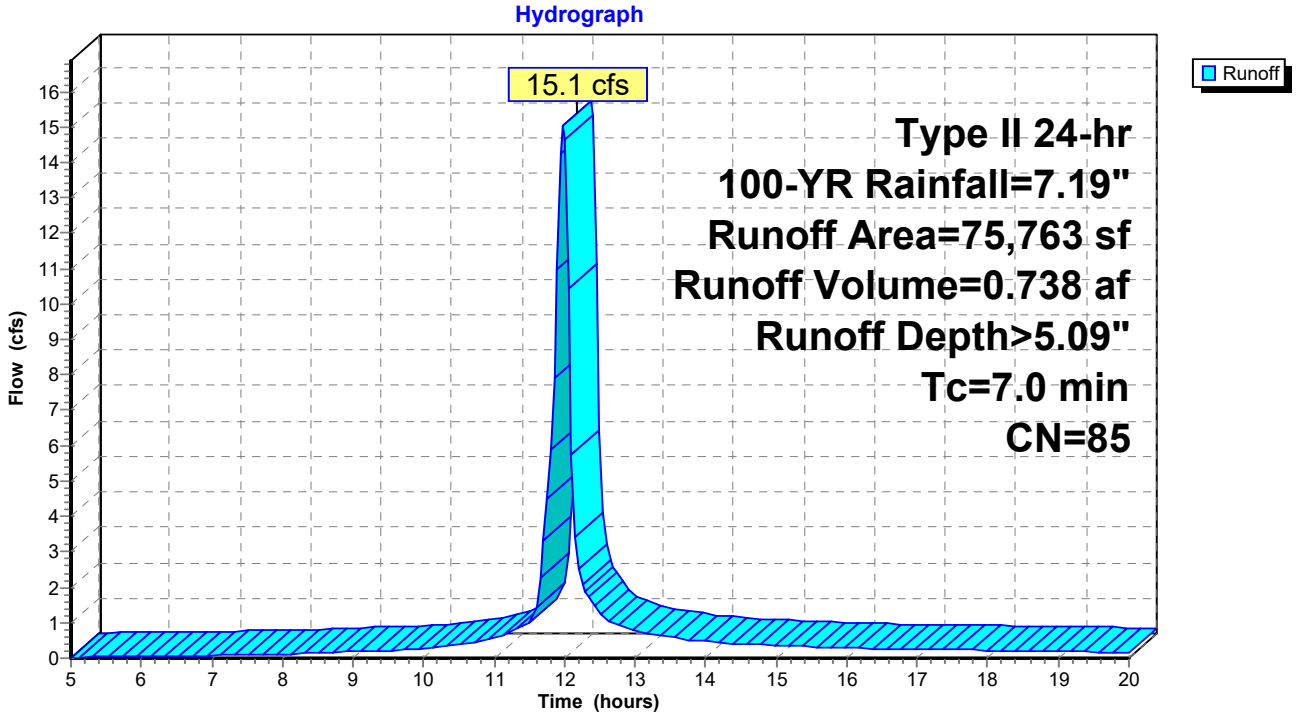
Runoff = 15.1 cfs @ 11.98 hrs, Volume= 0.738 af, Depth> 5.09"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
19,931	98	Paved parking, HSG D
55,832	80	>75% Grass cover, Good, HSG D
75,763	85	Weighted Average
55,832		73.69% Pervious Area
19,931		26.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2XS:



Summary for Subcatchment 3XS:

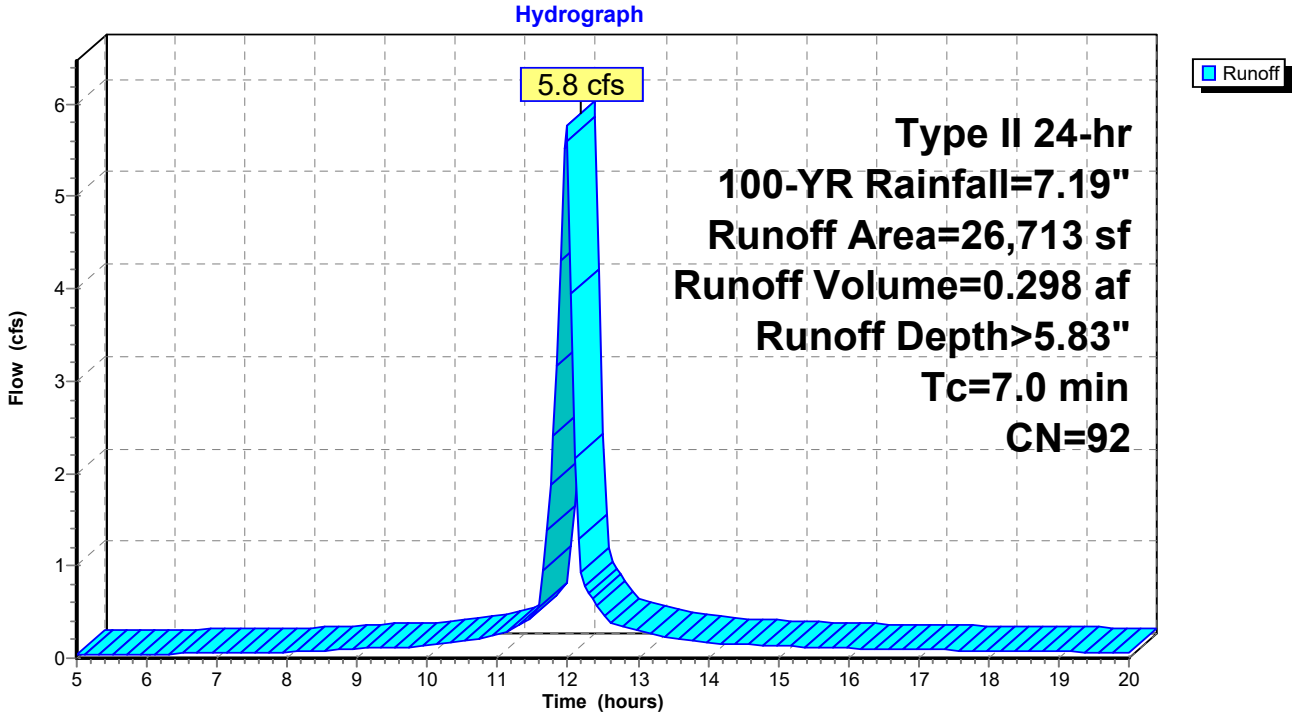
Runoff = 5.8 cfs @ 11.98 hrs, Volume= 0.298 af, Depth> 5.83"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3XS:



Summary for Subcatchment 4XS:

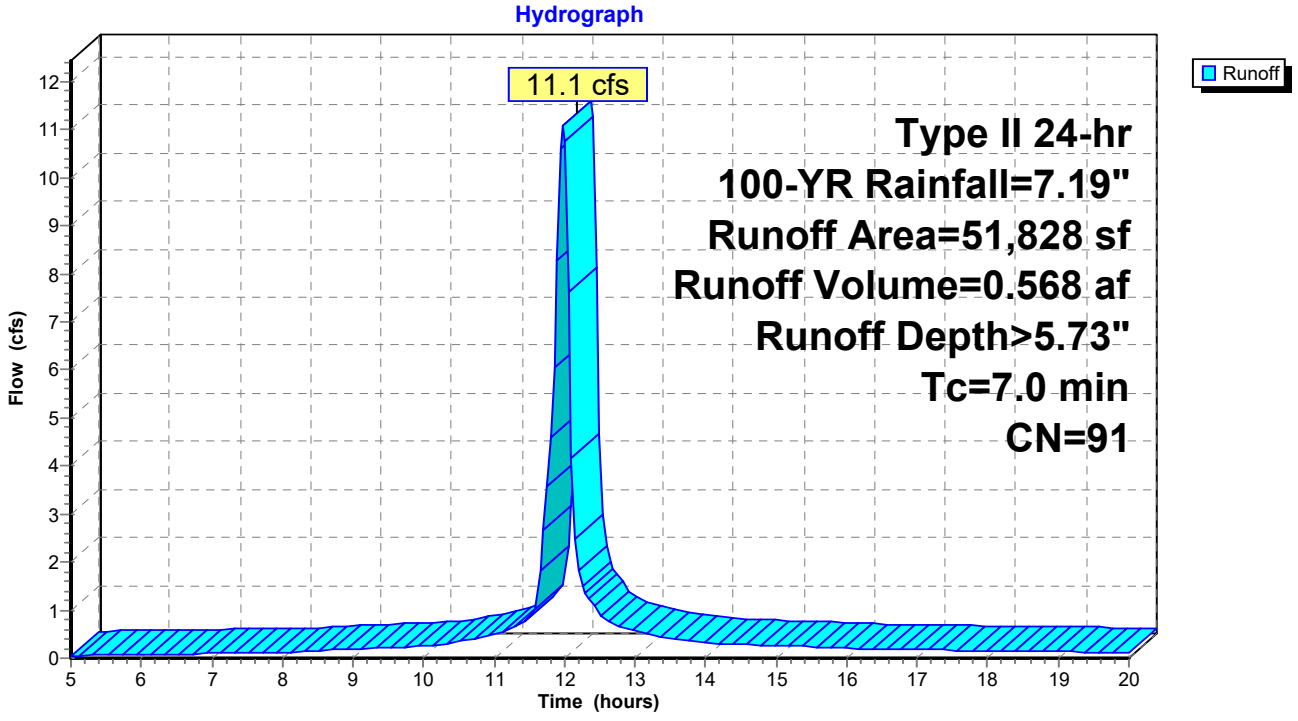
Runoff = 11.1 cfs @ 11.98 hrs, Volume= 0.568 af, Depth> 5.73"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
20,312	80	>75% Grass cover, Good, HSG D
51,828	91	Weighted Average
20,312		39.19% Pervious Area
31,516		60.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4XS:



Summary for Subcatchment 5XS:

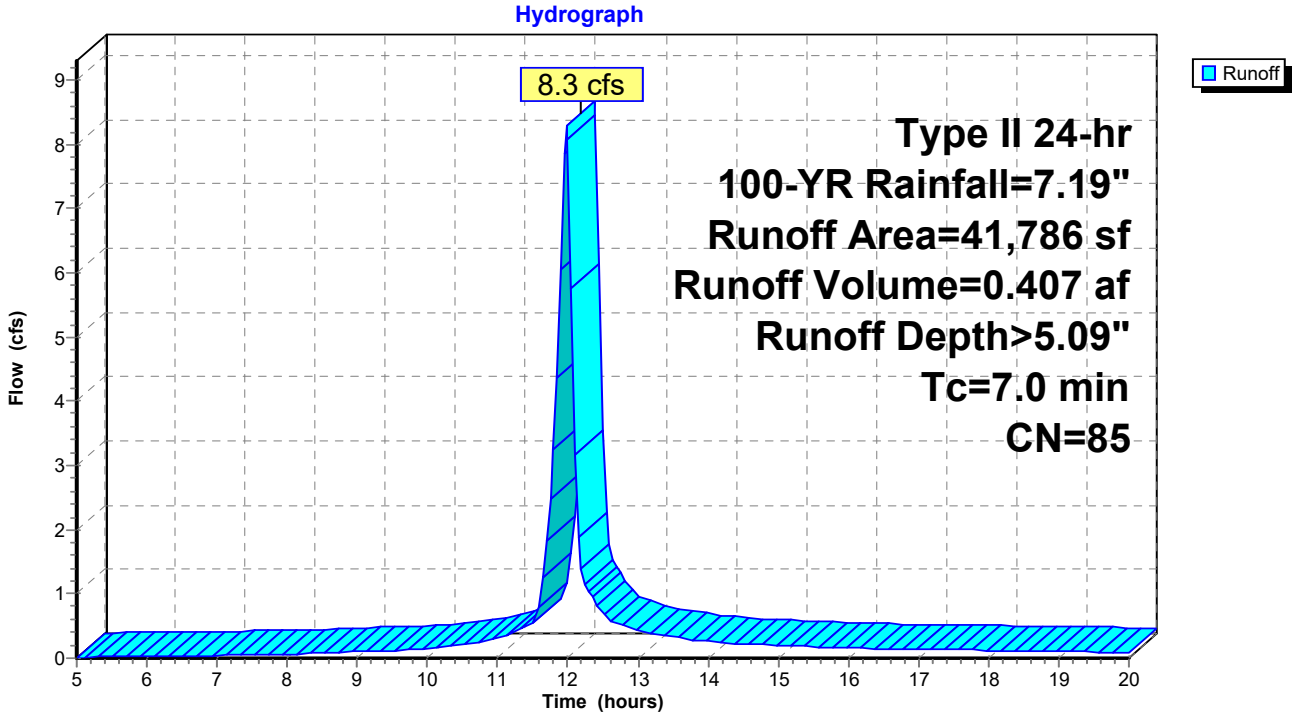
Runoff = 8.3 cfs @ 11.98 hrs, Volume= 0.407 af, Depth> 5.09"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
12,719	98	Paved parking, HSG D
29,067	80	>75% Grass cover, Good, HSG D
41,786	85	Weighted Average
29,067		69.56% Pervious Area
12,719		30.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5XS:



Summary for Subcatchment 6XS:

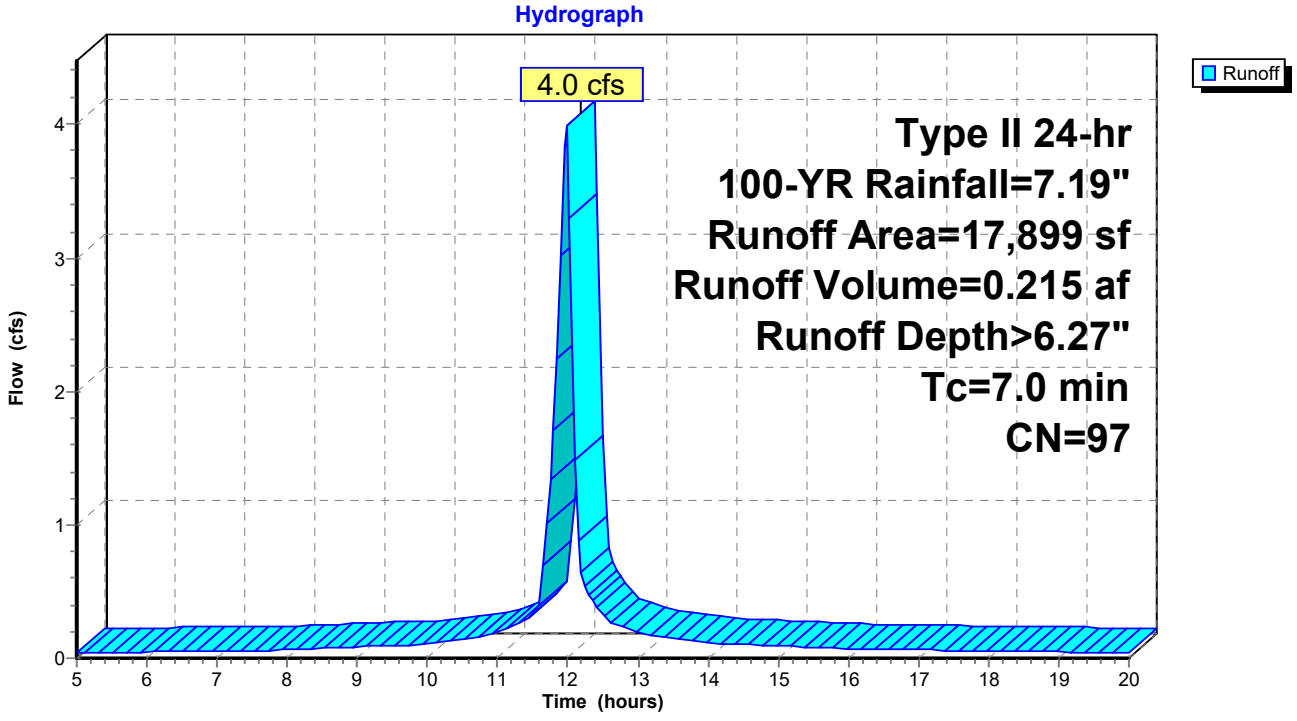
Runoff = 4.0 cfs @ 11.98 hrs, Volume= 0.215 af, Depth> 6.27"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
17,259	98	Paved parking, HSG D
640	80	>75% Grass cover, Good, HSG D
17,899	97	Weighted Average
640		3.58% Pervious Area
17,259		96.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6XS:



Summary for Subcatchment 7XS:

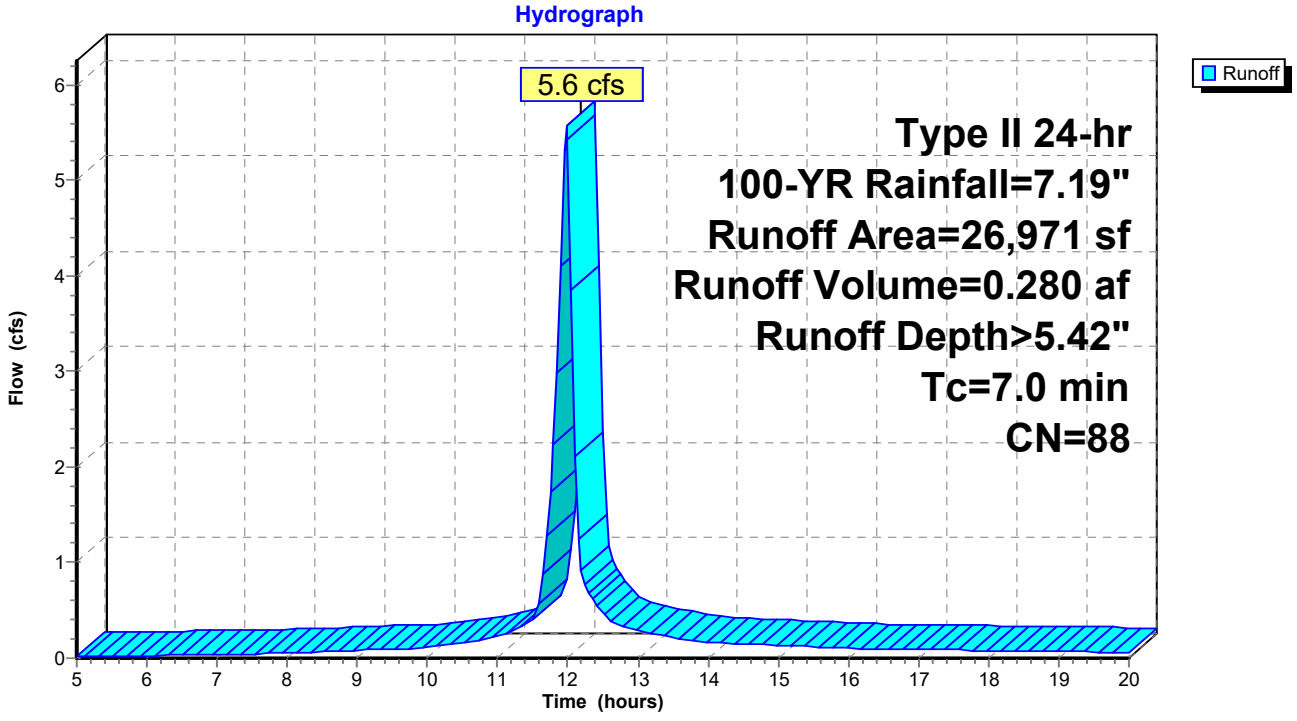
Runoff = 5.6 cfs @ 11.98 hrs, Volume= 0.280 af, Depth> 5.42"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
12,609	98	Paved parking, HSG D
14,362	80	>75% Grass cover, Good, HSG D
26,971	88	Weighted Average
14,362		53.25% Pervious Area
12,609		46.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7XS:



Summary for Subcatchment 8XS:

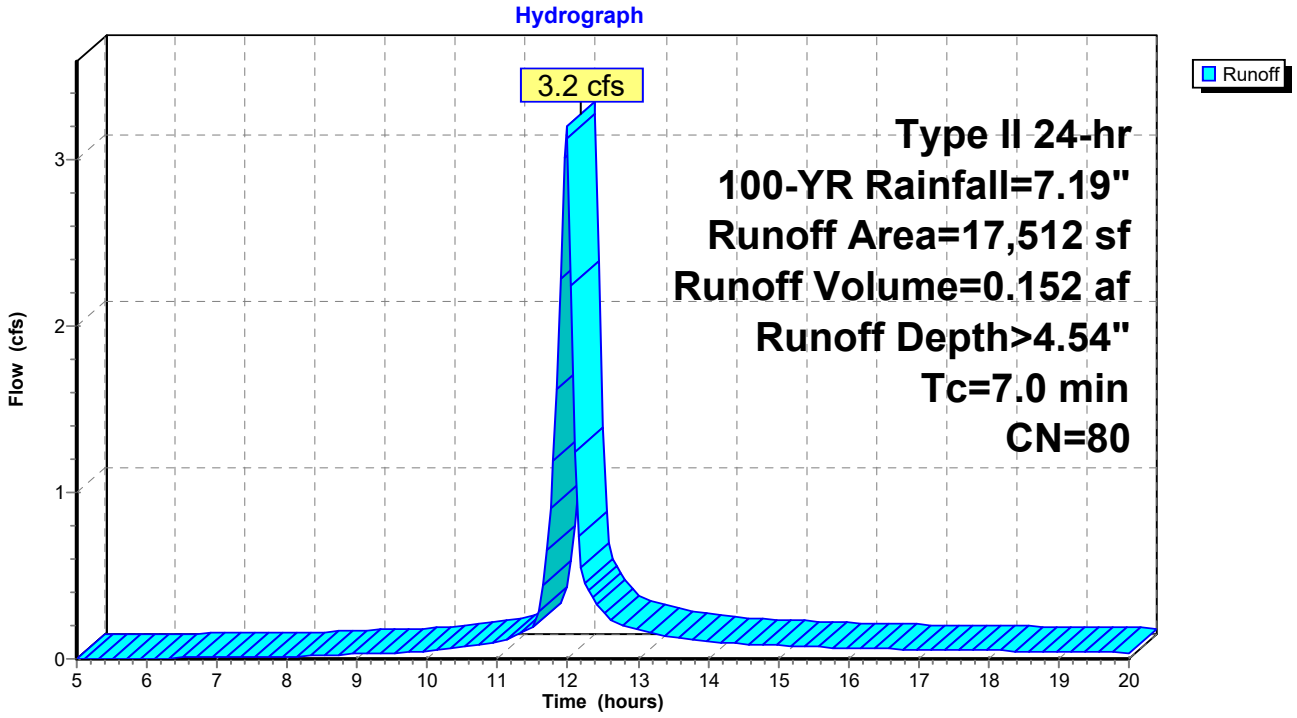
Runoff = 3.2 cfs @ 11.98 hrs, Volume= 0.152 af, Depth> 4.54"
Routed to Reach 7R : North Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
17,512	80	>75% Grass cover, Good, HSG D
17,512		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8XS:



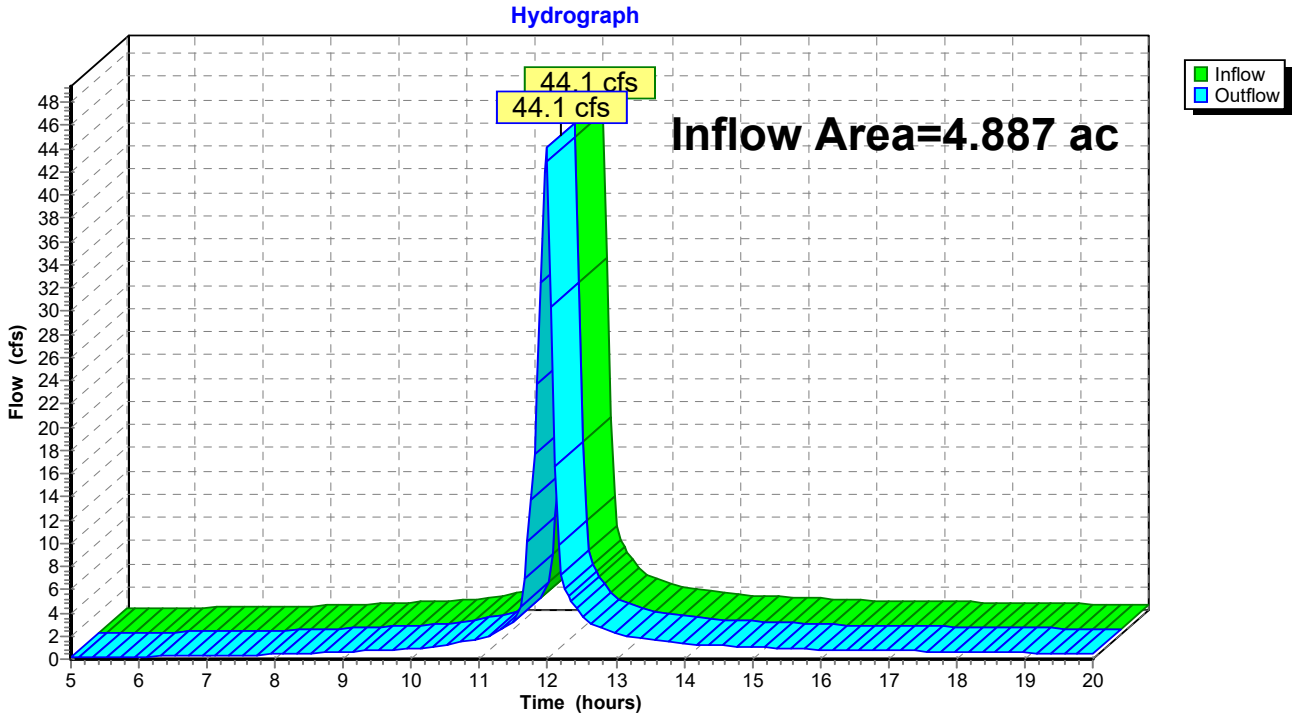
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.887 ac, 45.04% Impervious, Inflow Depth > 5.42" for 100-YR event
Inflow = 44.1 cfs @ 11.98 hrs, Volume= 2.206 af
Outflow = 44.1 cfs @ 11.98 hrs, Volume= 2.206 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm



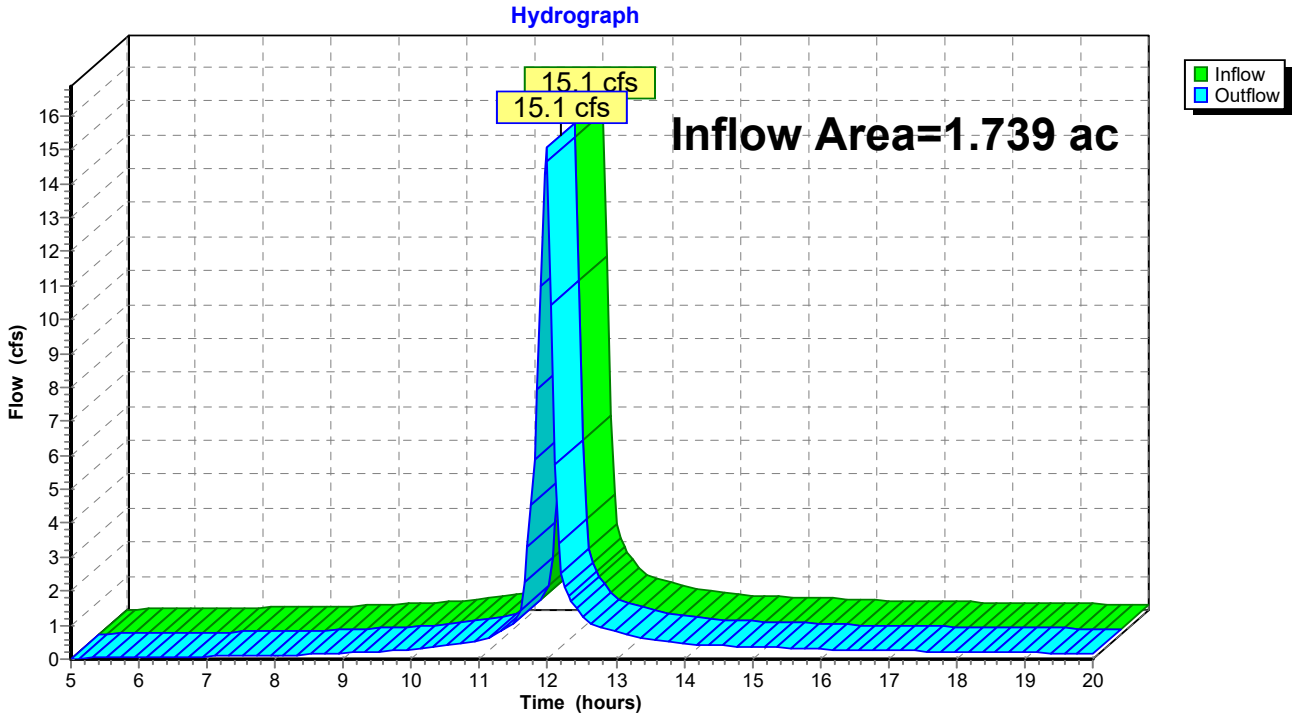
Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.739 ac, 26.31% Impervious, Inflow Depth > 5.09" for 100-YR event
Inflow = 15.1 cfs @ 11.98 hrs, Volume= 0.738 af
Outflow = 15.1 cfs @ 11.98 hrs, Volume= 0.738 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: West Storm



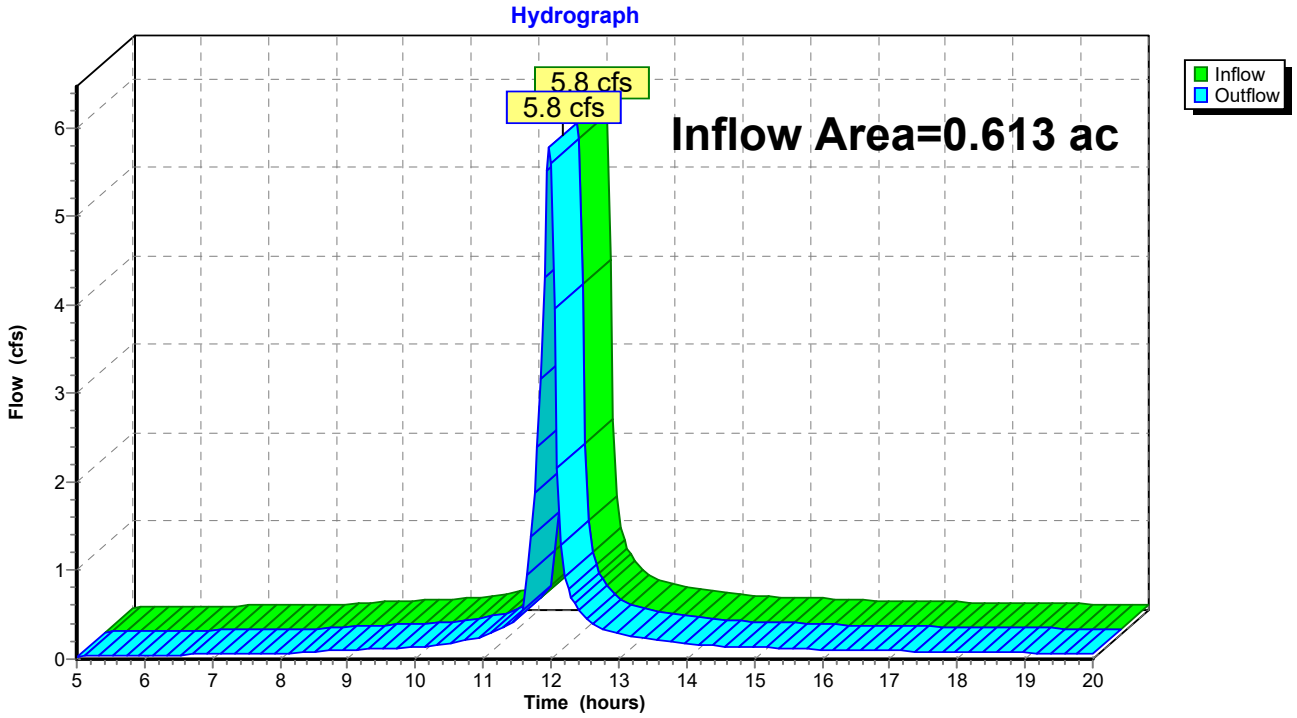
Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 64.20% Impervious, Inflow Depth > 5.83" for 100-YR event
Inflow = 5.8 cfs @ 11.98 hrs, Volume= 0.298 af
Outflow = 5.8 cfs @ 11.98 hrs, Volume= 0.298 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: West Bluff



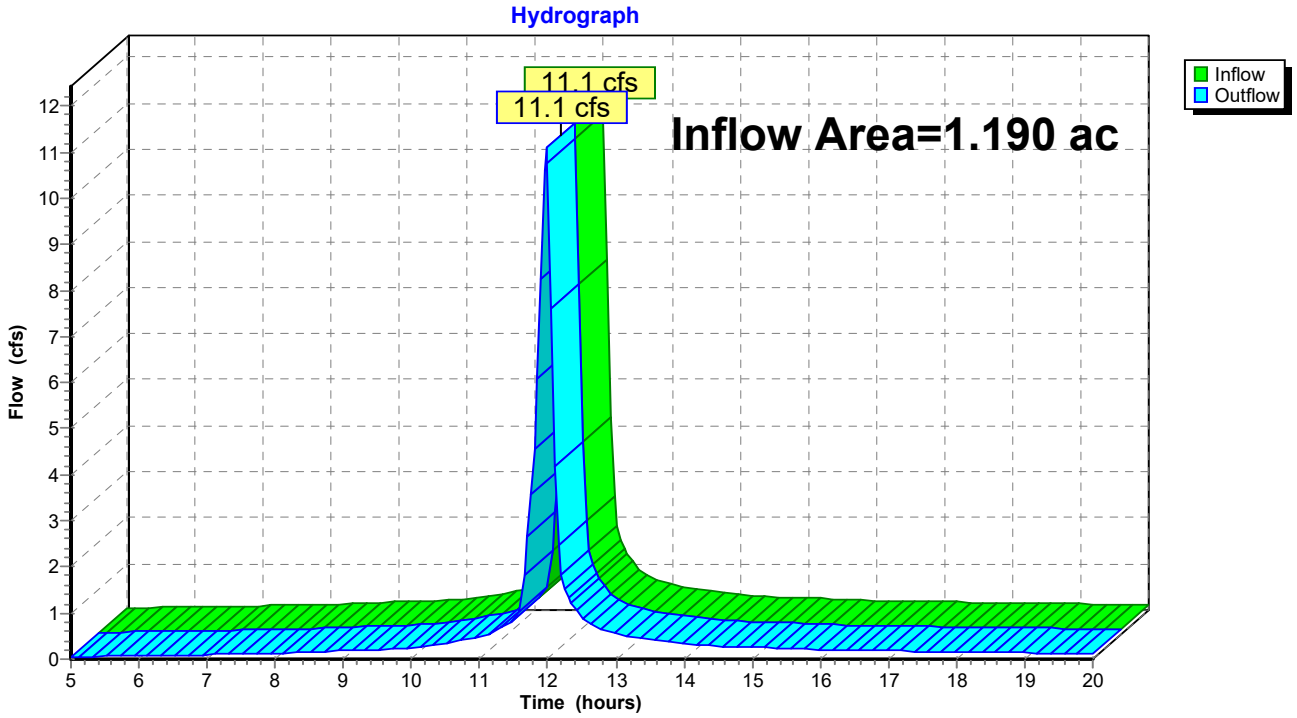
Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.190 ac, 60.81% Impervious, Inflow Depth > 5.73" for 100-YR event
Inflow = 11.1 cfs @ 11.98 hrs, Volume= 0.568 af
Outflow = 11.1 cfs @ 11.98 hrs, Volume= 0.568 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: South Storm



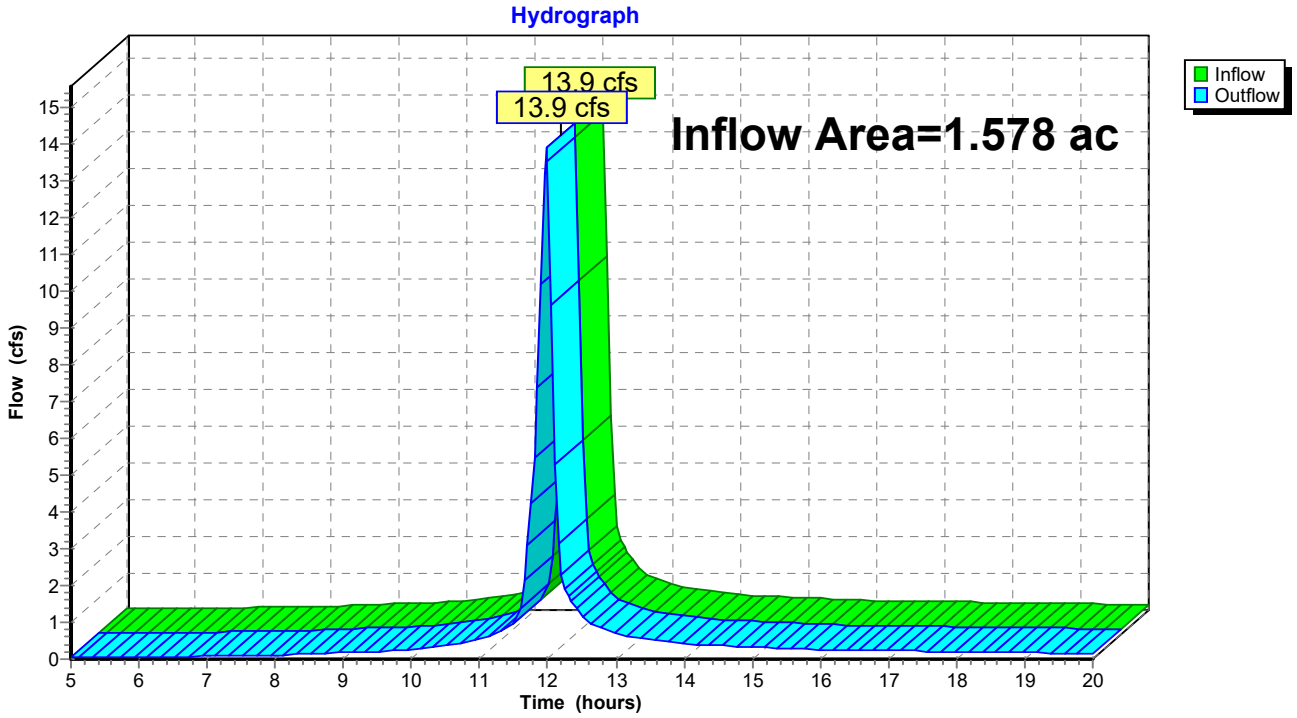
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.578 ac, 36.84% Impervious, Inflow Depth > 5.22" for 100-YR event
Inflow = 13.9 cfs @ 11.98 hrs, Volume= 0.687 af
Outflow = 13.9 cfs @ 11.98 hrs, Volume= 0.687 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



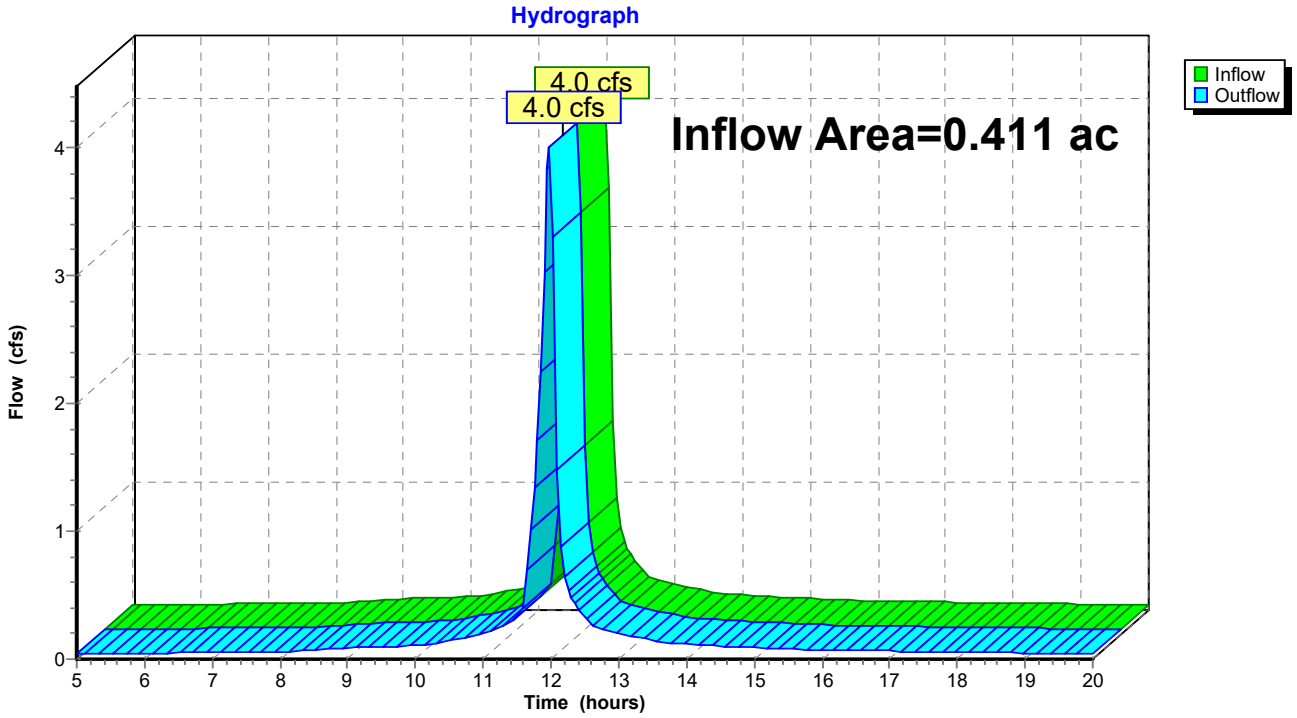
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.411 ac, 96.42% Impervious, Inflow Depth > 6.27" for 100-YR event
Inflow = 4.0 cfs @ 11.98 hrs, Volume= 0.215 af
Outflow = 4.0 cfs @ 11.98 hrs, Volume= 0.215 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



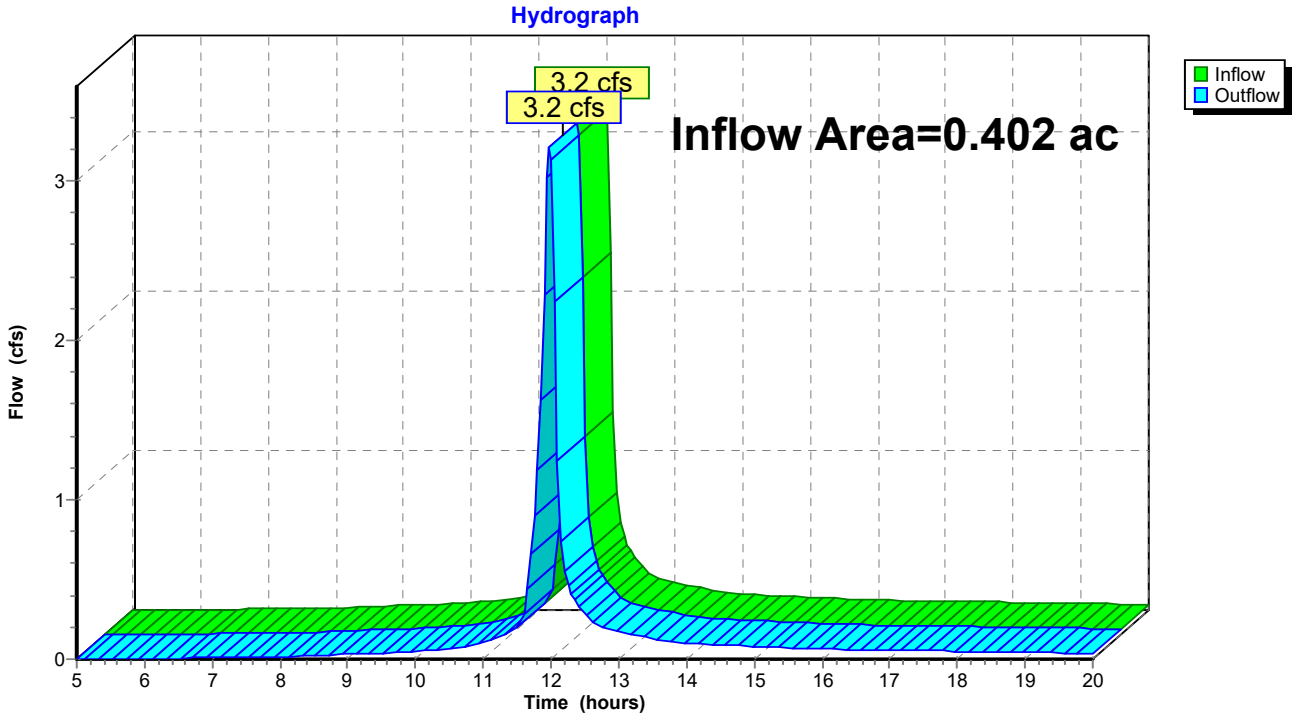
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.402 ac, 0.00% Impervious, Inflow Depth > 4.54" for 100-YR event
Inflow = 3.2 cfs @ 11.98 hrs, Volume= 0.152 af
Outflow = 3.2 cfs @ 11.98 hrs, Volume= 0.152 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff

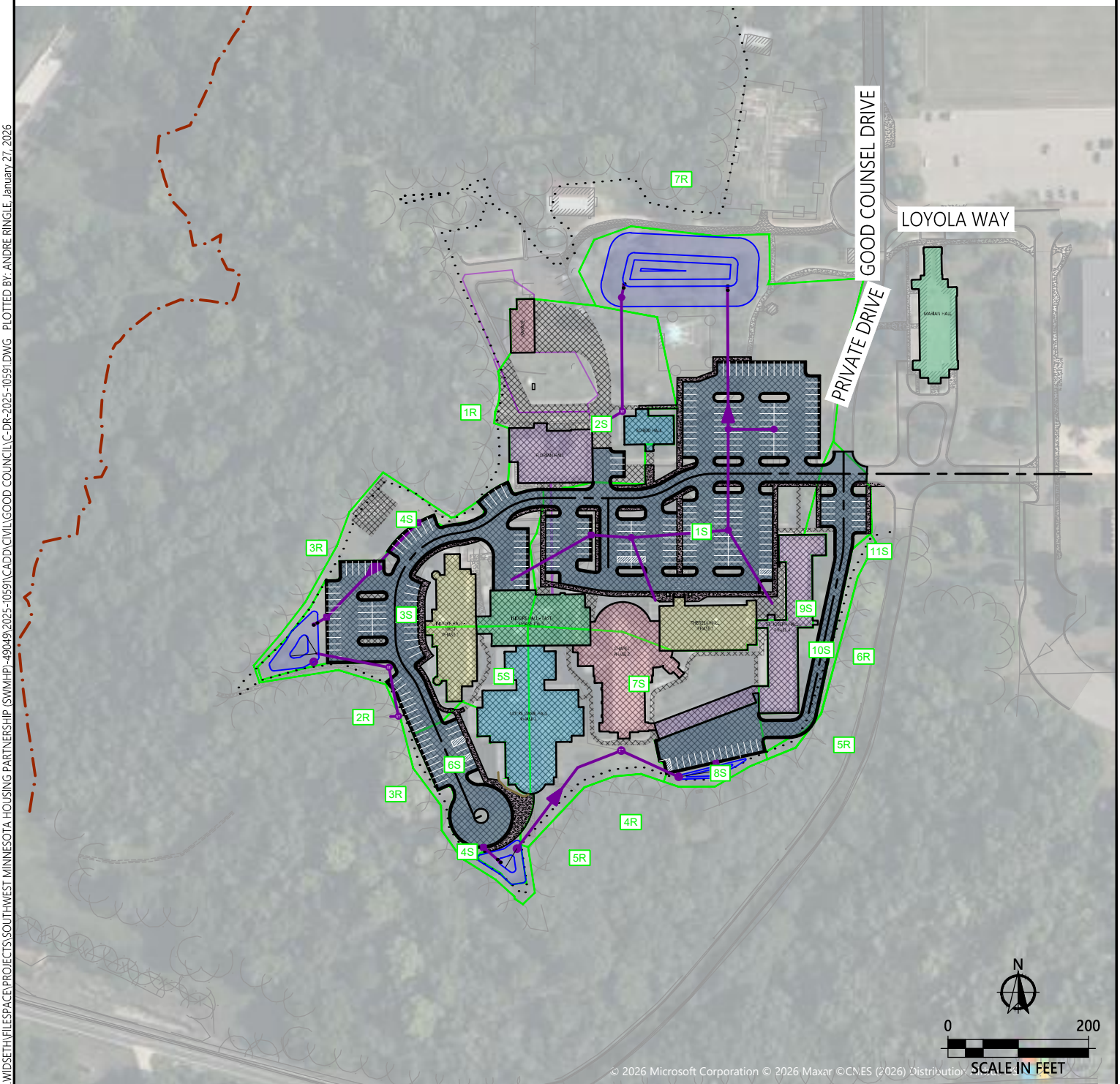


APPENDIX 4

Post-Development Drainage Area Map And HydroCAD Report

POST-DEVELOPMENT DRAINAGE MAP

PROPOSED SUBCATCHMENT BOUNDARY	
PROPOSED IMPERVIOUS AREA	



DRAWN BY: ATR CHECKED BY: CNB	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL PROFESSION UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNER NAME LIC. NO.: NUMBER DATE: JANUARY 2026	DATE	REV#	REVISIONS DESCRIPTION

WIDSETH
ARCHITECTS · ENGINEERS · SCIENTISTS · SURVEYORS

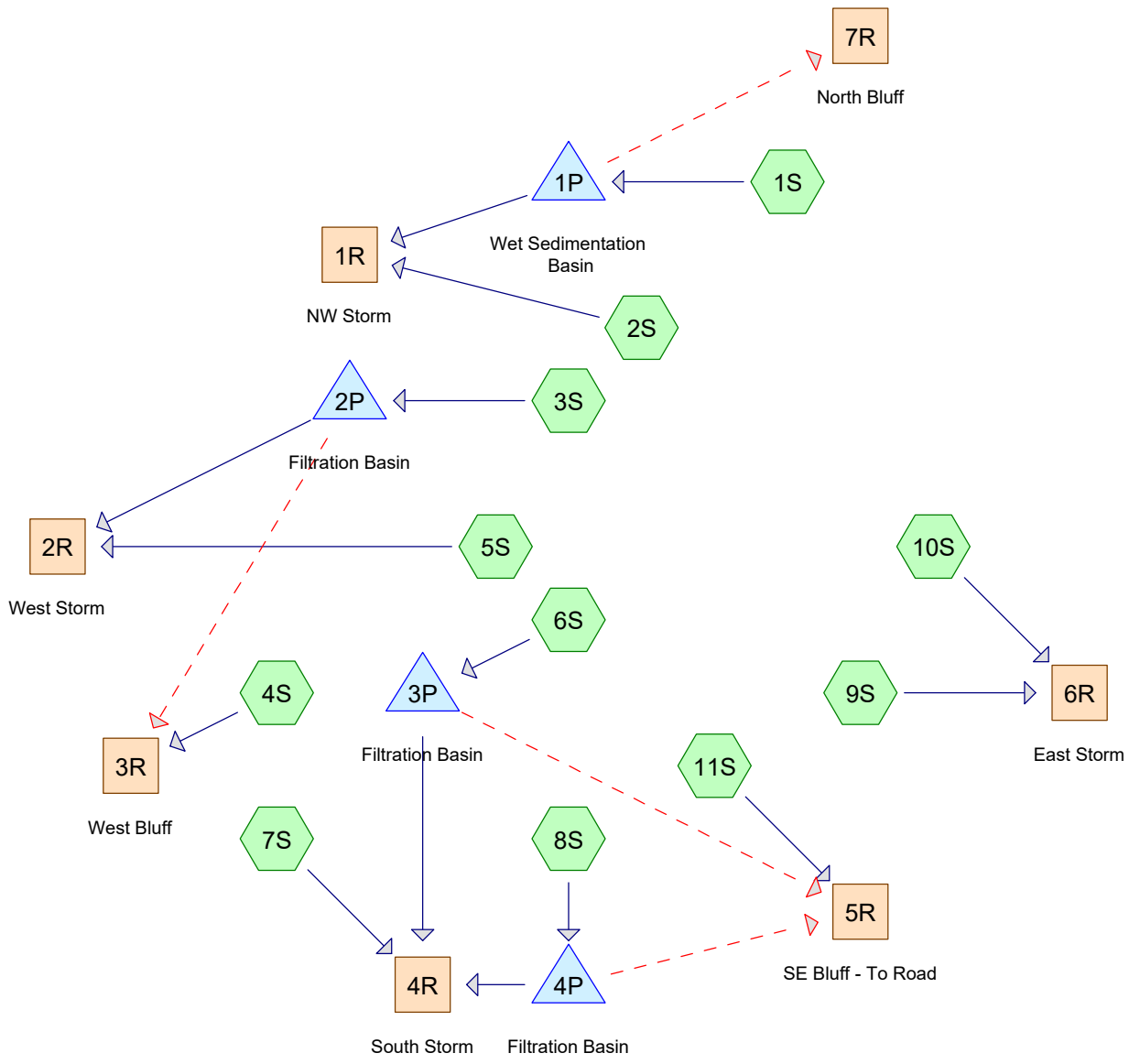
POST-DEVELOPMENT DRAINAGE MAP

GOOD COUNSEL MAIN CAMPUS

-

PROJECT #: 2025-10591

© 2026 WIDSETH FILE: \\DATA.WIDSETH\FILESPACE\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\CIVIL\GOOD COUNCIL\C-DR-2025-10591.DWG PLOTTED BY: ANDRE RINGLE, January 27, 2026



Subcat Reach Pond Link

Routing Diagram for Post-Development
Prepared by Widseth Smith Nolting, Printed 1/22/2026
HydroCAD® 10.20-8a s/n 01722 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	Type II 24-hr		Default	24.00	1	1.70	2
2	10-YR	Type II 24-hr		Default	24.00	1	4.28	2
3	100-YR	Type II 24-hr		Default	24.00	1	7.19	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
4.369	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 10S, 11S)
6.541	98	Paved parking, HSG D (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S)
10.910	**91**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
10.910	HSG D	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S, 11S
0.000	Other	
10.910		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	4.369	0.000	4.369	>75% Grass cover, Good	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 10S, 11S
0.000	0.000	0.000	6.541	0.000	6.541	Paved parking	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S
0.000	**0.000**	**0.000**	**10.910**	**0.000**	**10.910**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	981.69	980.00	169.0	0.0100	0.013	0.0	12.0	0.0	
2	2P	980.00	978.00	200.0	0.0100	0.013	0.0	12.0	0.0	
3	3P	984.50	982.35	215.0	0.0100	0.013	0.0	12.0	0.0	
4	4P	981.22	981.07	151.0	0.0010	0.011	0.0	6.0	0.0	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Runoff Area=175,645 sf 58.50% Impervious Runoff Depth>0.84"
Tc=7.0 min CN=91 Runoff=6.2 cfs 0.281 af

Subcatchment2S: Runoff Area=57,101 sf 58.18% Impervious Runoff Depth>0.78"
Tc=7.0 min CN=90 Runoff=1.9 cfs 0.085 af

Subcatchment3S: Runoff Area=61,891 sf 76.15% Impervious Runoff Depth>1.04"
Tc=7.0 min CN=94 Runoff=2.6 cfs 0.123 af

Subcatchment4S: Runoff Area=21,859 sf 11.55% Impervious Runoff Depth>0.41"
Tc=7.0 min CN=82 Runoff=0.4 cfs 0.017 af

Subcatchment5S: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>0.90"
Tc=7.0 min CN=92 Runoff=1.0 cfs 0.046 af

Subcatchment6S: Runoff Area=22,043 sf 69.75% Impervious Runoff Depth>0.97"
Tc=7.0 min CN=93 Runoff=0.9 cfs 0.041 af

Subcatchment7S: Runoff Area=58,710 sf 53.68% Impervious Runoff Depth>0.78"
Tc=7.0 min CN=90 Runoff=1.9 cfs 0.087 af

Subcatchment8S: Runoff Area=12,647 sf 72.78% Impervious Runoff Depth>0.97"
Tc=7.0 min CN=93 Runoff=0.5 cfs 0.023 af

Subcatchment9S: Runoff Area=12,130 sf 100.00% Impervious Runoff Depth>1.38"
Tc=7.0 min CN=98 Runoff=0.6 cfs 0.032 af

Subcatchment10S: Runoff Area=22,212 sf 62.70% Impervious Runoff Depth>0.84"
Tc=7.0 min CN=91 Runoff=0.8 cfs 0.036 af

Subcatchment11S: Runoff Area=4,300 sf 0.00% Impervious Runoff Depth>0.34"
Tc=7.0 min CN=80 Runoff=0.1 cfs 0.003 af

Reach 1R: NW Storm Inflow=2.7 cfs 0.354 af
Outflow=2.7 cfs 0.354 af

Reach 2R: West Storm Inflow=1.0 cfs 0.088 af
Outflow=1.0 cfs 0.088 af

Reach 3R: West Bluff Inflow=0.4 cfs 0.017 af
Outflow=0.4 cfs 0.017 af

Reach 4R: South Storm Inflow=2.1 cfs 0.138 af
Outflow=2.1 cfs 0.138 af

Reach 5R: SE Bluff - To Road Inflow=0.1 cfs 0.003 af
Outflow=0.1 cfs 0.003 af

Reach 6R: East Storm Inflow=1.4 cfs 0.068 af
Outflow=1.4 cfs 0.068 af

Reach 7R: North Bluff Inflow=0.0 cfs 0.000 af
Outflow=0.0 cfs 0.000 af

Pond 1P: Wet Sedimentation Basin Peak Elev=987.51' Storage=11,085 cf Inflow=6.2 cfs 0.281 af
Primary=1.1 cfs 0.269 af Secondary=0.0 cfs 0.000 af Outflow=1.1 cfs 0.269 af

Pond 2P: Filtration Basin Peak Elev=984.77' Storage=3,843 cf Inflow=2.6 cfs 0.123 af
Primary=0.1 cfs 0.042 af Secondary=0.0 cfs 0.000 af Outflow=0.1 cfs 0.042 af

Pond 3P: Filtration Basin Peak Elev=988.01' Storage=1,034 cf Inflow=0.9 cfs 0.041 af
Primary=0.0 cfs 0.029 af Secondary=0.0 cfs 0.000 af Outflow=0.0 cfs 0.029 af

Pond 4P: Filtration Basin Peak Elev=993.84' Storage=374 cf Inflow=0.5 cfs 0.023 af
Primary=0.3 cfs 0.022 af Secondary=0.0 cfs 0.000 af Outflow=0.3 cfs 0.022 af

Total Runoff Area = 10.910 ac Runoff Volume = 0.774 af Average Runoff Depth = 0.85"
40.05% Pervious = 4.369 ac 59.95% Impervious = 6.541 ac

Summary for Subcatchment 1S:

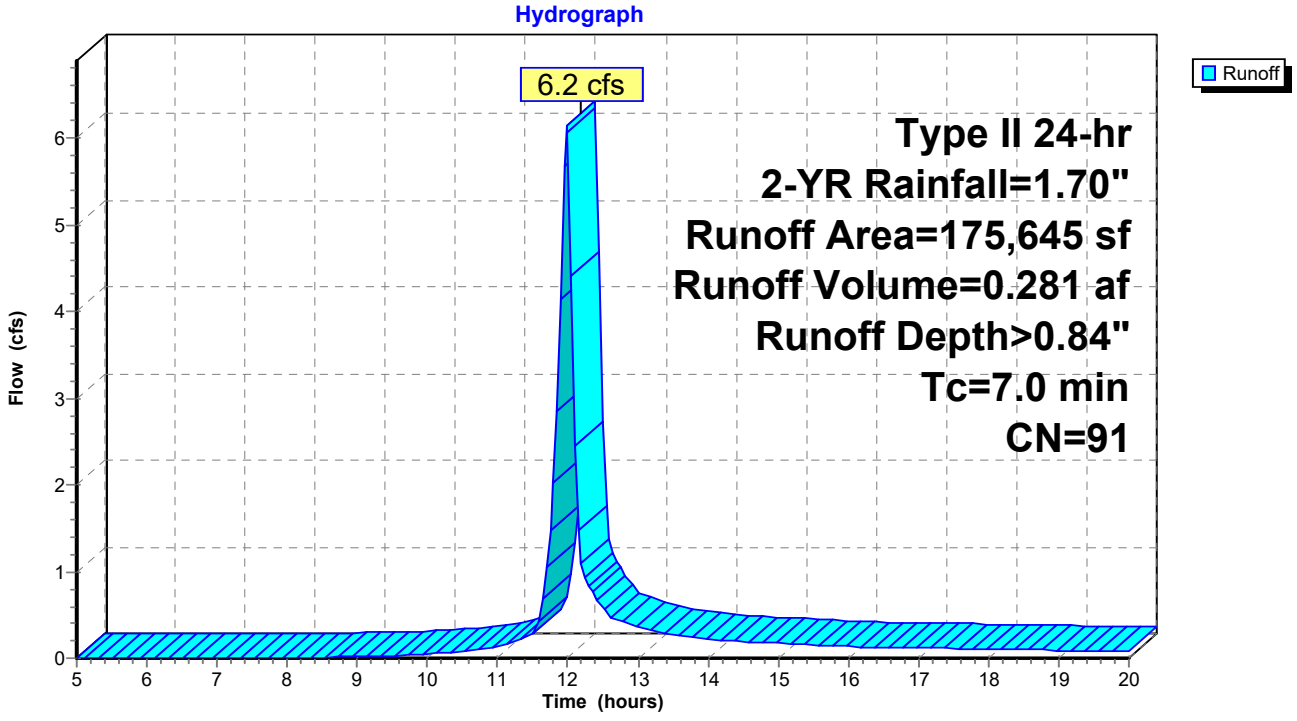
Runoff = 6.2 cfs @ 11.98 hrs, Volume= 0.281 af, Depth> 0.84"
Routed to Pond 1P : Wet Sedimentation Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
102,749	98	Paved parking, HSG D
72,896	80	>75% Grass cover, Good, HSG D
175,645	91	Weighted Average
72,896		41.50% Pervious Area
102,749		58.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1S:



Summary for Subcatchment 2S:

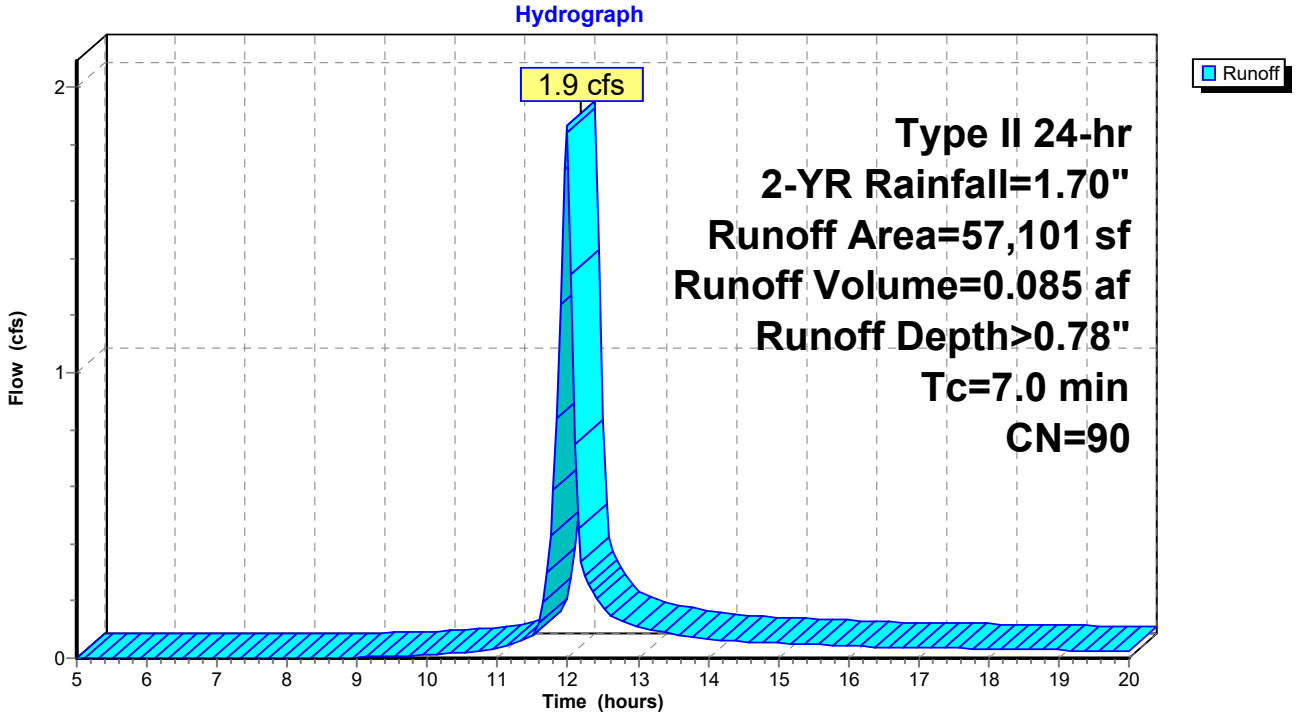
Runoff = 1.9 cfs @ 11.99 hrs, Volume= 0.085 af, Depth> 0.78"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
33,220	98	Paved parking, HSG D
23,881	80	>75% Grass cover, Good, HSG D
57,101	90	Weighted Average
23,881		41.82% Pervious Area
33,220		58.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2S:



Summary for Subcatchment 3S:

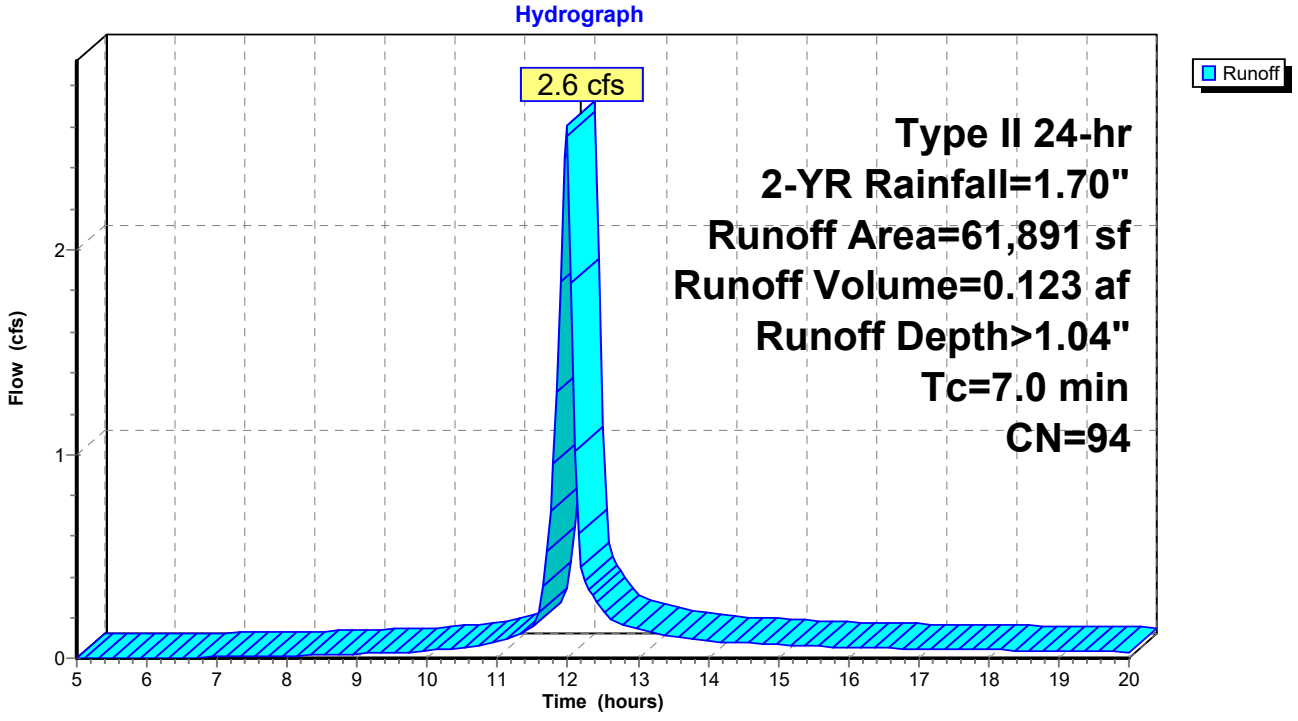
Runoff = 2.6 cfs @ 11.98 hrs, Volume= 0.123 af, Depth> 1.04"
Routed to Pond 2P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
47,128	98	Paved parking, HSG D
14,763	80	>75% Grass cover, Good, HSG D
61,891	94	Weighted Average
14,763		23.85% Pervious Area
47,128		76.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3S:



Summary for Subcatchment 4S:

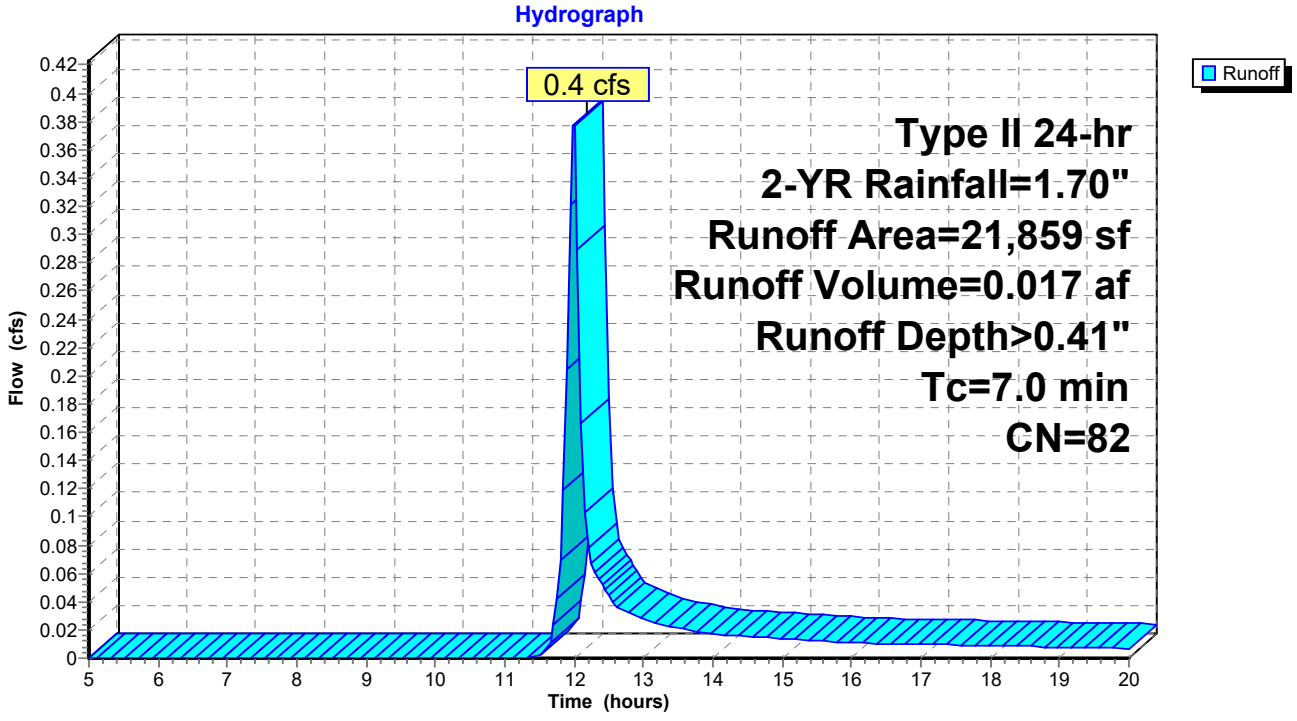
Runoff = 0.4 cfs @ 11.99 hrs, Volume= 0.017 af, Depth> 0.41"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
2,525	98	Paved parking, HSG D
19,334	80	>75% Grass cover, Good, HSG D
21,859	82	Weighted Average
19,334		88.45% Pervious Area
2,525		11.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4S:



Summary for Subcatchment 5S:

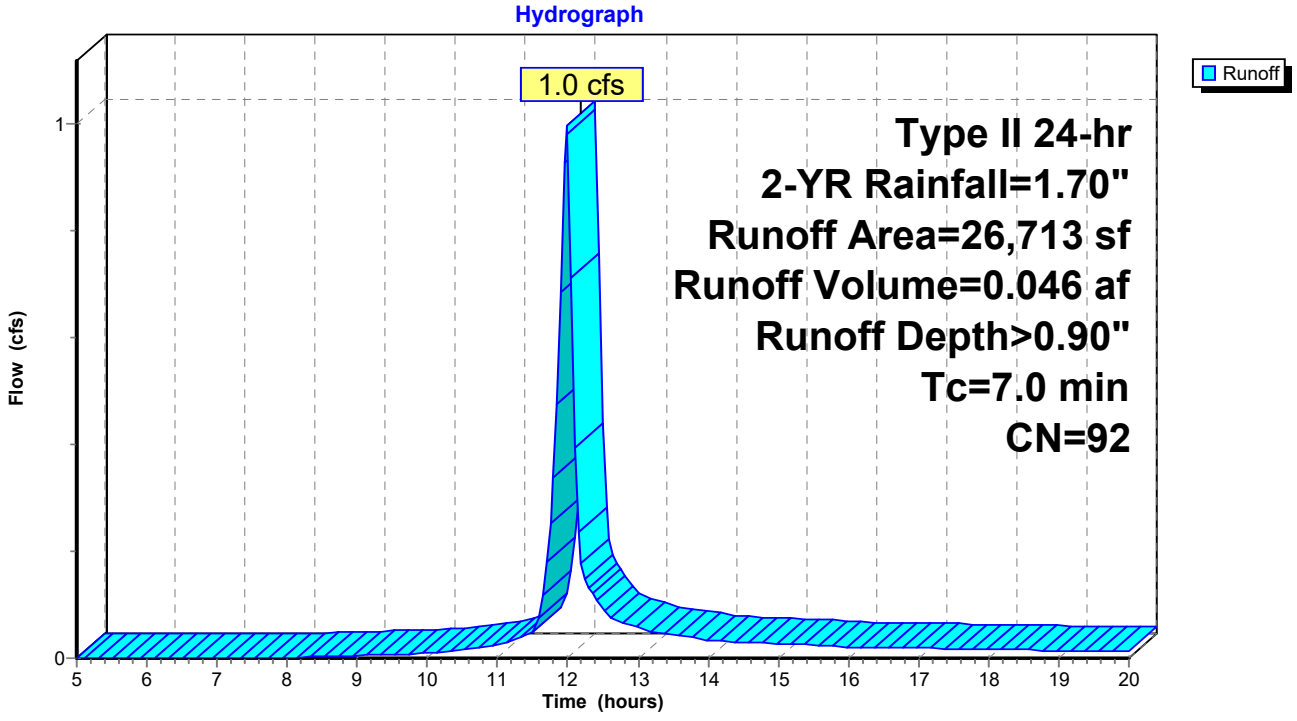
Runoff = 1.0 cfs @ 11.98 hrs, Volume= 0.046 af, Depth> 0.90"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5S:



Summary for Subcatchment 6S:

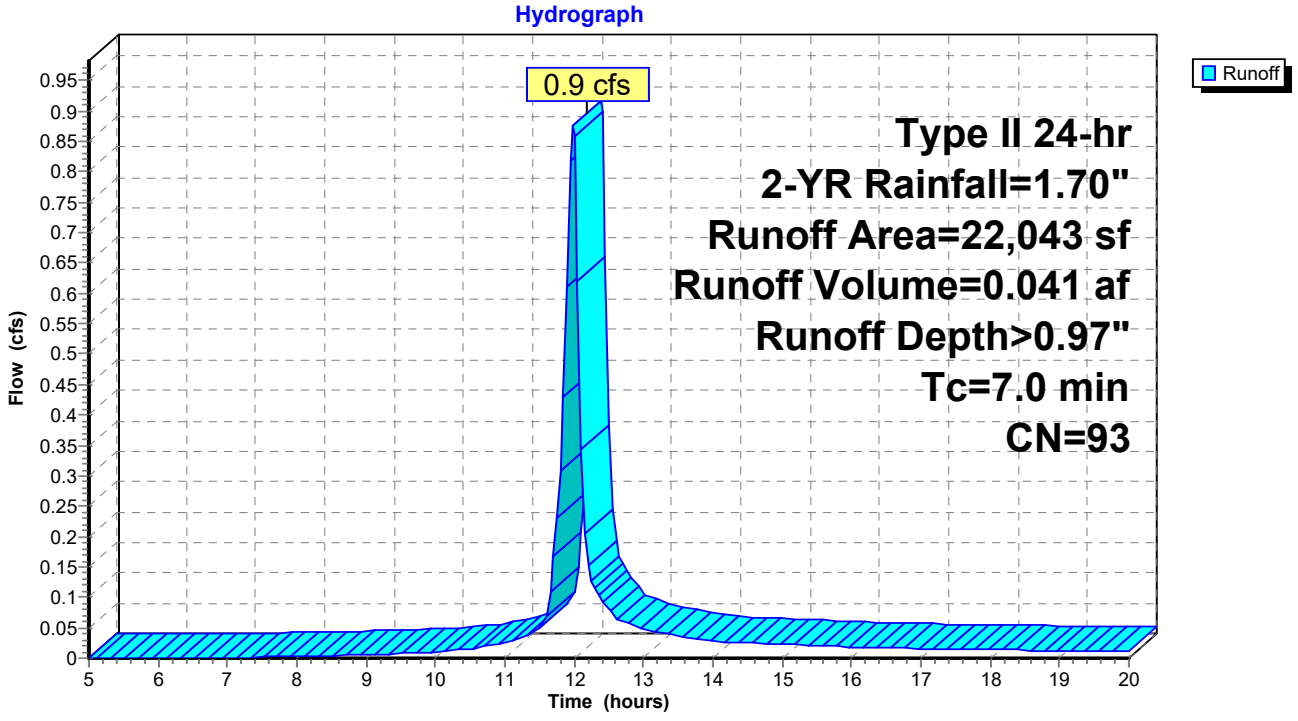
Runoff = 0.9 cfs @ 11.98 hrs, Volume= 0.041 af, Depth> 0.97"
Routed to Pond 3P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
15,375	98	Paved parking, HSG D
6,668	80	>75% Grass cover, Good, HSG D
22,043	93	Weighted Average
6,668		30.25% Pervious Area
15,375		69.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6S:



Summary for Subcatchment 7S:

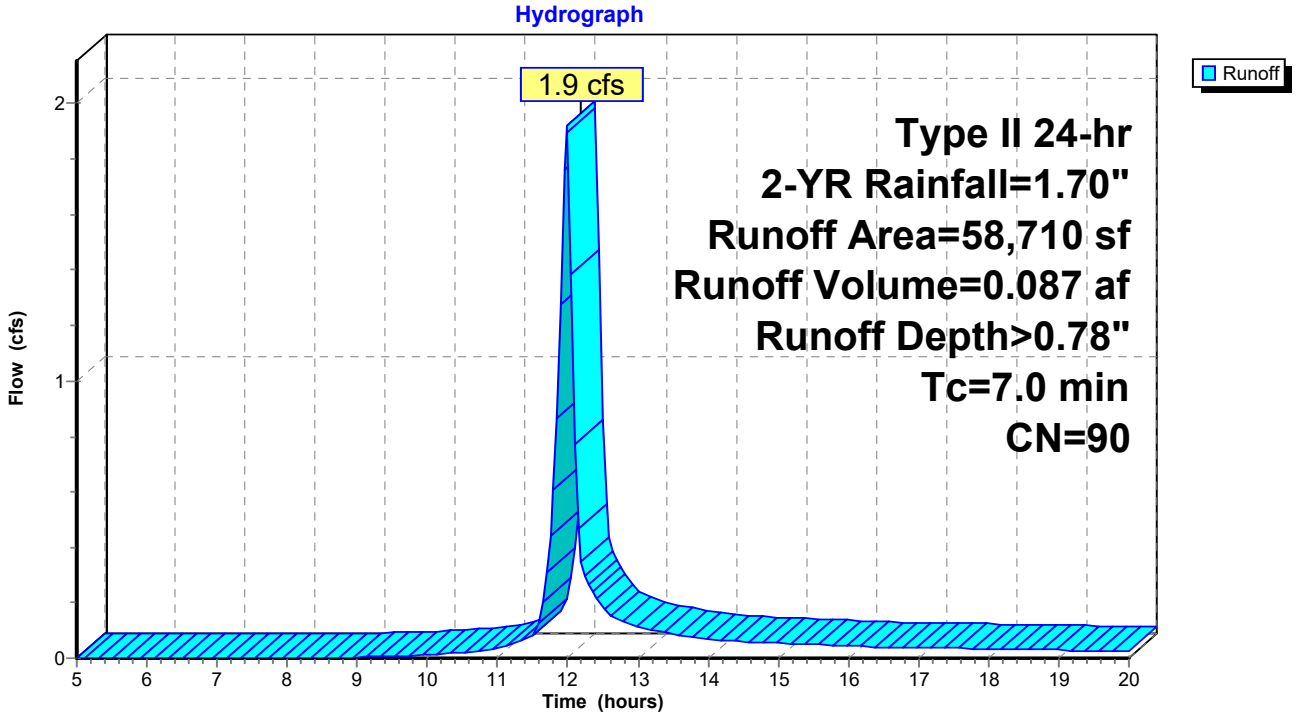
Runoff = 1.9 cfs @ 11.99 hrs, Volume= 0.087 af, Depth> 0.78"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
27,194	80	>75% Grass cover, Good, HSG D
58,710	90	Weighted Average
27,194		46.32% Pervious Area
31,516		53.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7S:



Summary for Subcatchment 8S:

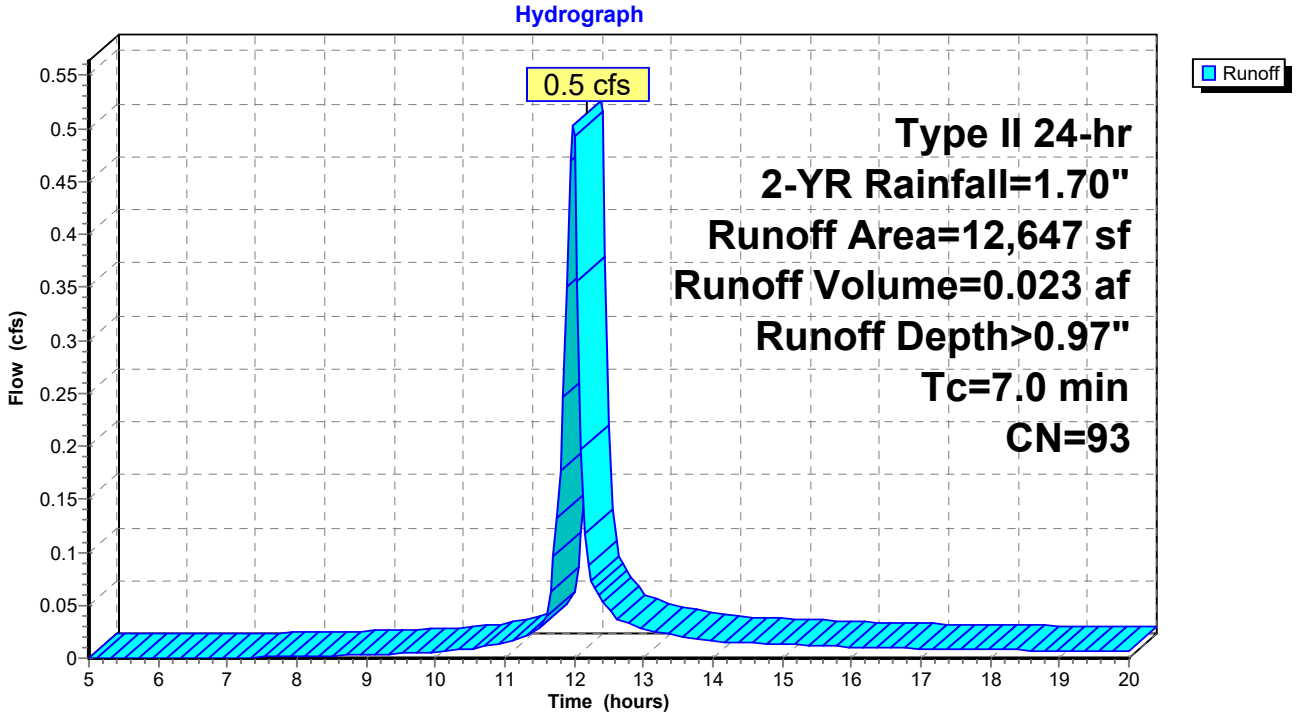
Runoff = 0.5 cfs @ 11.98 hrs, Volume= 0.023 af, Depth> 0.97"
Routed to Pond 4P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
9,205	98	Paved parking, HSG D
3,442	80	>75% Grass cover, Good, HSG D
12,647	93	Weighted Average
3,442		27.22% Pervious Area
9,205		72.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8S:



Summary for Subcatchment 9S:

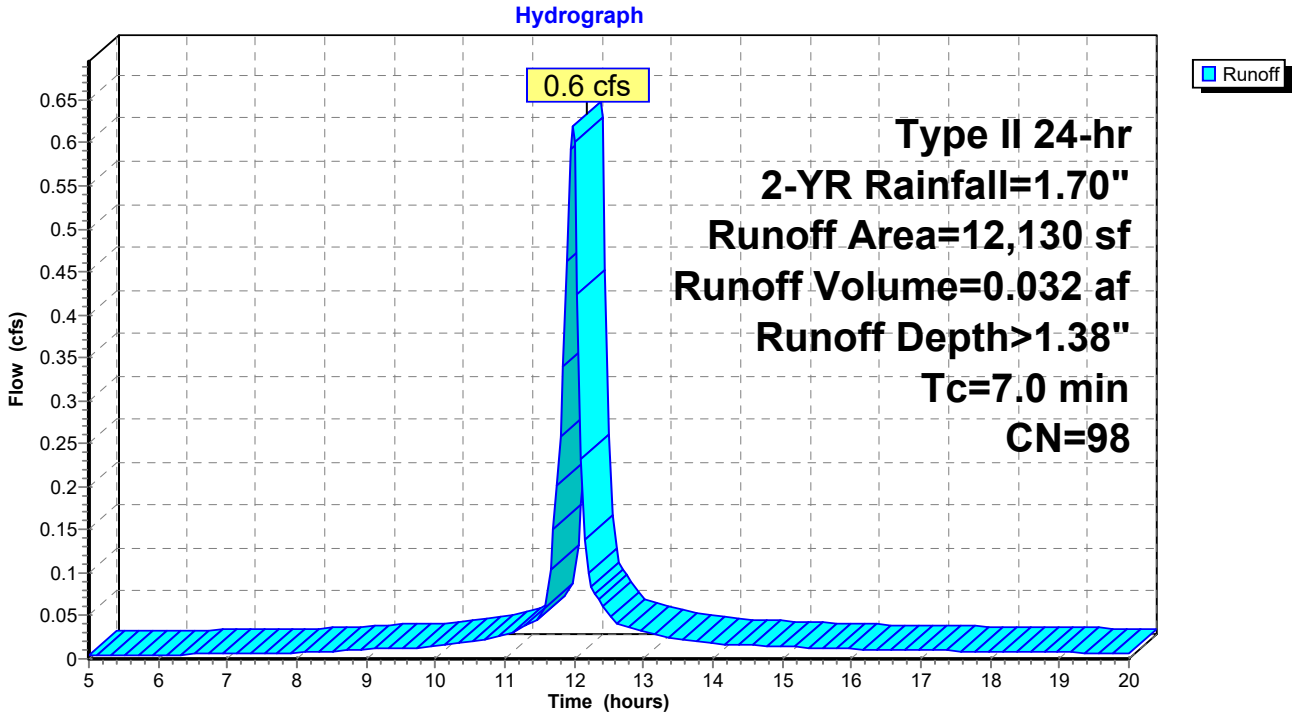
Runoff = 0.6 cfs @ 11.98 hrs, Volume= 0.032 af, Depth> 1.38"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
12,130	98	Paved parking, HSG D
12,130		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 9S:



Summary for Subcatchment 10S:

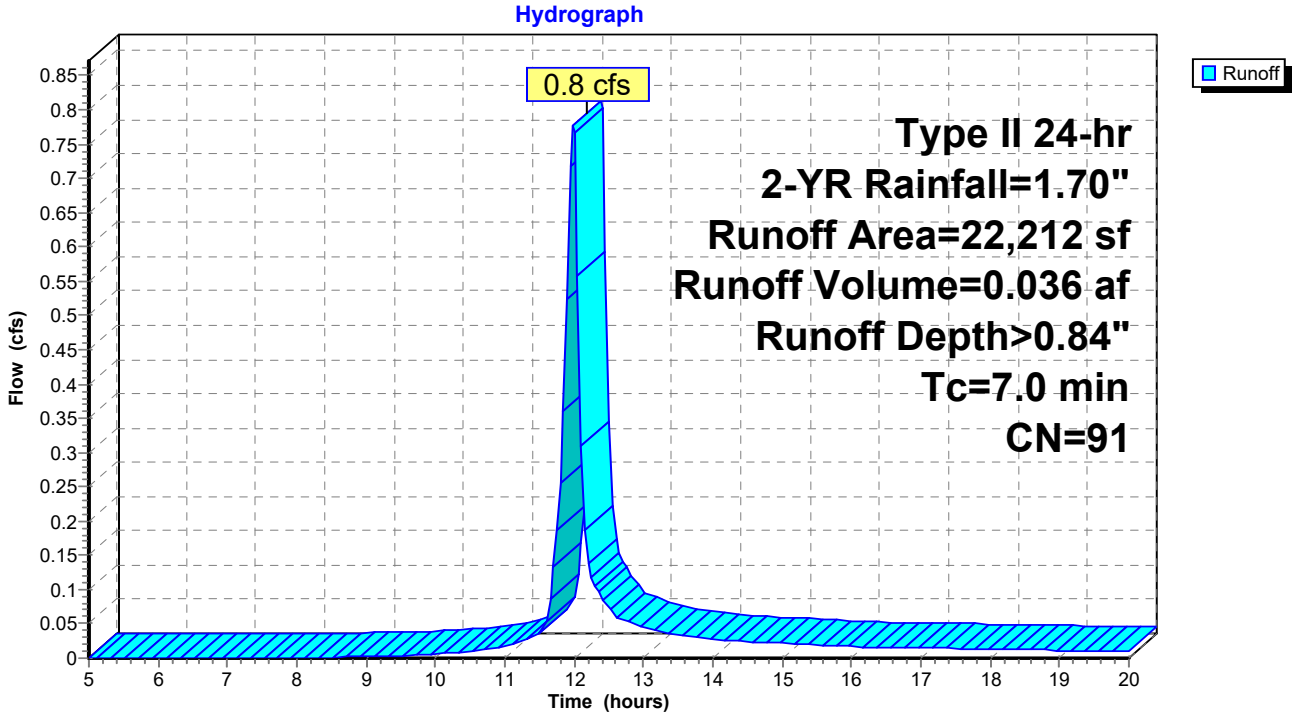
Runoff = 0.8 cfs @ 11.98 hrs, Volume= 0.036 af, Depth> 0.84"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
13,928	98	Paved parking, HSG D
8,284	80	>75% Grass cover, Good, HSG D
22,212	91	Weighted Average
8,284		37.30% Pervious Area
13,928		62.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 10S:



Summary for Subcatchment 11S:

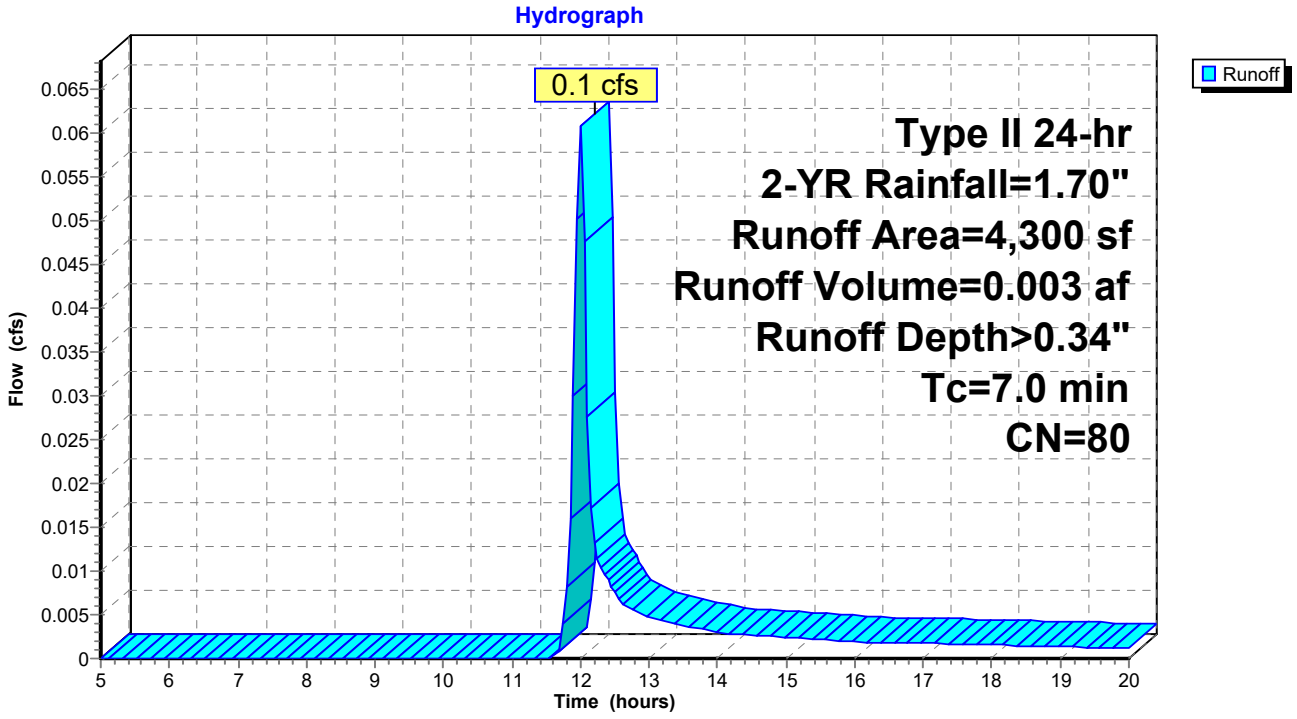
Runoff = 0.1 cfs @ 12.00 hrs, Volume= 0.003 af, Depth> 0.34"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=1.70"

Area (sf)	CN	Description
0	98	Paved parking, HSG D
4,300	80	>75% Grass cover, Good, HSG D
4,300	80	Weighted Average
4,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 11S:



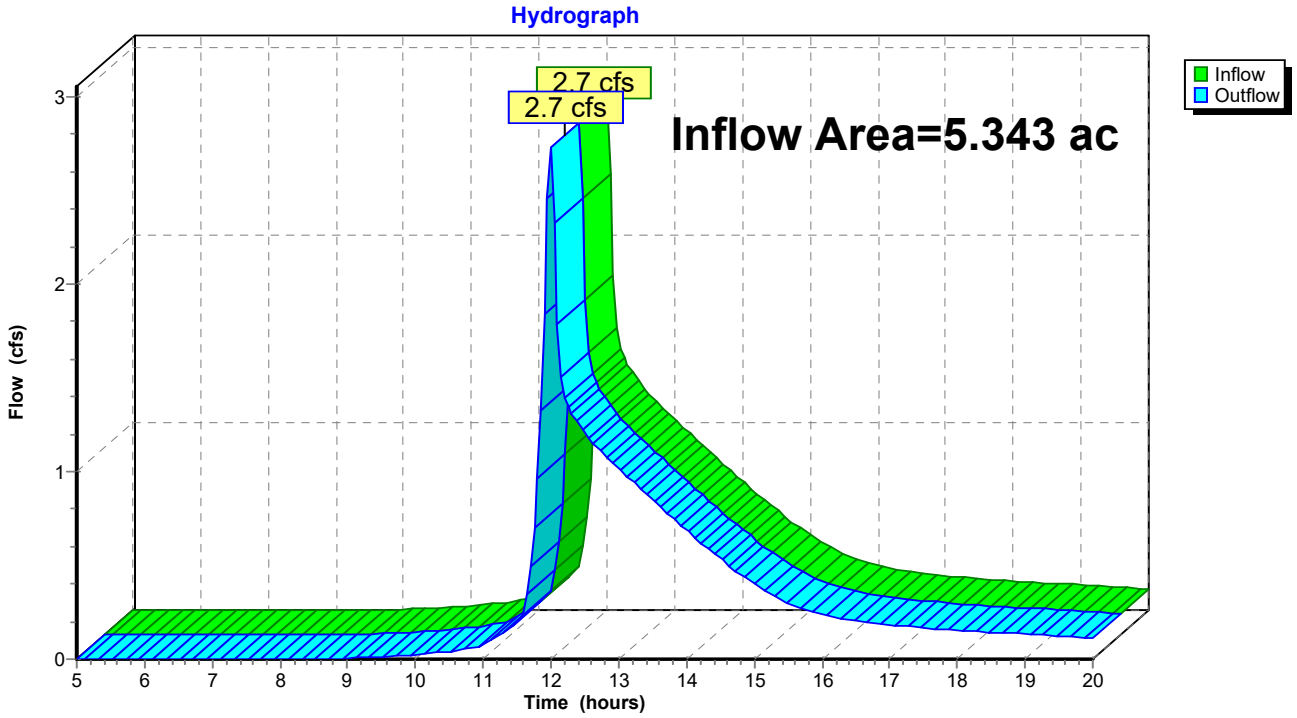
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.343 ac, 58.42% Impervious, Inflow Depth > 0.80" for 2-YR event
Inflow = 2.7 cfs @ 12.00 hrs, Volume= 0.354 af
Outflow = 2.7 cfs @ 12.00 hrs, Volume= 0.354 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm

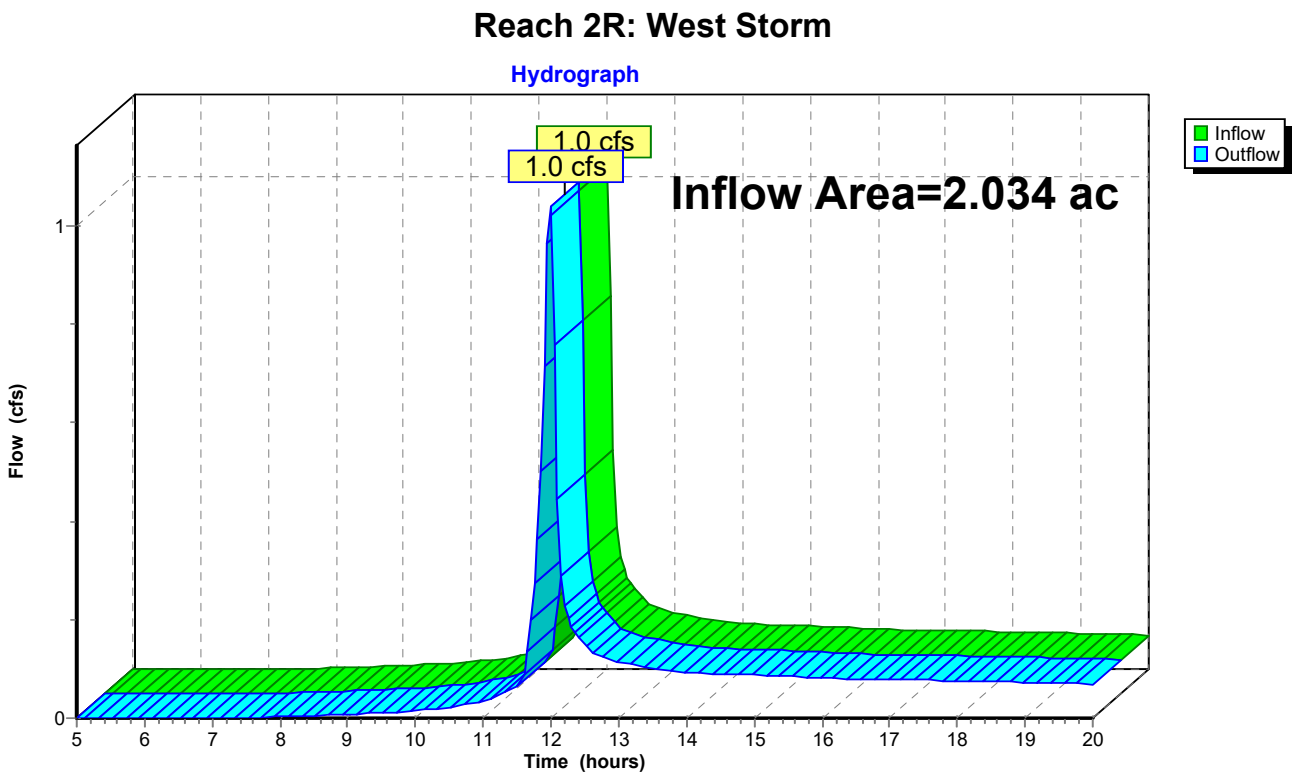


Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.034 ac, 72.55% Impervious, Inflow Depth > 0.52" for 2-YR event
Inflow = 1.0 cfs @ 11.98 hrs, Volume= 0.088 af
Outflow = 1.0 cfs @ 11.98 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



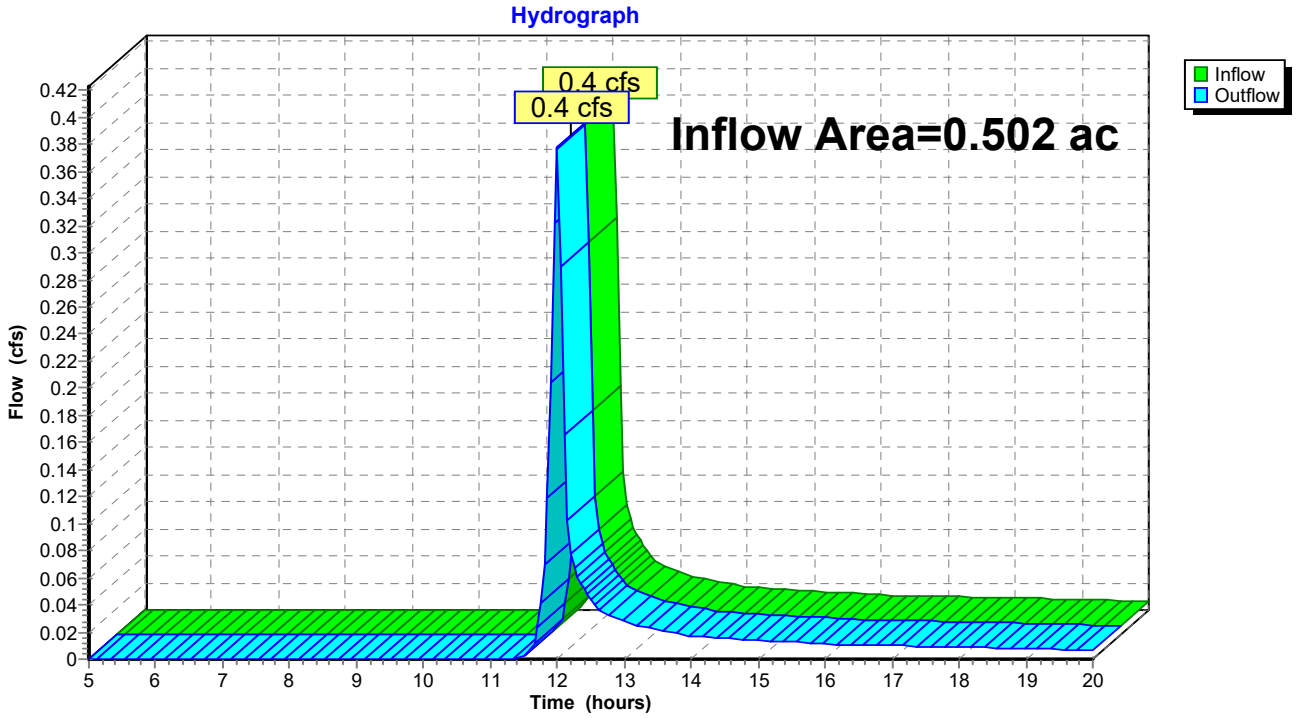
Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.502 ac, 11.55% Impervious, Inflow Depth > 0.41" for 2-YR event
Inflow = 0.4 cfs @ 11.99 hrs, Volume= 0.017 af
Outflow = 0.4 cfs @ 11.99 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: West Bluff



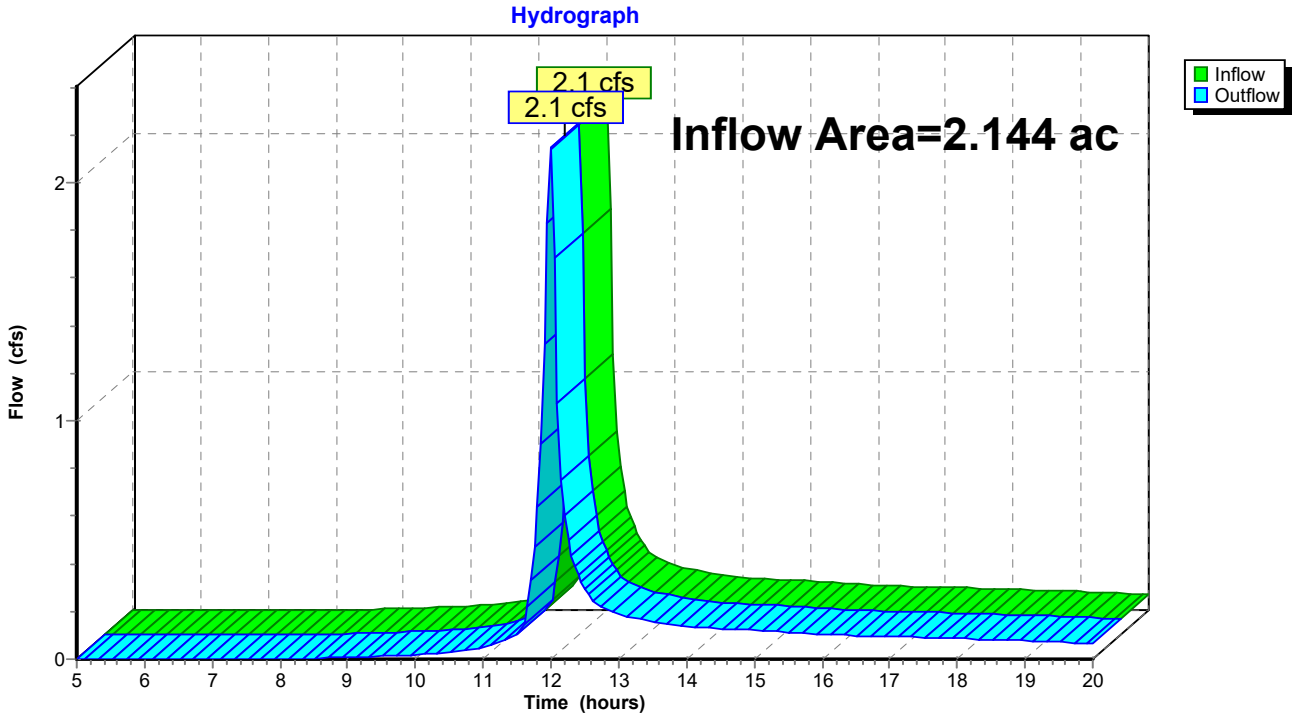
Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.144 ac, 60.06% Impervious, Inflow Depth > 0.77" for 2-YR event
Inflow = 2.1 cfs @ 12.00 hrs, Volume= 0.138 af
Outflow = 2.1 cfs @ 12.00 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: South Storm



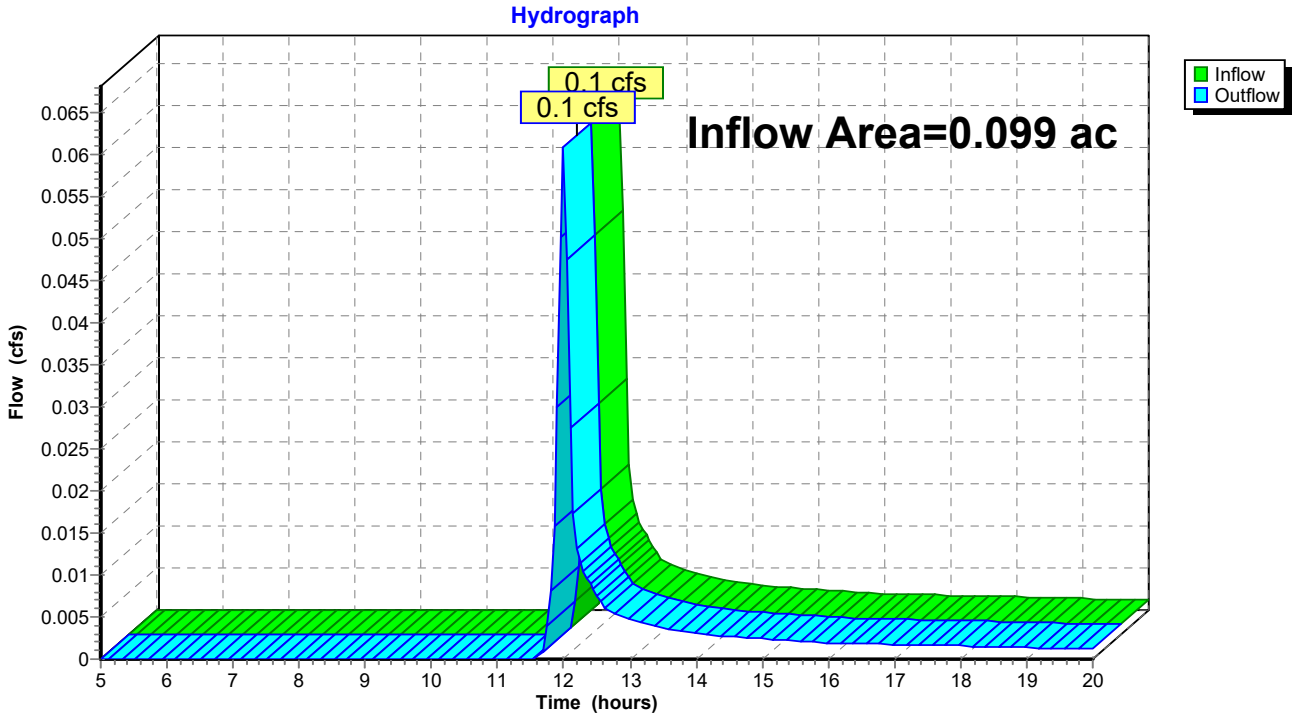
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.099 ac, 0.00% Impervious, Inflow Depth > 0.34" for 2-YR event
Inflow = 0.1 cfs @ 12.00 hrs, Volume= 0.003 af
Outflow = 0.1 cfs @ 12.00 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



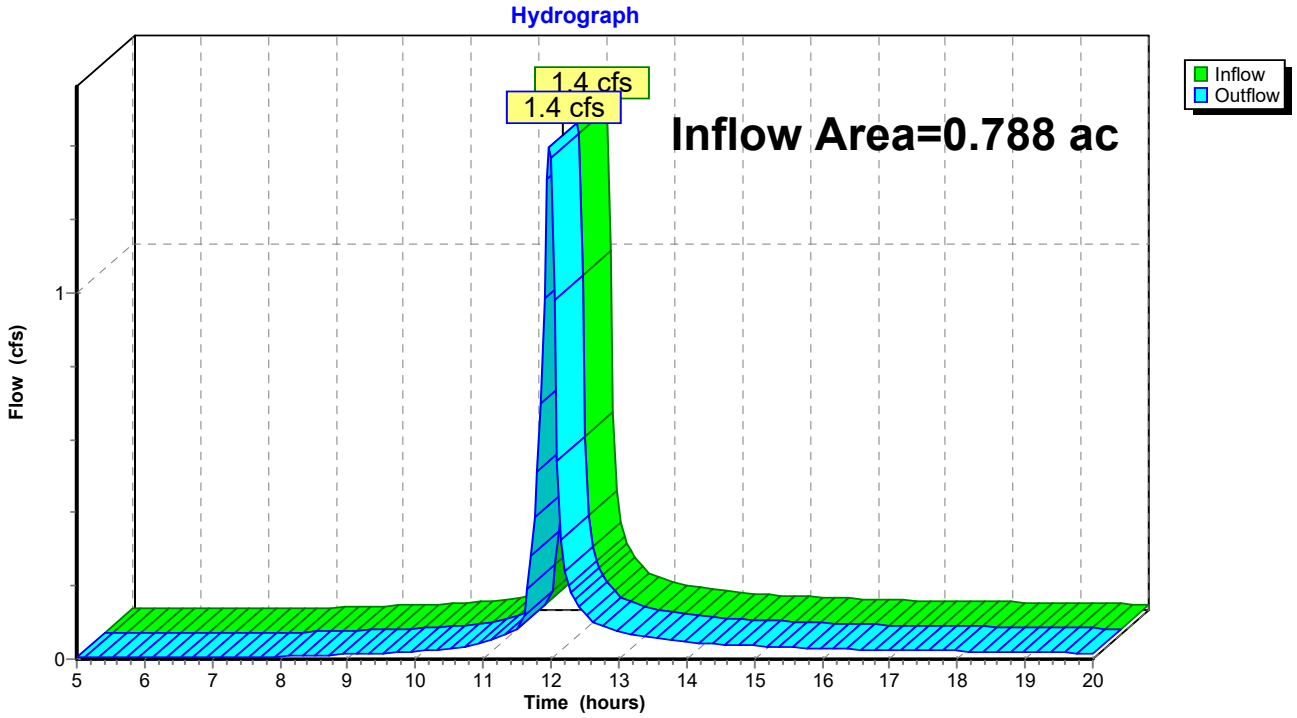
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.788 ac, 75.88% Impervious, Inflow Depth > 1.03" for 2-YR event
Inflow = 1.4 cfs @ 11.98 hrs, Volume= 0.068 af
Outflow = 1.4 cfs @ 11.98 hrs, Volume= 0.068 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



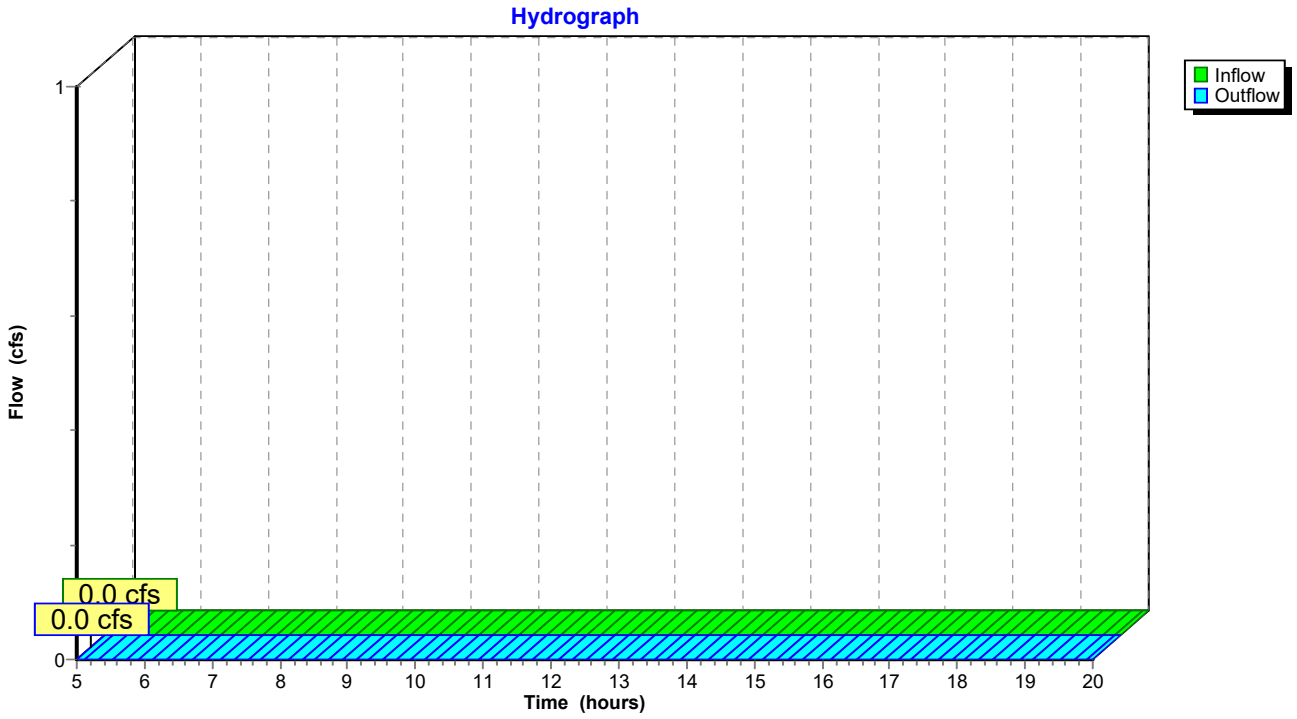
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af
Outflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff



Summary for Pond 1P: Wet Sedimentation Basin

Inflow Area = 4.032 ac, 58.50% Impervious, Inflow Depth > 0.84" for 2-YR event
Inflow = 6.2 cfs @ 11.98 hrs, Volume= 0.281 af
Outflow = 1.1 cfs @ 12.22 hrs, Volume= 0.269 af, Atten= 83%, Lag= 13.9 min
Primary = 1.1 cfs @ 12.22 hrs, Volume= 0.269 af
Routed to Reach 1R : NW Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 7R : North Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 986.00' Surf.Area= 2,905 sf Storage= 5,818 cf
Peak Elev= 987.51' @ 12.22 hrs Surf.Area= 3,762 sf Storage= 11,085 cf (5,267 cf above start)

Plug-Flow detention time= 222.7 min calculated for 0.135 af (48% of inflow)
Center-of-Mass det. time= 55.1 min (840.1 - 785.0)

Volume	Invert	Avail.Storage	Storage Description
#1	981.00'	52,963 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) x 0.5

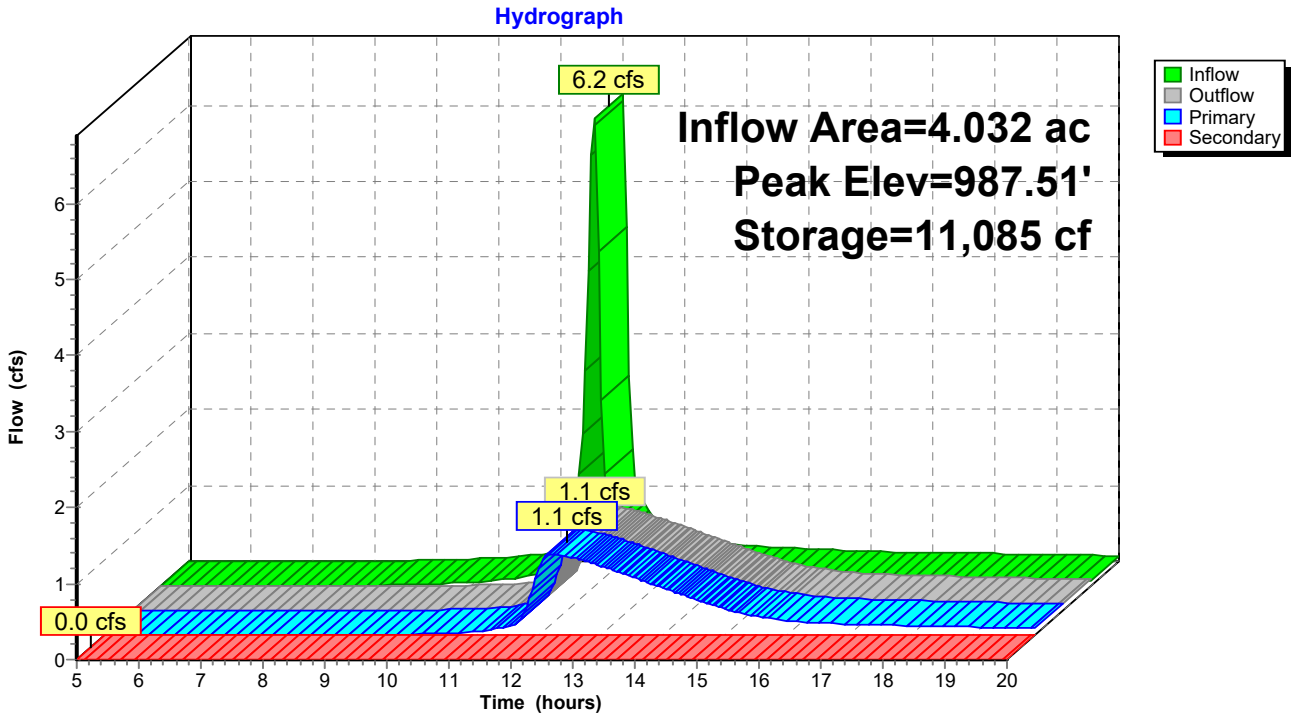
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
981.00	108	0	0
985.00	3,406	7,028	7,028
986.50	7,012	7,814	14,842
995.00	11,323	77,924	92,765
996.00	15,000	13,162	105,927

Device	Routing	Invert	Outlet Devices
#1	Primary	981.69'	**12.0" Round Culvert** L= 169.0' Ke= 0.500 Inlet / Outlet Invert= 981.69' / 980.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	986.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	989.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.0' Crest Height
#4	Device 1	990.00'	**HAALA 48" ID Pond Skimmer** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 1.320 3.740 6.870 10.580 14.790 19.250 20.790 22.220 23.570 24.850 30.430 35.140 39.280 43.030 46.480 49.690 52.700 55.560
#5	Secondary	995.50'	**20.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.1 cfs @ 12.22 hrs HW=987.51' (Free Discharge)
└─**1=Culvert** (Passes 1.1 cfs of 6.2 cfs potential flow)
  └─**2=Orifice/Grate** (Orifice Controls 1.1 cfs @ 5.40 fps)
  └─**3=Sharp-Crested Rectangular Weir**(Controls 0.0 cfs)
  └─**4=HAALA 48" ID Pond Skimmer**(Controls 0.0 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=986.00' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir**(Controls 0.0 cfs)

Pond 1P: Wet Sedimentation Basin



Summary for Pond 2P: Filtration Basin

Inflow Area = 1.421 ac, 76.15% Impervious, Inflow Depth > 1.04" for 2-YR event
Inflow = 2.6 cfs @ 11.98 hrs, Volume= 0.123 af
Outflow = 0.1 cfs @ 15.45 hrs, Volume= 0.042 af, Atten= 98%, Lag= 208.0 min
Primary = 0.1 cfs @ 15.45 hrs, Volume= 0.042 af
Routed to Reach 2R : West Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 3R : West Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 984.77' @ 15.45 hrs Surf.Area= 2,185 sf Storage= 3,843 cf

Plug-Flow detention time= 263.9 min calculated for 0.042 af (34% of inflow)
Center-of-Mass det. time= 171.9 min (942.2 - 770.3)

Volume	Invert	Avail.Storage	Storage Description
#1	982.00'	13,880 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

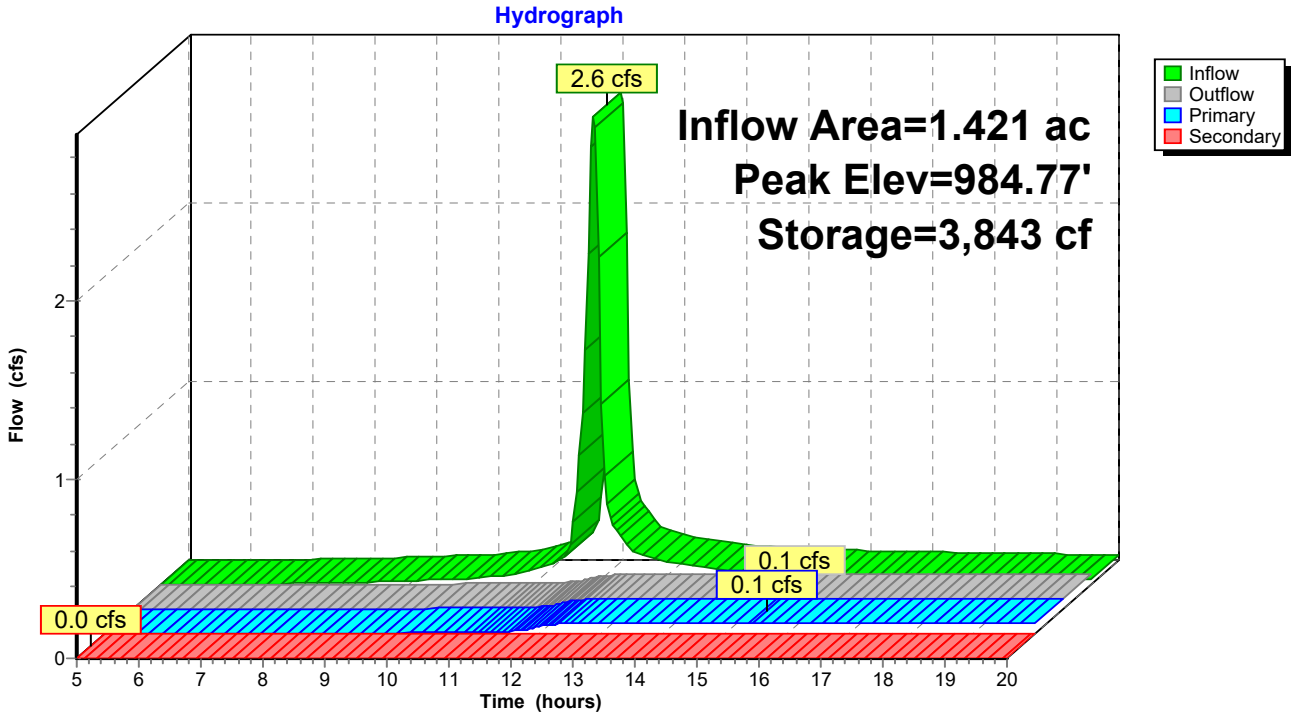
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
982.00	588	0	0
987.00	3,470	10,145	10,145
988.00	4,000	3,735	13,880

Device	Routing	Invert	Outlet Devices
#1	Primary	980.00'	**12.0" Round Culvert** L= 200.0' Ke= 0.500 Inlet / Outlet Invert= 980.00' / 978.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	982.00'	**1.630 in/hr Exfiltration over Surface area above 982.00'** Excluded Surface area = 588 sf Phase-In= 0.01'
#3	Device 1	984.80'	**15" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.410 1.170 2.150 2.590 2.890 3.170 3.420 3.660 3.880 4.090 5.010 5.790 6.470 7.090 7.660 8.190 8.680 9.150
#4	Secondary	987.00'	**133.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.1 cfs @ 15.45 hrs HW=984.77' (Free Discharge)
└**1=Culvert** (Passes 0.1 cfs of 5.4 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
└**3=15" Nyloplast Dome Grate** (Controls 0.0 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=982.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 2P: Filtration Basin



Summary for Pond 3P: Filtration Basin

Inflow Area = 0.506 ac, 69.75% Impervious, Inflow Depth > 0.97" for 2-YR event
Inflow = 0.9 cfs @ 11.98 hrs, Volume= 0.041 af
Outflow = 0.0 cfs @ 13.05 hrs, Volume= 0.029 af, Atten= 95%, Lag= 63.9 min
Primary = 0.0 cfs @ 13.05 hrs, Volume= 0.029 af
Routed to Reach 4R : South Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 988.01' @ 13.05 hrs Surf.Area= 1,645 sf Storage= 1,034 cf

Plug-Flow detention time= 216.9 min calculated for 0.029 af (70% of inflow)
Center-of-Mass det. time= 150.3 min (926.0 - 775.7)

Volume	Invert	Avail.Storage	Storage Description
#1	987.00'	14,421 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

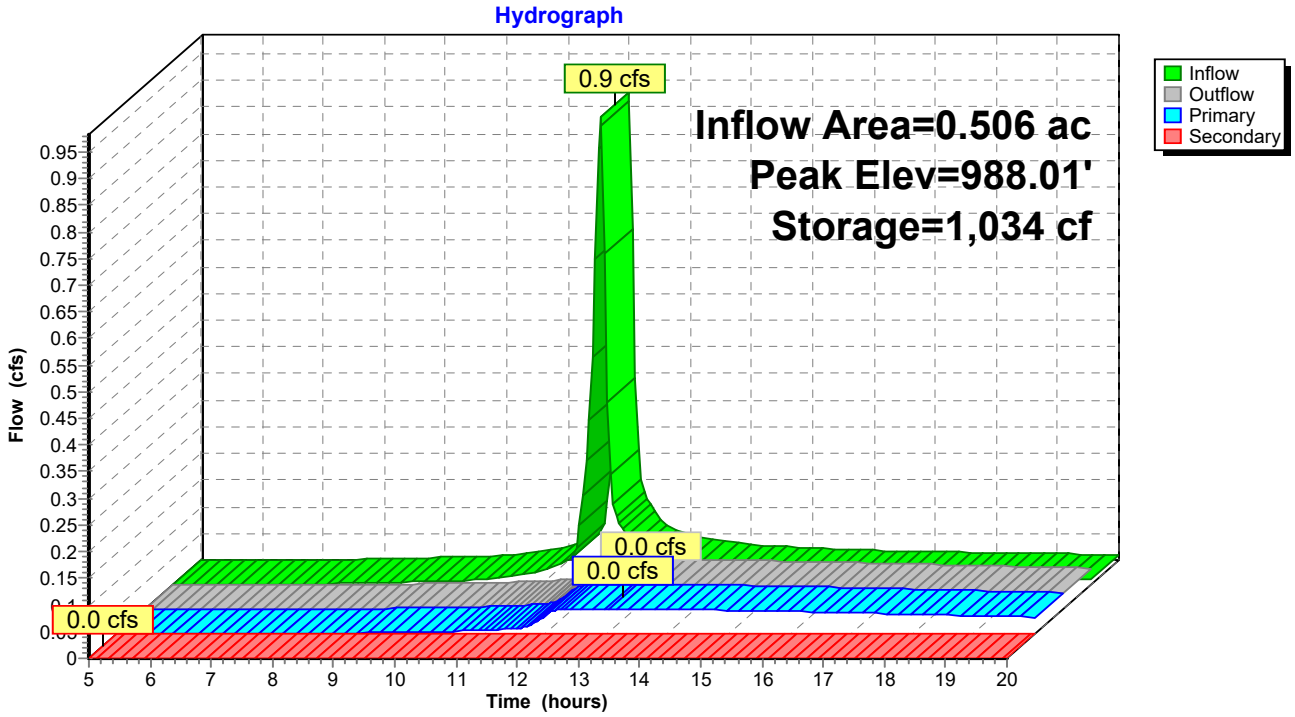
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
987.00	398	0	0
991.00	5,330	11,456	11,456
992.00	600	2,965	14,421

Device	Routing	Invert	Outlet Devices
#1	Primary	984.50'	**12.0" Round Culvert** L= 215.0' Ke= 0.500 Inlet / Outlet Invert= 984.50' / 982.35' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	987.00'	**1.630 in/hr Exfiltration over Surface area above 987.00'** Excluded Surface area = 398 sf Phase-In= 0.01'
#3	Device 1	989.00'	**12" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.210 0.450 0.550 0.640 0.710 0.780 0.850 0.900 0.960 1.010 1.240 1.430 1.600 1.750 1.890 2.020 2.140 2.260
#4	Secondary	990.00'	**10.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.0 cfs @ 13.05 hrs HW=988.01' (Free Discharge)
└**1=Culvert** (Passes 0.0 cfs of 4.7 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└**3=12" Nyloplast Dome Grate** (Controls 0.0 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=987.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 3P: Filtration Basin



Summary for Pond 4P: Filtration Basin

Inflow Area = 0.290 ac, 72.78% Impervious, Inflow Depth > 0.97" for 2-YR event
Inflow = 0.5 cfs @ 11.98 hrs, Volume= 0.023 af
Outflow = 0.3 cfs @ 12.08 hrs, Volume= 0.022 af, Atten= 48%, Lag= 6.0 min
Primary = 0.3 cfs @ 12.08 hrs, Volume= 0.022 af
Routed to Reach 4R : South Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 993.84' @ 12.08 hrs Surf.Area= 840 sf Storage= 374 cf

Plug-Flow detention time= 95.9 min calculated for 0.022 af (93% of inflow)
Center-of-Mass det. time= 70.2 min (845.9 - 775.7)

Volume	Invert	Avail.Storage	Storage Description
#1	993.00'	1,615 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

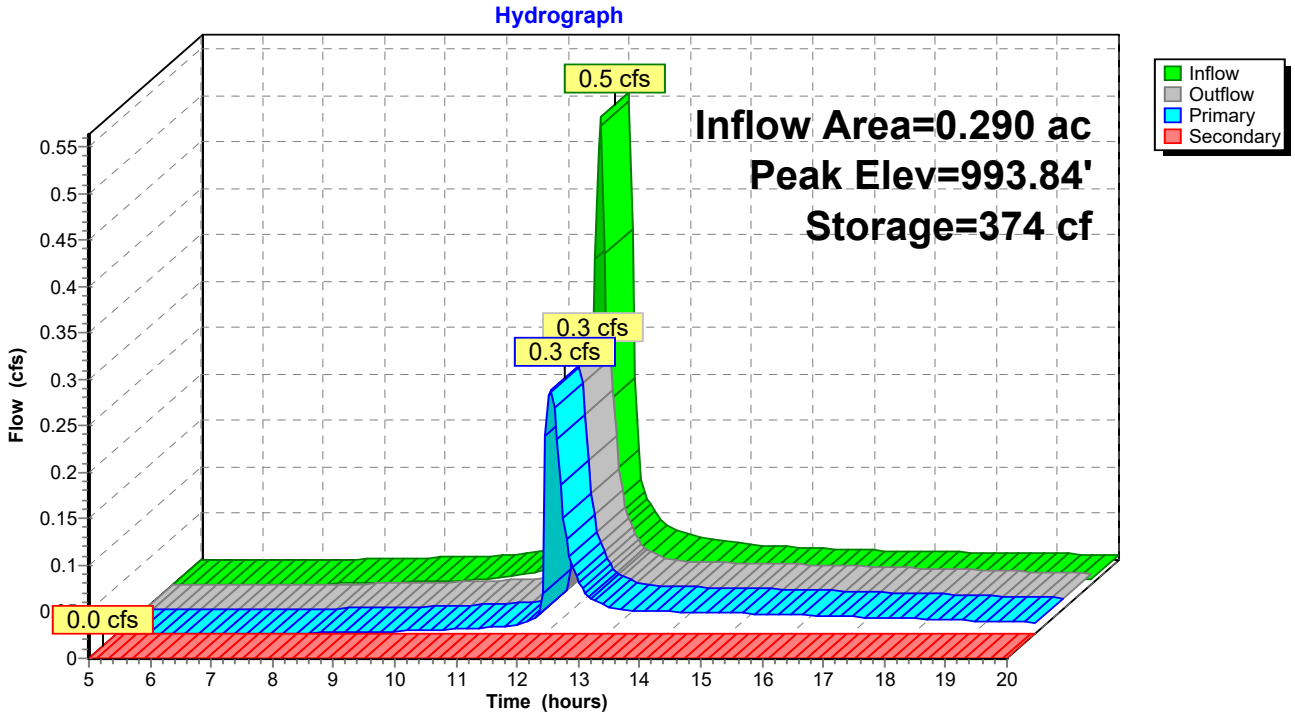
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
993.00	50	0	0
994.00	990	520	520
995.00	1,200	1,095	1,615

Device	Routing	Invert	Outlet Devices
#1	Primary	981.22'	**6.0" Round Culvert** L= 151.0' Ke= 0.500 Inlet / Outlet Invert= 981.22' / 981.07' S= 0.0010 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf
#2	Device 1	993.00'	**1.600 in/hr Exfiltration over Surface area above 993.00'** Excluded Surface area = 50 sf Phase-In= 0.01'
#3	Device 1	993.70'	**Nyloplast 8" Drop In Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.200 0.280 0.340 0.400 0.440 0.480 0.520 0.560 0.590 0.630 0.770 0.890 0.990 1.080 1.170 1.250 1.330 1.400
#4	Secondary	994.00'	**50.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.3 cfs @ 12.08 hrs HW=993.84' (Free Discharge)
└**1=Culvert** (Passes 0.3 cfs of 1.7 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└**3=Nyloplast 8" Drop In Grate** (Custom Controls 0.2 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=993.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 4P: Filtration Basin



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Runoff Area=175,645 sf 58.50% Impervious Runoff Depth>3.08"
Tc=7.0 min CN=91 Runoff=21.0 cfs 1.035 af

Subcatchment2S: Runoff Area=57,101 sf 58.18% Impervious Runoff Depth>2.98"
Tc=7.0 min CN=90 Runoff=6.7 cfs 0.326 af

Subcatchment3S: Runoff Area=61,891 sf 76.15% Impervious Runoff Depth>3.37"
Tc=7.0 min CN=94 Runoff=7.8 cfs 0.399 af

Subcatchment4S: Runoff Area=21,859 sf 11.55% Impervious Runoff Depth>2.26"
Tc=7.0 min CN=82 Runoff=2.1 cfs 0.095 af

Subcatchment5S: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>3.18"
Tc=7.0 min CN=92 Runoff=3.3 cfs 0.162 af

Subcatchment6S: Runoff Area=22,043 sf 69.75% Impervious Runoff Depth>3.27"
Tc=7.0 min CN=93 Runoff=2.7 cfs 0.138 af

Subcatchment7S: Runoff Area=58,710 sf 53.68% Impervious Runoff Depth>2.98"
Tc=7.0 min CN=90 Runoff=6.9 cfs 0.335 af

Subcatchment8S: Runoff Area=12,647 sf 72.78% Impervious Runoff Depth>3.27"
Tc=7.0 min CN=93 Runoff=1.6 cfs 0.079 af

Subcatchment9S: Runoff Area=12,130 sf 100.00% Impervious Runoff Depth>3.72"
Tc=7.0 min CN=98 Runoff=1.6 cfs 0.086 af

Subcatchment10S: Runoff Area=22,212 sf 62.70% Impervious Runoff Depth>3.08"
Tc=7.0 min CN=91 Runoff=2.7 cfs 0.131 af

Subcatchment11S: Runoff Area=4,300 sf 0.00% Impervious Runoff Depth>2.10"
Tc=7.0 min CN=80 Runoff=0.4 cfs 0.017 af

Reach 1R: NW Storm Inflow=13.8 cfs 1.338 af
Outflow=13.8 cfs 1.338 af

Reach 2R: West Storm Inflow=7.3 cfs 0.471 af
Outflow=7.3 cfs 0.471 af

Reach 3R: West Bluff Inflow=2.1 cfs 0.095 af
Outflow=2.1 cfs 0.095 af

Reach 4R: South Storm Inflow=7.3 cfs 0.475 af
Outflow=7.3 cfs 0.475 af

Reach 5R: SE Bluff - To Road Inflow=1.5 cfs 0.034 af
Outflow=1.5 cfs 0.034 af

Reach 6R: East Storm Inflow=4.3 cfs 0.217 af
Outflow=4.3 cfs 0.217 af

Reach 7R: North Bluff Inflow=0.0 cfs 0.000 af
Outflow=0.0 cfs 0.000 af

Pond 1P: Wet Sedimentation Basin Peak Elev=990.46' Storage=23,276 cf Inflow=21.0 cfs 1.035 af
Primary=7.4 cfs 1.012 af Secondary=0.0 cfs 0.000 af Outflow=7.4 cfs 1.012 af

Pond 2P: Filtration Basin Peak Elev=985.93' Storage=6,773 cf Inflow=7.8 cfs 0.399 af
Primary=4.4 cfs 0.309 af Secondary=0.0 cfs 0.000 af Outflow=4.4 cfs 0.309 af

Pond 3P: Filtration Basin Peak Elev=989.08' Storage=3,506 cf Inflow=2.7 cfs 0.138 af
Primary=0.3 cfs 0.083 af Secondary=0.0 cfs 0.000 af Outflow=0.3 cfs 0.083 af

Pond 4P: Filtration Basin Peak Elev=994.04' Storage=561 cf Inflow=1.6 cfs 0.079 af
Primary=0.4 cfs 0.057 af Secondary=1.2 cfs 0.017 af Outflow=1.6 cfs 0.074 af

Total Runoff Area = 10.910 ac Runoff Volume = 2.804 af Average Runoff Depth = 3.08"
40.05% Pervious = 4.369 ac 59.95% Impervious = 6.541 ac

Summary for Subcatchment 1S:

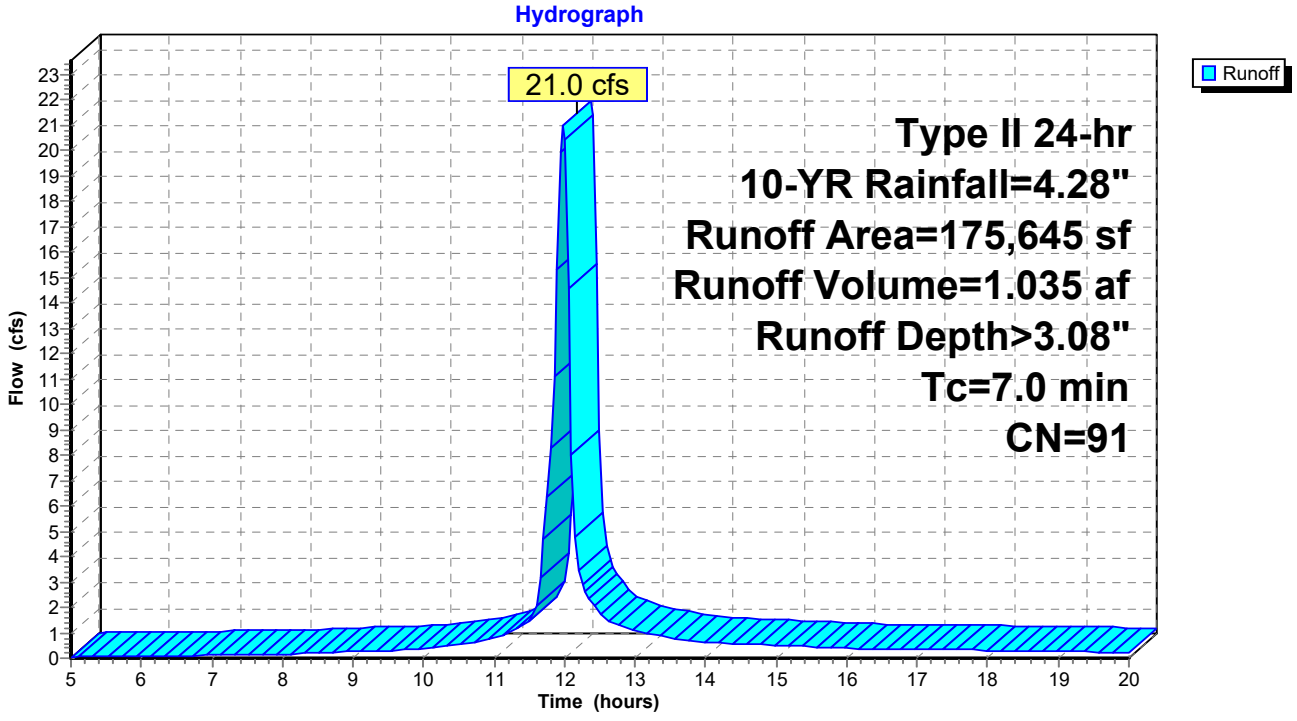
Runoff = 21.0 cfs @ 11.98 hrs, Volume= 1.035 af, Depth> 3.08"
Routed to Pond 1P : Wet Sedimentation Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
102,749	98	Paved parking, HSG D
72,896	80	>75% Grass cover, Good, HSG D
175,645	91	Weighted Average
72,896		41.50% Pervious Area
102,749		58.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1S:



Summary for Subcatchment 2S:

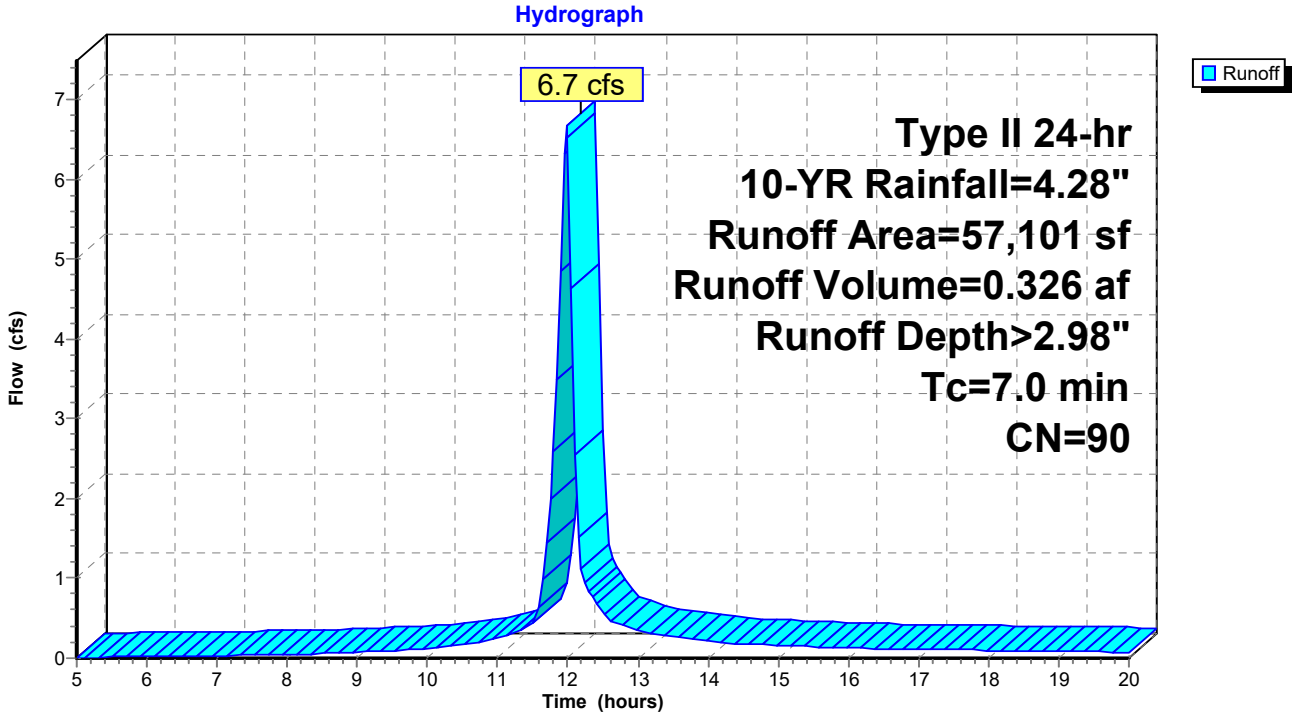
Runoff = 6.7 cfs @ 11.98 hrs, Volume= 0.326 af, Depth> 2.98"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
33,220	98	Paved parking, HSG D
23,881	80	>75% Grass cover, Good, HSG D
57,101	90	Weighted Average
23,881		41.82% Pervious Area
33,220		58.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2S:



Summary for Subcatchment 3S:

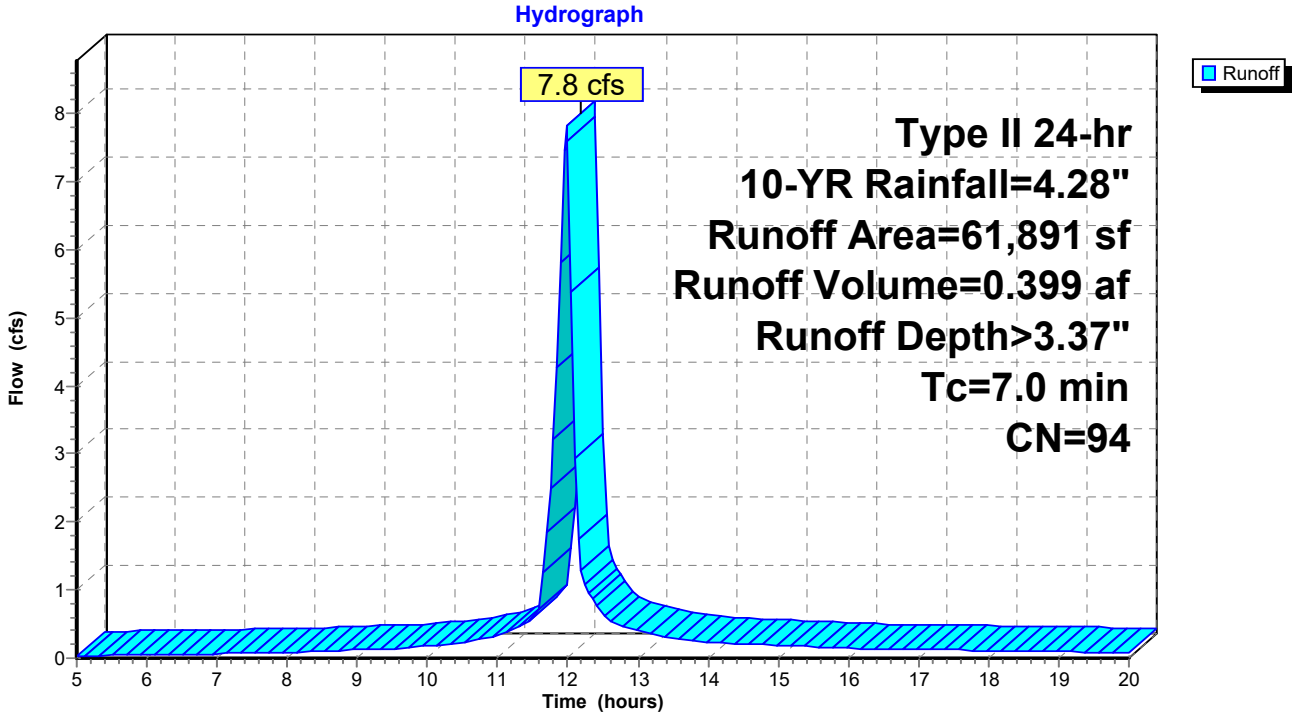
Runoff = 7.8 cfs @ 11.98 hrs, Volume= 0.399 af, Depth> 3.37"
Routed to Pond 2P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
47,128	98	Paved parking, HSG D
14,763	80	>75% Grass cover, Good, HSG D
61,891	94	Weighted Average
14,763		23.85% Pervious Area
47,128		76.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3S:



Summary for Subcatchment 4S:

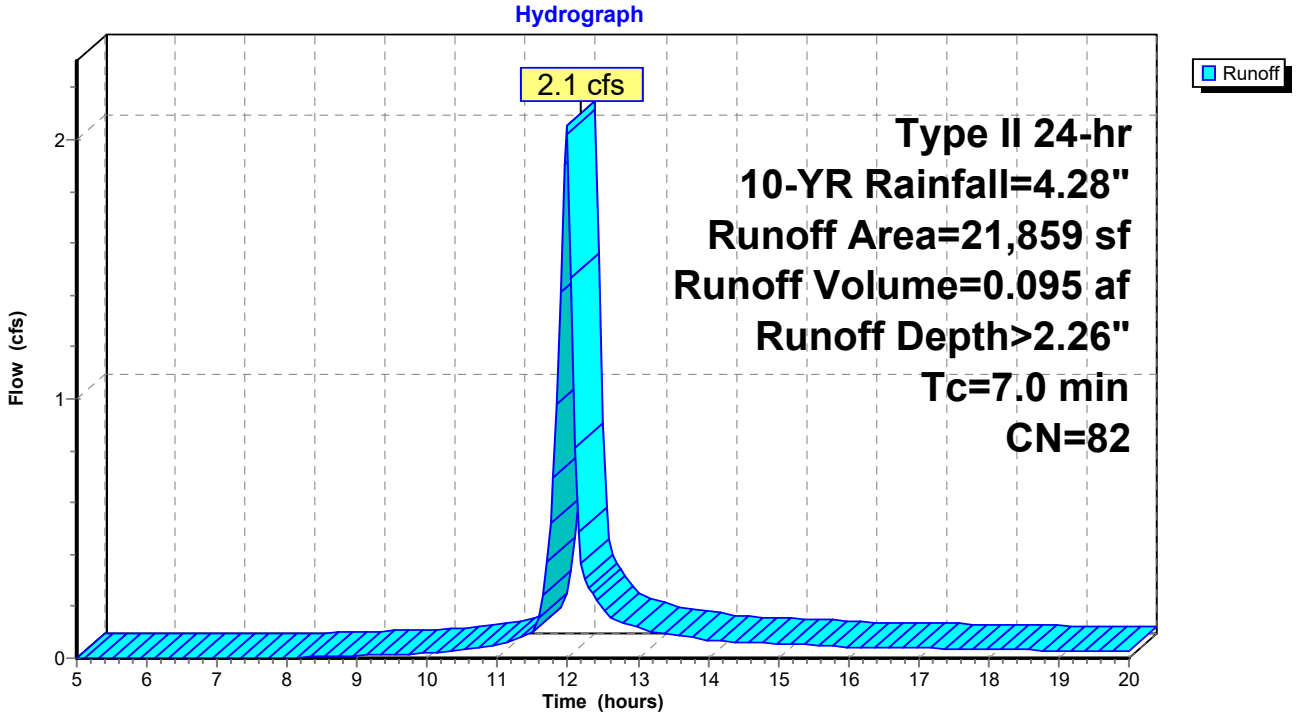
Runoff = 2.1 cfs @ 11.98 hrs, Volume= 0.095 af, Depth> 2.26"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
2,525	98	Paved parking, HSG D
19,334	80	>75% Grass cover, Good, HSG D
21,859	82	Weighted Average
19,334		88.45% Pervious Area
2,525		11.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4S:



Summary for Subcatchment 5S:

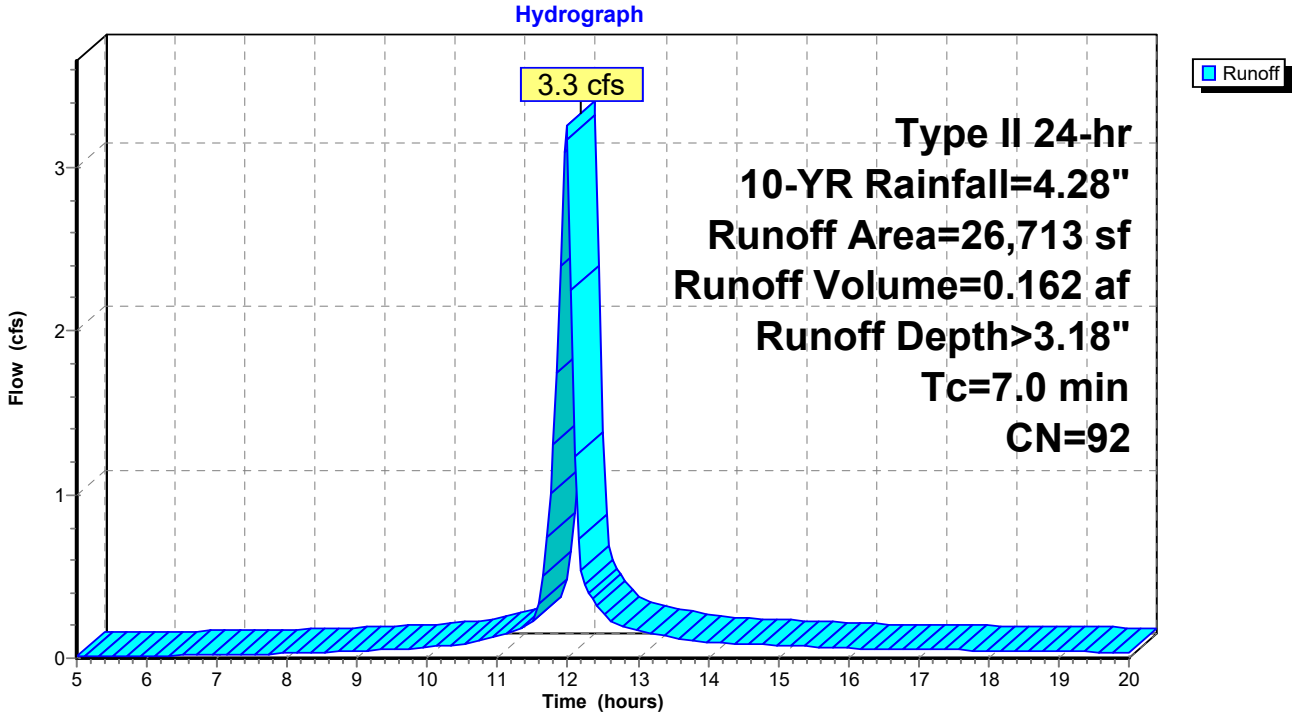
Runoff = 3.3 cfs @ 11.98 hrs, Volume= 0.162 af, Depth> 3.18"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5S:



Summary for Subcatchment 6S:

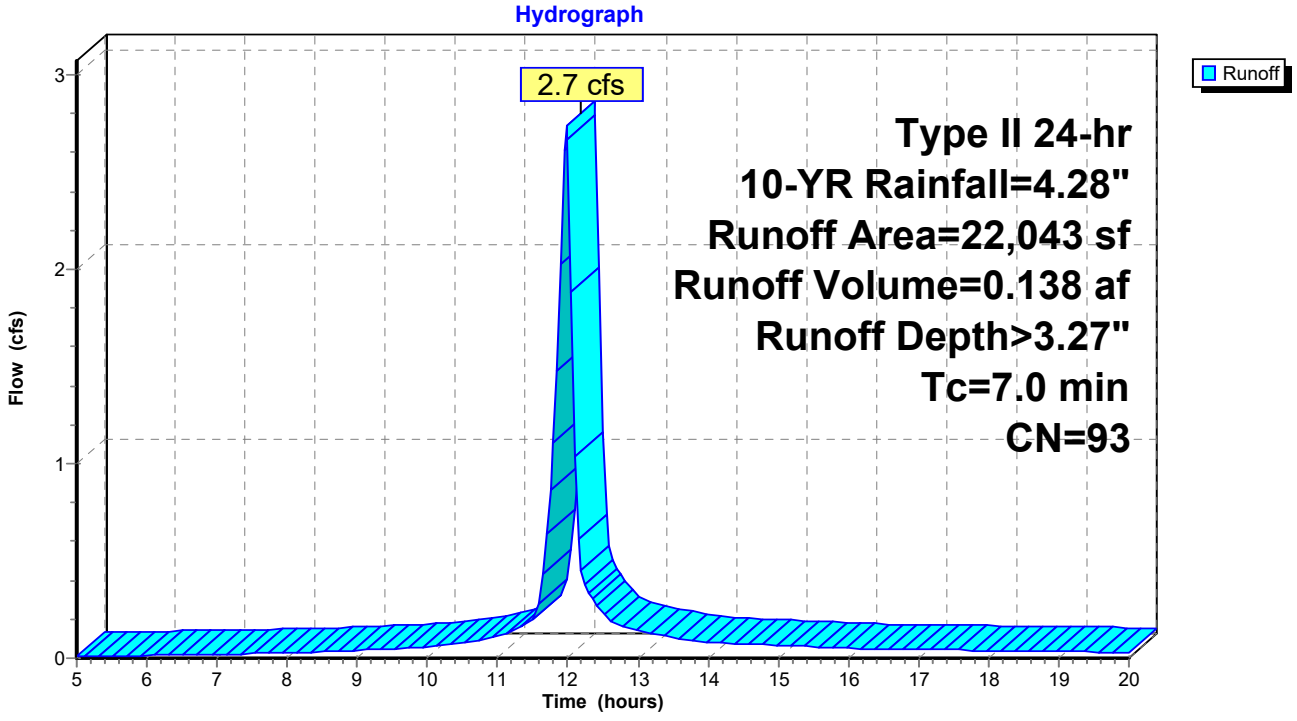
Runoff = 2.7 cfs @ 11.98 hrs, Volume= 0.138 af, Depth> 3.27"
Routed to Pond 3P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
15,375	98	Paved parking, HSG D
6,668	80	>75% Grass cover, Good, HSG D
22,043	93	Weighted Average
6,668		30.25% Pervious Area
15,375		69.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6S:



Summary for Subcatchment 7S:

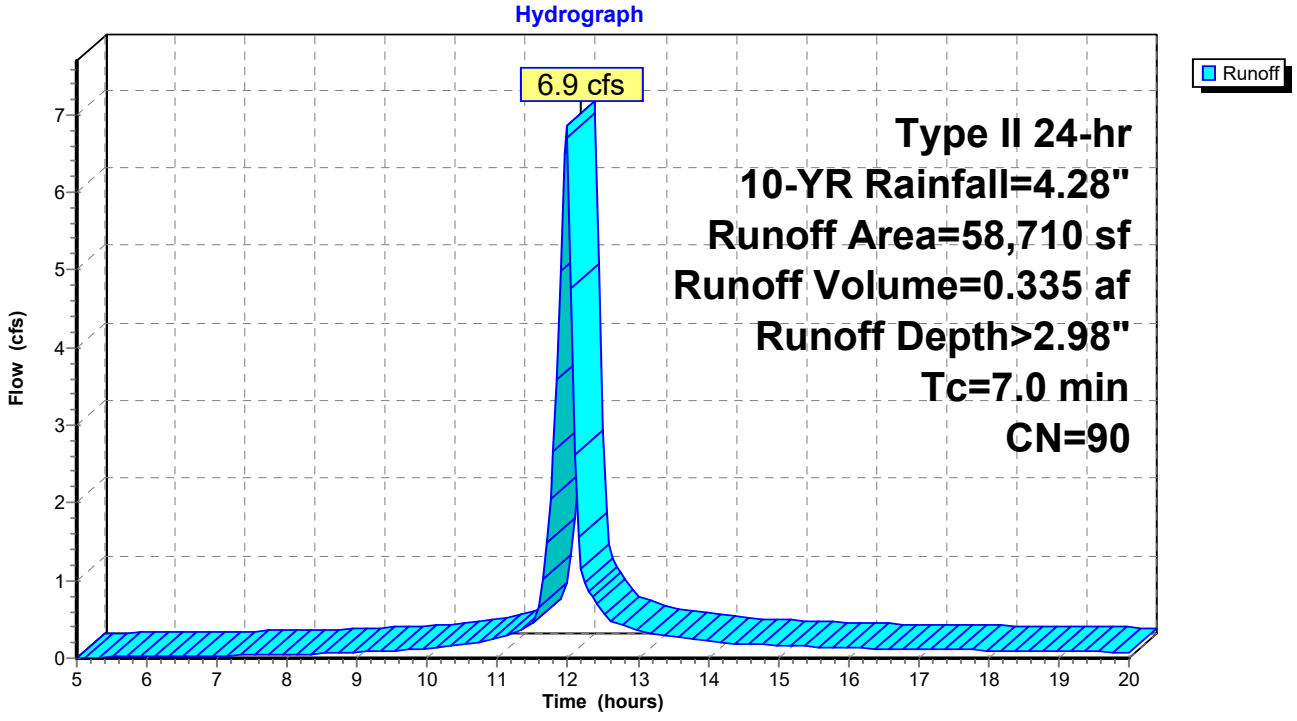
Runoff = 6.9 cfs @ 11.98 hrs, Volume= 0.335 af, Depth> 2.98"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
27,194	80	>75% Grass cover, Good, HSG D
58,710	90	Weighted Average
27,194		46.32% Pervious Area
31,516		53.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7S:



Summary for Subcatchment 8S:

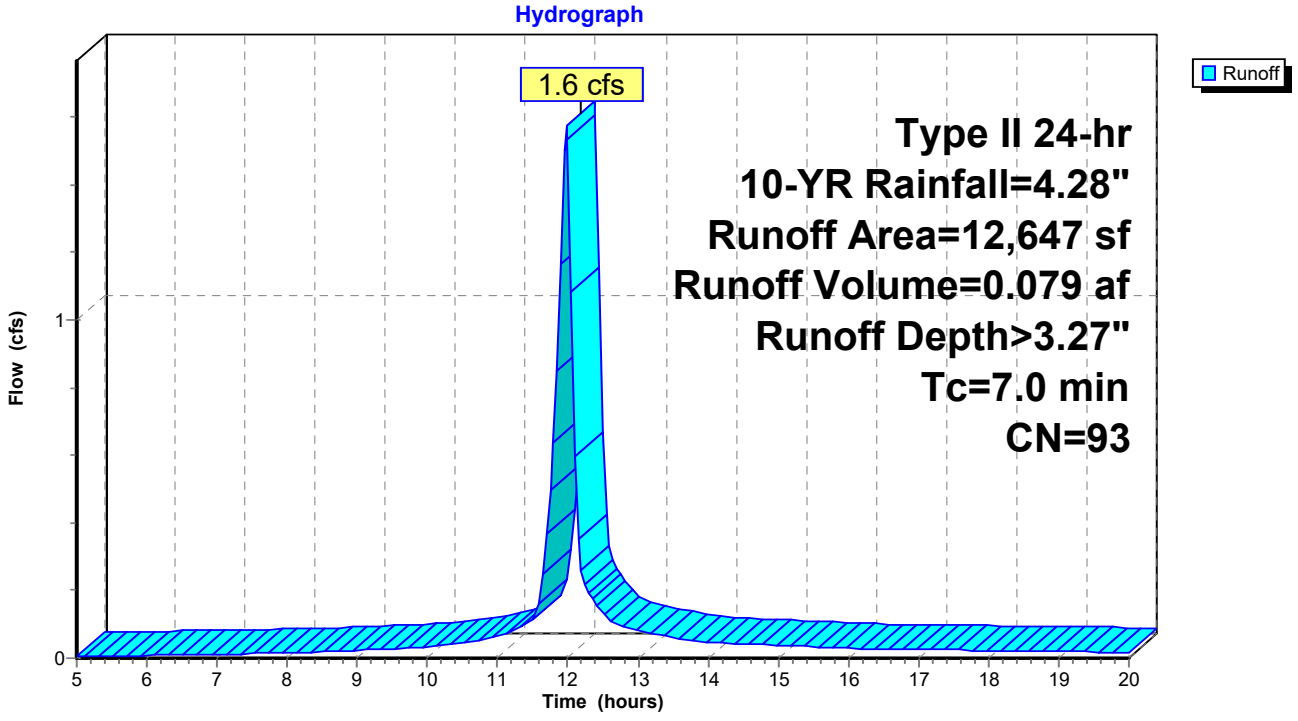
Runoff = 1.6 cfs @ 11.98 hrs, Volume= 0.079 af, Depth> 3.27"
Routed to Pond 4P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
9,205	98	Paved parking, HSG D
3,442	80	>75% Grass cover, Good, HSG D
12,647	93	Weighted Average
3,442		27.22% Pervious Area
9,205		72.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8S:



Summary for Subcatchment 9S:

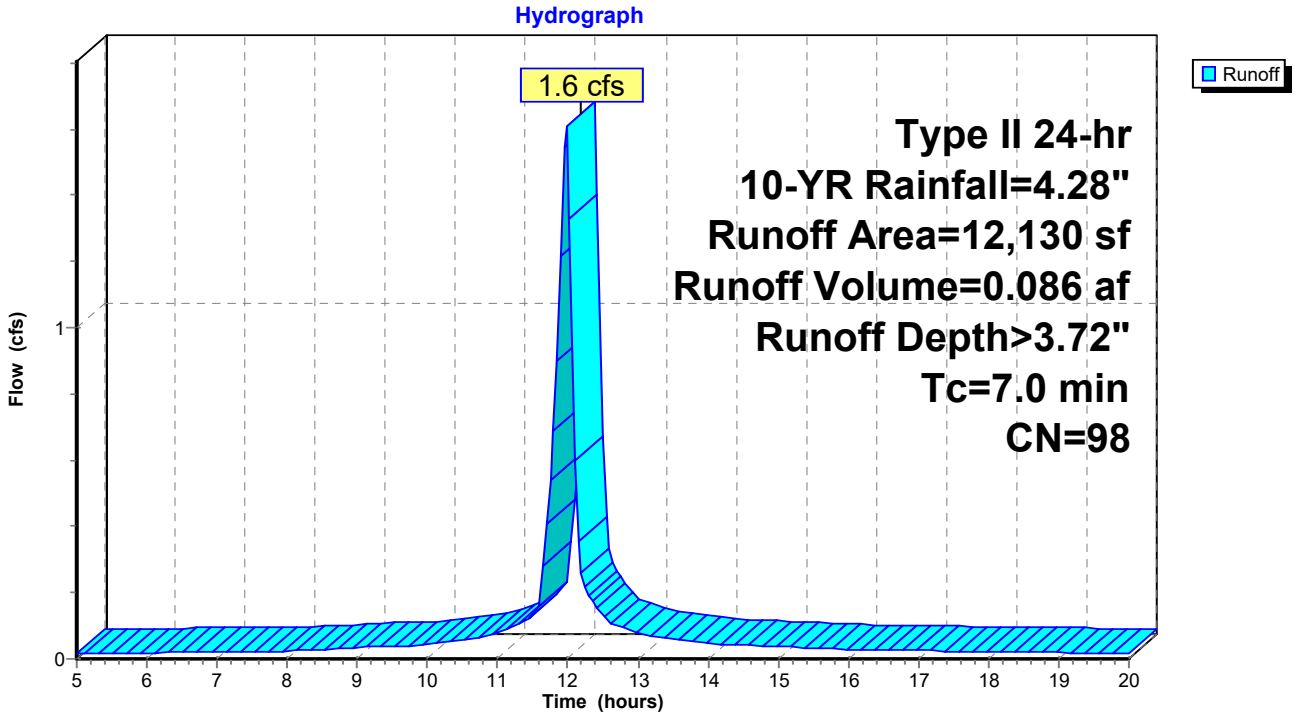
Runoff = 1.6 cfs @ 11.98 hrs, Volume= 0.086 af, Depth> 3.72"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
12,130	98	Paved parking, HSG D
12,130		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 9S:



Summary for Subcatchment 10S:

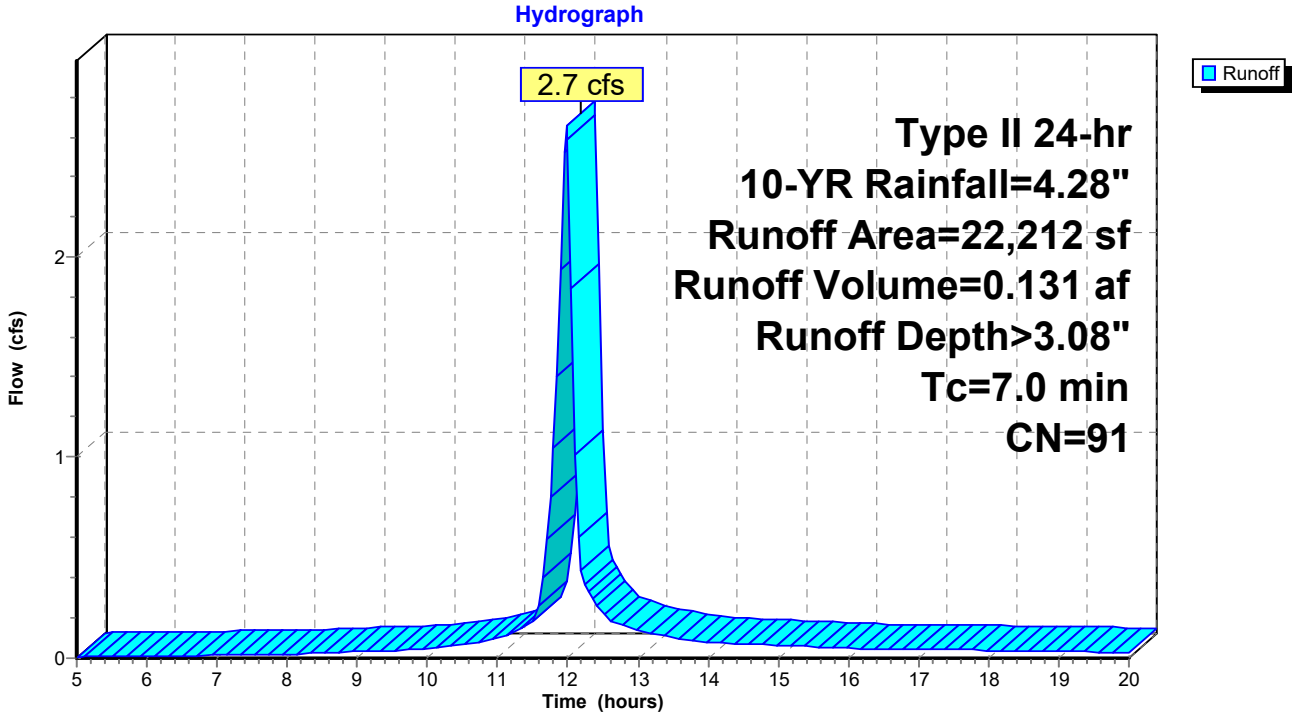
Runoff = 2.7 cfs @ 11.98 hrs, Volume= 0.131 af, Depth> 3.08"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
13,928	98	Paved parking, HSG D
8,284	80	>75% Grass cover, Good, HSG D
22,212	91	Weighted Average
8,284		37.30% Pervious Area
13,928		62.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 10S:



Summary for Subcatchment 11S:

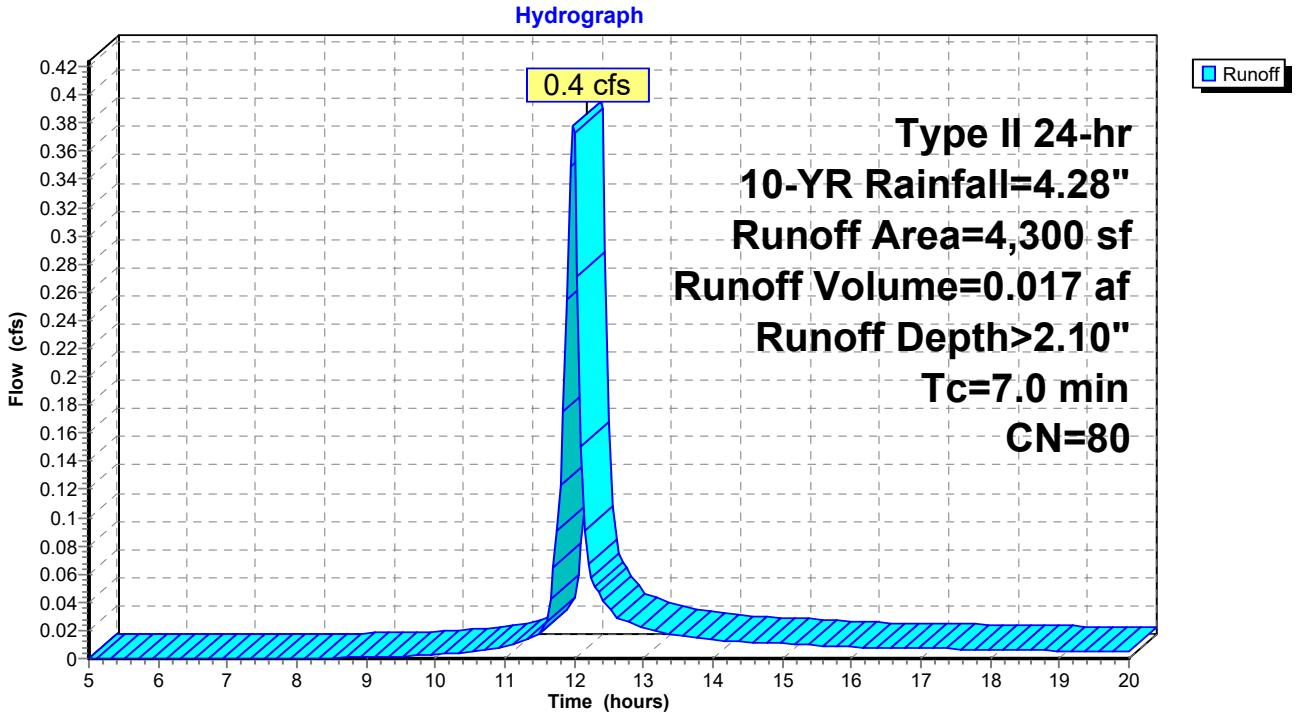
Runoff = 0.4 cfs @ 11.98 hrs, Volume= 0.017 af, Depth> 2.10"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.28"

Area (sf)	CN	Description
0	98	Paved parking, HSG D
4,300	80	>75% Grass cover, Good, HSG D
4,300	80	Weighted Average
4,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 11S:



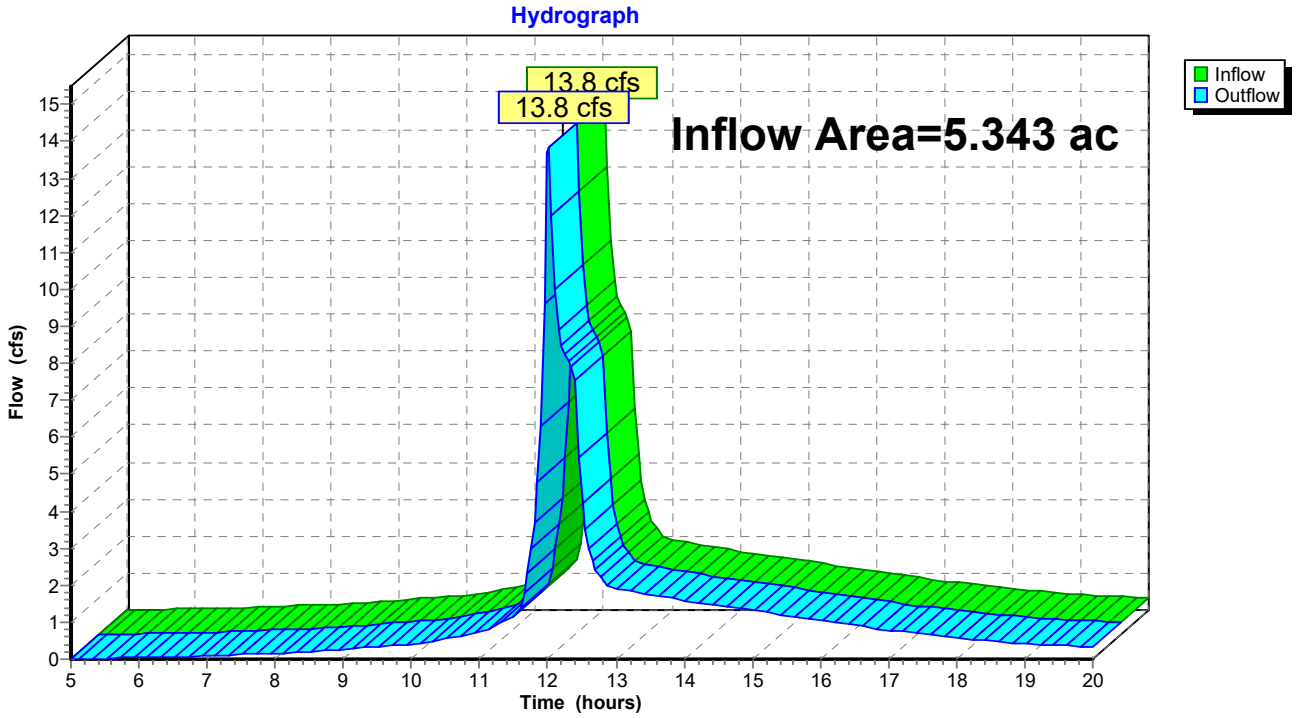
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.343 ac, 58.42% Impervious, Inflow Depth > 3.01" for 10-YR event
Inflow = 13.8 cfs @ 12.01 hrs, Volume= 1.338 af
Outflow = 13.8 cfs @ 12.01 hrs, Volume= 1.338 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm



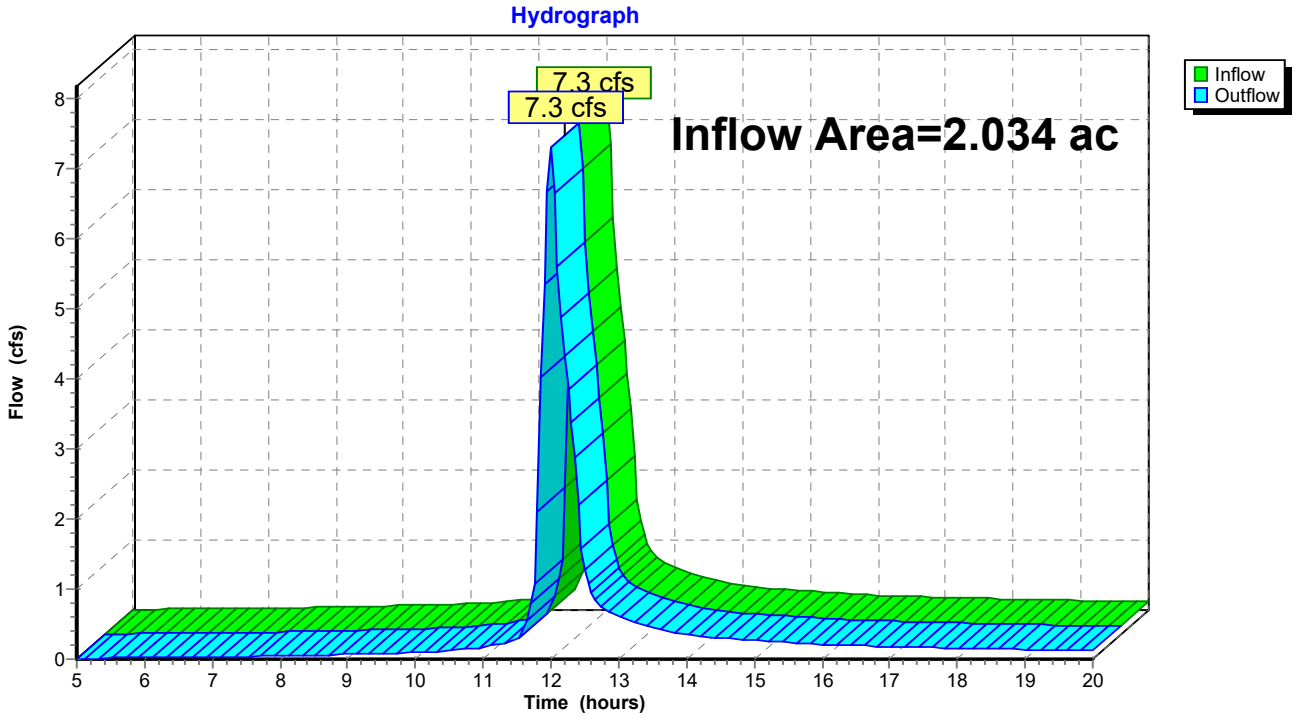
Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.034 ac, 72.55% Impervious, Inflow Depth > 2.78" for 10-YR event
Inflow = 7.3 cfs @ 12.00 hrs, Volume= 0.471 af
Outflow = 7.3 cfs @ 12.00 hrs, Volume= 0.471 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: West Storm



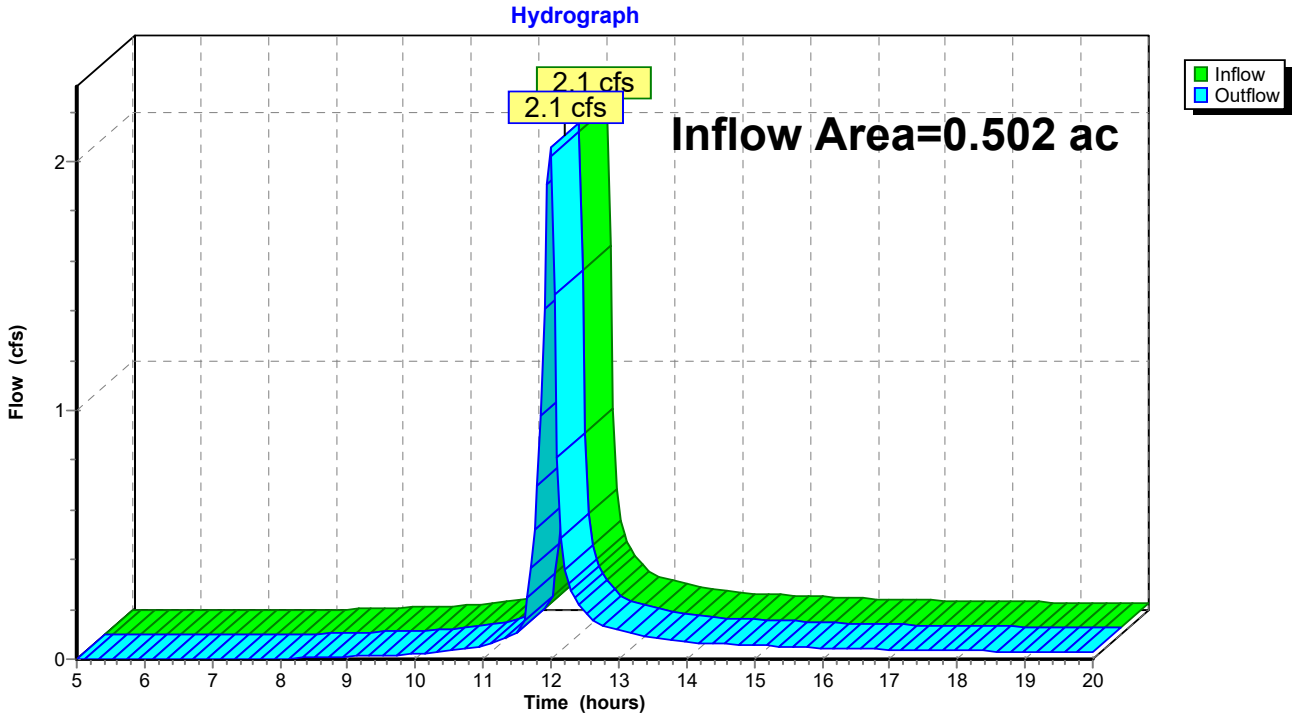
Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.502 ac, 11.55% Impervious, Inflow Depth > 2.26" for 10-YR event
Inflow = 2.1 cfs @ 11.98 hrs, Volume= 0.095 af
Outflow = 2.1 cfs @ 11.98 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: West Bluff



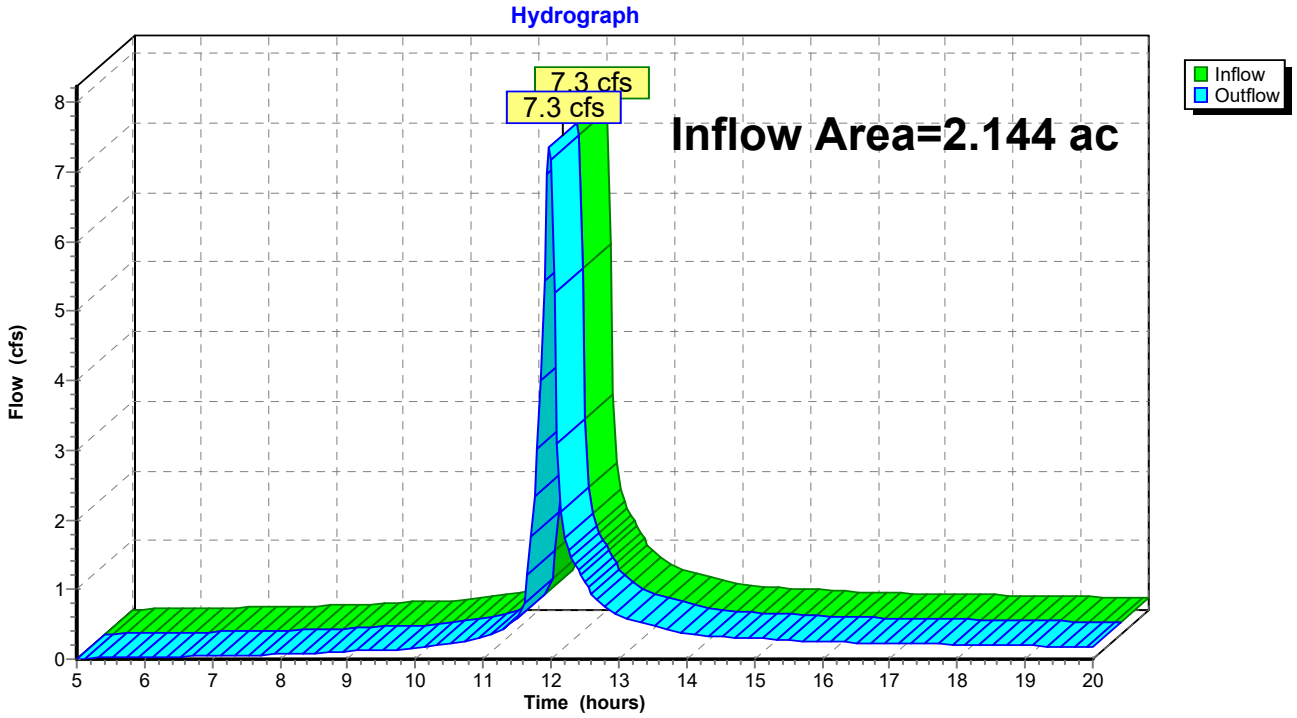
Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.144 ac, 60.06% Impervious, Inflow Depth > 2.66" for 10-YR event
Inflow = 7.3 cfs @ 11.98 hrs, Volume= 0.475 af
Outflow = 7.3 cfs @ 11.98 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: South Storm



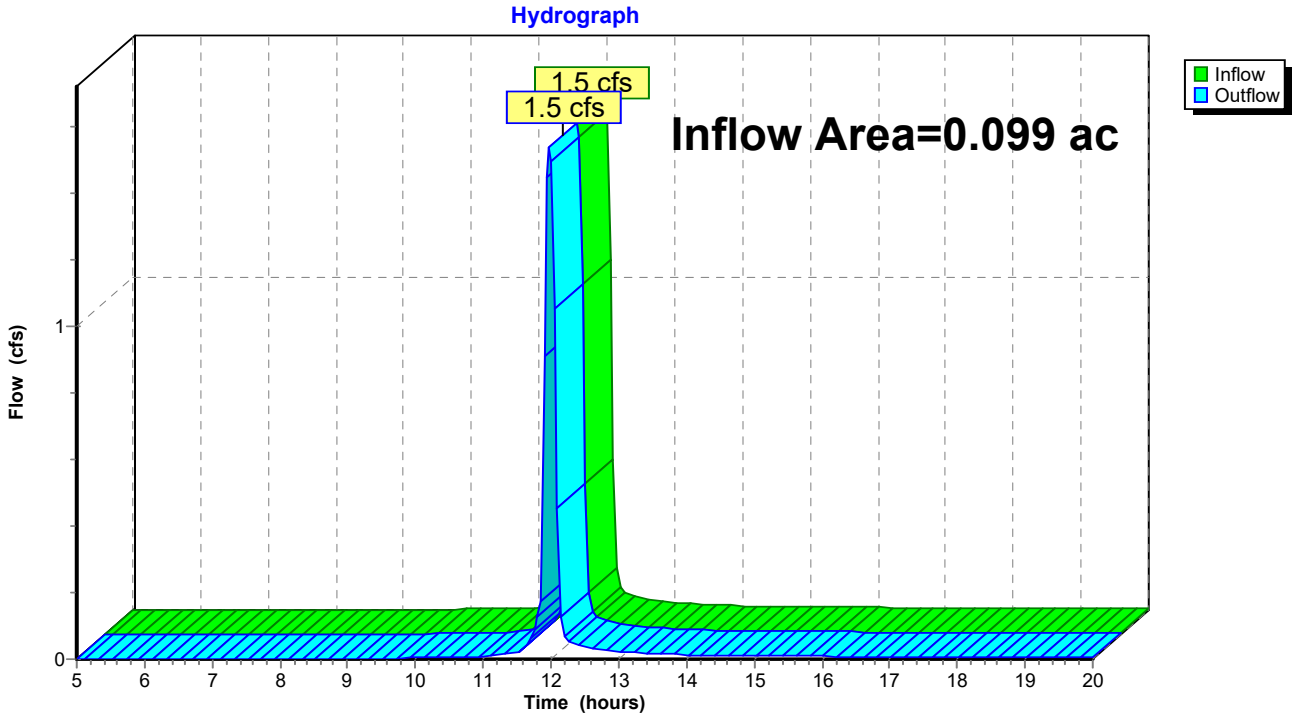
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.099 ac, 0.00% Impervious, Inflow Depth > 4.11" for 10-YR event
Inflow = 1.5 cfs @ 11.98 hrs, Volume= 0.034 af
Outflow = 1.5 cfs @ 11.98 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



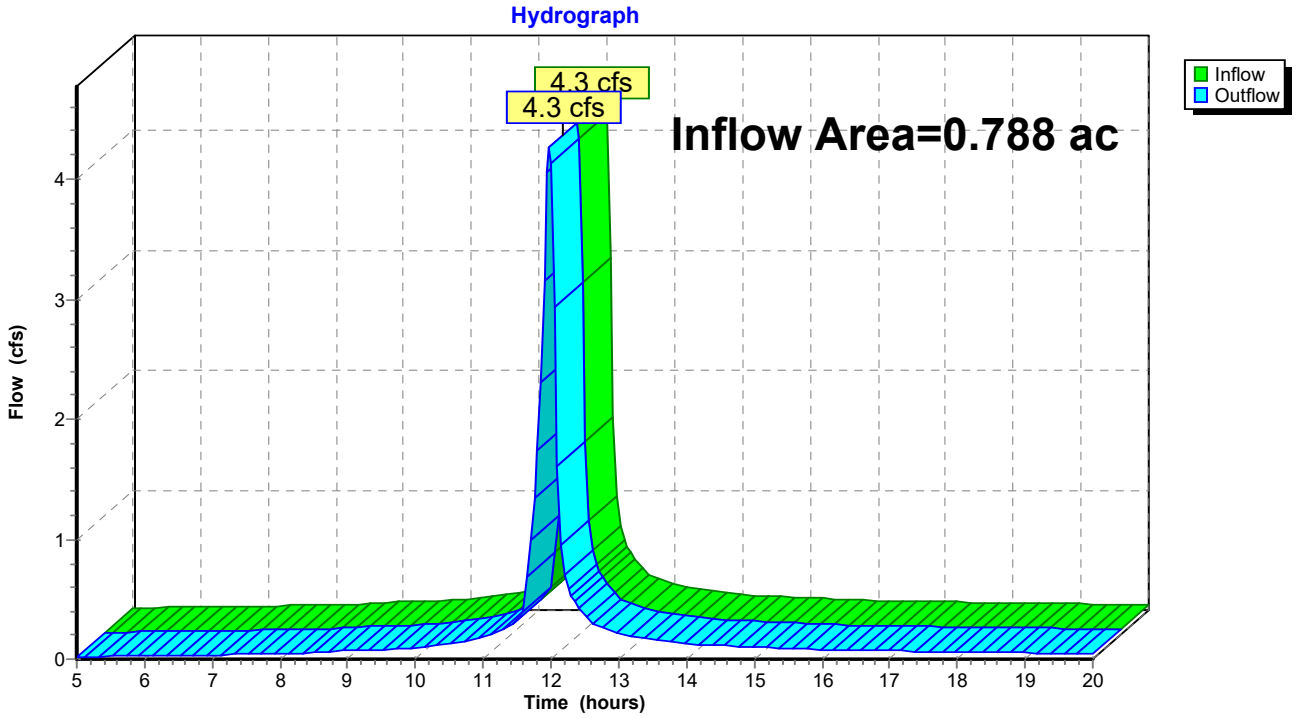
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.788 ac, 75.88% Impervious, Inflow Depth > 3.31" for 10-YR event
Inflow = 4.3 cfs @ 11.98 hrs, Volume= 0.217 af
Outflow = 4.3 cfs @ 11.98 hrs, Volume= 0.217 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



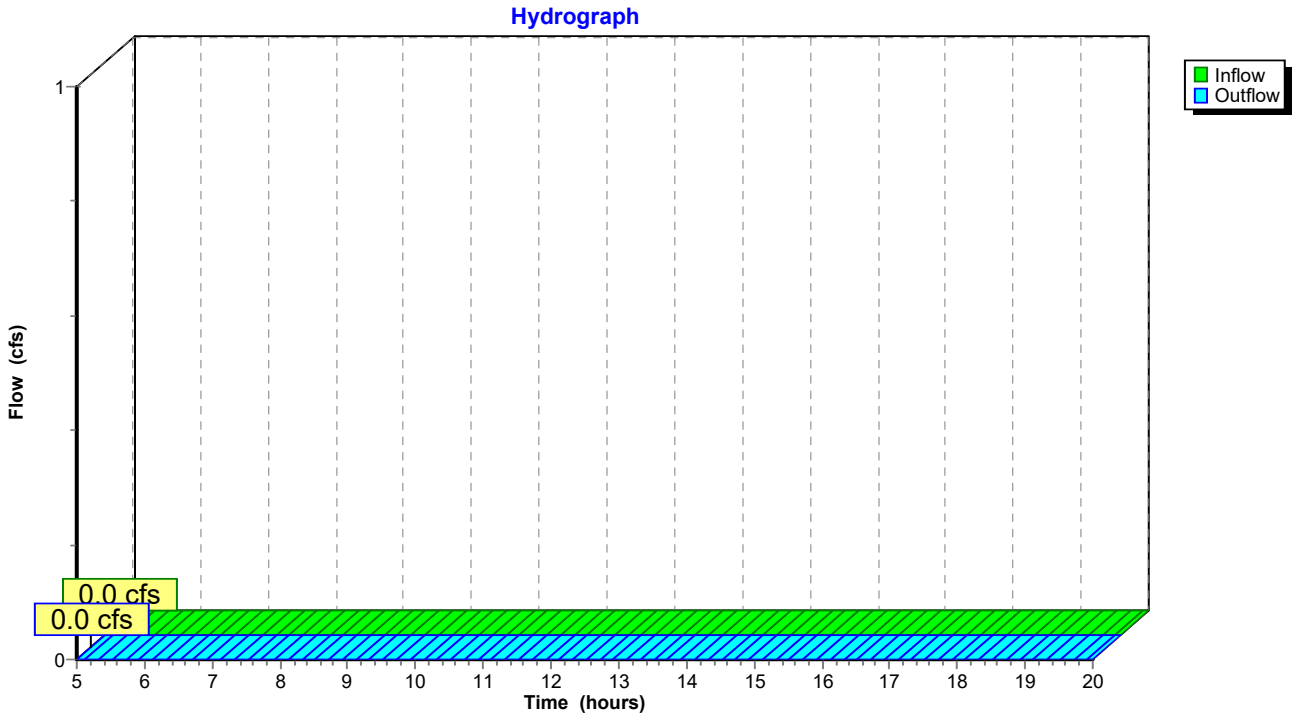
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af
Outflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff



Summary for Pond 1P: Wet Sedimentation Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 4.032 ac, 58.50% Impervious, Inflow Depth > 3.08" for 10-YR event
Inflow = 21.0 cfs @ 11.98 hrs, Volume= 1.035 af
Outflow = 7.4 cfs @ 12.11 hrs, Volume= 1.012 af, Atten= 65%, Lag= 8.1 min
Primary = 7.4 cfs @ 12.11 hrs, Volume= 1.012 af
Routed to Reach 1R : NW Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 7R : North Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 986.00' Surf.Area= 2,905 sf Storage= 5,818 cf
Peak Elev= 990.46' @ 12.11 hrs Surf.Area= 4,509 sf Storage= 23,276 cf (17,458 cf above start)

Plug-Flow detention time= 134.5 min calculated for 0.876 af (85% of inflow)
Center-of-Mass det. time= 59.9 min (815.6 - 755.6)

Volume	Invert	Avail.Storage	Storage Description
#1	981.00'	52,963 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) x 0.5

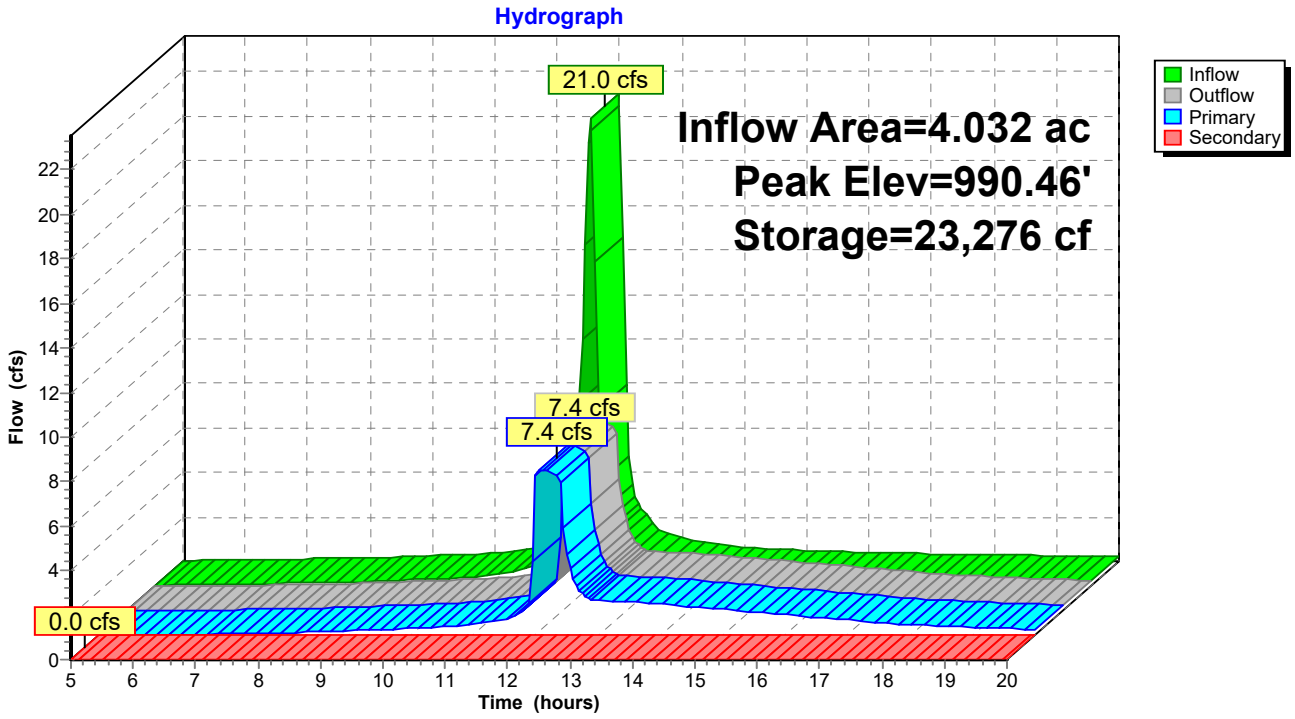
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
981.00	108	0	0
985.00	3,406	7,028	7,028
986.50	7,012	7,814	14,842
995.00	11,323	77,924	92,765
996.00	15,000	13,162	105,927

Device	Routing	Invert	Outlet Devices
#1	Primary	981.69'	**12.0" Round Culvert** L= 169.0' Ke= 0.500 Inlet / Outlet Invert= 981.69' / 980.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	986.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	989.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.0' Crest Height
#4	Device 1	990.00'	**HAALA 48" ID Pond Skimmer** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 1.320 3.740 6.870 10.580 14.790 19.250 20.790 22.220 23.570 24.850 30.430 35.140 39.280 43.030 46.480 49.690 52.700 55.560
#5	Secondary	995.50'	**20.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=7.4 cfs @ 12.11 hrs HW=990.44' (Free Discharge)
└─**1=Culvert** (Barrel Controls 7.4 cfs @ 9.45 fps)
  ├─**2=Orifice/Grate** (Passes < 1.9 cfs potential flow)
  ├─**3=Sharp-Crested Rectangular Weir** (Passes < 24.6 cfs potential flow)
  └─**4=HAALA 48" ID Pond Skimmer** (Passes < 12.1 cfs potential flow)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=986.00' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Wet Sedimentation Basin



Summary for Pond 2P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.421 ac, 76.15% Impervious, Inflow Depth > 3.37" for 10-YR event
Inflow = 7.8 cfs @ 11.98 hrs, Volume= 0.399 af
Outflow = 4.4 cfs @ 12.07 hrs, Volume= 0.309 af, Atten= 44%, Lag= 5.6 min
Primary = 4.4 cfs @ 12.07 hrs, Volume= 0.309 af
Routed to Reach 2R : West Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 3R : West Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 985.93' @ 12.07 hrs Surf.Area= 2,855 sf Storage= 6,773 cf

Plug-Flow detention time= 101.8 min calculated for 0.308 af (77% of inflow)
Center-of-Mass det. time= 45.0 min (790.7 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1	982.00'	13,880 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

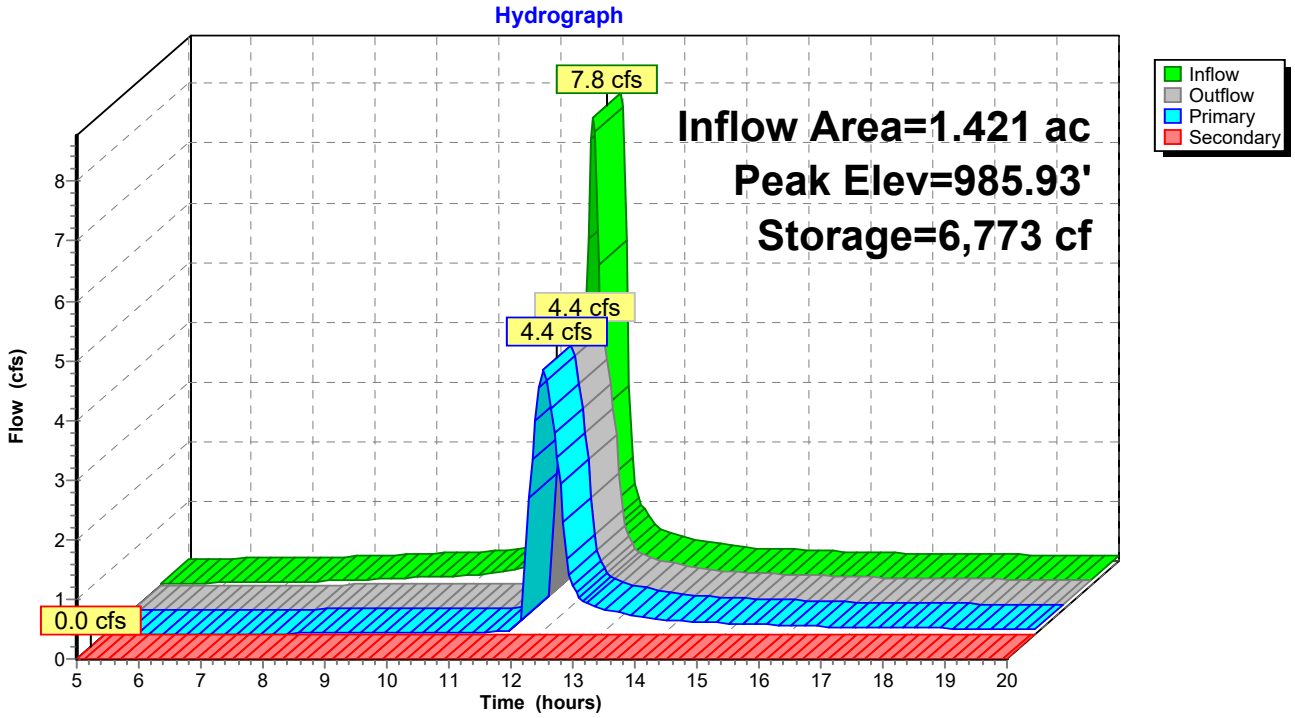
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
982.00	588	0	0
987.00	3,470	10,145	10,145
988.00	4,000	3,735	13,880

Device	Routing	Invert	Outlet Devices
#1	Primary	980.00'	**12.0" Round Culvert** L= 200.0' Ke= 0.500 Inlet / Outlet Invert= 980.00' / 978.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	982.00'	**1.630 in/hr Exfiltration over Surface area above 982.00'** Excluded Surface area = 588 sf Phase-In= 0.01'
#3	Device 1	984.80'	**15" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.410 1.170 2.150 2.590 2.890 3.170 3.420 3.660 3.880 4.090 5.010 5.790 6.470 7.090 7.660 8.190 8.680 9.150
#4	Secondary	987.00'	**133.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=4.4 cfs @ 12.07 hrs HW=985.91' (Free Discharge)
└─**1=Culvert** (Passes 4.4 cfs of 5.9 cfs potential flow)
  └─**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
  └─**3=15" Nyloplast Dome Grate** (Custom Controls 4.3 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=982.00' (Free Discharge)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 2P: Filtration Basin



Summary for Pond 3P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.506 ac, 69.75% Impervious, Inflow Depth > 3.27" for 10-YR event
Inflow = 2.7 cfs @ 11.98 hrs, Volume= 0.138 af
Outflow = 0.3 cfs @ 12.42 hrs, Volume= 0.083 af, Atten= 90%, Lag= 26.5 min
Primary = 0.3 cfs @ 12.42 hrs, Volume= 0.083 af
Routed to Reach 4R : South Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 989.08' @ 12.42 hrs Surf.Area= 2,967 sf Storage= 3,506 cf

Plug-Flow detention time= 205.5 min calculated for 0.083 af (60% of inflow)
Center-of-Mass det. time= 131.7 min (880.8 - 749.1)

Volume	Invert	Avail.Storage	Storage Description
#1	987.00'	14,421 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

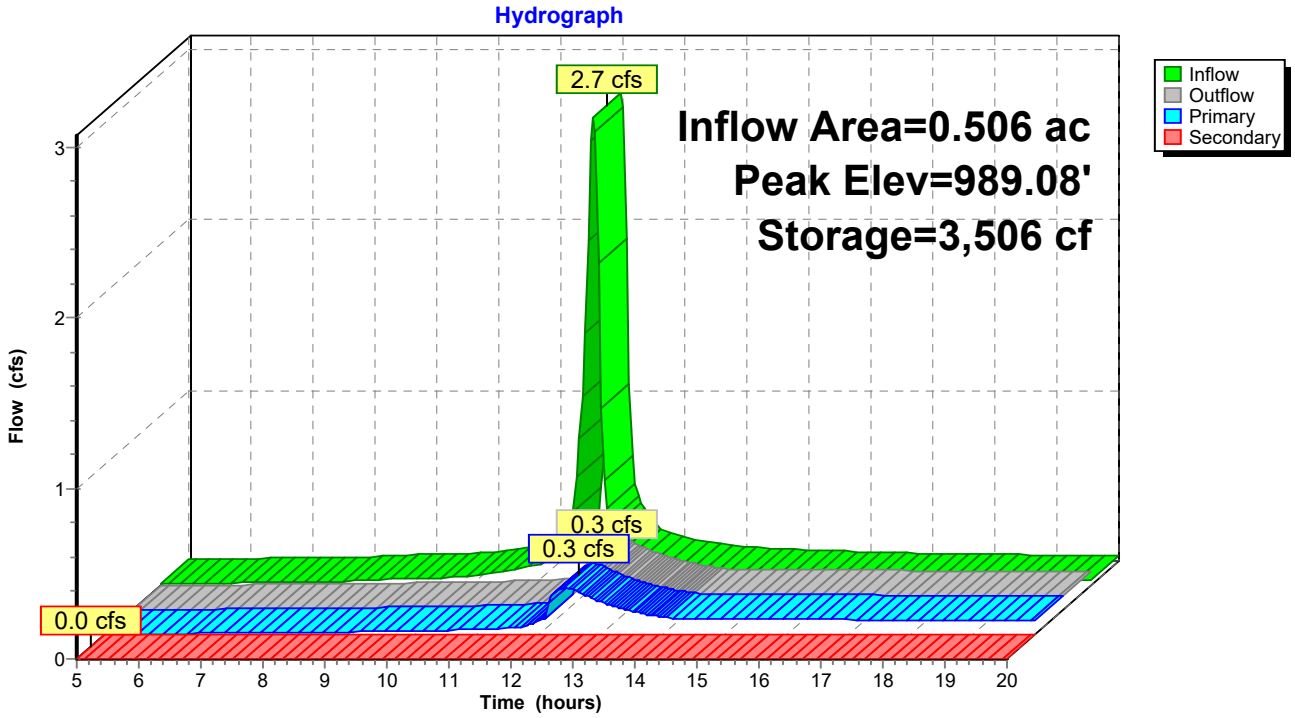
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
987.00	398	0	0
991.00	5,330	11,456	11,456
992.00	600	2,965	14,421

Device	Routing	Invert	Outlet Devices
#1	Primary	984.50'	**12.0" Round Culvert** L= 215.0' Ke= 0.500 Inlet / Outlet Invert= 984.50' / 982.35' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	987.00'	**1.630 in/hr Exfiltration over Surface area above 987.00'** Excluded Surface area = 398 sf Phase-In= 0.01'
#3	Device 1	989.00'	**12" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.210 0.450 0.550 0.640 0.710 0.780 0.850 0.900 0.960 1.010 1.240 1.430 1.600 1.750 1.890 2.020 2.140 2.260
#4	Secondary	990.00'	**10.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.3 cfs @ 12.42 hrs HW=989.08' (Free Discharge)
└─**1=Culvert** (Passes 0.3 cfs of 5.3 cfs potential flow)
  └─**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
  └─**3=12" Nyloplast Dome Grate** (Custom Controls 0.2 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=987.00' (Free Discharge)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 3P: Filtration Basin



Summary for Pond 4P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.290 ac, 72.78% Impervious, Inflow Depth > 3.27" for 10-YR event
Inflow = 1.6 cfs @ 11.98 hrs, Volume= 0.079 af
Outflow = 1.6 cfs @ 11.98 hrs, Volume= 0.074 af, Atten= 1%, Lag= 0.0 min
Primary = 0.4 cfs @ 11.98 hrs, Volume= 0.057 af
Routed to Reach 4R : South Storm
Secondary = 1.2 cfs @ 11.98 hrs, Volume= 0.017 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 994.04' @ 11.98 hrs Surf.Area= 999 sf Storage= 561 cf

Plug-Flow detention time= 47.9 min calculated for 0.074 af (93% of inflow)
Center-of-Mass det. time= 22.9 min (772.0 - 749.1)

Volume	Invert	Avail.Storage	Storage Description
#1	993.00'	1,615 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

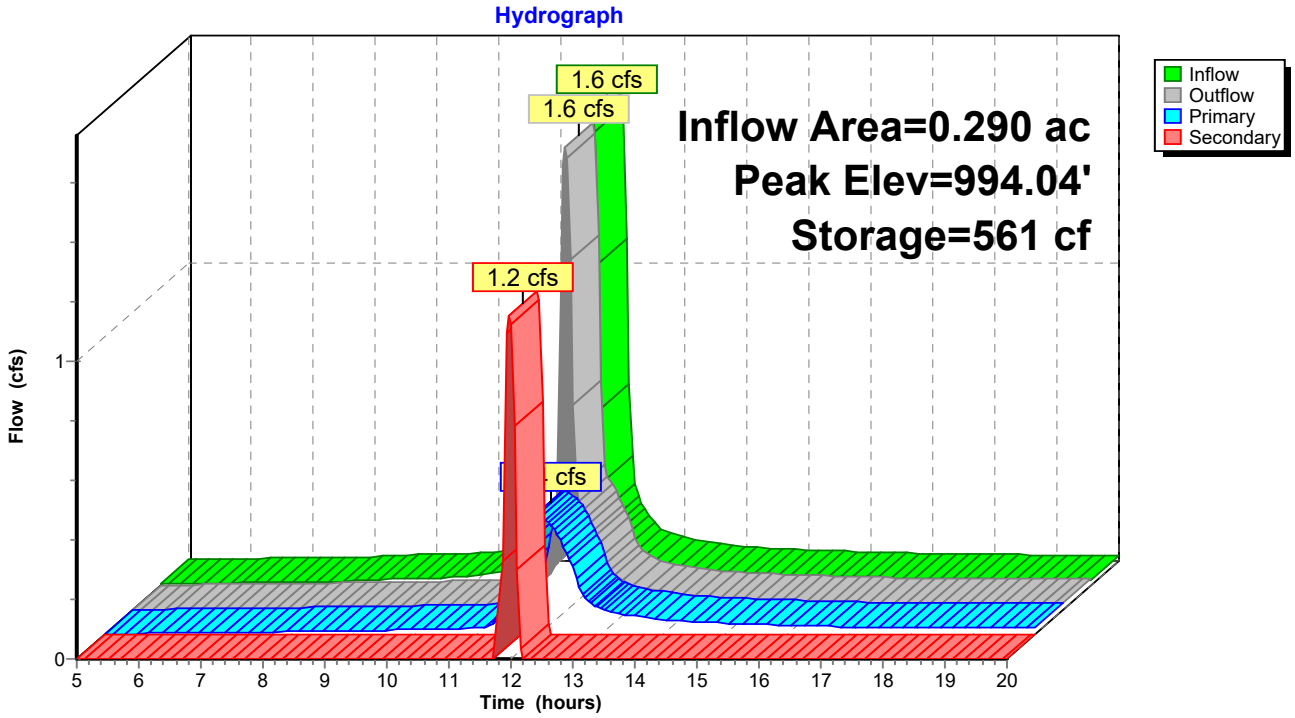
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
993.00	50	0	0
994.00	990	520	520
995.00	1,200	1,095	1,615

Device	Routing	Invert	Outlet Devices
#1	Primary	981.22'	**6.0" Round Culvert** L= 151.0' Ke= 0.500 Inlet / Outlet Invert= 981.22' / 981.07' S= 0.0010 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf
#2	Device 1	993.00'	**1.600 in/hr Exfiltration over Surface area above 993.00'** Excluded Surface area = 50 sf Phase-In= 0.01'
#3	Device 1	993.70'	**Nyloplast 8" Drop In Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.200 0.280 0.340 0.400 0.440 0.480 0.520 0.560 0.590 0.630 0.770 0.890 0.990 1.080 1.170 1.250 1.330 1.400
#4	Secondary	994.00'	**50.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.4 cfs @ 11.98 hrs HW=994.04' (Free Discharge)
└─**1=Culvert** (Passes 0.4 cfs of 1.8 cfs potential flow)
  └─**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
  └─**3=Nyloplast 8" Drop In Grate** (Custom Controls 0.4 cfs)

Secondary OutFlow Max=1.0 cfs @ 11.98 hrs HW=994.04' (Free Discharge)
└─**4=Broad-Crested Rectangular Weir** (Weir Controls 1.0 cfs @ 0.49 fps)

Pond 4P: Filtration Basin



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Runoff Area=175,645 sf 58.50% Impervious Runoff Depth>5.73"
Tc=7.0 min CN=91 Runoff=37.6 cfs 1.926 af

Subcatchment2S: Runoff Area=57,101 sf 58.18% Impervious Runoff Depth>5.63"
Tc=7.0 min CN=90 Runoff=12.1 cfs 0.615 af

Subcatchment3S: Runoff Area=61,891 sf 76.15% Impervious Runoff Depth>6.03"
Tc=7.0 min CN=94 Runoff=13.6 cfs 0.713 af

Subcatchment4S: Runoff Area=21,859 sf 11.55% Impervious Runoff Depth>4.76"
Tc=7.0 min CN=82 Runoff=4.1 cfs 0.199 af

Subcatchment5S: Runoff Area=26,713 sf 64.20% Impervious Runoff Depth>5.83"
Tc=7.0 min CN=92 Runoff=5.8 cfs 0.298 af

Subcatchment6S: Runoff Area=22,043 sf 69.75% Impervious Runoff Depth>5.93"
Tc=7.0 min CN=93 Runoff=4.8 cfs 0.250 af

Subcatchment7S: Runoff Area=58,710 sf 53.68% Impervious Runoff Depth>5.63"
Tc=7.0 min CN=90 Runoff=12.4 cfs 0.632 af

Subcatchment8S: Runoff Area=12,647 sf 72.78% Impervious Runoff Depth>5.93"
Tc=7.0 min CN=93 Runoff=2.8 cfs 0.143 af

Subcatchment9S: Runoff Area=12,130 sf 100.00% Impervious Runoff Depth>6.34"
Tc=7.0 min CN=98 Runoff=2.7 cfs 0.147 af

Subcatchment10S: Runoff Area=22,212 sf 62.70% Impervious Runoff Depth>5.73"
Tc=7.0 min CN=91 Runoff=4.8 cfs 0.244 af

Subcatchment11S: Runoff Area=4,300 sf 0.00% Impervious Runoff Depth>4.54"
Tc=7.0 min CN=80 Runoff=0.8 cfs 0.037 af

Reach 1R: NW Storm Inflow=20.1 cfs 2.497 af
Outflow=20.1 cfs 2.497 af

Reach 2R: West Storm Inflow=11.4 cfs 0.913 af
Outflow=11.4 cfs 0.913 af

Reach 3R: West Bluff Inflow=4.1 cfs 0.207 af
Outflow=4.1 cfs 0.207 af

Reach 4R: South Storm Inflow=13.6 cfs 0.909 af
Outflow=13.6 cfs 0.909 af

Reach 5R: SE Bluff - To Road Inflow=3.1 cfs 0.081 af
Outflow=3.1 cfs 0.081 af

Reach 6R: East Storm Inflow=7.5 cfs 0.391 af
Outflow=7.5 cfs 0.391 af

Reach 7R: North Bluff Inflow=0.0 cfs 0.000 af
Outflow=0.0 cfs 0.000 af

Pond 1P: Wet Sedimentation Basin Peak Elev=993.74' Storage=39,468 cf Inflow=37.6 cfs 1.926 af
Primary=8.6 cfs 1.882 af Secondary=0.0 cfs 0.000 af Outflow=8.6 cfs 1.882 af

Pond 2P: Filtration Basin Peak Elev=987.03' Storage=10,243 cf Inflow=13.6 cfs 0.713 af
Primary=6.2 cfs 0.615 af Secondary=1.1 cfs 0.008 af Outflow=7.3 cfs 0.623 af

Pond 3P: Filtration Basin Peak Elev=989.75' Storage=5,743 cf Inflow=4.8 cfs 0.250 af
Primary=1.0 cfs 0.183 af Secondary=0.0 cfs 0.000 af Outflow=1.0 cfs 0.183 af

Pond 4P: Filtration Basin Peak Elev=994.07' Storage=589 cf Inflow=2.8 cfs 0.143 af
Primary=0.4 cfs 0.094 af Secondary=2.3 cfs 0.044 af Outflow=2.8 cfs 0.137 af

Total Runoff Area = 10.910 ac Runoff Volume = 5.205 af Average Runoff Depth = 5.73"
40.05% Pervious = 4.369 ac 59.95% Impervious = 6.541 ac

Summary for Subcatchment 1S:

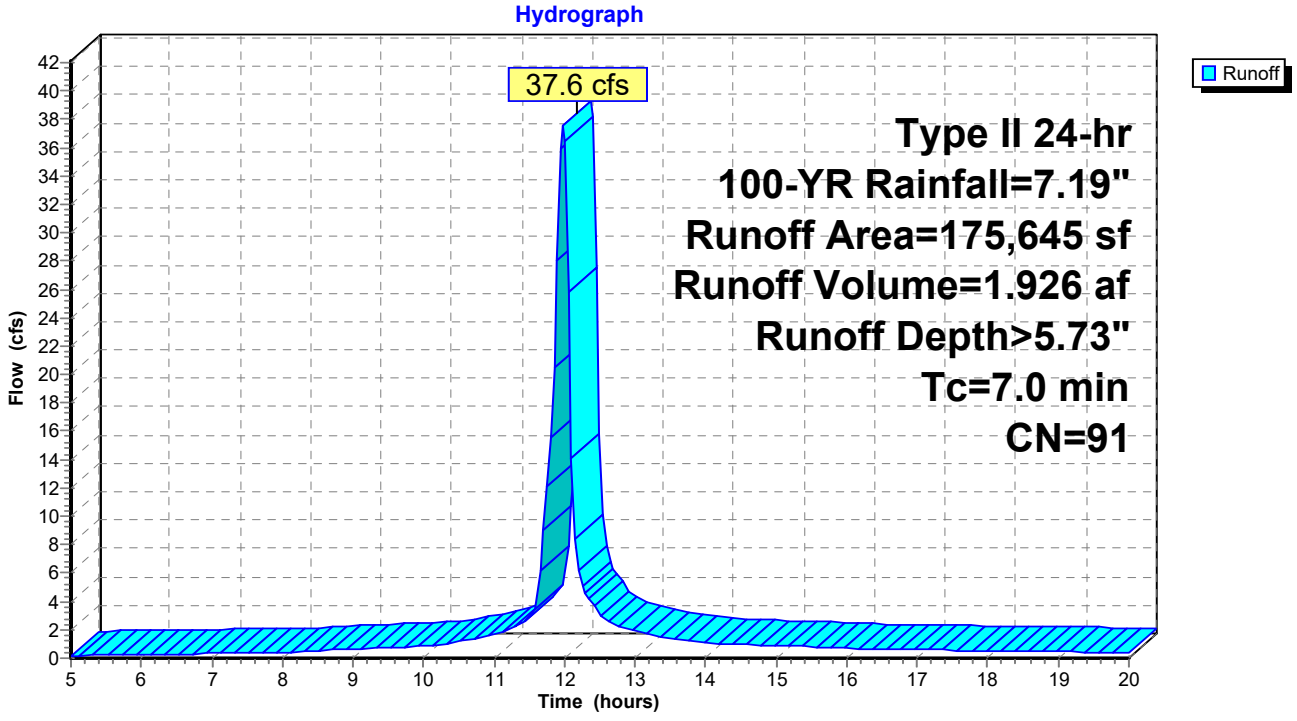
Runoff = 37.6 cfs @ 11.98 hrs, Volume= 1.926 af, Depth> 5.73"
Routed to Pond 1P : Wet Sedimentation Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
102,749	98	Paved parking, HSG D
72,896	80	>75% Grass cover, Good, HSG D
175,645	91	Weighted Average
72,896		41.50% Pervious Area
102,749		58.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 1S:



Summary for Subcatchment 2S:

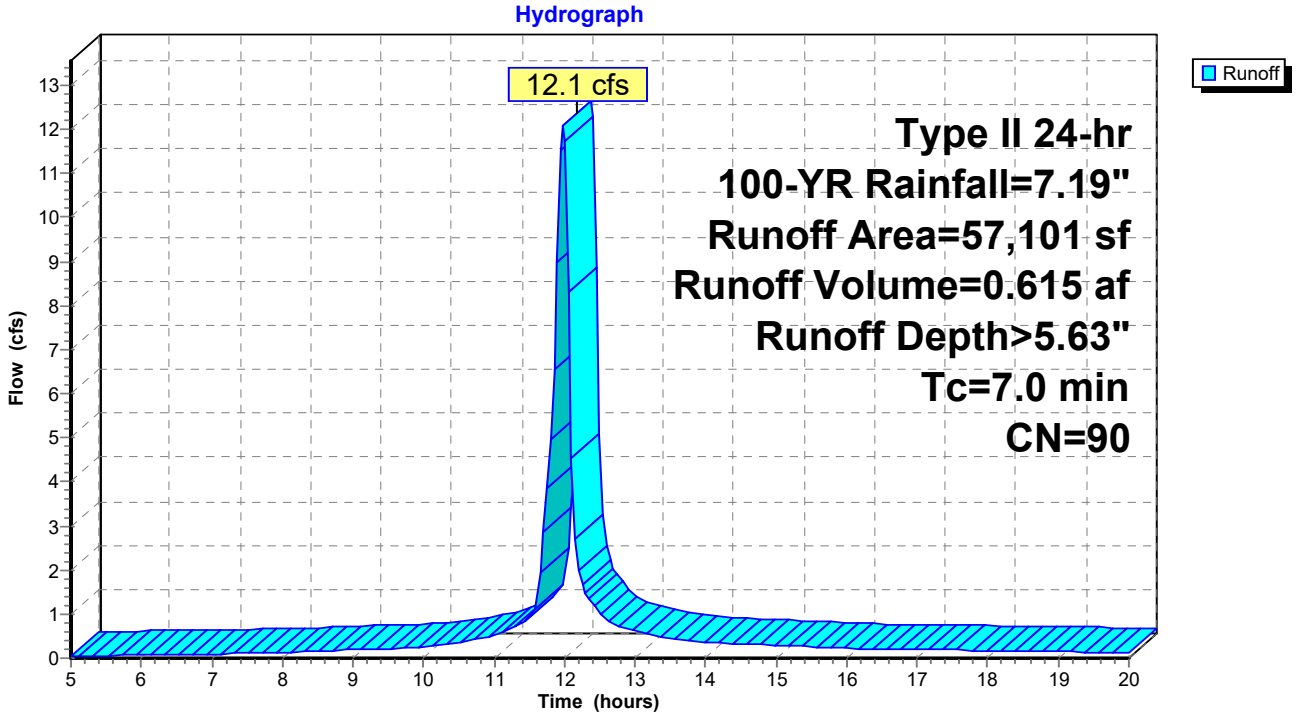
Runoff = 12.1 cfs @ 11.98 hrs, Volume= 0.615 af, Depth> 5.63"
Routed to Reach 1R : NW Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
33,220	98	Paved parking, HSG D
23,881	80	>75% Grass cover, Good, HSG D
57,101	90	Weighted Average
23,881		41.82% Pervious Area
33,220		58.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 2S:



Summary for Subcatchment 3S:

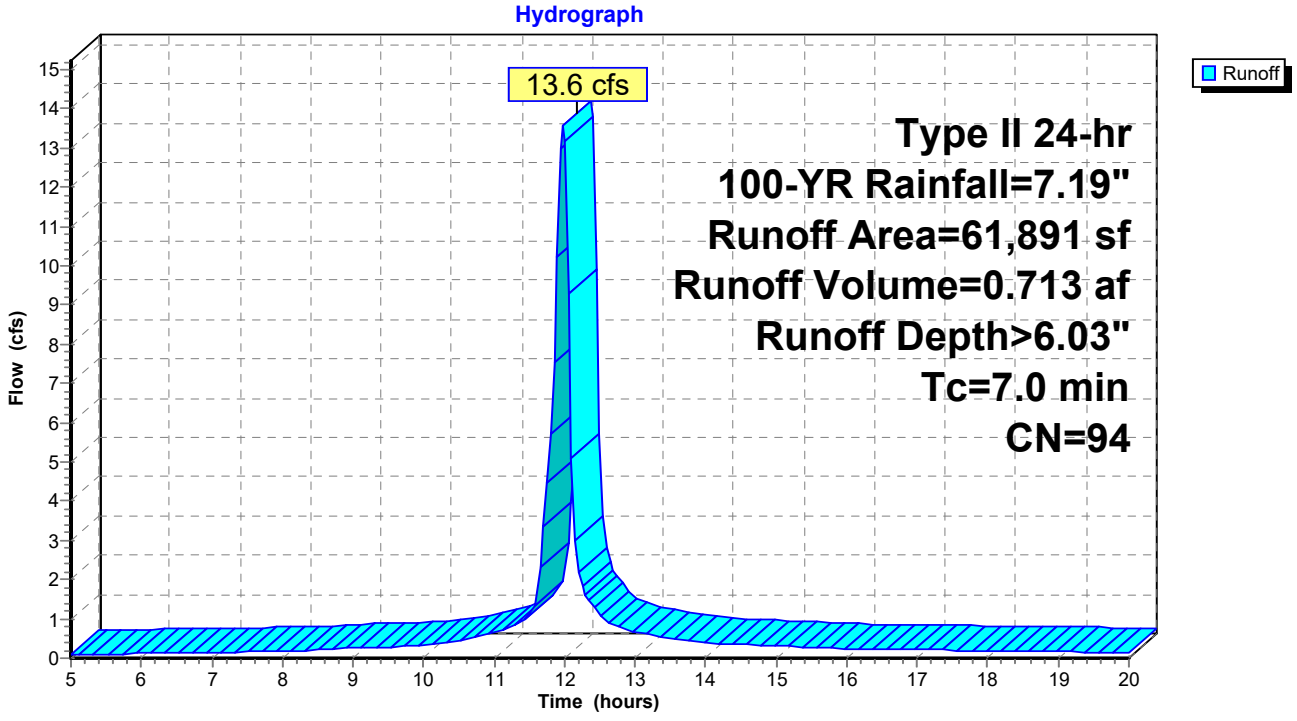
Runoff = 13.6 cfs @ 11.98 hrs, Volume= 0.713 af, Depth> 6.03"
Routed to Pond 2P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
47,128	98	Paved parking, HSG D
14,763	80	>75% Grass cover, Good, HSG D
61,891	94	Weighted Average
14,763		23.85% Pervious Area
47,128		76.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 3S:



Summary for Subcatchment 4S:

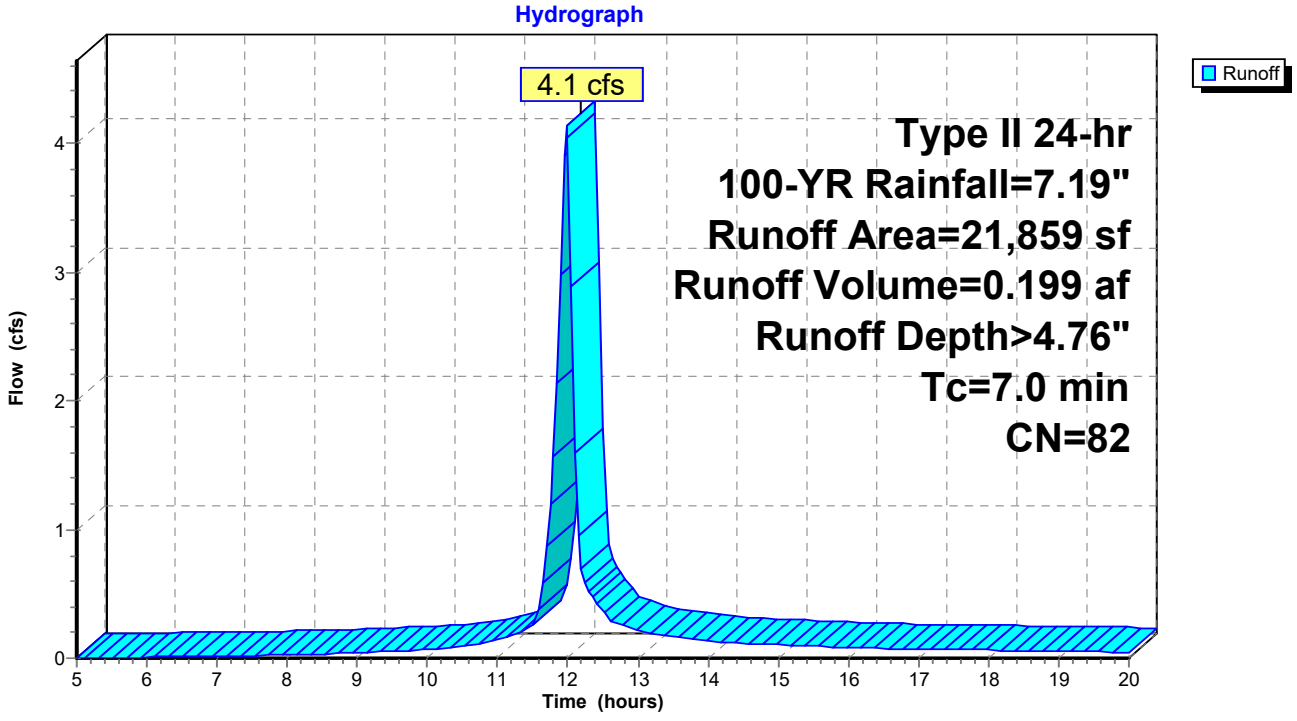
Runoff = 4.1 cfs @ 11.98 hrs, Volume= 0.199 af, Depth> 4.76"
Routed to Reach 3R : West Bluff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
2,525	98	Paved parking, HSG D
19,334	80	>75% Grass cover, Good, HSG D
21,859	82	Weighted Average
19,334		88.45% Pervious Area
2,525		11.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 4S:



Summary for Subcatchment 5S:

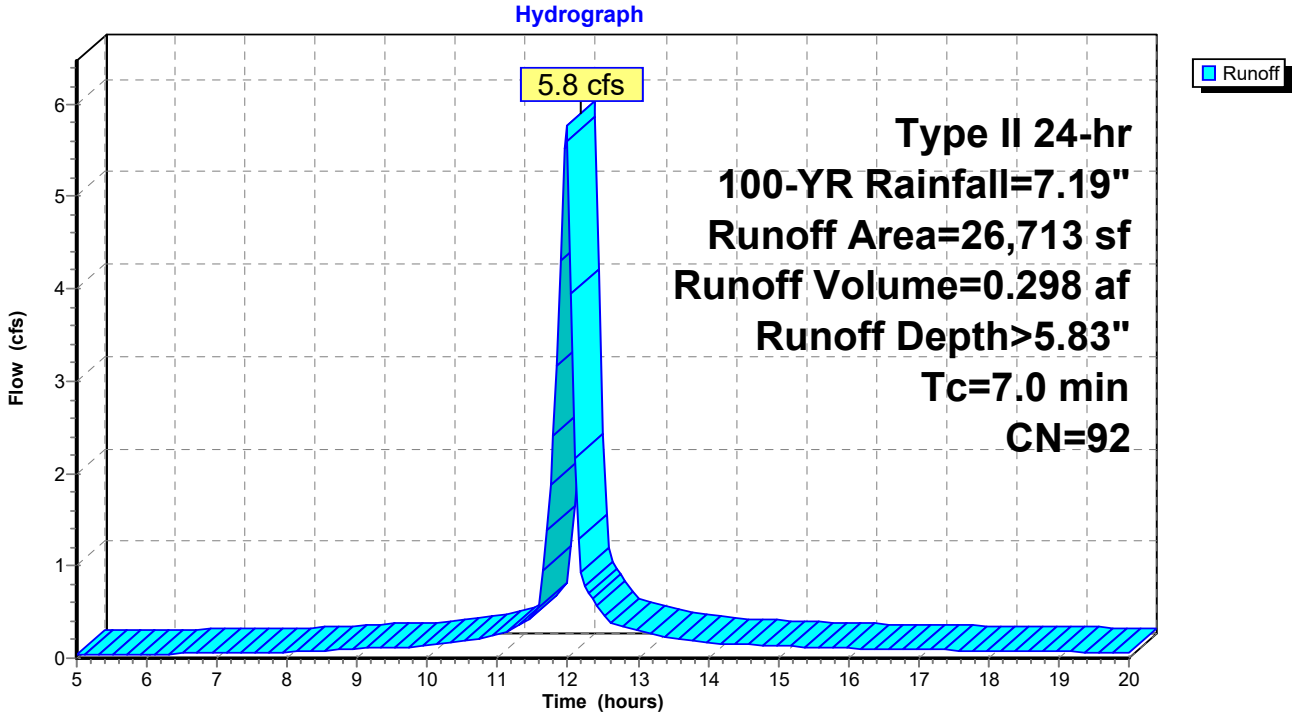
Runoff = 5.8 cfs @ 11.98 hrs, Volume= 0.298 af, Depth> 5.83"
Routed to Reach 2R : West Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
17,151	98	Paved parking, HSG D
9,562	80	>75% Grass cover, Good, HSG D
26,713	92	Weighted Average
9,562		35.80% Pervious Area
17,151		64.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 5S:



Summary for Subcatchment 6S:

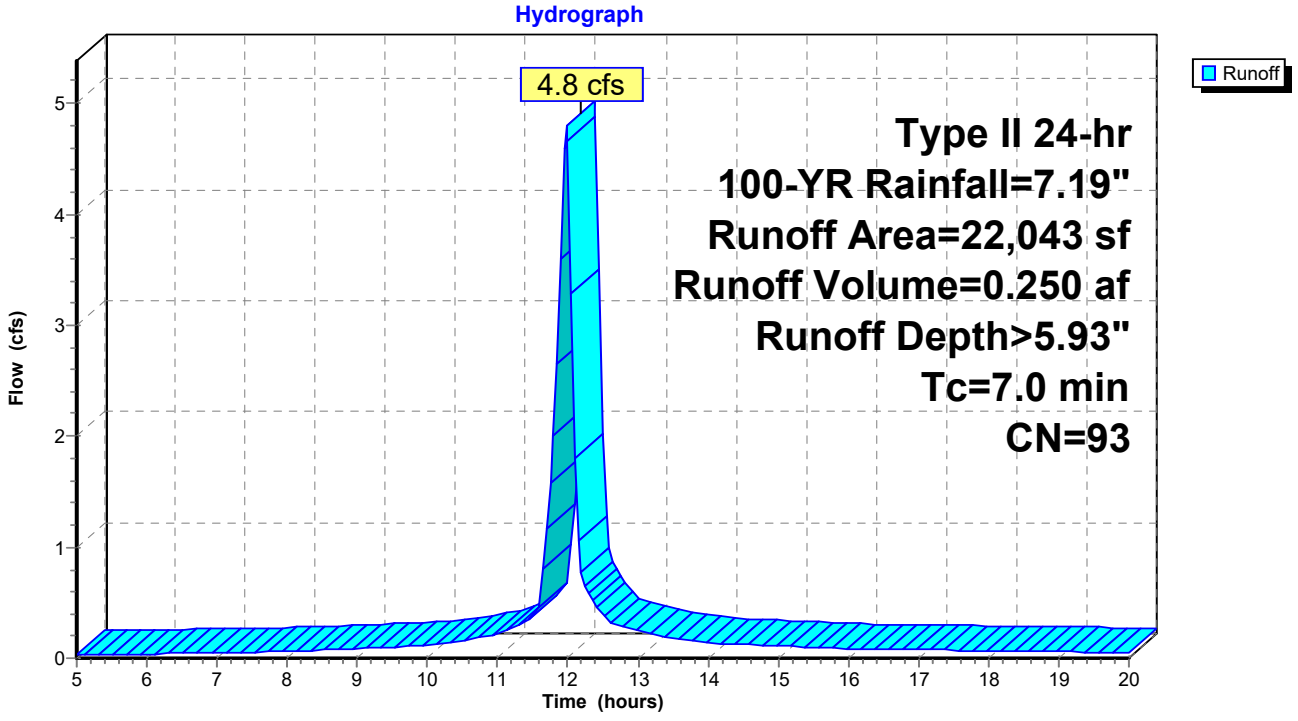
Runoff = 4.8 cfs @ 11.98 hrs, Volume= 0.250 af, Depth> 5.93"
Routed to Pond 3P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
15,375	98	Paved parking, HSG D
6,668	80	>75% Grass cover, Good, HSG D
22,043	93	Weighted Average
6,668		30.25% Pervious Area
15,375		69.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 6S:



Summary for Subcatchment 7S:

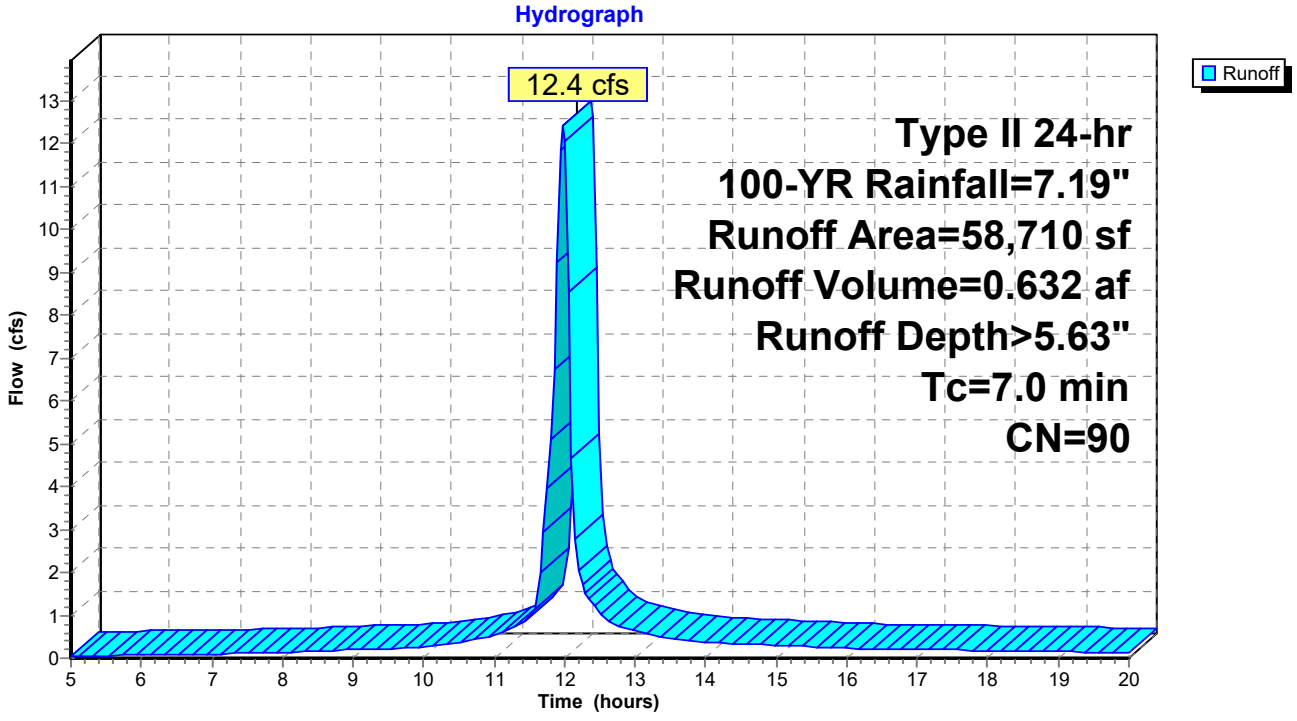
Runoff = 12.4 cfs @ 11.98 hrs, Volume= 0.632 af, Depth> 5.63"
Routed to Reach 4R : South Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
31,516	98	Paved parking, HSG D
27,194	80	>75% Grass cover, Good, HSG D
58,710	90	Weighted Average
27,194		46.32% Pervious Area
31,516		53.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 7S:



Summary for Subcatchment 8S:

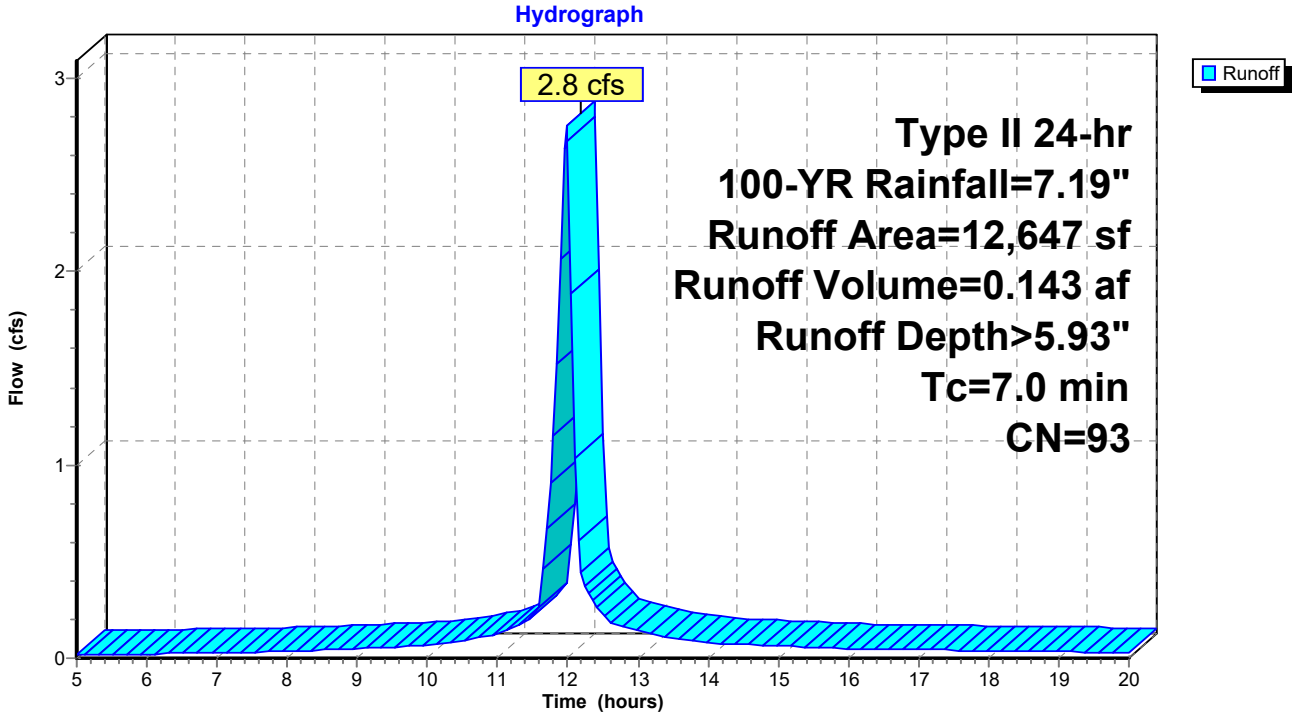
Runoff = 2.8 cfs @ 11.98 hrs, Volume= 0.143 af, Depth> 5.93"
Routed to Pond 4P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
9,205	98	Paved parking, HSG D
3,442	80	>75% Grass cover, Good, HSG D
12,647	93	Weighted Average
3,442		27.22% Pervious Area
9,205		72.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 8S:



Summary for Subcatchment 9S:

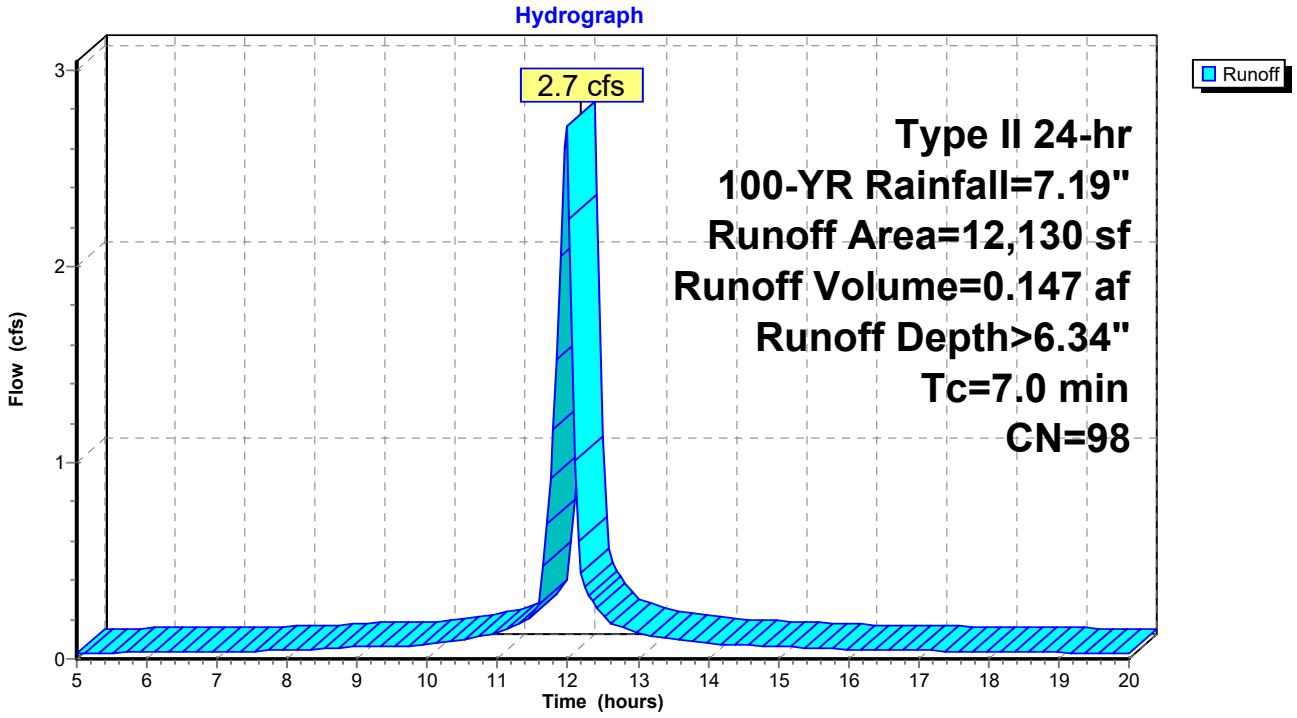
Runoff = 2.7 cfs @ 11.98 hrs, Volume= 0.147 af, Depth> 6.34"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
12,130	98	Paved parking, HSG D
12,130		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 9S:



Summary for Subcatchment 10S:

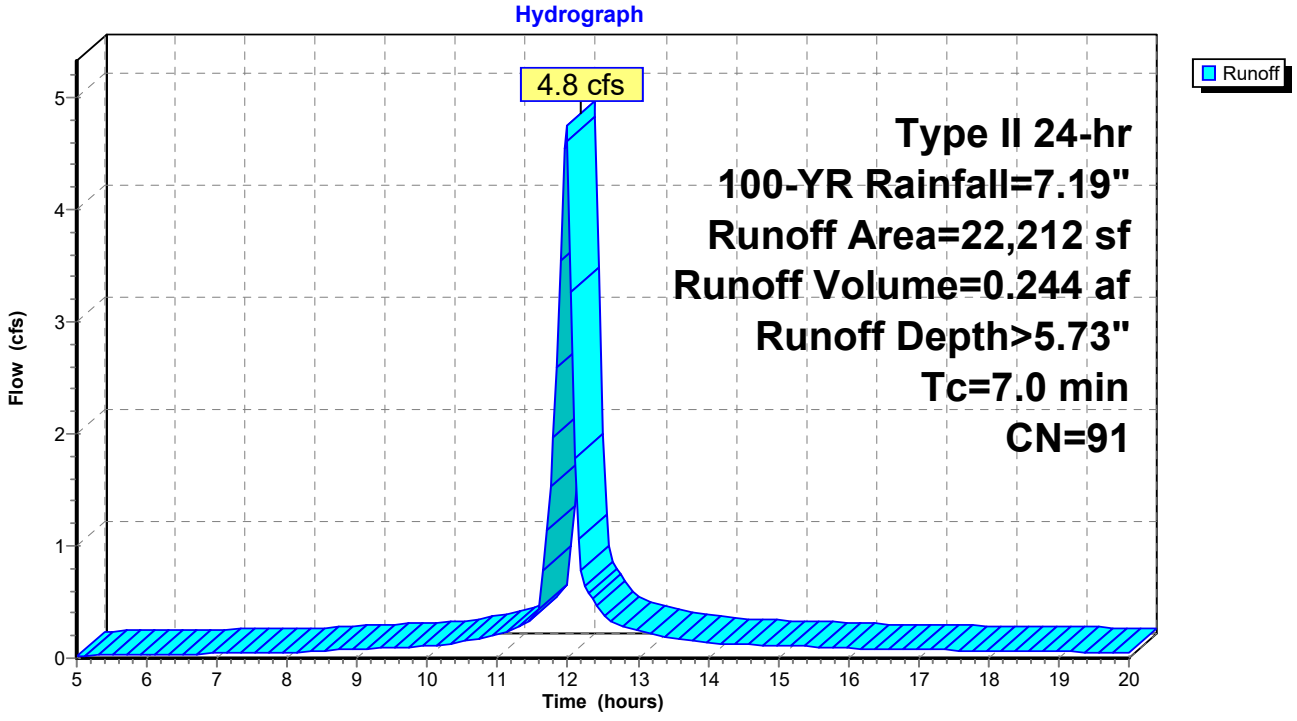
Runoff = 4.8 cfs @ 11.98 hrs, Volume= 0.244 af, Depth> 5.73"
Routed to Reach 6R : East Storm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
13,928	98	Paved parking, HSG D
8,284	80	>75% Grass cover, Good, HSG D
22,212	91	Weighted Average
8,284		37.30% Pervious Area
13,928		62.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 10S:



Summary for Subcatchment 11S:

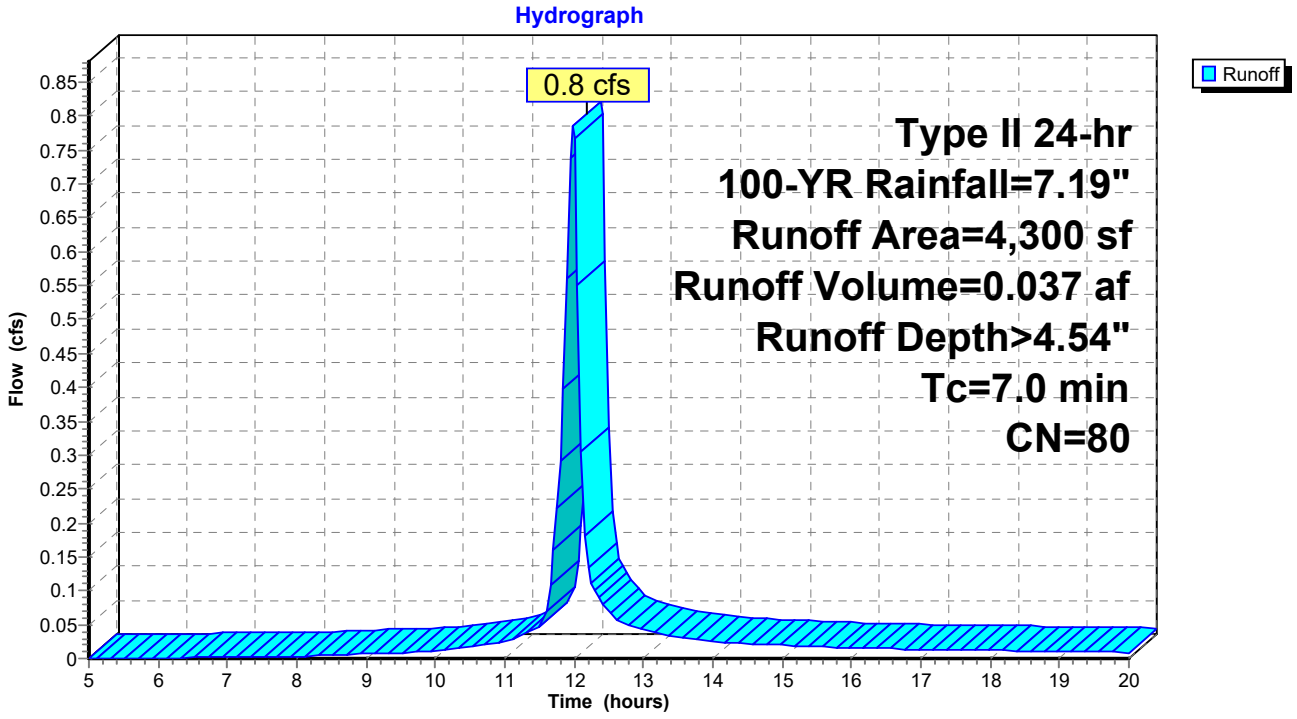
Runoff = 0.8 cfs @ 11.98 hrs, Volume= 0.037 af, Depth> 4.54"
Routed to Reach 5R : SE Bluff - To Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YR Rainfall=7.19"

Area (sf)	CN	Description
0	98	Paved parking, HSG D
4,300	80	>75% Grass cover, Good, HSG D
4,300	80	Weighted Average
4,300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					**Direct Entry,**

Subcatchment 11S:



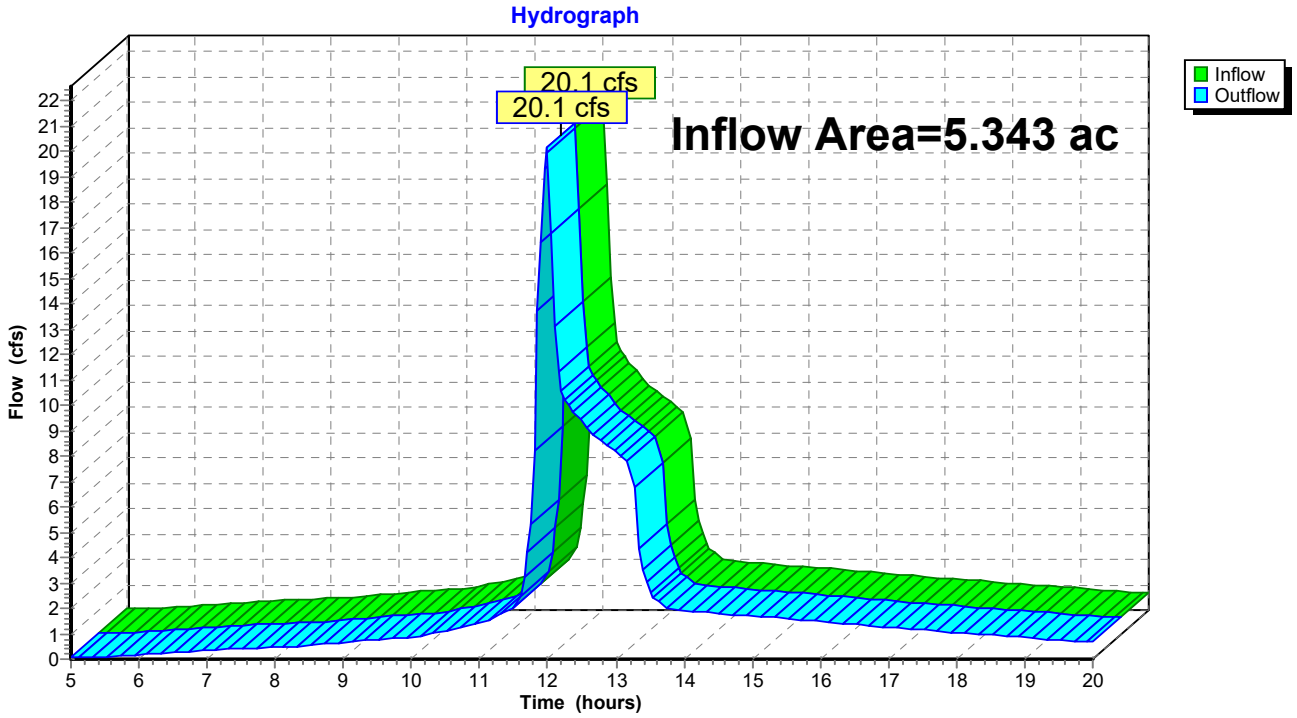
Summary for Reach 1R: NW Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.343 ac, 58.42% Impervious, Inflow Depth > 5.61" for 100-YR event
Inflow = 20.1 cfs @ 11.98 hrs, Volume= 2.497 af
Outflow = 20.1 cfs @ 11.98 hrs, Volume= 2.497 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: NW Storm



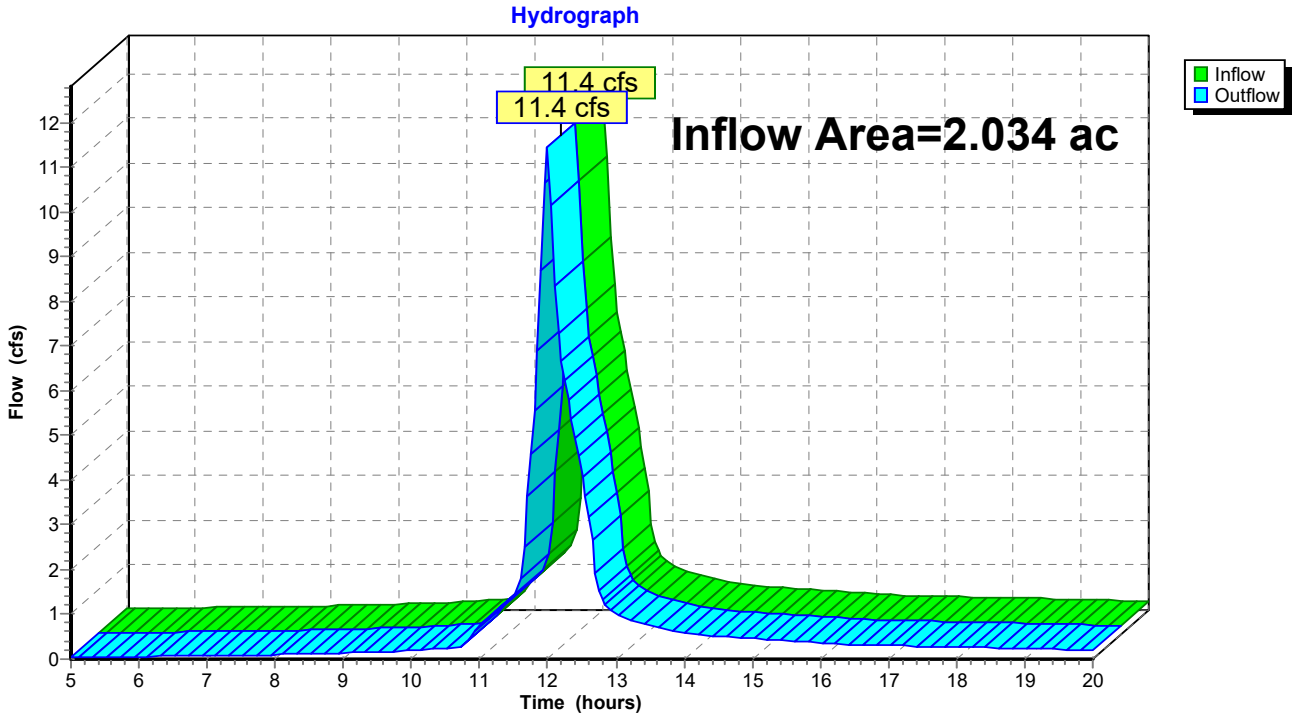
Summary for Reach 2R: West Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.034 ac, 72.55% Impervious, Inflow Depth > 5.39" for 100-YR event
Inflow = 11.4 cfs @ 11.99 hrs, Volume= 0.913 af
Outflow = 11.4 cfs @ 11.99 hrs, Volume= 0.913 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: West Storm

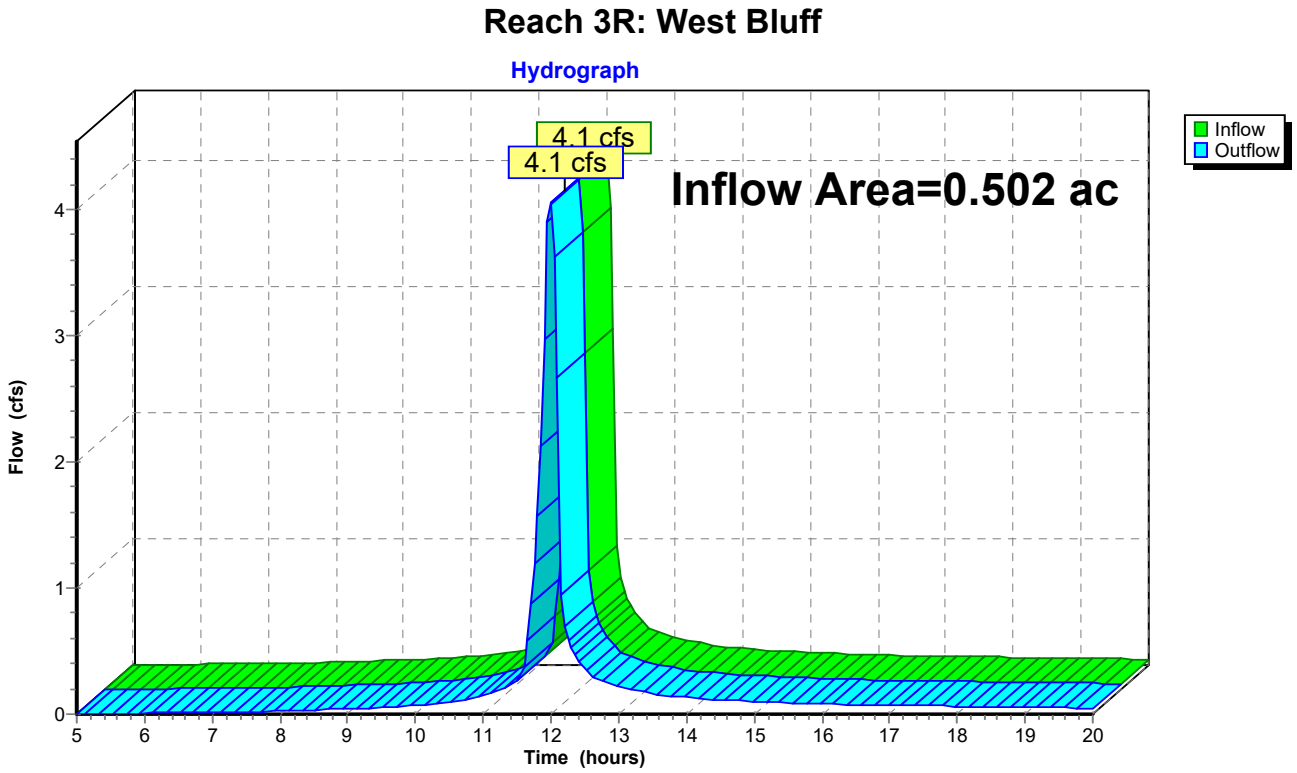


Summary for Reach 3R: West Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.502 ac, 11.55% Impervious, Inflow Depth > 4.94" for 100-YR event
Inflow = 4.1 cfs @ 11.99 hrs, Volume= 0.207 af
Outflow = 4.1 cfs @ 11.99 hrs, Volume= 0.207 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



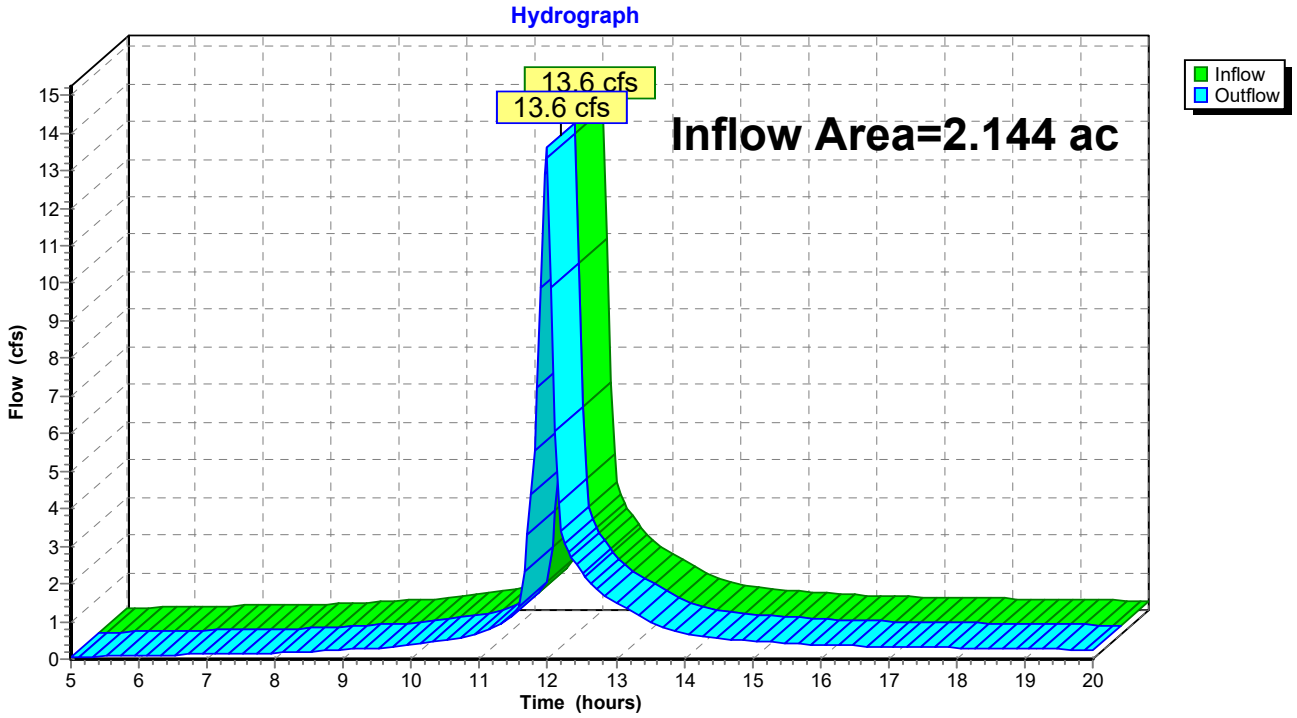
Summary for Reach 4R: South Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.144 ac, 60.06% Impervious, Inflow Depth > 5.09" for 100-YR event
Inflow = 13.6 cfs @ 11.98 hrs, Volume= 0.909 af
Outflow = 13.6 cfs @ 11.98 hrs, Volume= 0.909 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 4R: South Storm



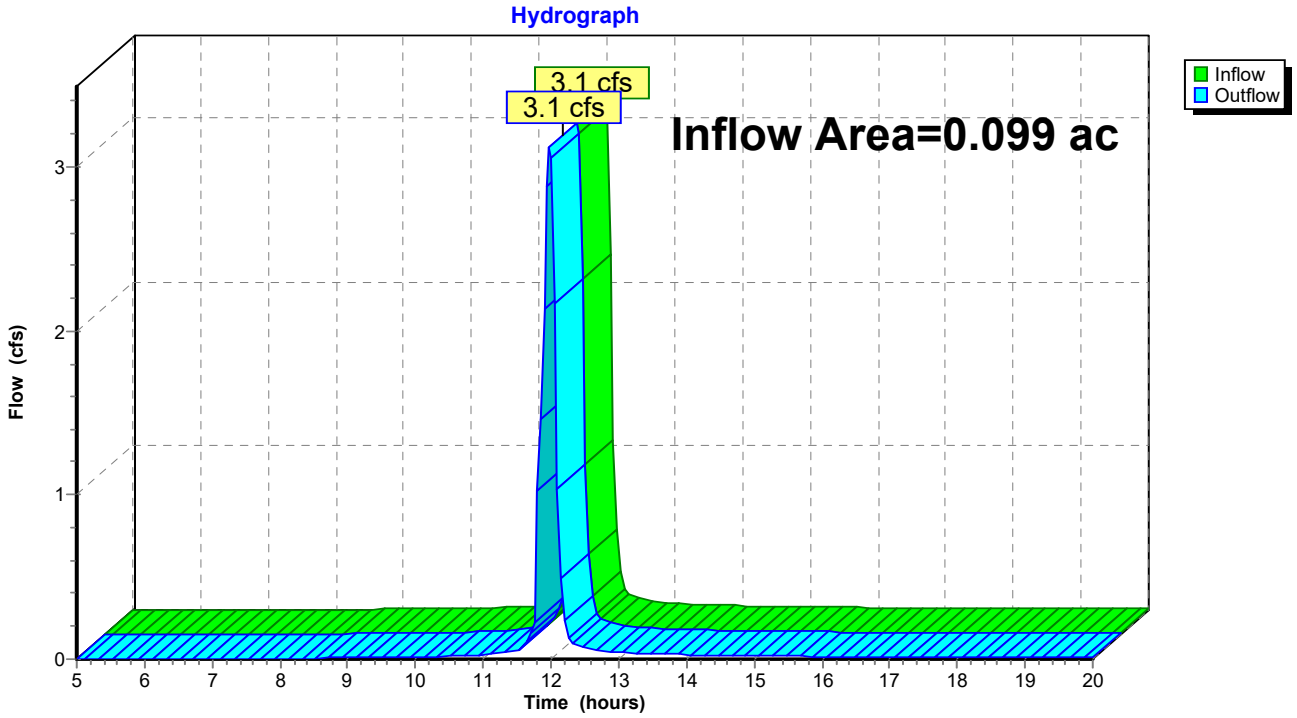
Summary for Reach 5R: SE Bluff - To Road

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.099 ac, 0.00% Impervious, Inflow Depth > 9.86" for 100-YR event
Inflow = 3.1 cfs @ 11.98 hrs, Volume= 0.081 af
Outflow = 3.1 cfs @ 11.98 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: SE Bluff - To Road



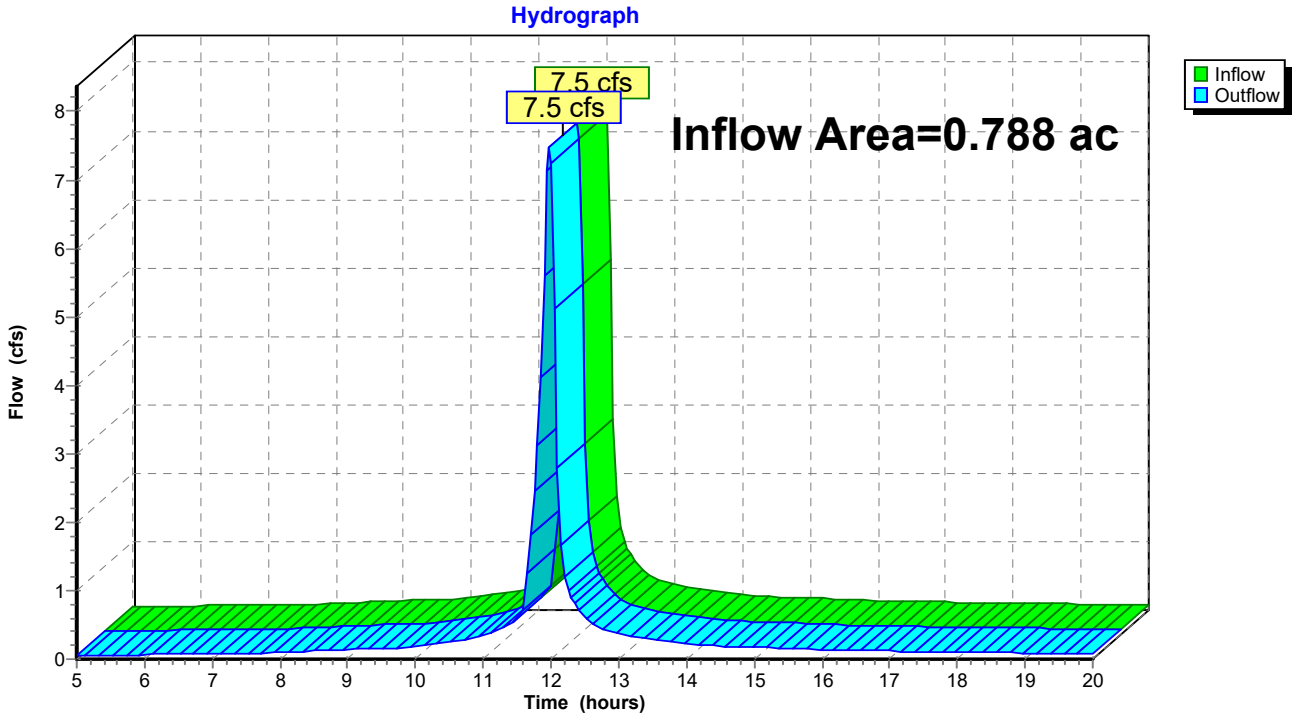
Summary for Reach 6R: East Storm

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.788 ac, 75.88% Impervious, Inflow Depth > 5.95" for 100-YR event
Inflow = 7.5 cfs @ 11.98 hrs, Volume= 0.391 af
Outflow = 7.5 cfs @ 11.98 hrs, Volume= 0.391 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 6R: East Storm



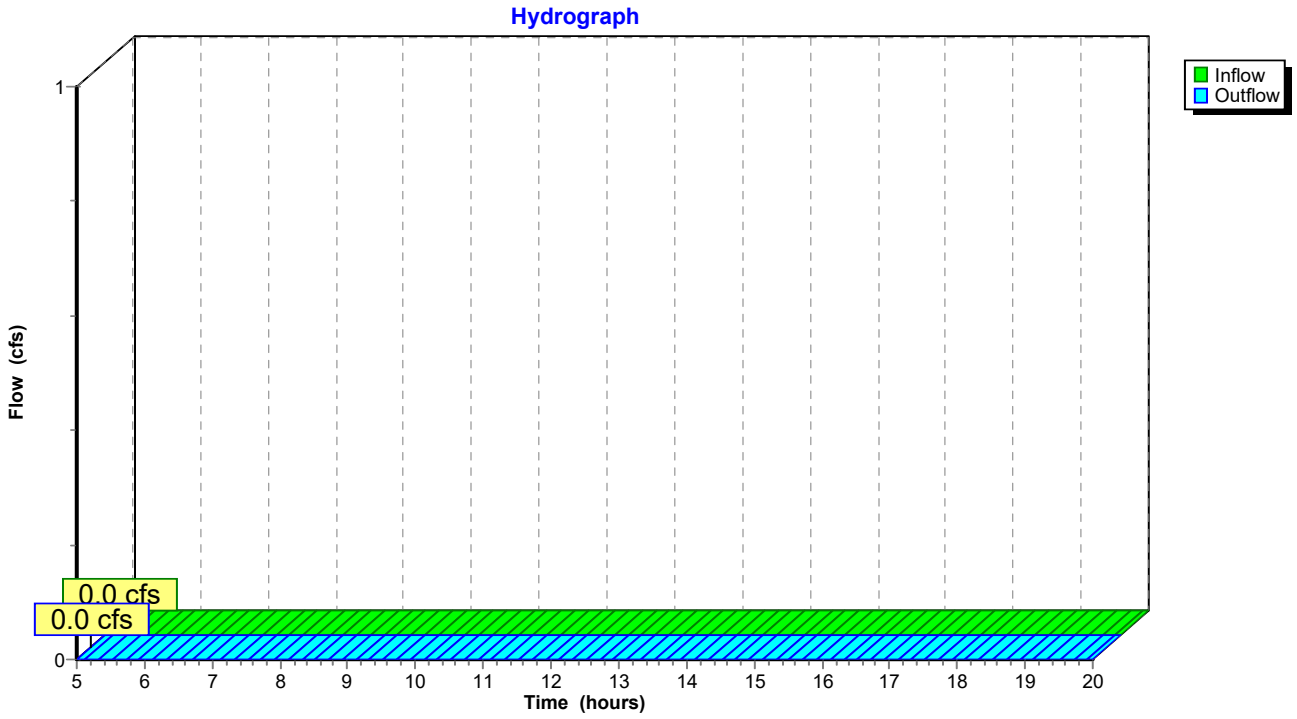
Summary for Reach 7R: North Bluff

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af
Outflow	=	0.0 cfs @	5.00 hrs,	Volume=	0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 7R: North Bluff



Summary for Pond 1P: Wet Sedimentation Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 4.032 ac, 58.50% Impervious, Inflow Depth > 5.73" for 100-YR event
Inflow = 37.6 cfs @ 11.98 hrs, Volume= 1.926 af
Outflow = 8.6 cfs @ 12.16 hrs, Volume= 1.882 af, Atten= 77%, Lag= 10.8 min
Primary = 8.6 cfs @ 12.16 hrs, Volume= 1.882 af
Routed to Reach 1R : NW Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 7R : North Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 986.00' Surf.Area= 2,905 sf Storage= 5,818 cf
Peak Elev= 993.74' @ 12.16 hrs Surf.Area= 5,343 sf Storage= 39,468 cf (33,650 cf above start)

Plug-Flow detention time= 110.8 min calculated for 1.742 af (90% of inflow)
Center-of-Mass det. time= 56.3 min (800.5 - 744.2)

Volume	Invert	Avail.Storage	Storage Description
#1	981.00'	52,963 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) x 0.5

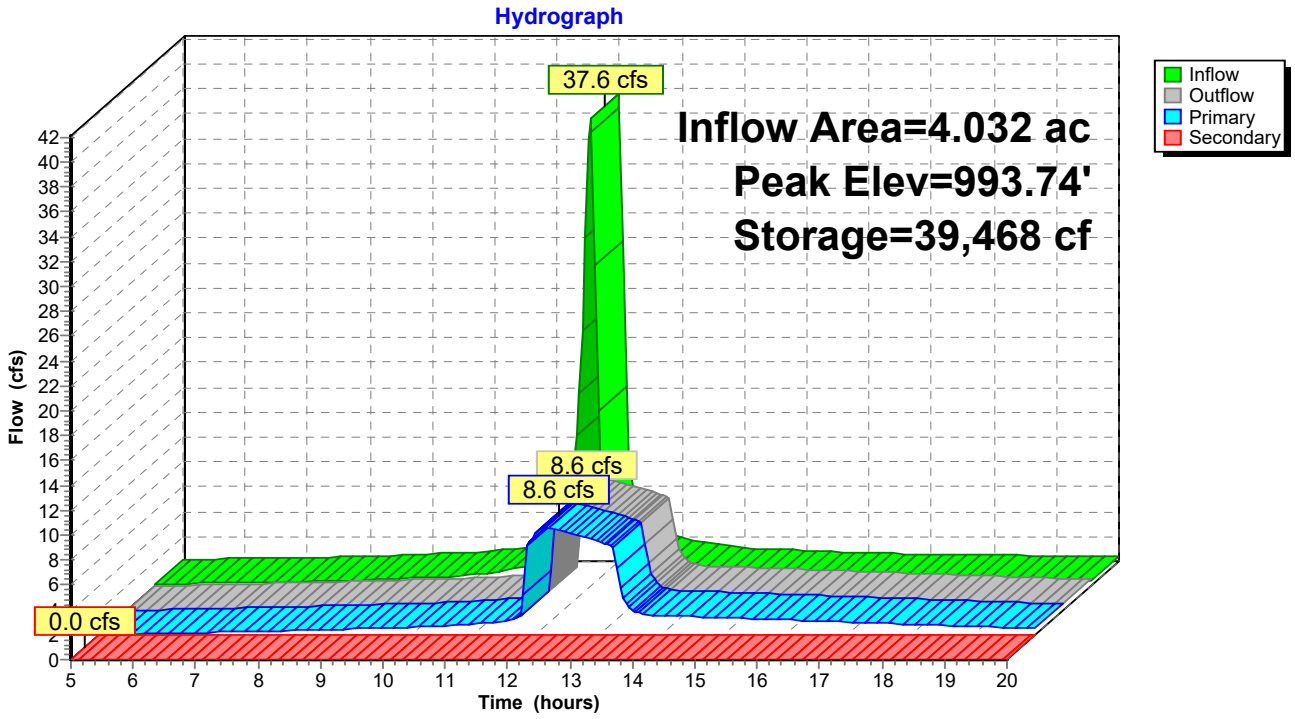
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
981.00	108	0	0
985.00	3,406	7,028	7,028
986.50	7,012	7,814	14,842
995.00	11,323	77,924	92,765
996.00	15,000	13,162	105,927

Device	Routing	Invert	Outlet Devices
#1	Primary	981.69'	**12.0" Round Culvert** L= 169.0' Ke= 0.500 Inlet / Outlet Invert= 981.69' / 980.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	986.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	989.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 1.0' Crest Height
#4	Device 1	990.00'	**HAALA 48" ID Pond Skimmer** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 1.320 3.740 6.870 10.580 14.790 19.250 20.790 22.220 23.570 24.850 30.430 35.140 39.280 43.030 46.480 49.690 52.700 55.560
#5	Secondary	995.50'	**20.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=8.6 cfs @ 12.16 hrs HW=993.73' (Free Discharge)
└─**1=Culvert** (Barrel Controls 8.6 cfs @ 10.98 fps)
  └─**2=Orifice/Grate** (Passes < 2.6 cfs potential flow)
  └─**3=Sharp-Crested Rectangular Weir** (Passes < 162.4 cfs potential flow)
  └─**4=HAALA 48" ID Pond Skimmer** (Passes < 48.0 cfs potential flow)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=986.00' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 1P: Wet Sedimentation Basin



Summary for Pond 2P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.421 ac, 76.15% Impervious, Inflow Depth > 6.03" for 100-YR event
Inflow = 13.6 cfs @ 11.98 hrs, Volume= 0.713 af
Outflow = 7.3 cfs @ 12.09 hrs, Volume= 0.623 af, Atten= 46%, Lag= 6.5 min
Primary = 6.2 cfs @ 12.08 hrs, Volume= 0.615 af
Routed to Reach 2R : West Storm
Secondary = 1.1 cfs @ 12.09 hrs, Volume= 0.008 af
Routed to Reach 3R : West Bluff

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 987.03' @ 12.08 hrs Surf.Area= 3,485 sf Storage= 10,243 cf

Plug-Flow detention time= 81.1 min calculated for 0.620 af (87% of inflow)
Center-of-Mass det. time= 40.2 min (777.7 - 737.5)

Volume	Invert	Avail.Storage	Storage Description
#1	982.00'	13,880 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

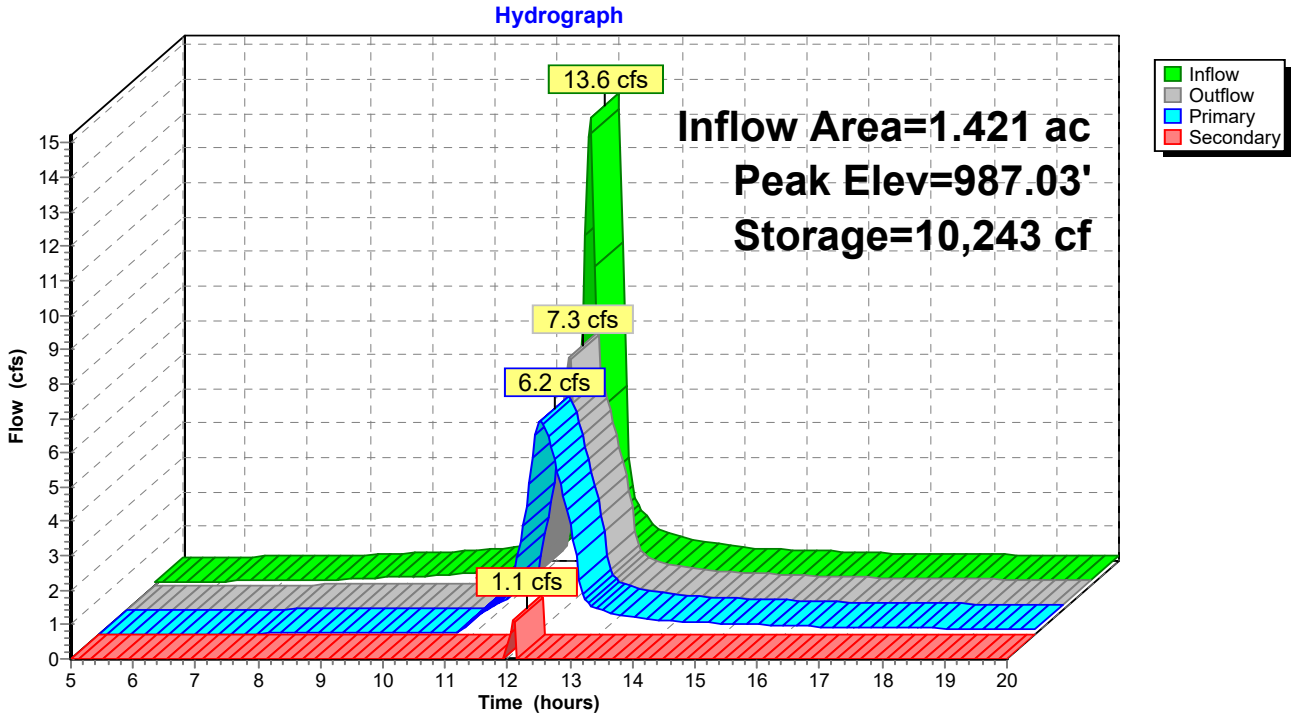
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
982.00	588	0	0
987.00	3,470	10,145	10,145
988.00	4,000	3,735	13,880

Device	Routing	Invert	Outlet Devices
#1	Primary	980.00'	**12.0" Round Culvert** L= 200.0' Ke= 0.500 Inlet / Outlet Invert= 980.00' / 978.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	982.00'	**1.630 in/hr Exfiltration over Surface area above 982.00'** Excluded Surface area = 588 sf Phase-In= 0.01'
#3	Device 1	984.80'	**15" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.410 1.170 2.150 2.590 2.890 3.170 3.420 3.660 3.880 4.090 5.010 5.790 6.470 7.090 7.660 8.190 8.680 9.150
#4	Secondary	987.00'	**133.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=6.2 cfs @ 12.08 hrs HW=987.01' (Free Discharge)
└─**1=Culvert** (Passes 6.2 cfs of 6.4 cfs potential flow)
  └─**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
  └─**3=15" Nyloplast Dome Grate** (Custom Controls 6.1 cfs)

Secondary OutFlow Max=0.4 cfs @ 12.09 hrs HW=987.01' (Free Discharge)
└─**4=Broad-Crested Rectangular Weir** (Weir Controls 0.4 cfs @ 0.26 fps)

Pond 2P: Filtration Basin



Summary for Pond 3P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.506 ac, 69.75% Impervious, Inflow Depth > 5.93" for 100-YR event
Inflow = 4.8 cfs @ 11.98 hrs, Volume= 0.250 af
Outflow = 1.0 cfs @ 12.17 hrs, Volume= 0.183 af, Atten= 79%, Lag= 11.4 min
Primary = 1.0 cfs @ 12.17 hrs, Volume= 0.183 af
Routed to Reach 4R : South Storm
Secondary = 0.0 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 989.75' @ 12.17 hrs Surf.Area= 3,784 sf Storage= 5,743 cf

Plug-Flow detention time= 138.6 min calculated for 0.183 af (73% of inflow)
Center-of-Mass det. time= 76.0 min (815.7 - 739.7)

Volume	Invert	Avail.Storage	Storage Description
#1	987.00'	14,421 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

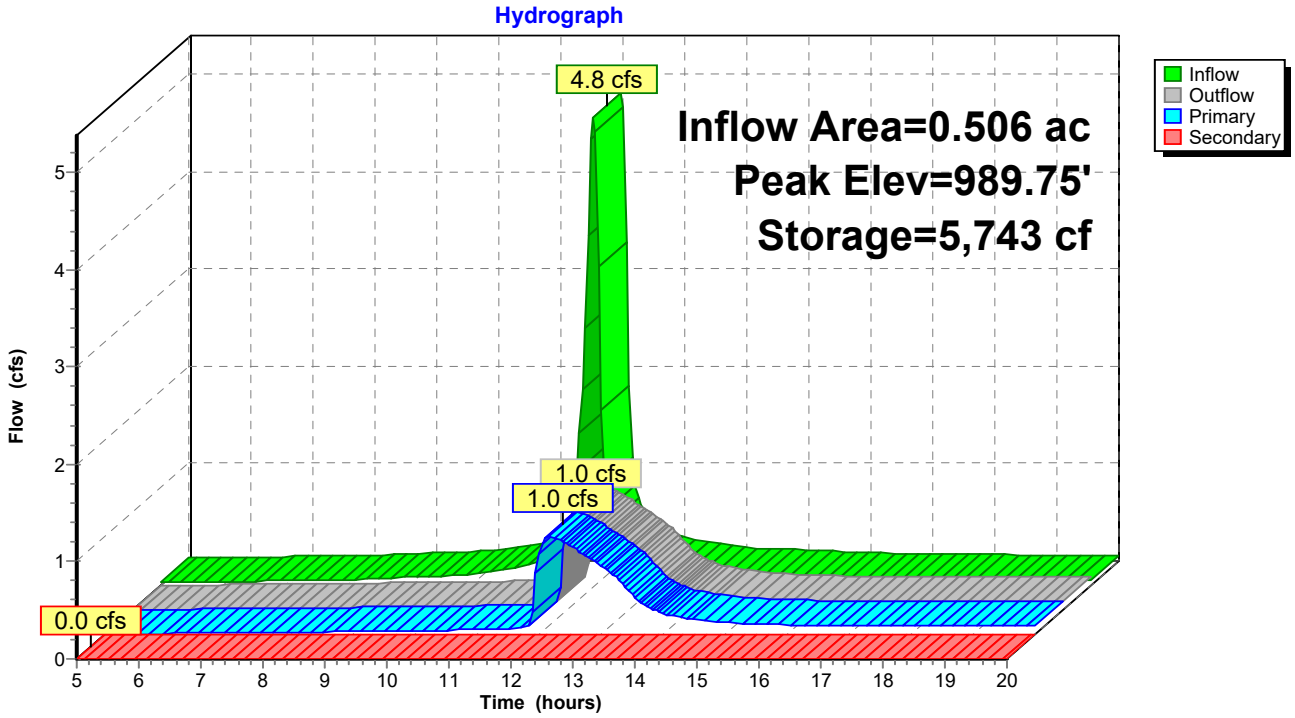
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
987.00	398	0	0
991.00	5,330	11,456	11,456
992.00	600	2,965	14,421

Device	Routing	Invert	Outlet Devices
#1	Primary	984.50'	**12.0" Round Culvert** L= 215.0' Ke= 0.500 Inlet / Outlet Invert= 984.50' / 982.35' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	987.00'	**1.630 in/hr Exfiltration over Surface area above 987.00'** Excluded Surface area = 398 sf Phase-In= 0.01'
#3	Device 1	989.00'	**12" Nyloplast Dome Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.210 0.450 0.550 0.640 0.710 0.780 0.850 0.900 0.960 1.010 1.240 1.430 1.600 1.750 1.890 2.020 2.140 2.260
#4	Secondary	990.00'	**10.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=1.0 cfs @ 12.17 hrs HW=989.74' (Free Discharge)
└─**1=Culvert** (Passes 1.0 cfs of 5.5 cfs potential flow)
  └─**2=Exfiltration** (Exfiltration Controls 0.1 cfs)
  └─**3=12" Nyloplast Dome Grate** (Custom Controls 0.9 cfs)

Secondary OutFlow Max=0.0 cfs @ 5.00 hrs HW=987.01' (Free Discharge)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond 3P: Filtration Basin



Summary for Pond 4P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.290 ac, 72.78% Impervious, Inflow Depth > 5.93" for 100-YR event
Inflow = 2.8 cfs @ 11.98 hrs, Volume= 0.143 af
Outflow = 2.8 cfs @ 11.98 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.4 min
Primary = 0.4 cfs @ 11.98 hrs, Volume= 0.094 af
Routed to Reach 4R : South Storm
Secondary = 2.3 cfs @ 11.98 hrs, Volume= 0.044 af
Routed to Reach 5R : SE Bluff - To Road

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 994.07' @ 11.98 hrs Surf.Area= 1,005 sf Storage= 589 cf

Plug-Flow detention time= 34.5 min calculated for 0.137 af (96% of inflow)
Center-of-Mass det. time= 16.9 min (756.6 - 739.7)

Volume	Invert	Avail.Storage	Storage Description
#1	993.00'	1,615 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

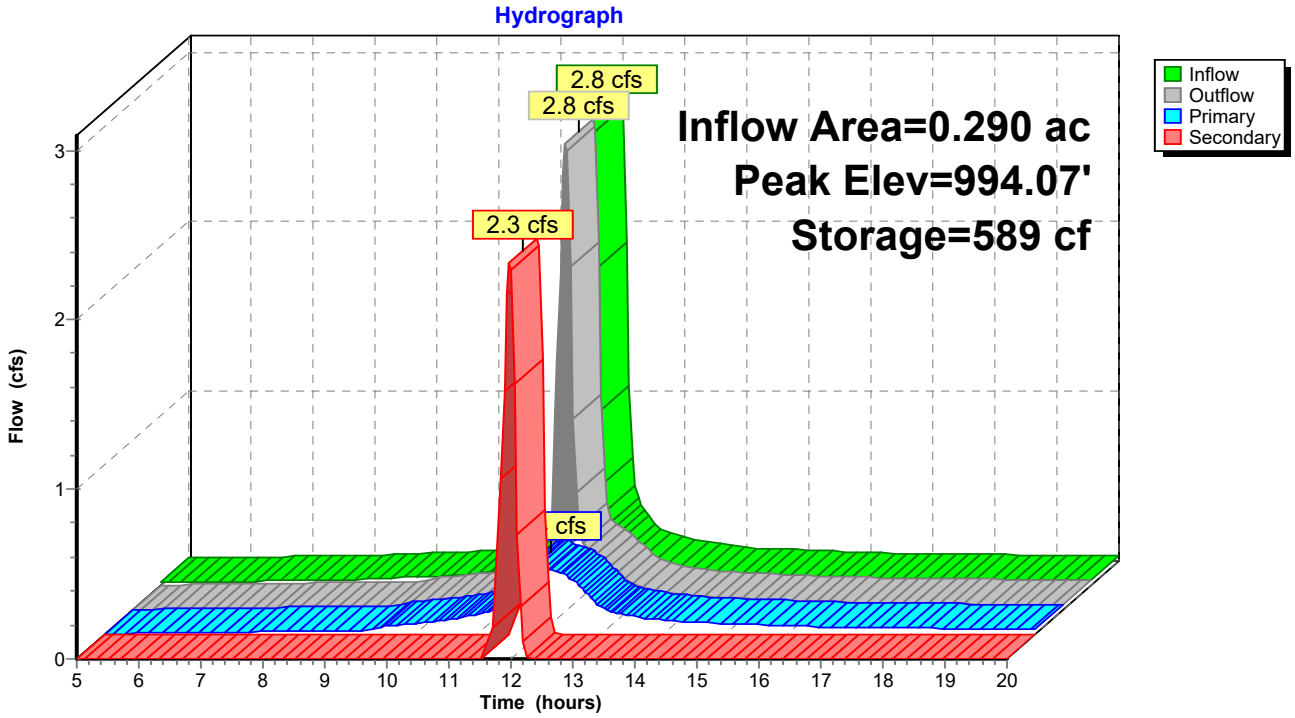
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
993.00	50	0	0
994.00	990	520	520
995.00	1,200	1,095	1,615

Device	Routing	Invert	Outlet Devices
#1	Primary	981.22'	**6.0" Round Culvert** L= 151.0' Ke= 0.500 Inlet / Outlet Invert= 981.22' / 981.07' S= 0.0010 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf
#2	Device 1	993.00'	**1.600 in/hr Exfiltration over Surface area above 993.00'** Excluded Surface area = 50 sf Phase-In= 0.01'
#3	Device 1	993.70'	**Nyloplast 8" Drop In Grate** Head (feet) 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 Disch. (cfs) 0.000 0.200 0.280 0.340 0.400 0.440 0.480 0.520 0.560 0.590 0.630 0.770 0.890 0.990 1.080 1.170 1.250 1.330 1.400
#4	Secondary	994.00'	**50.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.4 cfs @ 11.98 hrs HW=994.07' (Free Discharge)
└**1=Culvert** (Passes 0.4 cfs of 1.8 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.0 cfs)
└**3=Nyloplast 8" Drop In Grate** (Custom Controls 0.4 cfs)

Secondary OutFlow Max=2.1 cfs @ 11.98 hrs HW=994.07' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Weir Controls 2.1 cfs @ 0.63 fps)

Pond 4P: Filtration Basin



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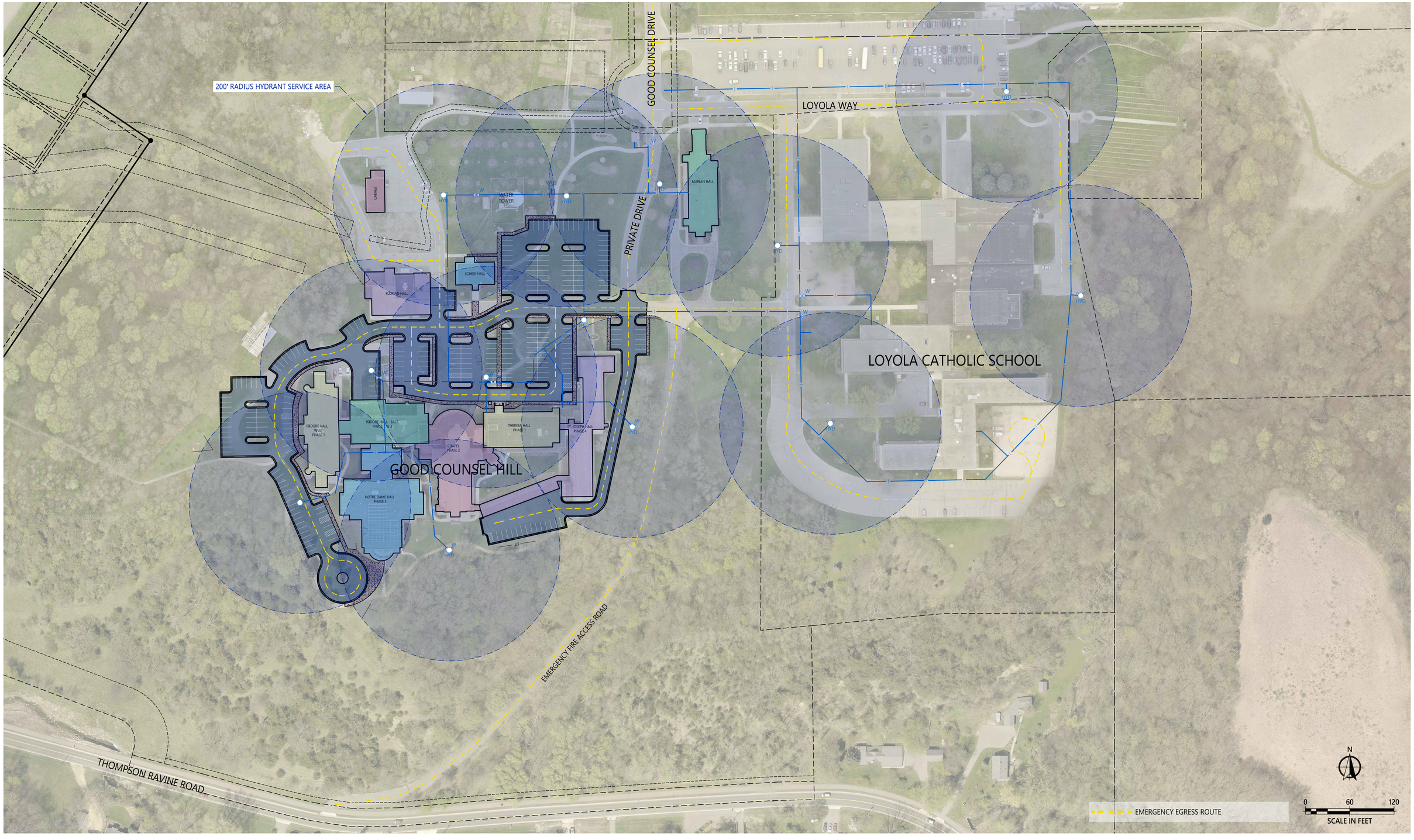

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CRAIG N. BRITTON LIC. NO.: 44228 DATE: 01/27/2026

DATE	REV#	REVISIONS DESCRIPTION

GOOD COUNSEL

FIRE PROTECTION & TRAFFIC CIRCULATION PLAN

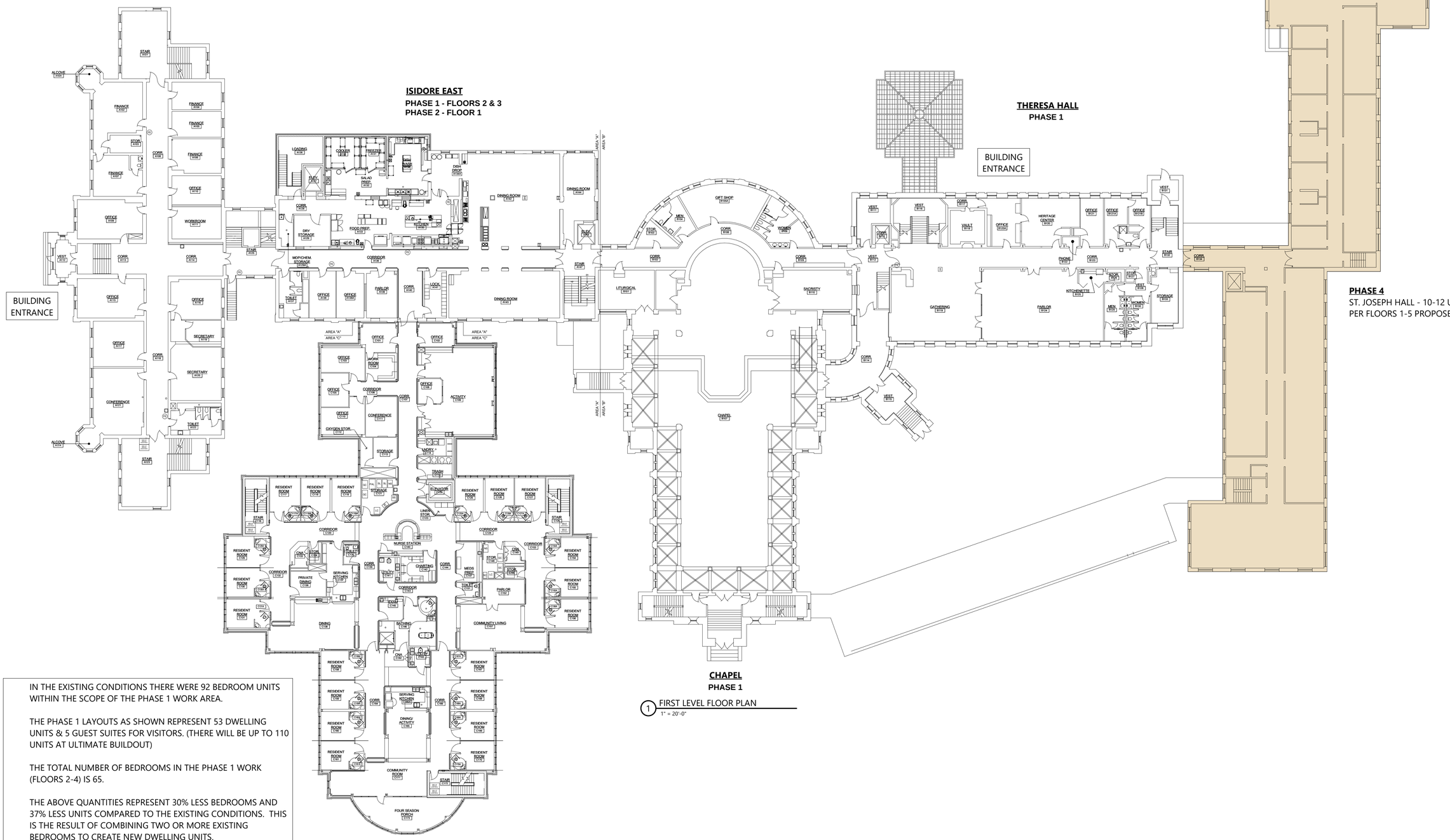
PROJECT #: 2025-10591

ISIDORE WEST
PHASE 1

ISIDORE EAST
PHASE 1 - FLOORS 2 & 3
PHASE 2 - FLOOR 1

THERESA HALL
PHASE 1

ST. JOSEPH HALL
PHASE 4



CHAPEL
PHASE 1

1 FIRST LEVEL FLOOR PLAN
1" = 20'-0"

NOTRE DAME HALL
PHASE 3

PHASE 4
ST. JOSEPH HALL - 10-12 UNITS PER FLOORS 1-5 PROPOSED

IN THE EXISTING CONDITIONS THERE WERE 92 BEDROOM UNITS WITHIN THE SCOPE OF THE PHASE 1 WORK AREA.

THE PHASE 1 LAYOUTS AS SHOWN REPRESENT 53 DWELLING UNITS & 5 GUEST SUITES FOR VISITORS. (THERE WILL BE UP TO 110 UNITS AT ULTIMATE BUILDOUT)

THE TOTAL NUMBER OF BEDROOMS IN THE PHASE 1 WORK (FLOORS 2-4) IS 65.

THE ABOVE QUANTITIES REPRESENT 30% LESS BEDROOMS AND 37% LESS UNITS COMPARED TO THE EXISTING CONDITIONS. THIS IS THE RESULT OF COMBINING TWO OR MORE EXISTING BEDROOMS TO CREATE NEW DWELLING UNITS.

N

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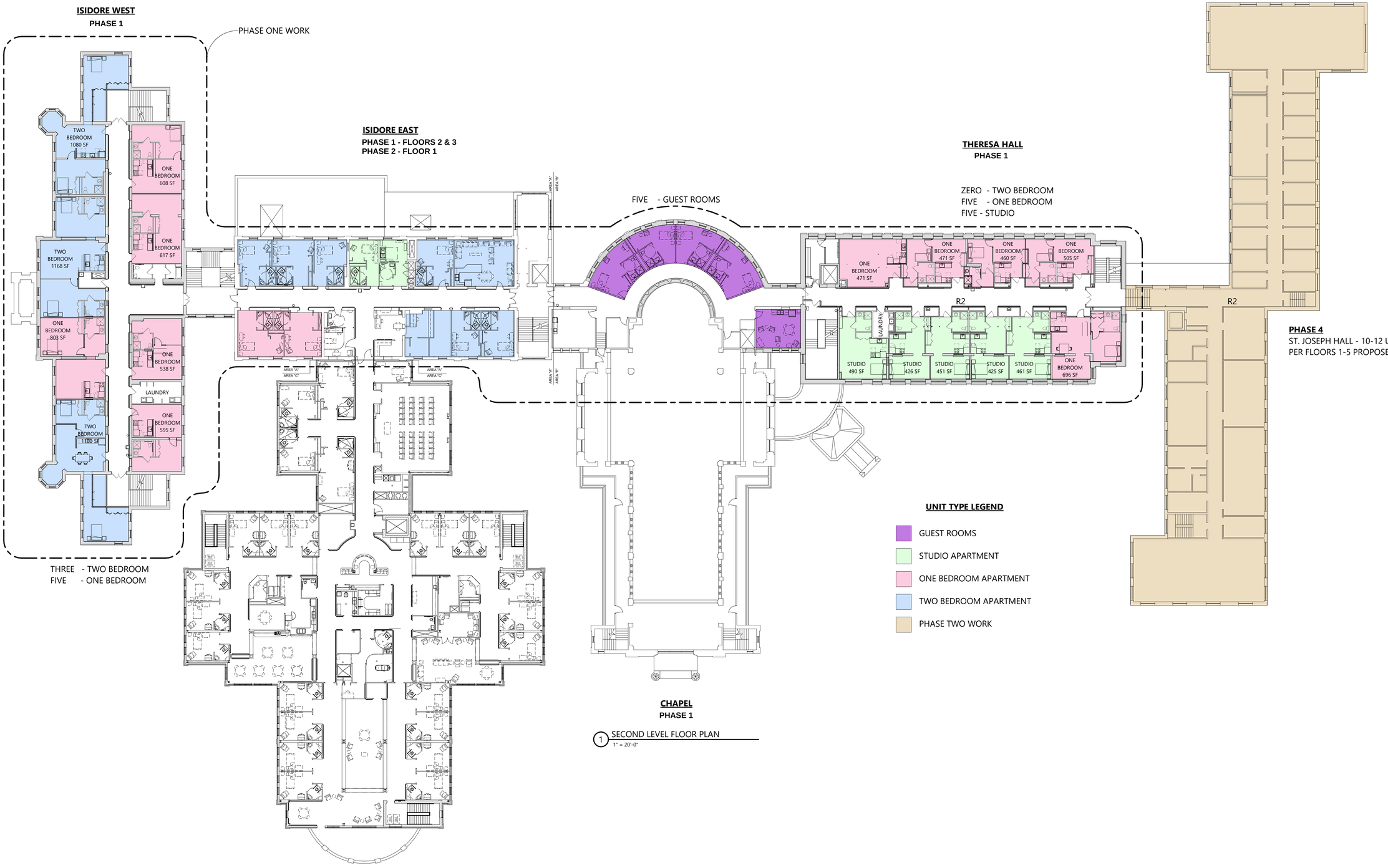
GOOD COUNSEL HILL

FIRST LEVEL FLOOR PLAN

A1.10

PROJECT #: <2024-00000>



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GOOD COUNSEL HILL

SECOND LEVEL FLOOR PLAN

A1.20

PROJECT #: <2024-00000>

GOOD COUNSEL HILL <2024-00000>

ISIDORE WEST
PHASE 1

PHASE ONE WORK

TWO BEDROOM 1102 SF
ONE BEDROOM 613 SF
TWO BEDROOM 1186 SF
ONE BEDROOM 638 SF
ONE BEDROOM 812 SF
ONE BEDROOM 550 SF
LAUNDRY
ONE BEDROOM 604 SF
TWO BEDROOM 1134 SF

THREE - TWO BEDROOM
FIVE - ONE BEDROOM

ISIDORE EAST
PHASE 1 - FLOORS 2 & 3
PHASE 2 - FLOOR 1

THREE - TWO BEDROOM
TWO - ONE BEDROOM
ONE - STUDIO

TWO BEDROOM 896 SF
STUDIO 486 SF
TWO BEDROOM 821 SF
ONE BEDROOM 694 SF
ONE BEDROOM 648 SF
TWO BEDROOM 900 SF
AREA "A"
AREA "C" ROOF
AREA "A"
AREA "C" ROOF
AREA "A"
AREA "B"
AREA "A"
AREA "B"

THERESA HALL
PHASE 1

EIGHT - ONE BEDROOM

ONE BEDROOM 659 SF
ONE BEDROOM 471 SF
ONE BEDROOM 460 SF
ONE BEDROOM 505 SF
ONE BEDROOM 790 SF
ONE BEDROOM 760 SF
LAUNDRY
ONE BEDROOM 869 SF
ONE BEDROOM 696 SF

ST. JOSEPH HALL
PHASE 4

PHASE 4
ST. JOSEPH HALL - 10-12 UNITS
PER FLOORS 1-5 PROPOSED

CHAPEL
PHASE 1

NOTRE DAME HALL
PHASE 3

1 THIRD LEVEL FLOOR PLAN
1" = 20'-0"

UNIT TYPE LEGEND

- GUEST ROOMS
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- PHASE TWO WORK

N

<2024-00000>
GOOD COUNSEL HILL

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GOOD COUNSEL HILL

THIRD LEVEL FLOOR PLAN

A1.30

PROJECT #: <2024-00000>

ISIDORE WEST
PHASE 1

ISIDORE EAST
PHASE 1 - FLOORS 2 & 3
PHASE 2 - FLOOR 1

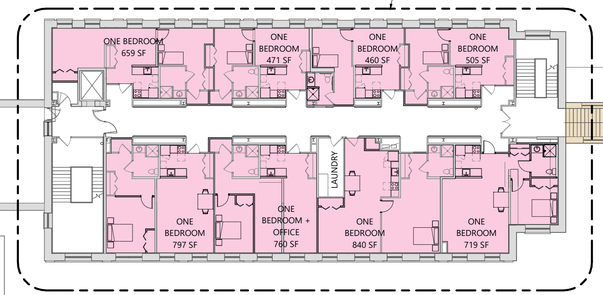
AREA 'A' ROOF
AREA 'B'

AREA 'A' ROOF
AREA 'B'

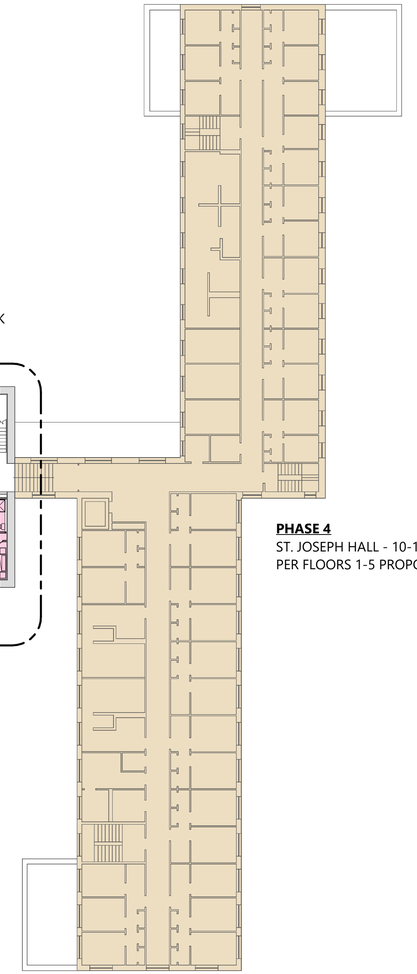
THERESA HALL
PHASE 1

EIGHT - ONE BEDROOM

PHASE ONE WORK



ST. JOSEPH HALL
PHASE 4



PHASE 4
ST. JOSEPH HALL - 10-12 UNITS
PER FLOORS 1-5 PROPOSED

UNIT TYPE LEGEND

- GUEST ROOMS
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- PHASE TWO WORK

CHAPEL
PHASE 1

1 FOURTH LEVEL FLOOR PLAN
1" = 20'-0"

N

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FOURTH LEVEL FLOOR PLAN

A1.40

PROJECT #: <2024-00000>

ISIDORE WEST

ISIDORE EAST

THERESA HALL

ST. JOSEPH HALL

BUILDING ENTRANCE

BUILDING ENTRANCE

NOTRE DAME HALL

CHAPEL

PHASE 4
ST. JOSEPH HALL - 10-12 UNITS
PER FLOORS 1-5 PROPOSED

EXISTING FIRE SUPPRESSION SYSTEM

FUTURE FIRE SUPPRESSION SYSTEM

FIRE SUPPRESSION NOT REQUIRED

1 FIRST LEVEL FLOOR PLAN - FIRE SUPPRESSION
1" = 20'-0"

N

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GOOD COUNSEL HILL

BUILDING FIRE SUPPRESSION PLAN

A1.10FP

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SANITARY SERWER PLAN

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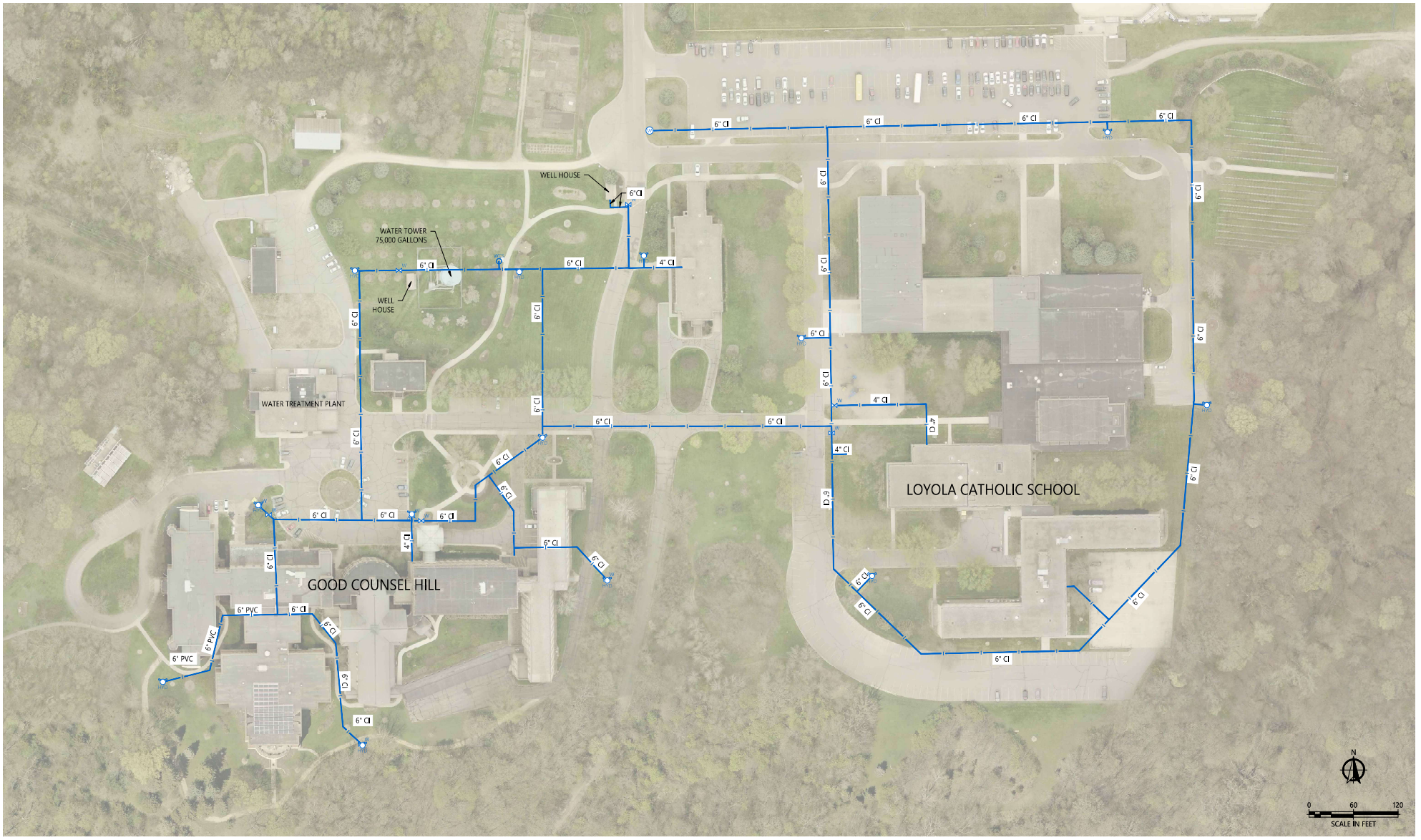

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WATER SUPPLY PLAN

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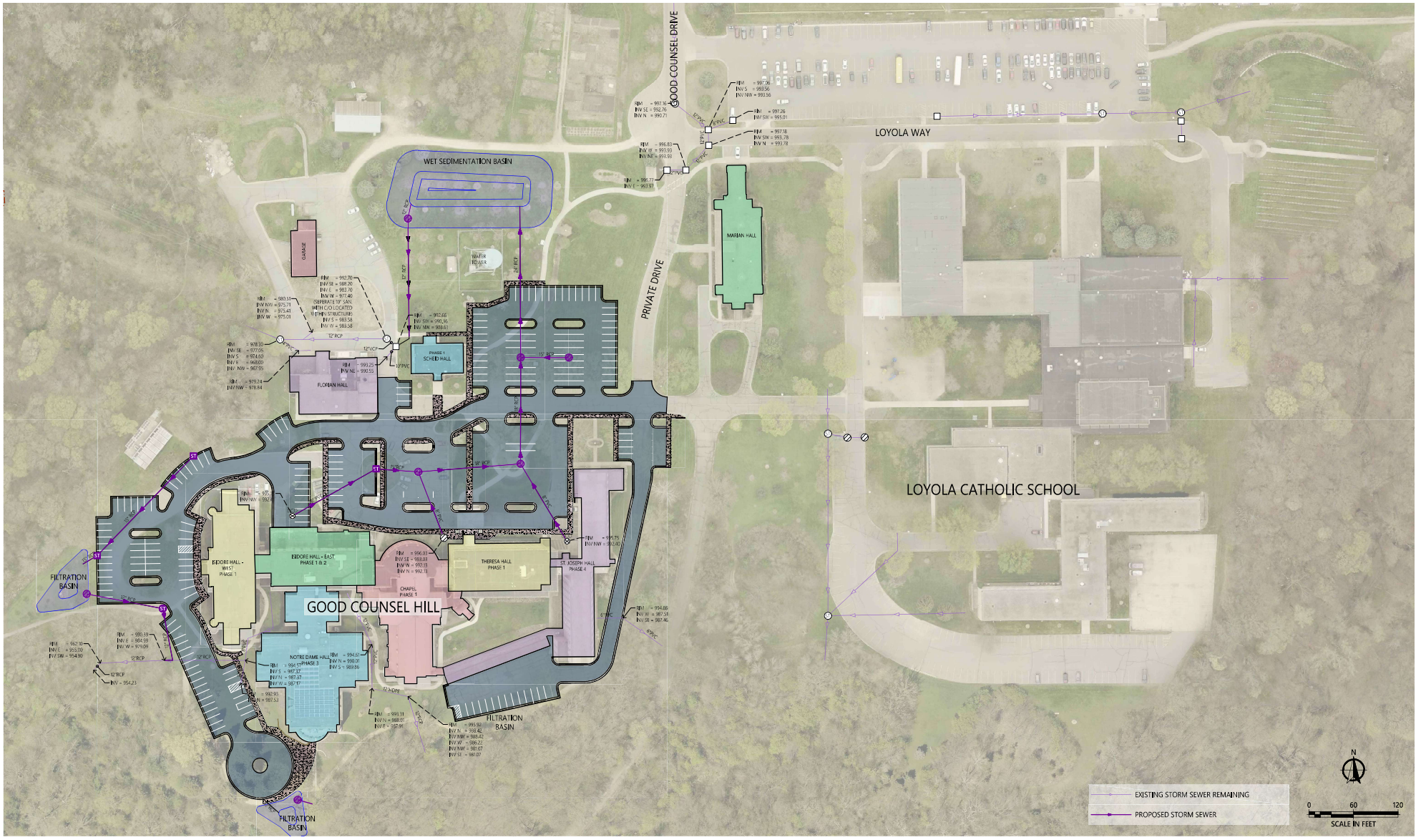

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STORM SEWER PLAN

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GOOD COUNSEL

STEAM DISTRIBUTION PLAN

PROJECT #: 2025-10591

MEMORANDUM

SRF Project No. 19777

To: Craig Britton, PE, Office Manager, VP

From: Justin Sebens, PE, Senior Project Manager
Ashley Stueve, PE, Engineer III

Date: January 26, 2026

Subject: School Sisters of Notre Dame Traffic Study Update; Mankato, Minnesota

Introduction

SRF has completed a traffic study update for the proposed School Sisters of Notre Dame residential development in the City of Mankato, Minnesota. The proposed development is generally located east of 4th Street and north of Thompson Ravine Road (see Figure 1) and was originally analyzed as part of the *School Sisters of Notre Dame Proposed Residential Development Traffic Impact Study* completed by Bolton & Menk in November 2023. Since completion of the 2023 study, development assumptions and site access conditions have changed, therefore, an updated traffic study is required. The main objectives of the study are to evaluate existing operations within the study area, identify any transportation impacts associated with the proposed development, and recommend improvements to address any issues, if necessary. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Previous Study

The *School Sisters of Notre Dame Proposed Residential Development Traffic Impact Study* was prepared by Bolton & Menk in November 2023 (hereafter referred to as the *School Sisters 2023 Study*). The study evaluated a proposed development consisting of 18 senior adult housing units, 10 single-family detached housing units, 250 multifamily housing units, and an event center. The primary objectives of the study were to collect new traffic data at nine (9) study intersections, evaluate opening-year (2028) traffic operations, and identify any potential transportation infrastructure improvements. For the purpose of this study, Thompson Ravine Road access is expected to be used primarily for emergency purposes due to several geometric and safety constraints. These constraints include steep roadway grades exceeding 10 percent in some locations, a narrow access roadway approximately 22 feet wide, limited sight distance, insufficient vehicle stacking distance at the intersection, inadequate curb radii, and steep side slopes. Based on discussions with Widseth (Civil and Site Design Engineer), improvements necessary to address these constraints are considered infeasible. Therefore, public access from Thompson Ravine Road was not assumed in this study update.

SRF

Project Location

School Sisters of Notre Dame Traffic Study Update

City of Mankato

Figure 1

02619777
January 2026

Existing Conditions

Existing conditions were reviewed to establish a baseline to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes a review of traffic volumes, roadway characteristics, and an intersection capacity analysis, which are summarized in the following sections.

Data Collection

Weekday a.m. and p.m. peak-period vehicular turning movement data collected by Bolton & Menk in April 2023 were utilized in this study at the following study intersections:

- Victory Drive and Thompson Ravine Road
- May Street and 5th Street
- May Street and Broad Street
- May Street and 2nd Street
- 4th Street and Mabel Street
- Broad Street and Mabel Street
- North Riverfront Drive and Good Counsel Drive
- 4th Street and Good Counsel Drive

It should be noted that the Bolten & Menk traffic counts were collected while area schools were in session. Intersections along Good Counsel Road, which is the primary roadway providing access to and from Loyola Catholic School, were analyzed using the school dismissal peak hour (2:30 p.m. to 3:30 p.m.), while the remaining study intersections were analyzed using the p.m. peak hour (4:30 p.m. to 5:30 p.m.). Existing year 2026 peak-period volumes were developed using turning movement data from the *School Sisters 2023 Study*, along with background traffic growth in the study area and additional enrollment-related traffic at the adjacent Loyola Catholic School between the 2022–2023 and 2025–2026 school years, which were added and distributed throughout the study area.

Roadway Characteristics

A field assessment was completed to identify various roadway characteristics within the transportation system study area, such as functional classification, general configuration, and posted speed limit. A summary of these roadway characteristics are shown in Table 1. Note that these are general characteristics and that there are some deviations within the area or segments of the roadways. For example, Good Counsel Drive transitions from an unposted speed limit roadway to a posted 20 mph speed limit upon entering the school campus.

Table 1: Existing Roadway Characteristics

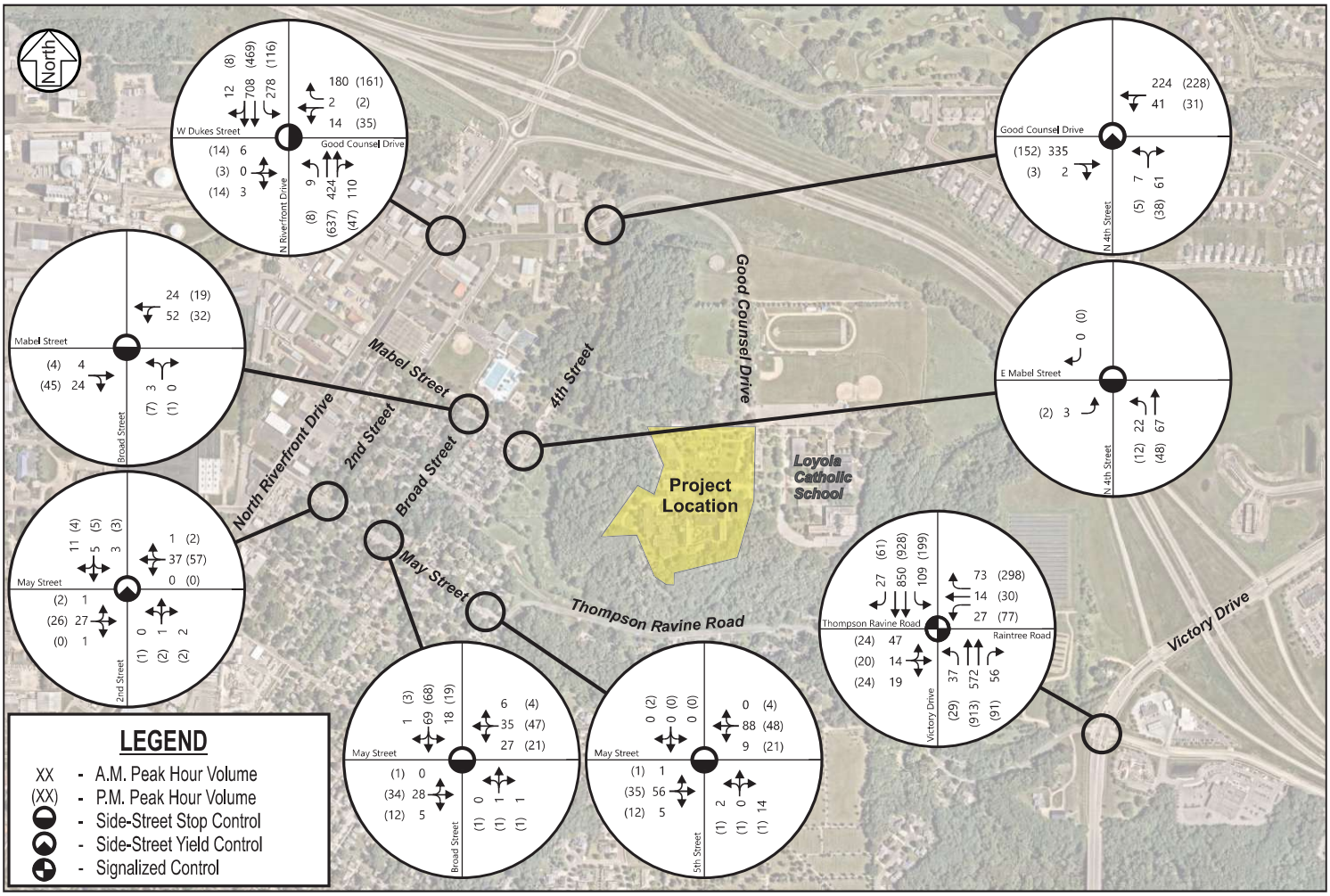
Roadway	Functional Classification [1]	General Configuration	Posted Speed Limit (mph)
Victory Drive	Minor Arterial	4-lane divided roadway	40
Thompson Ravine Road	Minor Collector	2-lane undivided roadway	Unposted [2]
May Street	Local Roadway	2-lane undivided	Unposted [2]
5th Street	Local Roadway	2-lane undivided	Unposted [2]
Broad Street	Local Roadway	2-lane divided	Unposted [2]
2nd Street	Local Roadway	2-lane undivided	Unposted [2]
4th Street	Local Roadway	2-lane (one way) undivided roadway	30
Mable Street	Local Roadway	2-lane undivided	Unposted [2]
North Riverfront Drive	Minor Arterial	4-lane divided/ 4-lane undivided [3]	30/ 35 [4]
Good Counsel Drive	Local Roadway	2-lane undivided	Unposted [2]/ 20 [5]

From a traffic control perspective, the Victory Drive and Thompson Ravine Road/Raintree Road intersection is signalized. All other study intersections are unsignalized with side-street stop control. Existing geometrics, traffic control, and traffic volumes in the study area are shown in Figure 2.

Intersection Capacity Analysis

An intersection capacity analysis was completed using Synchro/SimTraffic software to establish a baseline condition to which future traffic operations could be compared. Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are graded from LOS A through LOS F. The LOS results are based on average delay per vehicle, which corresponds to the delay threshold values shown in Table 2. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A though LOS D is generally considered acceptable based on MnDOT guidelines.

[1] Functional Classification based on *MNDOT's Transportation Management System.*
[2] Speed Limit Assumed to be 30-mph.
[3] North Riverfront Drive transitions from a 4-lane divided roadway to a 4-lane undivided roadway south of Ruby Street.
[4] North Riverfront Drive transitions from a 35-mph speed limit to a 30-mph speed limit south of May Street.
[5] Good Counsel Drive transitions from an unposted speed limit to a 20-mph speed limit upon entering the school campus.



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Existing Year 2026 Conditions

School Sisters of Notre Dame Traffic Study Update

City of Mankato

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Figure 2

Table 2: Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For signalized, all-way stop, and roundabout controlled intersections, the overall intersection control delay dictates the LOS. At side-street stop-controlled intersections, the LOS is determined based on the worst side-street movement (or shared movement) or major-street left-turn delay and no overall LOS is provided.

Results of the existing capacity analysis summary, shown in Table 3, indicate that all study intersections currently operate at an acceptable overall LOS C or better during the weekday a.m., and p.m. peak hours with the existing traffic control and geometric layout. No significant side-street stop delay or queuing issues were observed.

Table 3: Existing Intersection Capacity Analysis Summary

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
North Riverfront Drive & Good Counsel Drive [6]	C	22 sec.	C	16 sec.
4th Street & Good Counsel Drive [7]	A	3 sec.	A	1 sec.
Broad Street & Mabel Street [6]	A	2 sec.	A	4 sec.
4th Street & Mabel Street [6]	A	4 sec.	A	4 sec.
2nd Street & May Street [7]	A	2 sec.	A	2 sec.
Broad Street & May Street [6]	A	6 sec.	A	6 sec.
5th Street & Mabel Street [6]	A	3 sec.	A	3 sec.
Thompson Ravine Road & Emergency Access [8]	A	1 sec.	A	1 sec.
Victory Drive & Thompson Ravine Road/Raintree Road [9]	A	8 sec.	B	13 sec.

[6] Indicates an unsignalized intersection with a side-street stop control, where the worst side-street movement LOS and delay are shown.
[7] Indicates an unsignalized intersection with a yield control, where the worst side-street movement LOS and delay are shown.
[8] Indicates an uncontrolled intersection, where the worst side-street movement LOS and delay are shown.
[9] Indicates a signalized controlled intersection, where the overall LOS and delay are shown.

Traffic Forecasts

The year 2030 build traffic forecasts account for general background growth, increased enrollment at Loyola Catholic School, and traffic generated by the proposed development. The following sections outline the traffic forecast development process and assumptions, as well as the proposed development trip generation.

Background Traffic Growth

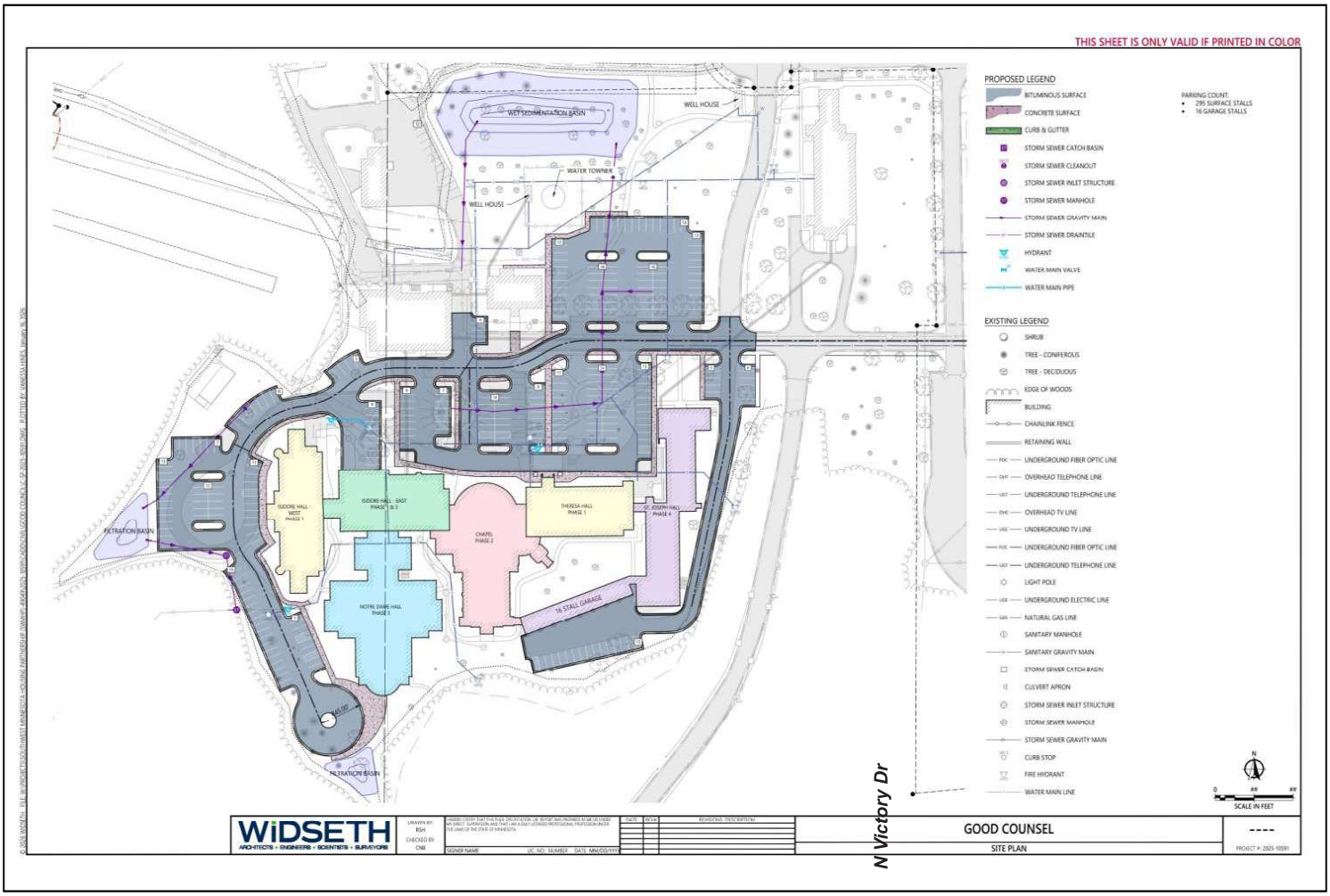
To account for general background growth in the area, an annual growth rate of one (1) percent was applied to the existing peak hour mainline through movements along North Riverfront Drive and Victory Drive to develop future background forecasts. This growth rate was developed using a combination of historical average daily traffic (ADT) volumes from surrounding roadways as published by MnDOT, traffic forecasts from the *MAPO 2050 Metropolitan Transportation Plan,* and engineering judgment. Note that no background growth was applied to the remaining intersections/movements due to limited availability for future development.

Loyola Catholic High School

Loyola Catholic School is a private school serving students from preschool through grade 12 and is located immediately east of the proposed development. Based on enrollment data provided by the school, 541 students were enrolled during the 2022–2023 school year, which corresponds to the period when traffic counts were collected as part of the *School Sisters 2023 Study*. Trips associated with this enrollment level were already using the adjacent roadway network at the time of data collection and were therefore not included in the trip generation estimates. For the 2025–2026 school year, enrollment has increased to 585 students. The increase in enrollment between the 2022–2023 count year and the 2025–2026 school year was accounted for and included in the existing conditions analysis. Additionally, the school is projecting approximately 600 students by the 2030 build year. To account for additional trips associated with the increase in enrollment to the 2030 build year, trip generation estimates were developed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, and distributed to the adjacent roadway network. Results of the trip generation analysis indicate that the increased school enrollment trips are expected to generate approximately 45 a.m. peak-hour trips, 30 p.m. peak-hour trips, and 103 daily trips between the 2022–2023 and 2029–2030 school years.

Proposed Development

As previously noted, the proposed development is generally located east of 4th Street and north of Thompson Ravine Road in Mankato, Minnesota. The proposed development consists of 118 multifamily housing units, 51 assisted living beds, 20,000 square feet of office space, a 3,850-square-foot karate/dance studio, a chapel and gym with a capacity of up to 350 people, and a 4,210-square-foot conference room available for outside rental. The development is anticipated to be fully constructed and operational by 2030. A preliminary site plan, shown in Figure 3, was used as the basis for the traffic analysis. Primary access to the site will be provided via Good Counsel Road, with emergency access provided from Thompson Ravine Road.



Site Plan

School Sisters of Notre Dame Traffic Study Update

City of Mankato

Figure 3

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Proposed Development Trip Generation

To account for traffic impacts associated with the proposed development, a trip generation estimate was developed for the weekday a.m. and p.m. peak hours and on a daily basis. The estimates, shown in Table 4, were developed using the *ITE Trip Generation Manual, 12th Edition*.

Table 4: Proposed Development Trip Generation Estimate

Land Use Type (ITE Code)	Size	A.M. Peak Hour		P.M. Peak Hour		Daily Trips
		In	Out	In	Out	
221 - Multifamily Housing (Mid-Rise)	118 DU	10	35	29	16	526
254 – Assisted Living	51 Beds	6	4	5	7	211
712 – Small Office Building	20,000 SF	27	6	15	28	288
494 – Boutique Fitness Studio	3,850 SF	23	22	25	6	158
Total		**66**	**67**	**74**	**57**	**1,183**

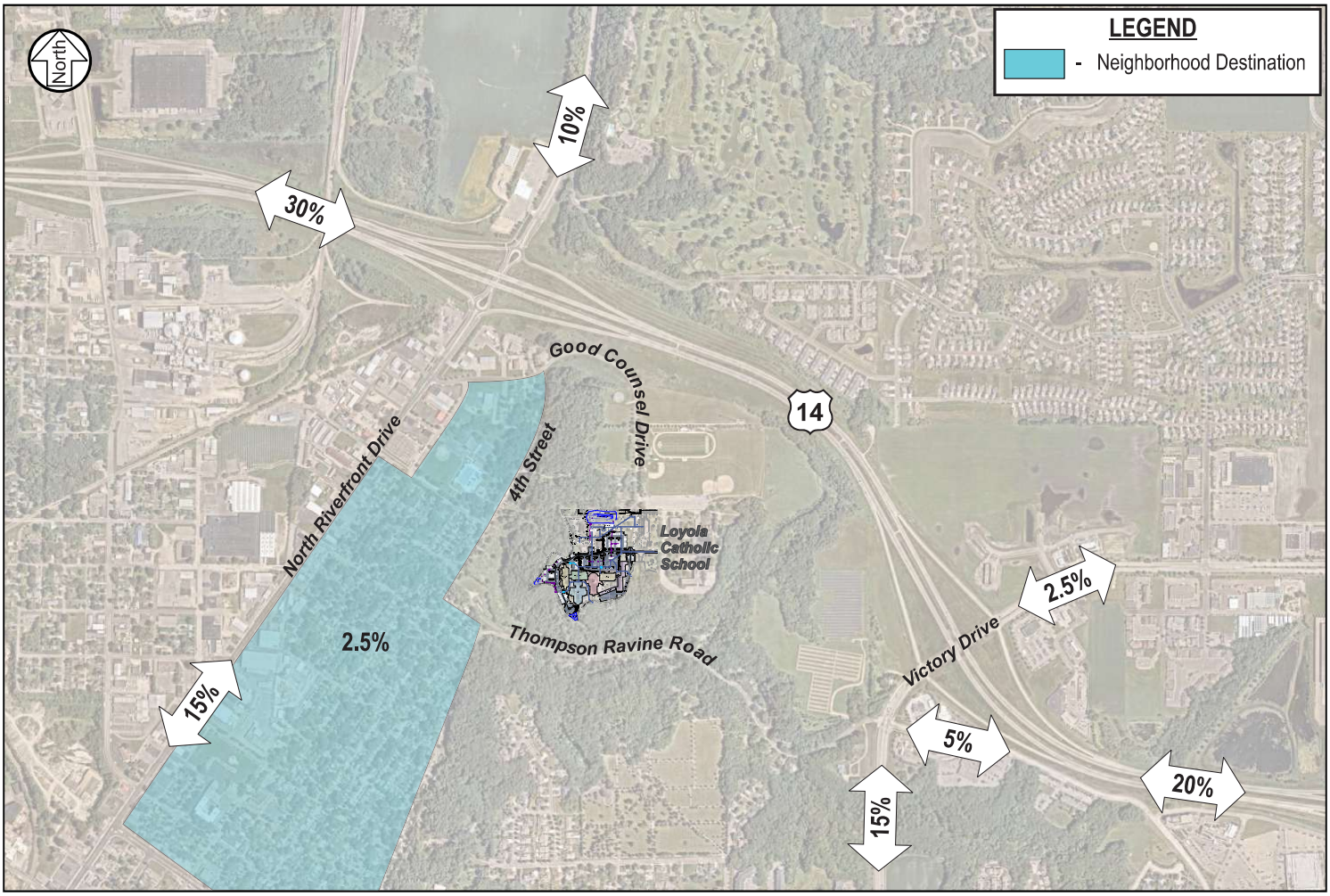
Results of the trip generation estimate indicate that the proposed development is expected to generate approximately 133 a.m. peak hour, 131 p.m. peak hour, and 1,183 daily trips. The trips generated were distributed throughout the area based on the directional distribution shown in Figure 4, which was developed based on existing travel patterns and engineering judgement.

Special Event Consideration

The proposed development includes a chapel and gym with a 350-person capacity, expected to host approximately 10 events per year, and a 4,210-square-foot conference room available for outside rental. Given the limited number of events and the likelihood that they will occur outside peak traffic hours, trips associated with these uses were not included in the trip generation estimates.

Traffic Forecast Summary

Based on the traffic forecast approach described in this study, peak-hour traffic forecasts were developed for the year 2030 build conditions. The forecasts include general area background growth, increased school enrollment trips, and traffic generated by the proposed development, which is shown in Figure 5.



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Directional Distribution

School Sisters of Notre Dame Traffic Study Update

City of Mankato

Figure 4

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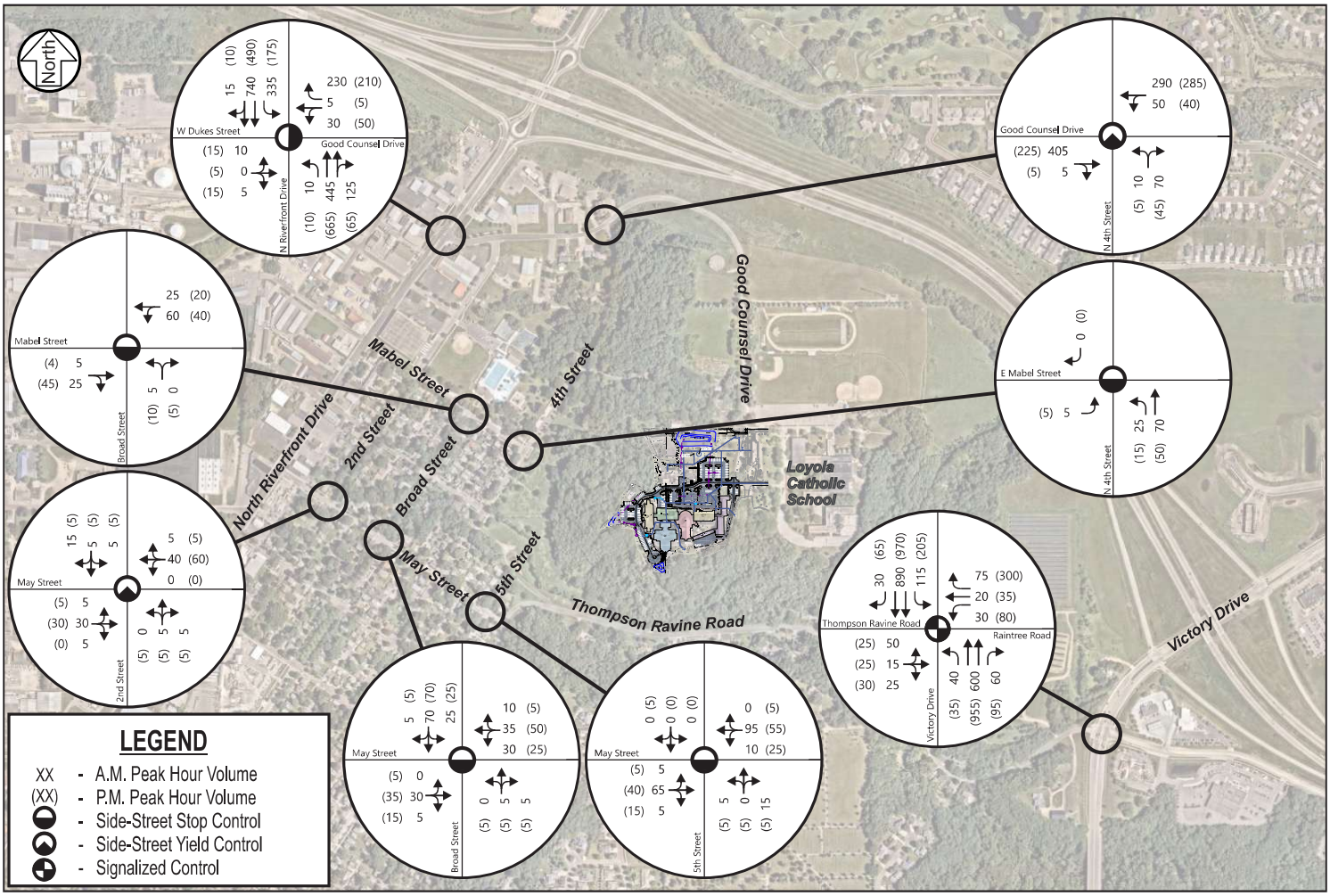

2030 Build Conditions

School Sisters of Notre Dame Traffic Study Update

City of Mankato

Figure 5

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Year 2030 Build Conditions

To determine how the study intersections and site access locations will operate under year 2030 build conditions, an intersection capacity analysis was completed using Synchro/SimTraffic software. The analysis assumes the expected increase enrollment at the Loyola Catholic School and the completion of the proposed development. Results of the analysis, summarized in Table 5, indicate that the North Riverfront Drive and Good Counsel Drive intersection is expected to operate at an overall LOS D and E during the weekday a.m. and p.m. peak hours, respectively. All remaining study intersections are expected to operate at an overall LOS B or better during the weekday a.m. and p.m. peak hours. Delays and queueing are expected to worsen compared to existing conditions as area development occurs (i.e. from background growth, adjacent school, and the proposed development).

Table 5: Year 2030 Build Intersection Capacity Analysis Summary

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
North Riverfront Drive & Good Counsel Drive [10]	D	31 sec.	**E**	**40 sec.**
4th Street & Good Counsel Drive [11]	A	3 sec	A	2 sec.
Broad Street & Mabel Street [10]	A	2 sec.	A	4 sec.
4th Street & Mabel Street [10]	A	4 sec.	A	4 sec.
2nd Street & May Street [11]	A	2 sec.	A	2 sec.
Broad Street & May Street [10]	A	6 sec.	A	6 sec.
5th Street & Mabel Street [10]	A	1 sec.	A	3 sec.
Thompson Ravine Road & Emergency Access [12]	A	1 sec.	A	1 sec.
Victory Drive & Thompson Ravine Road/Raintree Road [13]	A	9 sec.	B	14 sec.

[10] Indicates an unsignalized intersection with a side-street stop control, where the worst side-street movement LOS and delay are shown.
[11] Indicates an unsignalized intersection with a yield control, where the worst side-street movement LOS and delay are shown.
[12] Indicates an uncontrolled intersection, where the worst side-street movement LOS and delay are shown.
[13] Indicates a signalized controlled intersection, where the overall LOS and delay are shown.

The following information summarizes the operational and/or safety issues that warrant consideration as traffic volumes increase:

North Riverfront Drive and Good Counsel Drive

- Under 2030 build conditions, the North Riverfront Drive and Good Counsel Drive intersection is expected to operate at a LOS E during the p.m. peak hour, with an average delay of approximately 40 seconds for the westbound left-turn/through movement. Despite delays reaching 40 seconds, 95th-percentile queues are not expected to exceed five (5) vehicles and are not anticipated to extend to adjacent neighborhood intersections or block the right-turn lane.
- Based on a cursory review of available volumes, the intersection is not expected to meet peak-hour warrants under 2030 build conditions for a traffic signal. A full signal warrant analysis was not completed as part of this study; however, it is unlikely that the intersection would meet any traffic signal warrants.

Potential Alternatives for Consideration:

Three (3) alternatives were identified for consideration at the North Riverfront Drive and Good Counsel Drive intersection: maintaining the existing geometry and traffic control, implementing a three-quarter access, and constructing a roundabout.

Maintaining Existing Geometry/Traffic Control (i.e. No Build) – Preferred Alternative

- While changes to access or traffic control could improve safety and operations, they could also result in significant costs and unwanted trip rerouting. It should be noted that the anticipated LOS E condition during the p.m. peak hour is expected to occur only for a brief period.
    - **Advantages:** While the westbound left-turn/through lane is projected to operate at a LOS E during the p.m. peak, all other movements are expected to operate at acceptable levels under the year 2030 build conditions. Delays are anticipated to affect approximately 30 to 50 westbound left-turn and through vehicles during the peak hours. Additionally, queues are expected to be minimal and not impact the right-turn lane, which carries the highest volume of movements on the westbound leg of the intersection.
    - **Disadvantages:** The westbound left-turn/through lane is projected to operate at a LOS E during the p.m. peak hour and maintaining the existing geometry and traffic control would not improve this condition. If the delay for this movement becomes excessive, drivers may make more aggressive movements during unsafe gaps or choose to reroute to alternative intersections or residential streets, potentially degrading safety and operations elsewhere.

Three-Quarter Access

- If the North Riverfront Drive and Good Counsel Drive intersection were restricted to three-quarter access, which would prohibit eastbound and westbound left-turn and through movements, approximately 30 to 50 westbound left-turn and through movements are expected to reroute to adjacent intersections in the 2030 build conditions.
    - **Advantages:** While a three-quarter access configuration would result in a less direct route for some users, it would reduce conflict points and improve overall safety and operations at the North Riverfront Drive and Good Counsel Drive intersection. With the reduced number of conflicting movements, the intersection is expected to operate at acceptable levels of service.
    - **Disadvantages:** The three-quarter access configuration would restrict certain movements and require those movements to use alternative routes, which may shift operational and safety issues to adjacent intersections and/or result in additional trips using nearby residential streets as alternative routes.

Roundabout

- A hybrid (two-lane northbound/southbound and one-lane eastbound/westbound) multilane roundabout could be considered at the North Riverfront Drive and Good Counsel Drive intersection to improve safety and operations.
    - **Advantages:** Installing a roundabout would provide acceptable operations and improve safety at the intersection by reducing conflict points and lowering the potential for severe crashes. It would also improve traffic flow by allowing continuous movement through the intersection and reduce the delay for all approaches. Additionally, it is not expected to reroute any additional trips through residential streets.
    - **Disadvantages:** Constructing a hybrid roundabout would be a high-cost improvement that may not be feasible in the area. Because of the multilane north and south approaches, RRFB crossings would be required, further increasing costs. Roundabouts may also require additional right-of-way and modifications to nearby driveways.

Site Plan Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements with regard to internal roadways, access, traffic controls, sight distance, and circulation. The following information should be considered when designing internal traffic controls and access roadways:

- Incorporate traffic controls, signing, and striping based on guidelines established in the Manual on Uniform Traffic Control Devices (MUTCD).
- Special consideration should be made to limit any sight distance impacts from future structures, landscaping, and signing.

In general, all internal intersections are expected to operate adequately with side-street stop control. As development occurs, internal intersections should be reviewed to determine if a higher level of traffic control (i.e. an all-way stop) should be considered. In addition, special consideration should be made to limit any sight distance impacts from future landscaping and signing at all internal and external intersections within the study area.

Neighborhood Traffic Impacts

As mentioned previously, the primary access to the development is via Good Counsel Drive. Depending on users' origins and destinations, a minimal amount of trips are expected to utilize residential streets in the neighborhood immediately west of the proposed development. Based on current development assumptions and anticipated routing, approximately 120 additional daily trips (from the proposed development) are expected to travel along 4th Street under 2030 conditions. This equates to approximately 10 to 15 vehicles during the peak hours (i.e., approximately 1 vehicle every 4 to 6 minutes), in addition to the existing traffic volumes of approximately 110 and 80 vehicles in the a.m. and p.m. peak hour, respectively, on 4th Street.

While these trips are minimal and are not expected to significantly affect traffic conditions within the residential neighborhood, mitigation measures could be considered if safety or operational issues arise. Mitigation measures include signage (e.g., "No Through Traffic") and/or restricting the westbound left-turn movement to limit use of the residential streets. Note that if trips are diverted from 4th Street, they would likely use the North Riverfront Drive and Good Counsel Drive intersection. Although the additional trips are minor, approximately 10 to 15 vehicles per peak hour, the intersection is already expected to operate at LOS E during the p.m. peak hour under 2030 build conditions, so these trips may contribute to increased delay or result in rerouting to nearby intersections.

Summary and Conclusion

SRF completed an updated transportation study for the proposed School Sisters of Notre Dame residential development, generally located east of 4th Street and north of Thompson Ravine Road in Mankato, Minnesota. The proposed development consists of 118 multifamily housing units, 51 assisted living beds, 20,000 square feet of office space, a 3,850-square-foot fitness studio, a chapel and gym with a capacity of up to 350 people, and a 4,210-square-foot conference room available for outside rental. The development is anticipated to be fully constructed and operational by 2030. The purpose of this study was to evaluate existing and future traffic conditions, assess operational and safety impacts associated with the proposed development, and identify potential improvements needed to maintain acceptable operations within the study area. Key findings of the study are summarized below.

1. Existing Conditions

a. All study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours and, no significant operational or queueing issues were observed.

2. Traffic Forecasts

a. **Background Growth:** An annual growth rate of 1 percent was applied to peak hour through traffic volumes along North Riverfront Drive and Victory Drive to account for general background growth in the area. No background growth was applied to other intersections due to limited potential for additional development.

b. **Loyola Catholic School Enrollment:** Based on data provided from the school, enrollment is projected to increase from 541 students in 2022–2023 to approximately 600 students by 2030. This increase was included in the traffic forecast and is expected to generate an additional 45 a.m. peak-hour trips, 30 p.m. peak-hour trips, and 103 daily trips by year 2030.

c. **Proposed Development:** The proposed development is expected to generate approximately 133 a.m. peak-hour trips, 131 p.m. peak-hour trips, and 1,183 daily trips.

3. Year 2030 Build Conditions

a. With background growth, increased enrollment at the Loyola Catholic School and the completion of the proposed development, the North Riverfront Drive and Good Counsel Drive intersection is projected to operate at a LOS E during the p.m. peak hour, while all remaining study intersections are expected to continue operating at an overall LOS B or better during the weekday a.m. and p.m. peak hours.

4. Alternative of Consideration at the North Riverfront Drive and Counsel Drive Intersection

a. **Maintaining Existing Geometry and Traffic Control (Preferred Alternative)**

i. **Advantages:** All lanes except the westbound left-turn/through lane are expected to operate at acceptable levels. Delays affect approximately 30–50 vehicles during the. peak hours, and queues are minimal.

ii. **Disadvantages:** The westbound left-turn/through lane is projected to operate at a LOS E during the p.m. peak hour. Drivers may make aggressive movements or reroute to residential streets, potentially increasing safety and operational concerns.

b. **Three-Quarter Access**

i. **Advantages:** Restricting eastbound and westbound left-turn/through movements reduces conflict points and improves safety. The intersection is expected to operate at acceptable levels of service.

ii. **Disadvantages:** Restricted movements may shift operational and safety issues to adjacent intersections and/or result in additional trips using residential streets.

c. **Roundabout**

i. **Advantages:** A hybrid (2x1) roundabout would provide acceptable operations, reduce conflict points, lower potential for severe crashes, improve continuous traffic flow, and is not expected to reroute trips through residential streets.

ii. **Disadvantages:** Constructing a multilane roundabout would be a high-cost improvement. RRFB crossings would be required on the north and south legs, and additional right-of-way and driveway modifications may be necessary.

5. Neighborhood Traffic Impacts

a. Development-related trips using residential streets are expected to be minimal, approximately 120 daily trips along 4th Street (10 to 15 vehicles per peak hour). While minor, these trips could be mitigated by signage or restricting westbound left-turn movements if operational or safety issues arise.

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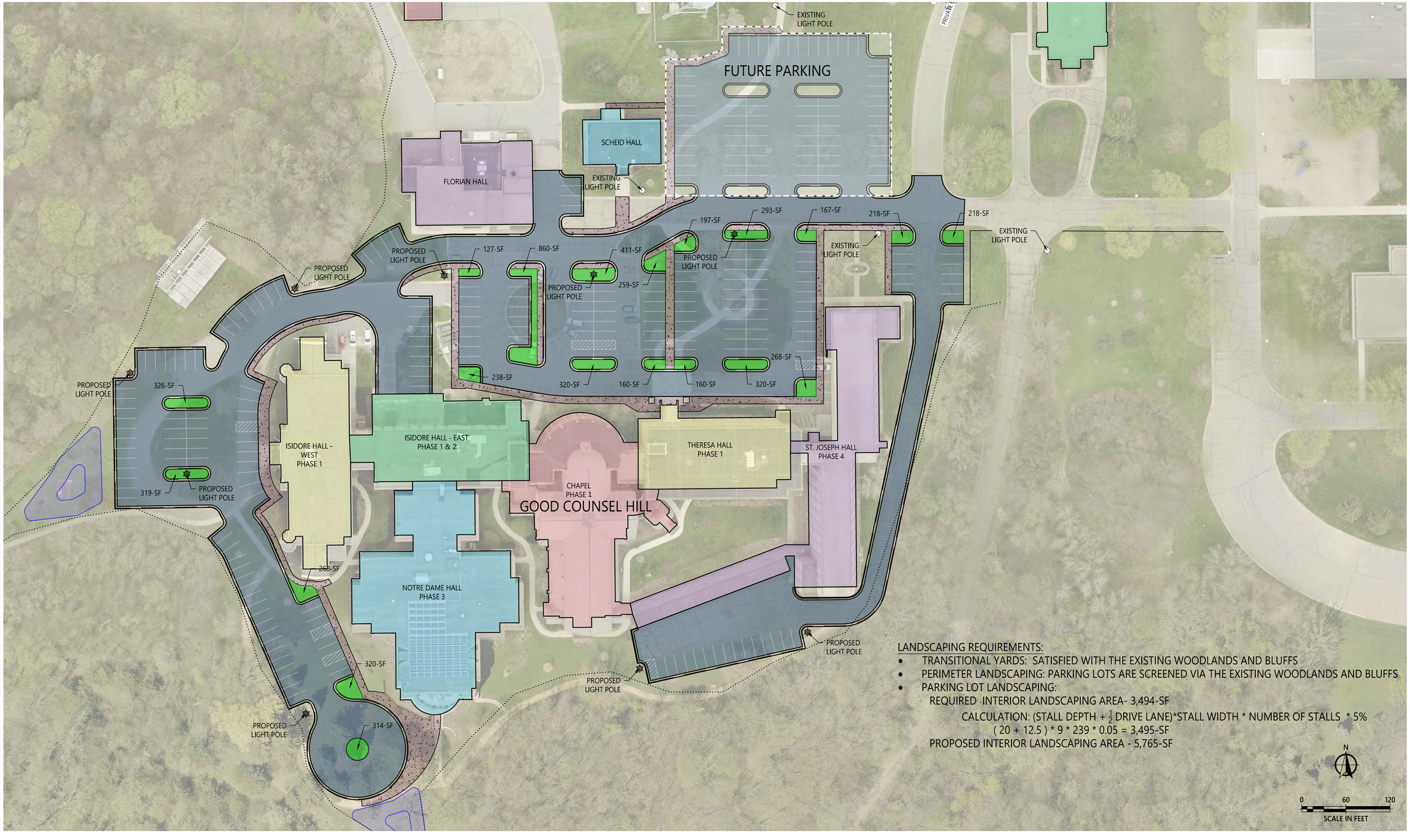


LANDSCAPING REQUIREMENTS:

- TRANSITIONAL YARDS: SATISFIED WITH THE EXISTING WOODLANDS AND BLUFFS
- PERIMETER LANDSCAPING: PARKING LOTS ARE SCREENED VIA THE EXISTING WOODLANDS AND BLUFFS
- PARKING LOT LANDSCAPING:
  - REQUIRED INTERIOR LANDSCAPING AREA- 3,494-SF
    - CALCULATION: (STALL DEPTH + $\frac{1}{2}$ DRIVE LANE)*STALL WIDTH * NUMBER OF STALLS * 5%
    - (20 + 12.5) * 9 * 239 * 0.05 = 3,495-SF
  - PROPOSED INTERIOR LANDSCAPING AREA - 5,765-SF

N

0 60 120

SCALE IN FEET

© 2026 WIDSETH FILE: W:\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\CIVIL\GOOD COUNCIL\C-UT-2025-10591.DWG PLOTTED BY: VANESSA HINES, January 23, 2026

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: RSH
CHECKED BY: CNB

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

SIGNER NAME LIC. NO.: NUMBER DATE: MM/DD/YYYY

DATE	REV#	REVISIONS DESCRIPTION

GOOD COUNSEL

LANDSCAPE AND LIGHTING PLAN

PROJECT #: 2025-10591

Submittal Checklist Guide and Narrative

Good Counsel Hill Preliminary and Final Plat, Planned Unit Development, and Conditional Use Development Application

Submitted electronically on 1.27.2026

Jen Theneman, Director of Real Estate Development

Checklist for preliminary plat

For items 1a-f, 2a-g: See Exhibit 1: Preliminary Plat

1. Identification and description:
    a. Proposed name of subdivision.
    b. Location by section, township and range, or by other legal description.
    c. Names and addresses of owner and subdivider having control over the land, and designer and the surveyor.
    d. Graphic scale of not less than one inch to 100 feet.
    e. North point designated as true north
    f. Date of preparation.

For Items 2a-g; see Exhibit 11: Good Counsel ALTA Survey

2. Existing conditions
    a. Boundary line survey, unless waived by the planning agency, including measured distance and angles, which shall not close by latitude and departure with an error of closure not exceeding one foot in 10,000 feet.
    b. Total acreage in the preliminary plat and individual lots computed to one hundredth (.01) of an acre.
    c. Location and names of existing or platted streets or other public rights-of-way, parks or other public open spaces, permanent buildings and structures, easements and section and corporate lines within the tract and to a distance of 100 feet beyond the tract.
    d. If the proposed subdivision is a rearrangement or a replat of any former plat, the lot and block arrangement of the original plat, along with its original name, shall be indicated by dotted or dashed lines. Any revised or vacated roadways of the original plat should also be indicated.
    e. Location and size of existing paved streets, width of rights-of-way, railroads, sewers, water mains, quarries, gravel pits, culverts, or other underground facilities within the tract. Also such data as grades, invert elevations and location of catch basins, maintenance holes, and fire hydrants.
    f. Boundary lines of adjoining platted or unplatted land and owners of all tracts of land within 100 feet.

g. Complete topographic map with contour intervals not greater than two feet, watercourses, marshes, rock outcrops and other significant features; all superimposed on at least two prints of the preliminary plat. United Stated Geodetic Survey Datum shall be used for all topographic mapping. High water elevation and date thereof if part or all of plat joins a watercourse.

h. A separate copy of restrictive covenants, if any, of all adjoining subdivisions.

Not applicable.

3. Design features
    a. Layout of streets showing right of way widths and names

There are no proposed public streets within the development. The private streets and parking lots contain 25 ft drive / access aisles.

b. Locations and widths of alleys, pedestrian ways, and utility easements

There are no proposed alleys and/or public utility easements. Private sidewalks are proposed at a minimum 5 ft width.

Item c can be found on Exhibit 2: Sanitary Sewer Plan

c. Location, size, and approximate gradient of sewer lines

Item d can be found on Exhibit 3: Water Supply Plan

d. Location, size, and valving of water lines

Item e can be found on Exhibit 4: Storm sewer plan and Exhibit 5; Drainage Report and Exhibit 14: Grading and Drainage Plan

e. Location and size of drainage facilities and general grading.

Item f can be found on Exhibit 6: Final Plat

f. Layout, lot and block numbers, and typical lot dimensions scaled to the nearest foot.
g. Areas other than those mentioned above intended to be dedicated for public use, including size.

None

h. A draft of proposed restrictive covenants, if any are contemplated

Not applicable

Checklist for Final Plat

Items a-o: See Exhibit 6: Final Plat

(a) Subdivision boundary lines (including measured distances and angles, which shall close by latitude and departure with an error of closure not exceeding one foot in 10,000 feet), street rights-of-way, easements, lot lines, lines of all other sites and of all reservations; with accurate dimensions. Points on the boundary of the final plat shall be shown as coordinate value of the state plane coordinate system when such coordinate system becomes available.

(b) Dimensions of the plat shall be one inch equals 100 feet.

(c) When there is more than one sheet, an index sheet shall be attached, showing the entire subdivision, including boundary and streets, at an appropriate scale. On each sheet, there shall be match lines for matching all adjoining sheets.

(d) Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distance and angles.

(e) Streets and roadways to be named and the names indicated on the plat. A sequence of street naming shall be followed, consistent to the pattern that has been established by policy in the particular area under consideration. All dimensions shall be shown for streets, roadways, etc. Horizontal curve data shall be indicated by radius and degree. Chord bearings and lengths of all arcs shall be shown.

(f) The boundary line of the property to be included within the plat is to be fully dimensioned; all angles of the boundary to be indicated; all monuments and surveyor's irons to be indicated; each angle point of the boundary perimeter to be so monumented. Location and ties of monuments that cannot be set at proper location because of physical hardship shall be delineated on the outside boundary of the final plat.

(g) Pipes or steel rods shall be placed at each corner of each lot and at each intersection of street centerlines. All federal, state, county, or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position and shall be recorded on the plat. All lot and block dimensions shall be shown on the plat and all necessary angles pertaining to the lots and blocks, as an aid to future surveys, shall be shown on the plat. No ditto marks will be permitted in indicating dimensions.

(h) Lots are to be numbered in numerical order and in tracts containing more than one block, the blocks are to be numbered in numerical order.

(i) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, or for the exclusive use of property owners within the subdivision, with the purposes indicated therein.

(j) In case of a rearrangement or replat, the original platting of the subdivision shall be shown in dotted lines.

(k) Low land and water areas shall be indicated by proper identification symbols. Floodway and flood fringe zones shall be shown as delineated by current floodplain maps.

(l) All easements for utilities and drainage, being of record, of nonrecorded agreement or intended for dedication shall be indicated and dimensioned.
(m) The name of the subdivision shall be lettered in prominent print at the top of the plat, together with the name of the city, township and county wherein the subdivision lies. The name of the subdivision shall be simple in nature, easy to pronounce and shall not duplicate in exact name any plat of record in the city or the county.
(n) Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct.
(o) Notarized certification by owner, and by any mortgage holder of record of the adoption of the plat and the dedication of streets and other public areas.

Items p and q are forthcoming, prior to recording the final plat

(p) Certification showing all delinquent taxes and special assessments due on the property have been paid in full.
(q) Forms of approval, available in the office of the city clerk, shall be as determined from time to time by the city council.

Checklist for Planned Unit Development

Items 1a-c are located on application page.

1. General Information.

a. The applicant's name, address, telephone number, and interest in the property.

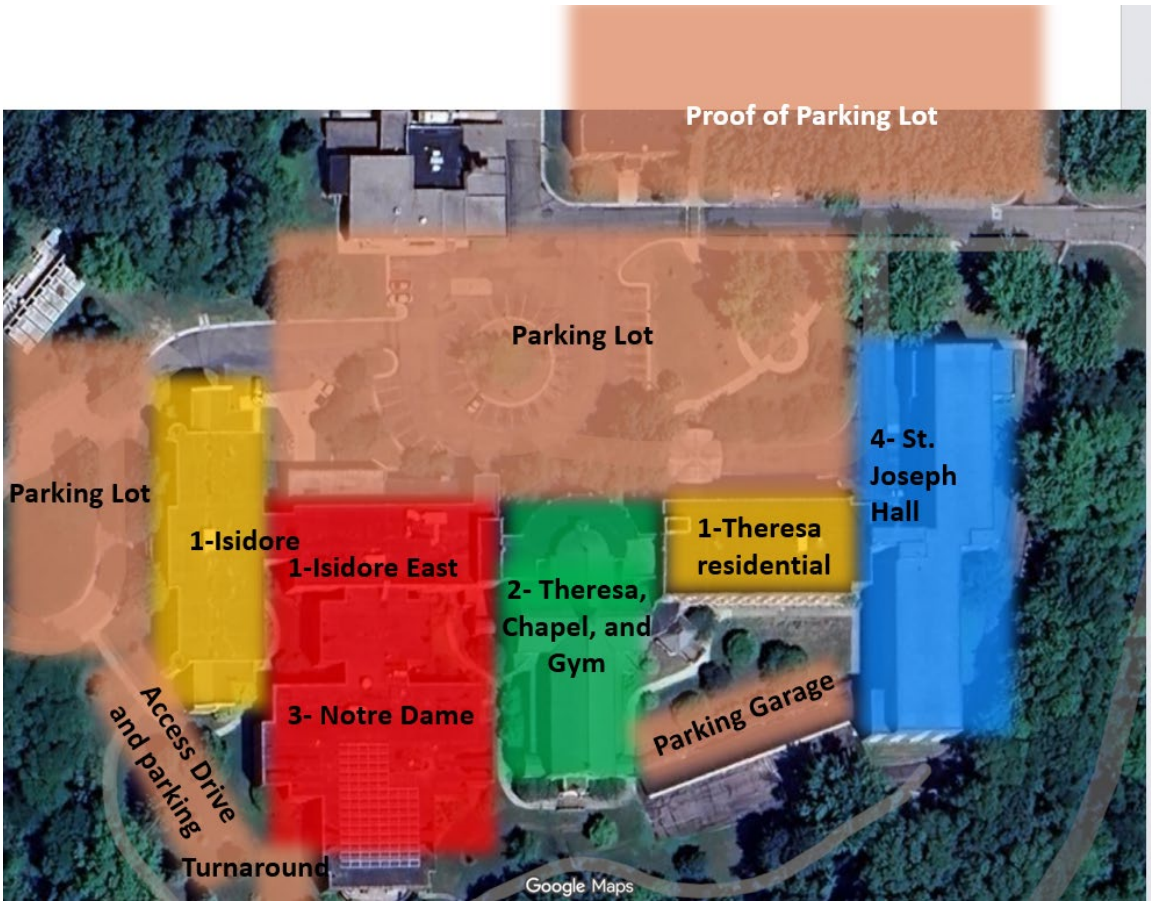
b. The owner's name, address, and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application.

c. The street address and legal description of the property.

d. The zoning classification, zoning district boundaries, and present use of the property.

The property is zoned Office-Residential with an Institutional Overlay. The existing and proposed uses are largely consistent with the existing permitted and historical uses of the property. The PUD is sought to acknowledge the mixed-use nature of the property, allow for shared parking arrangements and resolve any future zoning questions or conflicts with the continued use of the property consistent with the historical use, as outlined.

The goal of SWMHP's acquisition of this property is to use the property as closely as possible to the historic use of the land and its buildings. Below is a phasing plan for the re-use projects to be completed as part of this PUD.



Items 1e and 2a can be found on Exhibit 8: Site Plan

e. The proposed title of the project and the names, addresses, and telephone numbers of the architect, landscape architect, planner or engineer on the project.

2. Preliminary Development Site Plan. A development site plan shall be drawn at a scale of twenty (20) feet to one (1) inch and shall contain at least the following, unless determined not applicable by the Zoning Administrator:

a. The location, dimensions, and total area of the site.

Item b can be found on Exhibit 11: Good Counsel ALTA Survey

b. The location, dimensions, floor area, type of construction, and use of each proposed building or structure and setbacks from property lines.

Item c can be found on Exhibit 13: Floor Plans

c. The number, the size, and type of dwelling units in each building, and the overall dwelling unit density

The overall PUD/project proposes up to 110 residential units and 51 assisted living beds. It also proposed up to 30,000 square feet of office and supporting space for the residential (including a potential School Sisters museum, catering kitchens, educational space, maker space, leasing office, and accessory space to the apartment uses). Finally, a prominent, but occasional (up to ten events per year), use of the property will be for events and recreational use to make use of the historic chapel and organ and gym space on the property.

Below is a unit breakdown, by phase:

Project	Proposed Uses for PUD	Size
1 – Isidore Hall West	Office - SWMHP & General	10K sq. ft leasable
	Corridor, Stairs, Restrm, Stor, Mech, etc.	8934 sq. ft
	Maker Space	3K sq ft
	Residential Apts	17 units
1 – Theresa Hall (resi)	Residential Apts	25 units
2 – Chapel and Gym	Assembly Use/Performance	350 people capacity
	Private Recreational Use/Retail Recreational Use	200 people capacity
2 – Theresa Hall (non-resi)	Conference 1	97 people capacity
	Office/Accessory Retail	888 sq. ft.
	Office/Educational	3K estimated
1 – Isidore Hall East	Offices and support areas for assisted living and other	5,000 sq. ft. estimate
	Residential Apts	10 units
3 – Notre Dame Hall	Assisted Living/Healthcare	51 beds
4 – St. Joseph Hall	Residential Apts	54 units
	Office/Museum	7,000 sq. ft. estimat
	Corridor, Stairs, Restrm, Stor, Mech, etc.	5,270 sq. ft. estimat
Florian Hall	Live/Work Artist Studio	TBD
	Residential Apt	1
	Office - Property Maintenance	400 sq. ft. estimate
Shied Hall	Residential Congregate Housing	6 units
Marian Hall	TBD	
Future Phase - SF homes	TBD	

d. The proposed treatment of open spaces and the exterior surfaces of all structures, with sketches of proposed landscaping and structures, including typical elevations.

With the exception of the required parking and stormwater areas shown on Exhibit 8: Site Plan and Exhibit 9: Landscape and Lighting Plan, the remainder of the property's open and green space will remain. The wooded areas and bluffs will not be impacted. The exterior structures are also proposed to remain unchanged, and include predominantly brick and stone exteriors.

Item e can be found on Exhibit 13: Floor Plans

e. Architectural graphics, including typical floor plans and elevations, profiles, and cross-sections.

Item f and g can be found on Exhibit 8: Site Plan (sheets 1-5) for parking layout, and Exhibit 10: Fire Protection & Traffic Circulation Plan

f. The number, location, and dimensions of parking spaces and loading docks, with means of ingress and egress.

SWMHP acknowledges that more parking will be needed to accommodate the re-use of this property, even if there is a continuation of existing/historic uses on the property. In addition to the 100 existing stalls, SWMHP will construct up to 158 additional parking stalls in phases 3 and 4 of the re-use of the building. SWMHP is requesting 75 of these be shown as "proof of parking" and be constructed if needed. SWMHP is also currently negotiating shared parking agreements with Loyola for the shared use of their parking areas during nights and weekend for an additional 100 stalls to be used for large events at the Chapel. The total parking stalls provided at full re-occupancy will be 358, including shared parking.

Handling the parking needs for events is particularly challenging, as the code would require much more parking that what is needed on an average day. It is proposed that the event spaces (chapel and gym) be scheduled at different times from a programming perspective to eliminate the double counting of event spaces in parking calculation. Furthermore, it is anticipated that the office uses and event uses would not be used concurrently, as office uses would have daytime, weekday needs and events would be evenings and weekends. Therefore, the SWMHP proposes a total of 83 new parking stalls (phased with development phasing) 100 shared spaces for events, and 75 "proof of parking" stalls to best right-size the parking needs with the desire to maintain historic feel and green space on the property.

Below is a chart of the parking code analysis:

Project	Proposed Uses for PUD	Size	Parking Code	Code Analysis	Proposed Parking
1 – Isidore Hall West	Office - SWMHP & General	10K sq. ft leasable	1:250 sq ft gross	40	
	Corridor, Stairs, Restrm, Stor, Mech, etc.	8934 sq. ft	NA	Exempt	
	Maker Space	3K sq ft		14	
	Residential Apts	17 units	1.5:1 unit	26	
1 – Isidore Hall East	Offices and support areas for assisted living and other	5,000 sq. ft. estimate	1:250 sq ft	20	100 existing stalls be used for first two phases, plus execution of shared parking agreement for additional 100 stalls of Loyola
	Residential Apts	10 units	1.5:1 unit	18	
1 – Theresa Hall (resi)	Residential Apts	25 units	1.5:1 unit	37	
2 – Chapel and Gym	Assembly Use/Performance	350 people capacity	1:4 people	88	
	Private Recreational Use/Retail Recreational Use	200 people capacity	1:4 people	50	
2 – Theresa Hall (non-resi)	Conference 1	97 people capacity	1:4 people	25	
	Office/Accessory Retail	888 sq. ft.	1:250 sq ft	4	
	Office/Educational	3K estimated	1:250 sq ft	12	
3 – Notre Dame Hall	Assisted Living/Healthcare	51 beds	1:4 beds + 1:3 employees	19	
4 – St. Joseph Hall	Residential Apts	54 units	1.5:1 unit	75	
	Office/Museum	7,000 sq. ft. estimate	1:300 sq ft gross	23	158 future stalls to be added with projects 3 and 4 (75 are being requested as "proof of parking" to be constructed only if needed
	Corridor, Stairs, Restrm, Stor, Mech, etc.	5,270 sq. ft. estimate	NA	Exempt	
Florian Hall	Live/Work Artist Studio	TBD	1.5:1 unit	NA	
	Residential Apt	1	1.5:1 unit	2	
	Office - Property Maintenance	400 sq. ft. estimate	1:250 sq ft	2	
Shied Hall	Residential Congregate Housing	6 units	0.5:1 unit	9	
Marian Hall	TBD			NA	
Future Phase - SF homes	TBD			NA	
				464	358 total proposed parking stalls proposed (with shared and proof of parking)

g. The proposed traffic circulation pattern within the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.

There is currently one, public street, Good Counsel Drive, that serves the hill, including both Loyola and the remaining Good Counsel property. This public road terminates at the parking areas of the two uses, and the remaining driveways are privately maintained. SWMHP is proposing utilizing the public street as the primary access to the property. A second, emergency access is proposed to be maintained from Thompson Ravine Road.

Item h can be found on Exhibit 15: Traffic Study

h. A vehicular traffic analysis.

Item i can be found on Exhibit 10: Fire Protection & Traffic Circulation Plan

i. The location of all fire hydrants on the property and the location of all fire hydrants within one-hundred fifty (150) feet of the property.

The locations of each existing hydrant is shown, along with a 200' hydrant service radius.

j. The location and dimensions of all accesses for fire and emergency vehicles.

The existing public street access from Good Counsel Drive will continue to provide access to the hill for fire and emergency vehicles. The secondary access for emergecy vehicle use from Thompson Ravine Road will continue to be maintained.

Item k can be found on Exhibit 16: Building Fire Suppression System

k. Statement of whether or not the building will be sprinkled and fire flow availability for the sprinkler system and fire hydrants.

All buildings are sprinkled and meet the fire flow requirements in Theresa, Isidore Hall (east and west), and Notre Dame Hall. The Chapel and St. Joseph's, Marian, Florian, and Schied are not sprinkled. It is anticipated that sprinklers would be added, as required by the building code to serve St Joseph, Marian, Florian and Schied Halls. In conversations with the building official, it is not anticipated that the Chapel will be required to be sprinkled.

Item l can be found on Exhibit 9: Landscape and Lighting Plan

l. The location and intensity of safety and security lighting.

All site and security lighting will conform with City of Mankato standards. A photometric plan will be provided with construction permit documents.

Item m can be found on Exhibit 11: Good Counsel ALTA Survey

m. The location and purpose of any existing or proposed dedication or easement.

The locations and purpose of existing easements are shown. GC Mankato Hill LLC and Loyola Catholic Schools will enter into private easement agreements for private utility services across the two properties.

Item n can be found on Exhibit 14: Grading and Drainage Plan and Exhibit 5: Drainage Report.

n. The general drainage plan for the development tract.

Item o and p can be found on Exhibit 11: Good Counsel ALTA Survey

o. The location and dimensions of adjacent properties, abutting public right-of-ways and easements, and utilities serving the site.

p. Significant topographical or physical features of the site, including existing trees.

Item q can be found on Exhibit 12: Wetland NOD 10-21.

q. Wetland delineation showing all wetlands present on the site.

There is one delineated wetland on the property that lies south and east of the emergency access route. The Notice of Decision was issued by the LGU in October of 2021. The wetland is outside of the proposed grading areas.

Item r can be found on Exhibit 17: Historical Studyr. The location and proposed treatment of any historical structure or other historical design element or feature.

A full historical analysis has been completed by New History.

Item 3 can be found on Exhibit 1: Preliminary Plat

3. Preliminary Plat of Survey. A preliminary plat of the property shall be submitted in conformance with Chapter 11. The layout of the plat shall conform to the development plan.

Item 4 can be found on Exhibit 2: Sanitary Sewer Plan and Exhibit 3: Water Supply Plan

4. Additional Information. The application shall also contain the following information and be accompanied by the following submissions, as well as such additional information, drawings, plans or documentation as may be requested by the Zoning Administrator or the Planning Agency, if determined necessary or appropriate for a full and proper consideration and disposition of the application.

The city has requested a Utility Service Plan. Provision of water from the public system is not available on the site at this date, and that the city would like the property to eventually connect to the public water system.

City sewer services are currently provided by the city to the Good Counsel hill. A fee has been established to cover the costs of these services, and the origin of the amount of the fee is unknown. It is desired that a series of water meters are installed to accurately measure the sewer usage, and separate from Loyola.

Item a can be found on Exhibit 18: Warranty Deed

a. A certificate of disclosure of ownership interest.

b. 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 and/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.

All open space will be maintained in the manner that the School Sisters previously maintained it. The orchard will be available into the near future and the Living Earth non-profit will continue to run the community gardens. The remaining space not used for parking will be available to residents and workers for enjoyment.

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

None are proposed.

d. 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.

Below is the proposed phasing for the adaptive re-use of the building:

Phase One - Isidore West, Theresa Hall, Schied, Chapel, and top two floors of Isidore East – 2026/2027

Phase Two – bottom floor of Isidore East – 2026/2027

Phase Three – Notre Dame Hall – 2027 through 2028

Phase Four – St. Joseph Hall – 2028 through 2030

Phase Five – Florian and/or Marian – 2028 through 2030

e. A statement showing the relationship of the proposed planned unit development to any adopted general plan of the City.

The property is zoned Office Residential with an institutional overlay. This is a mixed office/residential district intended to accommodate mixed uses, and this Planned Unit Development is consistent with that use. As part of this review and approval, we are asking that the Land Use Plan reflect Office Residential, consistent with the zoning.

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

The Sisters have been an integral and meaningful part of the Mankato community for over 100 years, and SWMHP seeks to continue the land uses and legacy of the Sisters, while improving the Good Counsel hill to be open and available to the broader community. This is a unique piece of property with a large, mixed use, primary building and several smaller buildings, which will require creativity, flexibility and partnership in the adaptive re-use of the property. This transition of ownership necessitates the review and approval of a Planned Unit Development (PUD) to establish and memorialize the uses, required infrastructure components, and payment of appropriate fees associated with the updating of buildings, property, and a welcoming, inclusive mix of housing, event space, offices for businesses and non-profits, and educational spaces. It is the intent of SWMHP to use the property and its buildings in the same land use and general manner that the School Sisters used it for.

Checklist for conditional use permit

Items a-d can be found on the CUP application

a. The applicant's name, address, and proof of interest in the property.
b. The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application.
c. The names and addresses of all professional consultants advising the applicant with respect to the proposed development.
d. The street address and legal description of the property.

e. The zoning classification and present use of the subject property.

See above.

f. A general description of the proposed conditional use.

Per staff's guidance, a conditional use permit request is included to accommodate more than one building on a single lot. Because the main, Good Counsel building, Florian, Schied, and Marian are all located on one lot, it is necessary to obtain these conditional use permit for any future use of these buildings.

g. A statement indicating whether the applicant will require a variance in connection with the proposed conditional use.

It is not anticipated that any variances will be needed.

h. A site plan

Please see Exhibit 8: Site Plan

i. Such other information or documentation as the zoning administrator may deem to be necessary or appropriate for a full and proper consideration and disposition of the application.

ALTA/LAND TITLE SURVEY

OUTLOTS B, C AND D, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION
EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

PROPERTY DESCRIPTION

Per ALTA Commitment For Title Insurance, issued by Stewart Title Guaranty Company
File Number: 01040-25333a, Third Revision; Commitment Date 07/22/2025

PARCEL 1:

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows: Beginning at the Northwest corner of said East Half of the Southeast Quarter of the Northeast Quarter; thence South, on the West line thereof, 209.4 feet to the center of the highway known as the Thompson Ravine Road; thence along the centerline of said highway North 73 degrees 4 minutes East, 65 feet; thence North 68 degrees 27 minutes East, 195 feet; thence North 60 degrees 44 minutes East, 100 feet; thence North 53 degrees 38 minutes East, 250 feet; thence North 48 degrees 12 minutes East, 100 feet; thence North 45 degrees 37 minutes East, 37.15 feet to a point on the North line of said East Half of the Southeast Quarter of the Northeast Quarter, which point is 26 feet West of the Northeast corner of said East Half; thence West, along said North line, 643 feet to the point of beginning.

EXCEPTING that part of Parcel E of Raintree Road Subdivision that lies within the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

PARCEL 2:

All of the Northeast Quarter of the Northeast Quarter of Section 8, Township 108 North of Range 26 West, Blue Earth County, Minnesota.

LESS AND EXCEPT the following portion of said Northeast Quarter of the Northeast Quarter: Beginning at the Southeast corner of said NE¼ NE¼ of said Section 8; thence in a Northerly direction on the West line of said NE¼ NE¼ a distance of 457.4 feet; thence North 87 degrees 56 minutes East, 250 feet; thence South 58 degrees 47 minutes East, 125 feet; thence South 33 degrees 57 minutes East, 100 feet; thence South 13 degrees 22 minutes East, 339.5 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence West, along said South line, 487.6 feet to the point of beginning.

AND ALSO EXCEPTING that part of Parcel E of Raintree Road Subdivision that lies within the Northeast Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

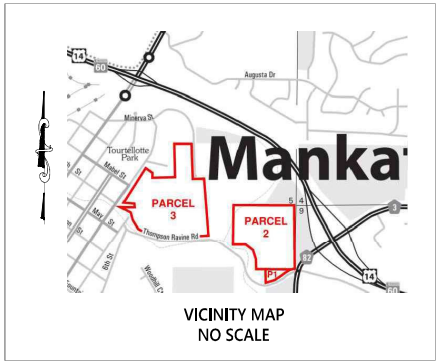
PARCEL 3:

Outlot B, Outlot C and Outlot D, School Sisters of Notre Dame Subdivision, Blue Earth County, Minnesota.

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by Stewart Title Guaranty Company, File Number 01040-25333a, Third Revision; Commitment Date 07/22/2025

SCHEDULE B PART II – Exceptions Responses

11	A portion of the Land contains wetlands which may be subject to federal, state, or local regulation.	Outlot B: One (1) wetland shown on sheet 3 of 4, per Notice of Decision, approved by City of Mankato, dated 10/6/2021; the southwesterly part of Outlot B, south of Ruth Street, has no wetlands per Notice of Decision, approved by City of Mankato, dated 5/21/2021 Outlot C: No wetlands per Notice of Decision, approved by City of Mankato, dated 5/21/2021
12	Intentionally Deleted.	
13	Easement for power and transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Pole Line Agreement, dated July 27, 1925, recorded August 10, 1925, as Document No. 125052. (Parcels 1-3)	shown on survey, Blanket in Nature
14	Intentionally Deleted.	
15	Intentionally Deleted.	
16	Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation, and the terms and conditions as contained in Easement, dated November 2, 1948, recorded June 10, 1949, as Document No. 214081. (Parcel 3)	shown on survey, Blanket in Nature
17	Intentionally Deleted.	
18	Intentionally Deleted.	
19	Easement for electric transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation and the terms and conditions as contained in Easement, dated October 15, 1975, recorded October 15, 1975, as Document No. 306118. (Parcels 1-2)	50+/- utility easement shown on survey; together with additional access rights Blanket in Nature, also shown on survey
20	Easement for electric transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation and the terms and conditions as contained in Easement, dated October 26, 1977, recorded November 2, 1977, as Document No. 316362. (Parcel 3)	shown on survey; Blanket in Nature
21	Intentionally Deleted.	
22	Easements and the terms and conditions of Notice of Lis Pendens dated January 8, 1980, recorded January 10, 1980, as Document No. 328010. As affected by Final Certificate dated December 3, 1980, recorded December 5, 1980, in Book 260 of County Records, page 342 as Document No. 332030. (Parcel 3)	shown on survey
23	Intentionally Deleted.	
24	Easement for underground telephone cable purposes, together with the right of ingress and egress in favor of Mankato Citizens Telephone company, a Minnesota corporation, and the terms and conditions as contained in Easement for Underground Telephone cable, dated September 21, 1981, recorded September 21, 1981, as Document No. 335541. (Parcel 3)	shown on survey
25	Easement for facilities for the transmission and distribution of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Electric Easement, dated October 27, 2017, recorded November 3, 2017, as Document No. 560CR555. (Parcels 1-2)	shown on survey
26	Terms, conditions and easements of unrecorded Land Lease and Solar Easement dated November 7, 2016, and as amended October 23, 2017, as evidenced by Memorandum of Land Lease and Solar Easement dated October 23, 2017, recorded October 26, 2017 as Document No. 560CR371, by and between School Sisters of Notre Dame Central Pacific Province, Inc., a Missouri non-profit corporation, as Landlord, and School sisters CSG LLC, a Minnesota limited liability company, as Tenant. (Parcels 1-2) Amended by Amendment to Memorandum of Land Lease and Solar Easement, dated November 10, 2017, recorded November 22, 2017, as Document No. 560CR931. Amended by Second Amendment to Memorandum of Land Lease and Solar Easement, dated March 6, 2018, recorded April 4, 2018, as Document No. 563CR390.	shown on survey
27	Easements and the terms and conditions of Utility and Access Easement Agreement dated September 28, 2022, recorded September 29, 2022, as Document No. 602CR328. (Parcel 3) As affected by Driveway and Reciprocal Utility Easement Agreement, dated _____ 2025 between GC Mankato Hill LLC, a Minnesota limited liability comany and Crusader Holdings, LLC, a Minnesota limited liability company, recorded _____ 2025, as Document No. _____	shown on survey, Blanket in Nature The new Driveway and Utility Easement Agreement will replace Doc. 602CR328; exception 27 will no longer be Blanket in nature.
28	Drainage and utility, underground telephone cable, sanitary sewer, watermain easements as shown on the recorded plat of School Sisters of Notre Dame Subdivision, dated August 18, 2022, recorded September7, 2022, as Document No. 601CR835.	shown on survey
29	Easement for Underground Electrical Distribution System and Incidental Rights purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Electrical Easement, dated April 17, 2025, recorded May 1, 2025 as Document No. 617CR864. (Parcel 3 - Outlots B and D)	shown on survey



VICINITY MAP
NO SCALE

SURVEYOR NOTES

A. Deleted.

B. ⚠5 There appear to be four grassy trail connections crossing the east property line, but no access or cross access easement is listed in the title commitment. See ⚠5 on Sheet 4 of 4.

C. All sanitary sewer, water, storm sewer, steam lines, shown on Sheet 3 of 4, in the area of the campus of Good Counsel are private, and the mapping is based on visible structures and plans provided.

D. All walkable tunnels, shown on Sheet 3 of 4, in the area of the campus of Good Counsel are based on plans provided. No survey of the actual underground structures took place.

CERTIFICATION

To Southwest Minnesota Housing Partnership, a Minnesota non-profit corporation; GC Mankato Hill LLC, a Minnesota limited liability company; MinnWest Bank, a Minnesota banking corporation, its successors and/or assigns and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11b • Gopher State One Call only), 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 10/15/2025.

Date: December 17, 2025

Peter G. Ostlker
Minnesota LS No. 41887

DATE	August 28, 2025	DATE	AMENDMENTS
SCALE	AS SHOWN	12/17/2025	UPDATE CERTIFICATION ON SHEET 1 OF 4
DRAWN BY	MWG		
CHECKED BY	PGO		
FILE NUMBER	2025-10591		

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

ALTA/LAND TITLE SURVEY

OUTLOTS B, C AND D, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION
EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

ALTA TABLE A RESPONSES - PARCEL 3 (WEST PART)

TABLE A ITEM 1 - PROPERTY CORNER MONUMENTS
See survey map. We located all property corner currently in place. No missing monuments were set with this survey.

TABLE A ITEM 2 - PROPERTY ADDRESS
Parcel R010908201007 (part of Outlot B) - 170 Good Counsel Drive, Mankato MN - Physical access to Thompson Ravine Road
Parcel R010905379005 (part of Outlot B) - no address assigned - Physical access to Good Counsel Drive
Parcel R010905379004 (Outlot C) - no address assigned - Physical access to Fourth Street
Parcel R010905400013 (Outlot D) - no address assigned - Physical access to Good Counsel Drive

TABLE A ITEM 3 - FLOOD ZONE CLASSIFICATION
The property lies within Zone X for "Areas determined to be outside the 0.2% annual chance floodplain" per Flood Insurance Rate Map, Map Number 27013C0115F (effective date February 22, 2024).

TABLE A ITEM 4 - GROSS LAND AREA
54.94 acres

TABLE A ITEM 6(A) - ZONING

Outlot B (Parcels R010908201007 and R010905379005) is zoned "OR" Office Residential:

Minimum Building Setbacks:	Front	20 ft.
	Side	5 ft.
	Rear	10 ft.
Maximum Ground Coverage:		60%
Maximum Floor Area Ratio:		2.5
Maximum Permitted Height:		45 ft.
Minimum Lot Area:		see zoning code - needs interpretation by City
Minimum Lot Frontage:		80 ft.

Part of Outlot B is within environmentally sensitive overlays.

Outlot C (Parcel R010905379004) is zoned "R-2" One and Two Family Dwelling:

Minimum Building Setbacks:	Front	30 ft.
	Side	6 ft.
	Rear	25 ft.
Maximum Ground Coverage:		30%
Maximum Floor Area Ratio:		none
Maximum Permitted Height:		35 ft.
Minimum Lot Area:		see zoning code - needs interpretation by City
Minimum Lot Width:		50 ft. for one-family dwelling, otherwise 60 ft.

Part of Outlot C is within environmentally sensitive overlays.

Outlot D (Parcel R010905400013) is zoned "R-1" One Family Dwelling:

Minimum Building Setbacks:	Front	30 ft.
	Side	6 ft.
	Rear	25 ft.
Maximum Ground Coverage:		30%
Maximum Floor Area Ratio:		none
Maximum Permitted Height:		35 ft.
Minimum Lot Area:		7000 sq.ft.
Minimum Lot Width:		60 ft.

Part of Outlot D is within environmentally sensitive overlays.

Source:
Zoning Map Mankato
Zoning Ordinance Mankato
Zoning Report Mankato Community Development, dated March 13, 2025

TABLE A ITEM 6(B) - SETBACK LINES
Because of the unique lay of the parcels the setback requirements would require the land surveyor to interpret the requirements. He therefore cannot depict the setback lines.

TABLE A ITEM 7(A) - EXTERIOR BUILDING DIMENSIONS
See survey map.

TABLE A ITEM 8 - SUBSTANTIAL FEATURES
See survey map.

TABLE A ITEM 9 - MARKED PARKING SPACES

Regular Parking Stalls	49
Handicapped parking	3
Total marked parking spaces	52

TABLE A ITEM 11(B) - UTILITIES
The utilities shown on this survey are according to visible evidence along with GOPHER STATE ONE CALL markings (ticket number 252062459). Widseth Smith Nolting assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Carriers:

City of Mankato	Electric, Traffic, Water	(507) 387-8600
Center Point Energy	Gas	(608) 223-2014
Xcel Energy	Electric	(800) 848-7558

TABLE A ITEM 13 - ADJOINING OWNERS
See survey map.

TABLE A ITEM 16 - RECENT CONSTRUCTION
No evidence of recent earth moving work, building construction, or building additions were observed while conducting the fieldwork.

TABLE A ITEM 17 - PROPOSED CHANGES TO RIGHT-OF-WAY
No information about proposed changes in street right-of-way lines have been made available to land surveyor by the City of Mankato.

TABLE A ITEM 18 - OFFSITE EASEMENTS
See ALTA Commitment For Title Insurance, issued by Stewart Title Guaranty Company
File Number: 01040-25333a, Commitment Date 07/22/2025

There are no offsite easements listed in the ALTA Commiment for Title Insurance.

ALTA TABLE A RESPONSES - PARCELS 1 AND 2 (PART EAST)

TABLE A ITEM 1 - PROPERTY CORNER MONUMENTS
See survey map. We located all property corner currently in place. No missing monuments were set with this survey.

TABLE A ITEM 2 - PROPERTY ADDRESS
Parcel R010908226010 (Parcels 1 and 2) - 1081 Thompson Ravine Road, Mankato, MN 56001 - Physical access to Thompson Ravine Road

TABLE A ITEM 3 - FLOOD ZONE CLASSIFICATION
The property lies within Zone X for "Areas determined to be outside the 0.2% annual chance floodplain" per Flood Insurance Rate Map, Map Number 27013C0115F (effective date February 22, 2024).

TABLE A ITEM 4 - GROSS LAND AREA
38.34 acres - excluding Parcel E, Raintree Subdivision. See Surveyor Note 4

TABLE A ITEM 6(A) - ZONING
Parcel R010908226010 (Parcels 1 and 2) is zoned "R-1" One Family Dwelling:

Minimum Setbacks:	Front	30 ft.
	Side	10% of lot width, min. 10 ft, max. 30 ft.
	Rear	25% of lot depth, min. 25 ft, max. 75 ft.
Maximum Ground Coverage:		30%
Maximum Floor Area Ratio:		none
Maximum Permitted Height:		35 ft.
Minimum Lot Area:		8,000 sq.ft.
Minimum Lot Width:		60 ft.

Source:
Zoning Map Mankato
Zoning Ordinance Mankato
Zoning Report Mankato Community Development, dated March 13, 2025

TABLE A ITEM 6(B) - SETBACK LINES
Because of the unique lay of the Parcel R010908226010 the setback requirements would require the land surveyor to interpret the requirements. He therefore cannot depict the setback lines.

TABLE A ITEM 7(A) - EXTERIOR BUILDING DIMENSIONS
No building on site.

TABLE A ITEM 8 - SUBSTANTIAL FEATURES
See survey map.

TABLE A ITEM 9 - MARKED PARKING SPACES
No marked parking stalls.

TABLE A ITEM 11(B) - UTILITIES
The utilities shown on this survey are according to visible evidence along with GOPHER STATE ONE CALL markings (ticket number 252091660). Widseth Smith Nolting assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Carriers:

City of Mankato	Electric, Traffic, Water	(507) 387-8600
Charter Communications	TV, FO	(800) 811-7981
Consolidated Communication	FO, TEL	(800) 776-9140
Center Point Energy	Gas	(608) 223-2014
Xcel Energy	Electric	(800) 848-7558

TABLE A ITEM 13 - ADJOINING OWNERS
See survey map.

TABLE A ITEM 16 - RECENT CONSTRUCTION
No evidence of recent earth moving work, building construction, or building additions were observed while conducting the fieldwork.

TABLE A ITEM 17 - PROPOSED CHANGES TO RIGHT-OF-WAY
No information about proposed changes in street right-of-way lines have been made available to land surveyor by the City of Mankato.

TABLE A ITEM 18 - OFFSITE EASEMENTS
See ALTA Commitment For Title Insurance, issued by Stewart Title Guaranty Company
File Number: 01040-25333a, Commitment Date 07/22/2025

There are no offsite easements listed in the ALTA Commitment for Title Insurance.

LEGEND

- BOUNDARY LINE
- SUBDIVISION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LEASE LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- STORM SEWER GRAVITY MAIN
- SANITARY GRAVITY MAIN
- WATER MAIN LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- FOC — UNDERGROUND FIBER OPTIC LINE
- OHT — OVERHEAD TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE LINE
- GAS — NATURAL GAS LINE
- FENCE - CHAINLINK
- WOOD FENCE
- EDGE OF WOODS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- BUILDING WALL HATCH
- STORM SEWER INLET STRUCTURE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER MANHOLE
- CURB STOP
- WATER HANDHOLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC POLE
- TRANSFORMER
- ELECTRIC HANDHOLE
- GUY WIRE ANCHOR
- TELECOM PEDESTAL
- NATURAL GAS METER
- FLAG POLE
- FENCE POST
- SIGN - SINGLE
- ACCESSIBLE PARKING MARKING
- TREE - CONIFEROUS
- TREE - DECIDUOUS

- WALKING TUNNEL CONTAINING STEAM HEAT
- SLOPE 17.6% AND GREATER (USGS LIDAR DATA)

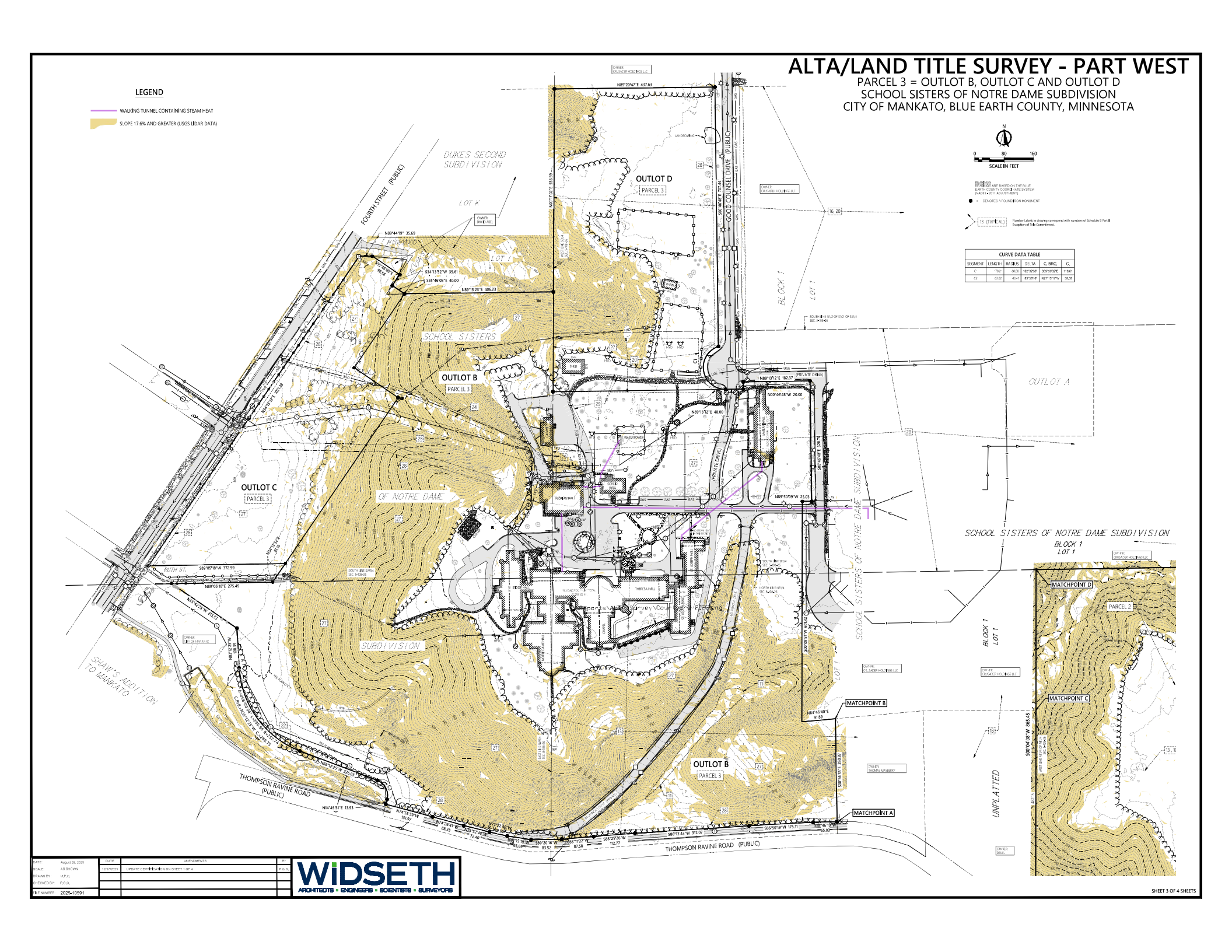
DATE:	August 26, 2025
SCALE:	AS SHOWN
DRAWN BY:	M.P.Z.
CHECKED BY:	P.W.D.
FILE NUMBER:	2025-10591

DATE	AMENDMENTS	BY
09/17/2025	UPDATE CERTIFICATION ON SHEET 1 OF 4	P.W.D.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

ALTA/LAND TITLE SURVEY - PART WEST

PARCEL 3 = OUTLOT B, OUTLOT C AND OUTLOT D
SCHOOL SISTERS OF NOTRE DAME SUBDIVISION
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA



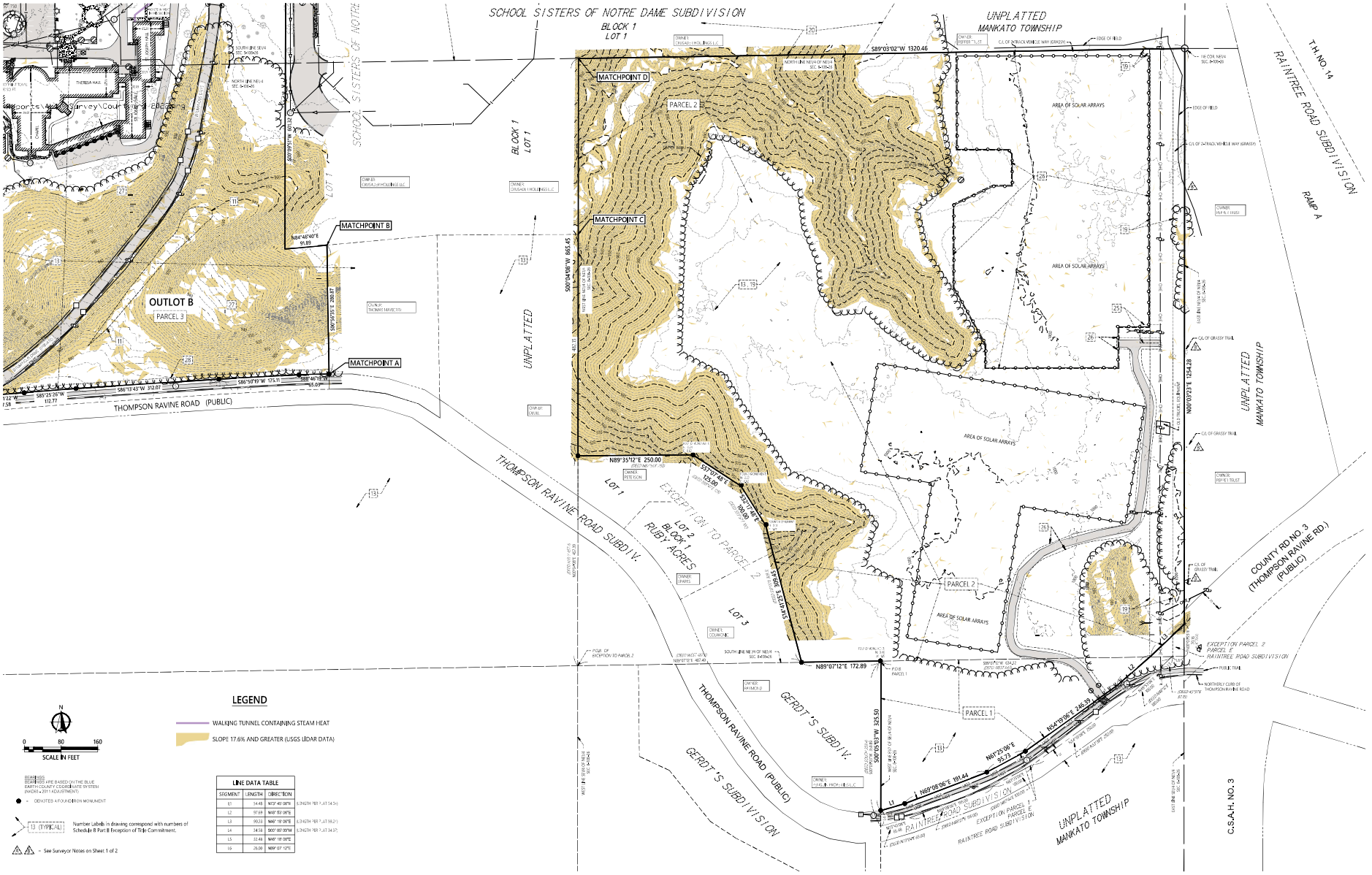
DATE	August 26, 2025
SCALE	AS SHOWN
DRAWN BY	V.P.J.
CHECKED BY	P.W.D.
FILE NUMBER	2025-10591

DATE	AMENDMENTS	BY
09/17/2025	UPDATE CERTIFICATION ON SHEET 1 OF 4	P.W.D.

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

ALTA/LAND TITLE SURVEY - PART EAST

PARCELS 1 AND 2 = PART OF EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA



LINE DATA TABLE

SEGMENT	LENGTH	DIRECTION	
L1	14.48	N73° 49' 08"E	(LENGTH PER T...AT 14.54)
L2	57.69	N49° 53' 09"E	
L3	99.33	N49° 19' 09"E	(LENGTH PER T...AT 99.21)
L4	54.58	S65° 00' 00"W	(LENGTH PER T...AT 54.27)
L5	22.44	N49° 19' 09"E	
L6	28.09	N89° 07' 12"E	

DATE:	August 28, 2025
SCALE:	AS SHOWN
DRAWN BY:	JMV/SWA
CHECKED BY:	SWA
FILE NUMBER:	2025-10393

DATE	AMENDMENTS	BY
10/17/2025	UPDATE CERTIFICATION ON SHEET 1 OF 4	PJO

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

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

Meeting Date: 02/10/2026

Title

CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

Applicant

The applicant is ERM, on behalf of CenterPoint Energy.

Request

The applicant is requesting a preliminary plat review of CNP Mankato First Addition.

Location

The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive / BEC PID's R010905176004, R010905176003, R010905176002, R010905176001).

Existing Land Use

The subject property is currently in use by CenterPoint Energy Minnesota, for an industrial use. The subject property also includes a portion of agricultural land used for row cropping.

Zoning

The subject property is currently zoned M-2, Heavy Industrial District.

Environmentally Sensitive Areas

There are multiple wetlands located on the subject property. A wetland was delineated along the southern property boundary. A second wetland is centrally located on the southern half of the site. This wetland is located directly east of the railroad track where it terminates on the property. The third wetland was delineated along the southwestern property boundary, just north of the railroad track as shown on the proposed preliminary plat.

Public Utilities

The subject property is currently served by public utilities.

Review

The applicant, ERM, on behalf of CenterPoint Energy, is requesting preliminary plat approval of CNP Mankato First Addition. The subdivision encompasses the existing subject property addressed as 2400 N. Riverfront Drive and currently in use as CenterPoint Energy Minnesota. The proposed subdivision area also includes a portion of agricultural land currently used for row cropping.

The subject property is legally described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive / BEC PID's R010905176004, R010905176003, R010905176002, R010905176001)

The preliminary plat proposes the creation of a one-lot, one-block subdivision containing approximately 14.83 acres. As the property is currently unplatted, subdivision approval is required to bring the parcels into conformance with City subdivision regulations and to support current and future development on the site. There are no new public dedications proposed with the plat.

The proposed preliminary plat does not depict the standard easements required on plat. The applicant shall provide an updated plat that reflects the drainage and utility easements required.

As the property is currently served by public utility infrastructure, the applicant does not propose any additional public utility connections.

The proposed preliminary plat shows multiple wetlands located on the subject property. The applicant has received a Notice of Decision for a "no-loss" decision under Minnesota Rule 8420.0415. Subpart A. Based on this finding, the proposal will not impact existing wetlands located on the subject property.

Access to the site will not be modified, as access will continue to be provided via Riverfront Drive. Any additional or modified access points will be subject to review and approval by the Minnesota Department of Transportation, Blue Earth County, and the City of Mankato.

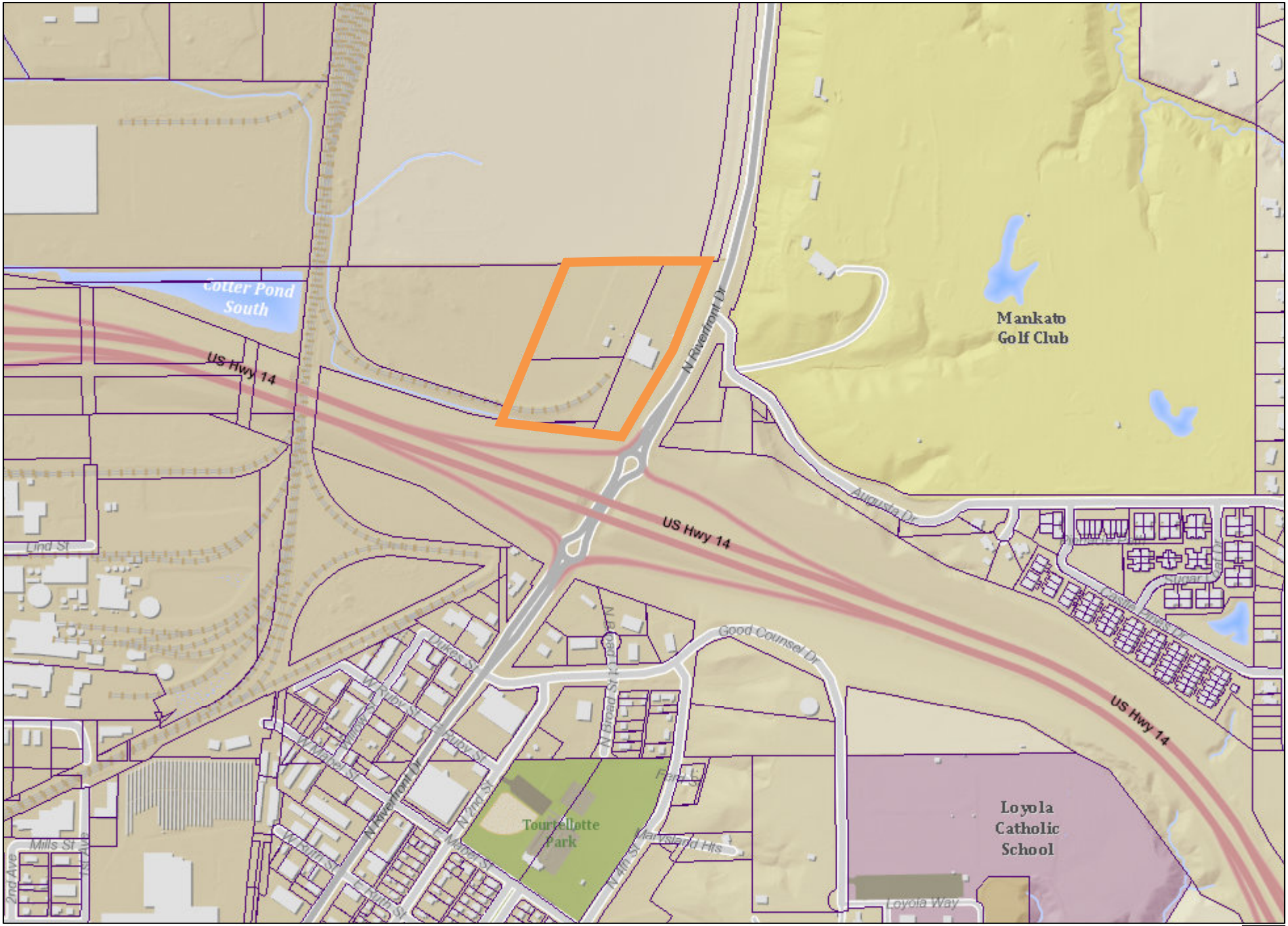
The applicant is seeking to plat the subject property in order to further develop the property in two phases, with a solar farm and a green hydrogen production and storage facility. The hydrogen energy facility, designated as phase II, is proposed to be located just north of the existing facility and will operate as a peak power plant that will provide 1-megawatt of energy. The 1-megawatt solar farm shown in the concept plan is proposed to be constructed to the west of the existing development as part of phase I.

Because the property was never platted previously, parkland dedication or payment in lieu of parkland dedication is required.

Attachments

General Location Map
Aerial
Preliminary Plat
Site Plan
Grading Plan
Narrative
Topo Map
Wetland -NOD
Plan Details

General Location Map



Date: February 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.

N

Aerial Map

Date: February 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.

N

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS, OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PRELIMINARY PLAT
of
CNP MANKATO FIRST ADDITION

0 60 120
GRAPHIC SCALE IN FEET
1 inch = 60 feet

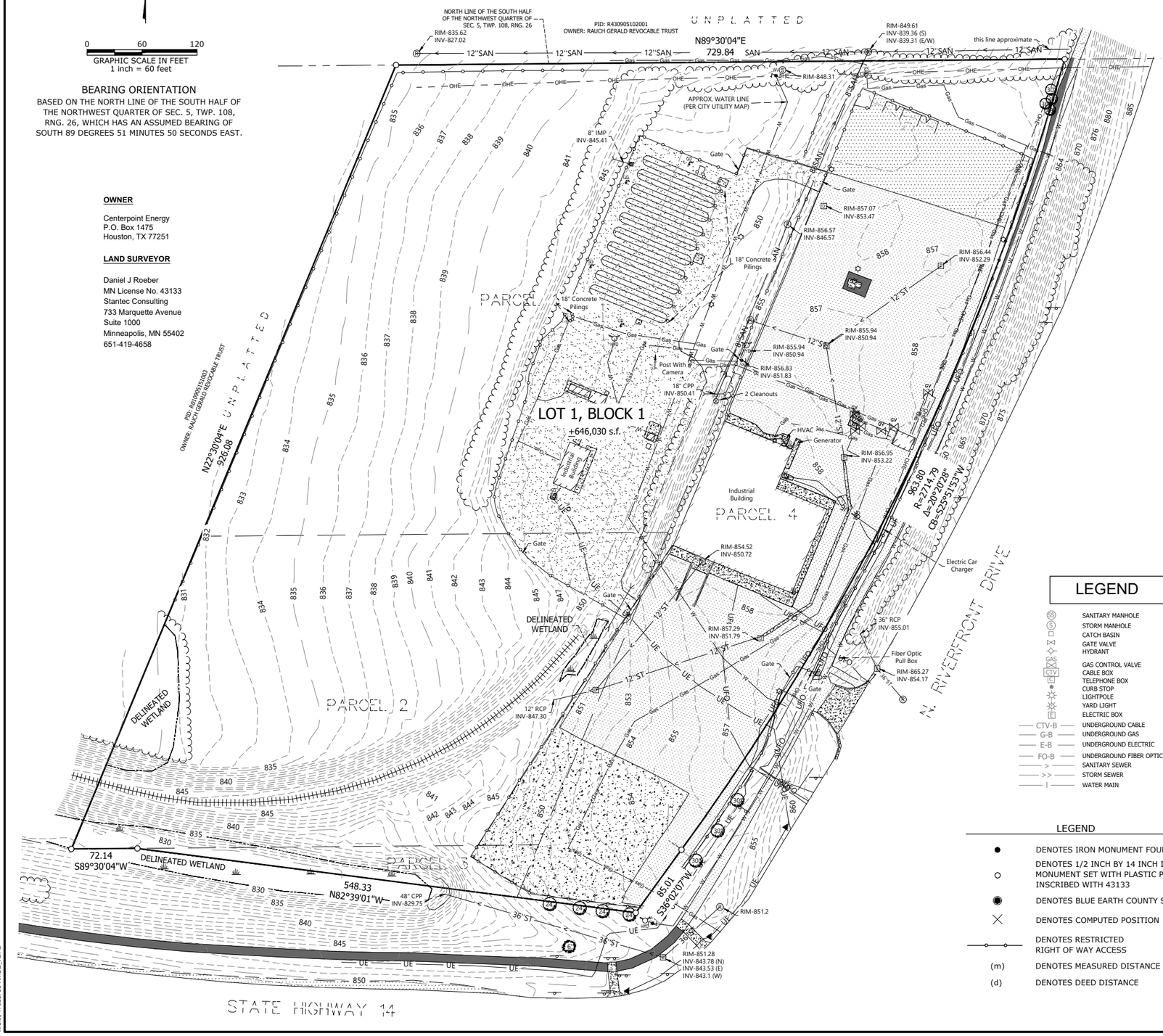
BEARING ORIENTATION
BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 5, TWP. 108, RNG. 26, WHICH HAS AN ASSUMED BEARING OF SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST.

OWNER

Centerpoint Energy
P.O. Box 1475
Houston, TX 77251

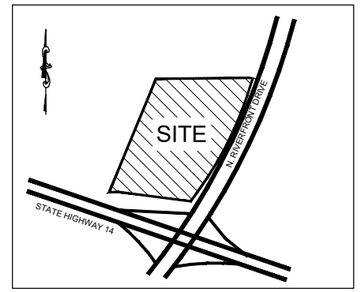
LAND SURVEYOR

Daniel J Roeber
MN License No. 43133
Stantec Consulting
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402
651-419-4658



LOCATION MAP

NOT TO SCALE



LAND DESCRIPTION

All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company, said point being the point of beginning; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 556.72 feet to a point on the North line of the South Half of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East along said North line, 510.00 feet to the point of beginning.
AND
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet to the point of beginning; thence continuing South 22 degrees, 51 minutes, 50 seconds West, 369.36 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 369.36 feet; thence North 89 degrees, 51 minutes, 50 seconds East and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet to the point of beginning.
AND
A tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as follows: A triangular tract of land lying northerly of the northerly right of way line of new Minnesota Trunk Highway No. 14 described as:
Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 108 North. Range 26 West: thence North 89 degrees 51 minutes 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right of way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees 51 minutes 50 seconds West, 926.08 feet to a found ½" I.D. iron pipe survey marker, said point being the point of beginning; thence continuing South 22 degrees 51 minutes 50 seconds West, 61.95 feet to a point on the northerly right of way line of new U.S. Trunk Highway No. 14; thence North 82 degrees 17 minutes 15 seconds West along said right of way line, 417.60 feet; thence North 89 degrees 51 minutes 50 seconds East 437.89 feet to the point of beginning.
AND
That part lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West of the parcel of land described as follows: Commencing at a point on the South line of the North Half of the Northwest Quarter of Section 5, in Township 108 North, Range 26, where the said line intersects the westerly line of the right-of-way the Chicago and North Western Railway Company and thence following in and on the westerly line of said railway right-of-way in a southerly and westerly direction distance of 1500 feet; thence in a straight line northerly and to a point on the south line of the North Half of the Northwest Quarter of Section 5, in Township 108 North of Range 26 West, 220 feet West from the point of commencement; thence east along said last mentioned line a distance of 220 feet to the point of commencement.

MISCELLANEOUS NOTES

1. The property described and easements shown hereon is the same as the property described in the title commitment, prepared by Commonwealth Land Title Insurance Company, (Issuing Agent, The Title Team), Commitment No. MA 250043, with a Commitment Date of November 7, 2025 at 7:00 AM.
2. The subject property contains ±14.83 acres (±646,030 square feet).
3. Topographic information shown provided by IMEG with a topographic survey date of October 21, 2025.
4. Wetlands shown per Wetland Delineation Report prepared by ERM dated October 9, 2025.
5. Current Zoning per City of Mankato (Blue Earth County) GIS map = M-2 Heavy Industrial.
6. Setback information provided by the City of Mankato:
   - 6.1. Setback - Impervious Parking/Storage:
     - 6.1.1. Front yard: 15 feet
     - 6.1.2. Side yard: 6 feet
     - 6.1.3. Rear yard: Not Required
     - 6.1.4. Transitional yard: NA
   - 6.2. Setback - Building:
     - 6.2.1. Front yard: 30 feet
     - 6.2.2. Side yard: 15 feet
     - 6.2.3. Rear yard: Not Required
     - 6.2.4. Transitional yard: NA

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- GAS CONTROL VALVE
- CABLE BOX
- TELEPHONE BOX
- CURB STOP
- LIGHTPOLE
- YARD LIGHT
- ELECTRIC BOX
- CTV-B — UNDERGROUND CABLE
- G-B — UNDERGROUND GAS
- E-B — UNDERGROUND ELECTRIC
- FO-B — UNDERGROUND FIBER OPTIC
- > — SANITARY SEWER
- >> — STORM SEWER
- I — WATER MAIN

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 43133
- DENOTES BLUE EARTH COUNTY SECTION CORNER
- DENOTES COMPUTED POSITION
- DENOTES RESTRICTED RIGHT OF WAY ACCESS
- (m) DENOTES MEASURED DISTANCE
- (d) DENOTES DEED DISTANCE

PROPOSED DRAINAGE & UTILITY EASEMENTS SHOWN THUS (NOT TO SCALE)

BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT OF WAY LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

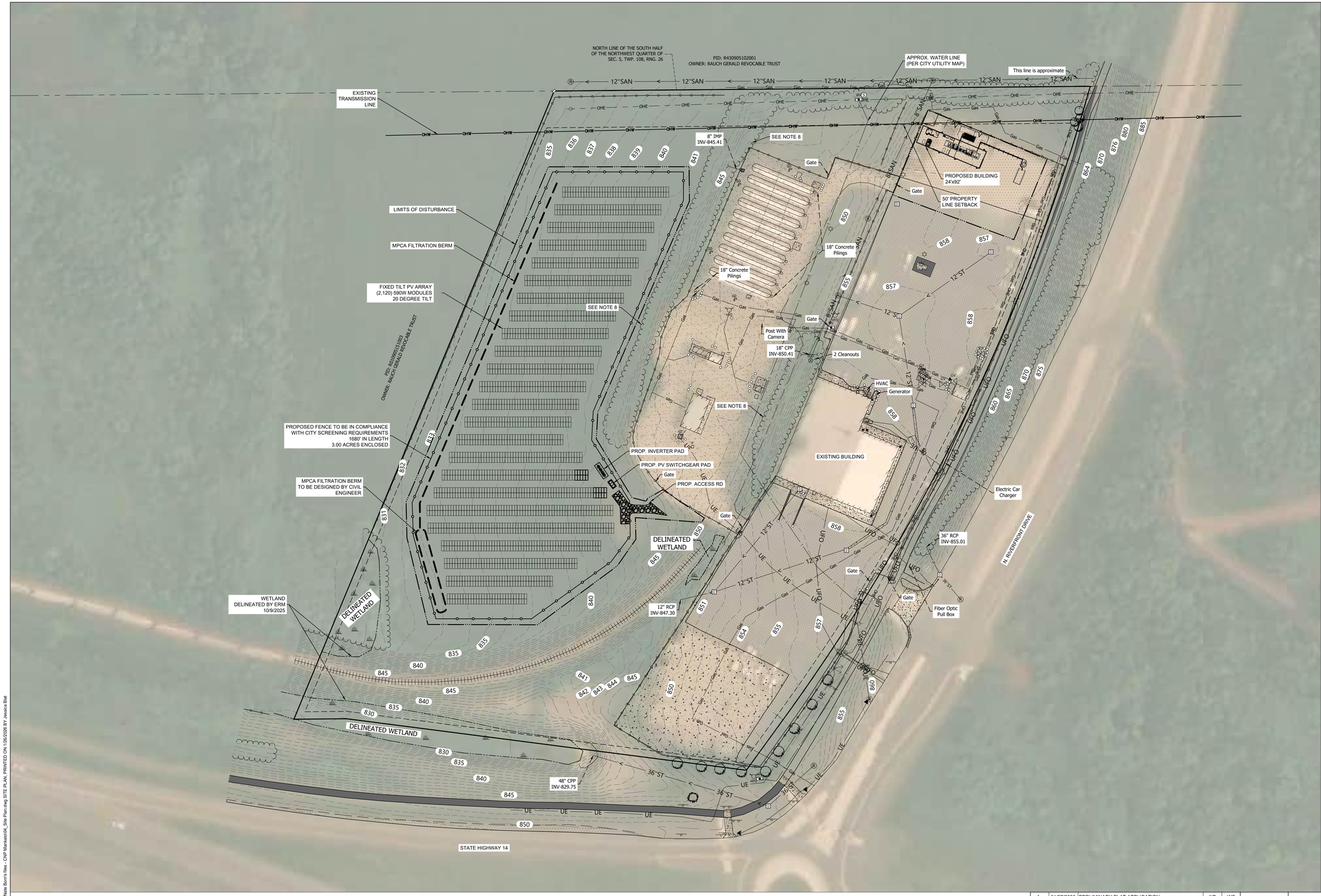
DATE	REVISION	SURVEY BY:	DJR
		DRAWN BY:	
		DESIGNED BY:	
		CHECKED BY:	
		APPROVED BY:	
		DATE:	JANUARY 26, 2026

I HEREBY CERTIFY THAT THIS PLAN, SURVEY REPORT, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: DANIEL J ROEBER
SIGNATURE: Daniel J Roeber
DATE: JANUARY 26, 2026
LIC. NO. 43133

CNP MANKATO FIRST ADDITION
PRELIMINARY PLAT
CenterPoint Energy

193807564 V401
PROJECT NUMBER
193807564
SHEET NUMBER
V4.01

Plot Date: 01/26/2026 - 7:33pm
Drawing name: \\ld029-cpfs01\shared_projects\193807564\CAD\Dwg\193807564 V401.dwg
Xrefs: 193807564 IMEG_TOPO



N

SCALE 1" = 60'

0 60 120 180 FEET

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS

NOTES:

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

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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

ERM

SITE PLAN

DISCIPLINE NO. C1

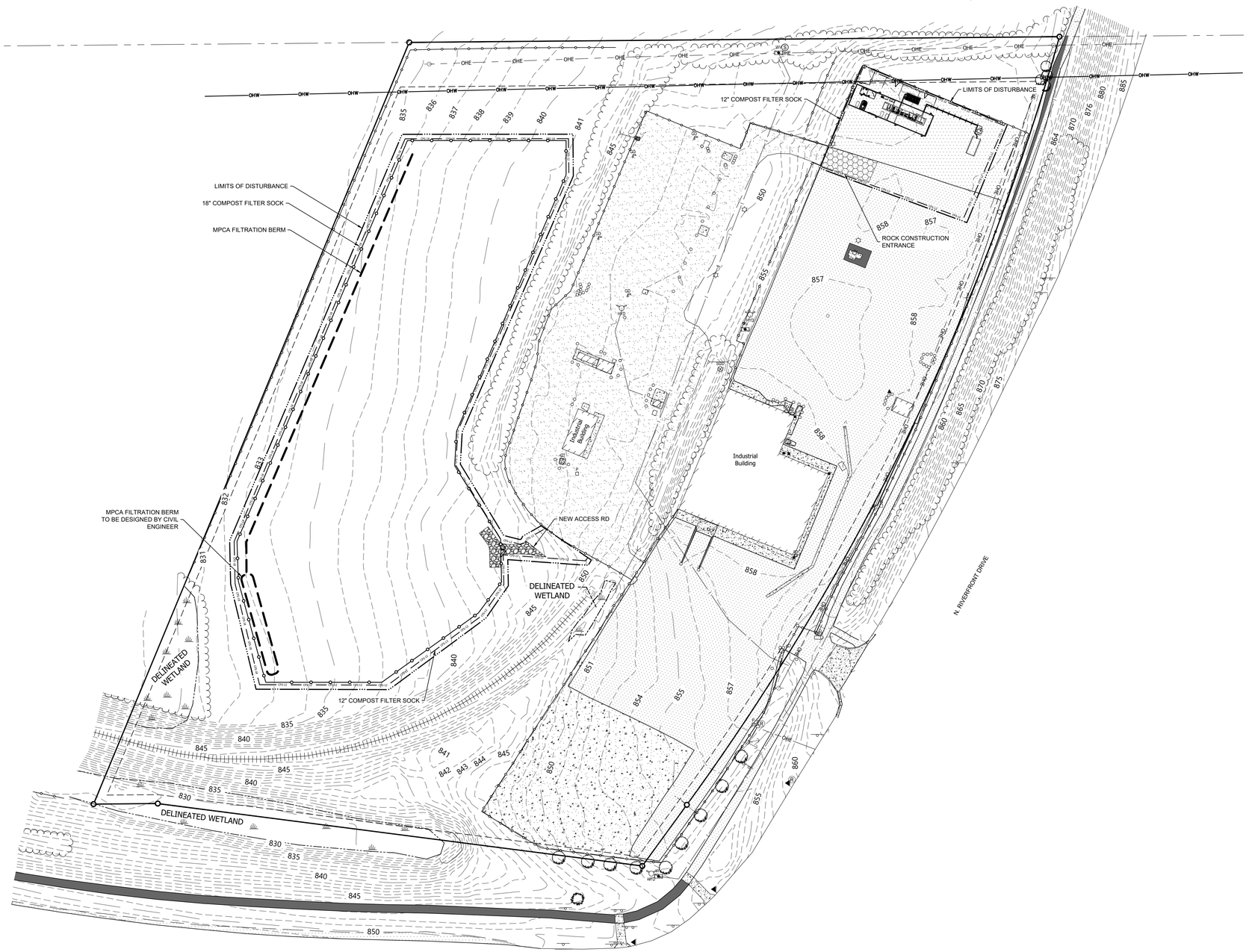
MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C1.01
DATE DRAWN	DRAWN BY		
01/20/2026	NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.bair\OneDrive - ERM\Nate Borm's files - CNP Mankato\04_Site Plan.dwg SITE PLAN, PRINTED ON 1/26/2026 BY Jessica Bair



SCALE 1" = 60'

0 60 120 180 FEET

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS
- PROPOSED COMPOST FILTER SOCK (CFS)
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE

NOTES:

1. ESTIMATED TOTAL AREA OF DISTURBANCE: 3.28 ACRES

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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

ERM

GRADING & ESC PLAN

DISCIPLINE NO. C2

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C2.01
DATE DRAWN 01/20/2026	DRAWN BY NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.blair\OneDrive - ERM\Note Born's files - CNP Mankato\04_Site Plan.dwg CRAESC - PRINTED ON 1/26/2026 BY Jessica Blair

Molly Westmand
City of Mankato
10 Civic Center Plaza
Mankato, Minnesota 56002-3368

Subject: Preliminary Plat Application
CenterPoint Energy Minnesota Gas
Mankato Hydrogen Energy Plant Project

Dear Ms. Westman:

CenterPoint Energy Minnesota Gas (CenterPoint) is proposing to install a green hydrogen production and storage facility at their existing site located at 2400 North Riverfront Drive in Mankato, Minnesota 56001. The proposed facility is referred to as the Mankato Hydrogen Energy Plant Project (Project).

The proposed Project will include a 1 megawatt (MW) hydrogen plant that uses renewable energy to split water into hydrogen and oxygen, as well as a 1 MW on-site solar panel array. The hydrogen will be blended at low concentrations into the existing natural gas distribution system. A solar panel array will be installed within the restored prairie located west of the current facility, and the hydrogen production and storage facility will be installed within an existing gravel area located east of the existing on-site propane tanks.

Submitted for your review via the City of Mankato permitting ePortal is a Preliminary Plat Application. Final Plat and Conditional Use Permit (CUP) Applications will be submitted for the Project at a later day upon City of Mankato Preliminary Plat approval. A summary of the Project details outlined in the Preliminary Plat Application materials are provided below along with place holders for future Final Plat and CUP documents.

Proposed Use and Justification
In July 2024, CenterPoint received approval from the Minnesota Public Utilities Commission to implement a diverse set of innovative pilot projects that aim to reduce greenhouse gas emissions and advance decarbonization efforts for our Minnesota customers. The projects are part of a five-year innovation plan submitted under a landmark state energy law: the Natural Gas Innovation Act (NGIA). Passed with bipartisan support, NGIA creates a new regulatory framework for natural gas utilities to invest in renewable energy resources and innovative technologies.

As part of this NGIA strategy, CenterPoint is exploring the potential of green hydrogen to reduce carbon emissions across their natural gas distribution system. This Project is one of the pilot projects CenterPoint is using to explore green hydrogen's potential. More information about CenterPoint's NGIA pilot programs can be found at the following link: https://www.centerpointenergy.com/en-us/residential/services/cleaner-energy-and-innovation/natural-gas-innovation-act?sa=mn.

Project Phasing and Construction Schedule
Construction will occur in two phases to minimize environmental impacts and maintain compliance with applicable regulations. Phase 1, scheduled to commence in the 2nd quarter of 2026, will include site preparation, installation of erosion and sediment controls, initial grading, and installation of the Solar Array. Phase 2, anticipated to commence in the 4th quarter of 2026, will include hydrogen production and storage facility construction, final grading, and site stabilization. Best Management Practices (BMPs) will be implemented throughout all phases to prevent sediment discharge and protect water quality. The schedule is subject to change pending weather conditions, permitting timelines, and equipment delivery lead times, and all work will be coordinated with local agencies to ensure compliance.

Aviation and Visual Analysis
A glint and glare study will be prepared for the Project, which will confirm that no glint or glare is predicted at any observed points or nearby roads. A copy of the report will be included with the CUP application.

Building Design
The proposed Building Design will be consistent with the existing buildings materials found on site. A photo of a similar building is included in the attached figures.

Decommissioning and Site Restoration
CenterPoint is in the process of developing a decommission and site restoration plan, the final plan will be included with the CUP application.

Grading and Erosion and Sediment Control Plan
As outlined in the application materials, the Project is located on privately owned land held by CenterPoint, encompassing approximately 16.0 acres across four parcels. Of this area, approximately 3.2 acres will be disturbed during construction. BMPs will be implemented to prevent sediment release from the construction site. Refer to the attached Site Erosion Control Plan for the planned BMP locations. Where necessary, final grading will restore the site to pre-construction contours.

Pursuant to the requirements outlined by the City of Mankato Ordinance, Chapter 8 – *Erosion and Sediment Control*, CenterPoint will apply for a land-disturbing activity permit. In addition, CenterPoint will submit an application to the Minnesota Pollution Control Agency for coverage under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Program – Construction Stormwater General Permit (MNR100001).

Fencing
A perimeter fence is proposed around the solar panel installation. Fence design will be in accordance with City of Mankato screening requirements. Plan details will be provided with the CUP application.

Historical Resource Review
A review of the National Park Service's National Register of Historic Places database confirmed that no historic structures, cultural resources, or design features are present within the proposed project. The closest listed historic property (Stewart, William E., House) is situated approximately 1.65 miles southwest of the proposed project. As a result, no impacts are anticipated by the Project on any historic properties. Refer to the attached National Historic Place review memo.

Lighting (Photometric) Plan
A preliminary lighting plan and details are included in the attached figures.

Landscaping/Screening Plan
CenterPoint is developing a Landscaping and Screening Plan in coordination with the City. The final plan will be included with the CUP application.

Maintenance Plan
CenterPoint is in the process of developing a maintenance plan, the final plan will be included with the CUP application.

Noise Assessment
A noise assessment will be completed for the Project to ensure conformance with Minnesota Rule 7030. A copy of this assessment will be included with the CUP application.

Traffic Circulation Patterns and Access Routes
The project will use the existing site access routes and will have minimal impact on existing traffic circulation patterns. No long-term changes to roadway configuration or traffic flow are anticipated. Any construction-related disruptions will be minor and temporary, with normal traffic circulation maintained throughout.

Utility Plan
The proposed building will require water and sanitary services. Water service will connect through a planned 6-inch lateral to the existing 8-inch watermain, and sewer service will connect through a planned 6-inch lateral to the existing 8-inch line. When in operation, the hydrogen plant will consume approximately 2 gallons of water per minute and discharge approximately 1 gallon of wastewater per minute.

Wetland Delineation
CenterPoint completed a wetland delineation survey and received a Notice of Decision from the City of Mankato Technical Evaluation Panel (TEP) on December 10, 2025, confirming a no-loss determination under Minnesota Rule 8420.0415, Subpart A ("an activity that will not impact a wetland"). A copy of the issued Notice of Decision is attached.

Zoning
No zoning changes are required. The site is currently zoned M-2 Heavy Industrial and will remain under this designation following the installation of the Project.

If you have any questions or require additional information, please contact me at (612) 280-1295, or Wayne Sicora at Environmental Resources Management (ERM), CenterPoint's consultant for this Project, at (612) 597-4574.

Sincerely,

Andrew Rockwell, Plant Manager
CenterPoint Energy Minnesota Gas

Cc: Micheal Fogarty, CenterPoint
Colton Peshek, CenterPoint
Dennis Daas, CenterPoint
Wayne Sicora PE, ERM

Enclosures: V1.01 Existing Conditions, Certified Survey
V4.01 Preliminary Plat
C1.01 Site Plan
C2.01 Grading and Erosion and Sediment Control (ESC) Plan
C3.01 Utility Plan – Existing
C3.02 Utility Plan Inset - Proposed
Wetland Delineation and NOD
SHPO Review
Figures – Existing Condition Photos, Building, and Photometric Plan

TOPOGRAPHIC SURVEY

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SECTION 05, TOWNSHIP 108 NORTH, RANGE 26 WEST, BLUE EARTH COUNTY, MINNESOTA

0 60 120

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, BLUE EARTH COUNTY (2011 ADJ.), ASSIGNING THE NORTH LINE OF THE S1/4-NW1/4 TO BEAR N89°30'04"E.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES SET LATH
- DENOTES CALCULATE POSITION
- DENOTES EXISTING MAILBOX(ES)
- DENOTES EXISTING CROSSWALK LIGHT
- DENOTES EXISTING CULVERT LOCATION
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING SIGN(S)
- DENOTES ROOF DRAIN
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING WATER MANHOLE
- DENOTES EXISTING STORM SEWER MANHOLE
- DENOTES EXISTING ELECTRIC MANHOLE
- DENOTES FIBER OPTIC MANHOLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING STORM INLET GRATE
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING ELECTRIC TRANSFORMER
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC PANEL
- DENOTES EXISTING GAS VALVE
- DENOTES GAS DETECTOR
- DENOTES EXISTING GAS METER
- 10" OAK — *DENOTES EXISTING* DECIDUOUS TREE, TYPE, & SIZE
- 10" W. PINE — DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING BUILDING
- DENOTES WETLAND(S)
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS (DEPRESSION)
- DENOTES EDGE OF TREELINE
- Gas — DENOTES EXISTING BURIED GAS LINE
- UFO — DENOTES EXISTING BURIED FIBER OPTIC LINE
- UE — DENOTES EXISTING BURIED ELECTRIC CABLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- W — DENOTES EXISTING BURIED WATER MAIN
- 12"SAN — DENOTES EXISTING SANITARY SEWER MAIN SIZE AND DIRECTION
- 12"ST — DENOTES EXISTING STORM SEWER SIZE AND DIRECTION
- DENOTES EXISTING RAIL ROAD TRACKS

NOTES:

1. Zoning for subject tract = M-2 Heavy Industrial.
2. Wetlands as shown by EMR Oct. 2025.
3. Utilities as shown located per Gopher State One call ticket No. 252813978. Note- State law requires underground utilities to be located 48hours before excavating Gopher State One Call 800-252-1166.
3. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

11/21/25

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218.547.2366
web: www.neclusa.com

TOPOGRAPHIC SURVEY
Center Point Energy
Peak Shaving Facility
Mankato, MN

JOB NO. 25005716
DATE: 10/21/2025

V1.01

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Mankato	**County:** Blue Earth
Applicant Name: CenterPoint Energy Natural Gas Operations	**Applicant Representative:** Nicole Johnson, ERM
Project Name: Mankato Hydrogen Energy Plant Project	**LGU Project No. (if any):** WTLD-0010-25
Date Complete Application Received by LGU: October 22, 2025	
Date of LGU Decision: December 10, 2025	
Date this Notice was sent: December 10, 2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ Exemption ☒ No-Loss (8420.0415)
MN Rules 8420.0420 Part: ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☐ Staff ☐ Governing Board/Council ☒ Other: Staff in consultation with the TEP

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☐ Attachment(s) (specify):
☒ Summary: The City of Mankato TEP reviewed the request for delineation concurrence and a no-loss at their meeting on November 19, 2025, when a site visit was conducted. The initial delineation report contained only 2 wetlands, however during the site visit it was determined that there was an additional wetland located in the southwest corner of the subject site. On December 5, 2025 updated delineation information depicting the additional wetland was submitted. Based on this revised submission, the City of Mankato, in conjunction with the TEP, find concurrence that there are three wetlands on the subject site. Wetland wbea001e, a Type 3 wetland is .37 acres and is located adjacent to the southern boundary of the property. Wetland wbea002e, a Type 3 wetland, is .02 acres and is located centrally on the site adjacent to an existing parking lot. Wetland wbea003s, the wetland added based on the TEP inspection, is a Type 6 wetland consisting of .35 acres. The applicant has also requested a no-loss under Minnesota Rule 8420.0415 Subpart a, "an activity that will not impact a wetland." The applicant's submission information demonstrates a "Solar array" location that is outside of any of the three wetland areas, and the narrative provided indicates that there will be no activity in the wetland areas. Therefore, the LGU finds that the no-loss request achieves the applicable criteria.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes[1] ☐ No

[1] *If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Within 45 days of the decision an application for appeal must be filed with the Board of Adjustments and Appeals, address as follows: Board of Adjustments and Appeals, attention: Zoning Administrator, 10 Civic Center Plaza, PO Box 3368, Mankato, MN 56002-3368.

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Jake Fritz, via email jake.fritz@blueearthswcd.org	☒ BWSR TEP Member: Alyssa Core, Alyssa.core@state.mn.us
☒ LGU TEP Member (if different than LGU contact):	Cory Bienfang, cbienfang@mankatomn.gov
☒ DNR Representative:	Erynn Jenzen via email erynn.jenzen@state.mn.us
☐ Watershed District or Watershed Mgmt. Org.:	

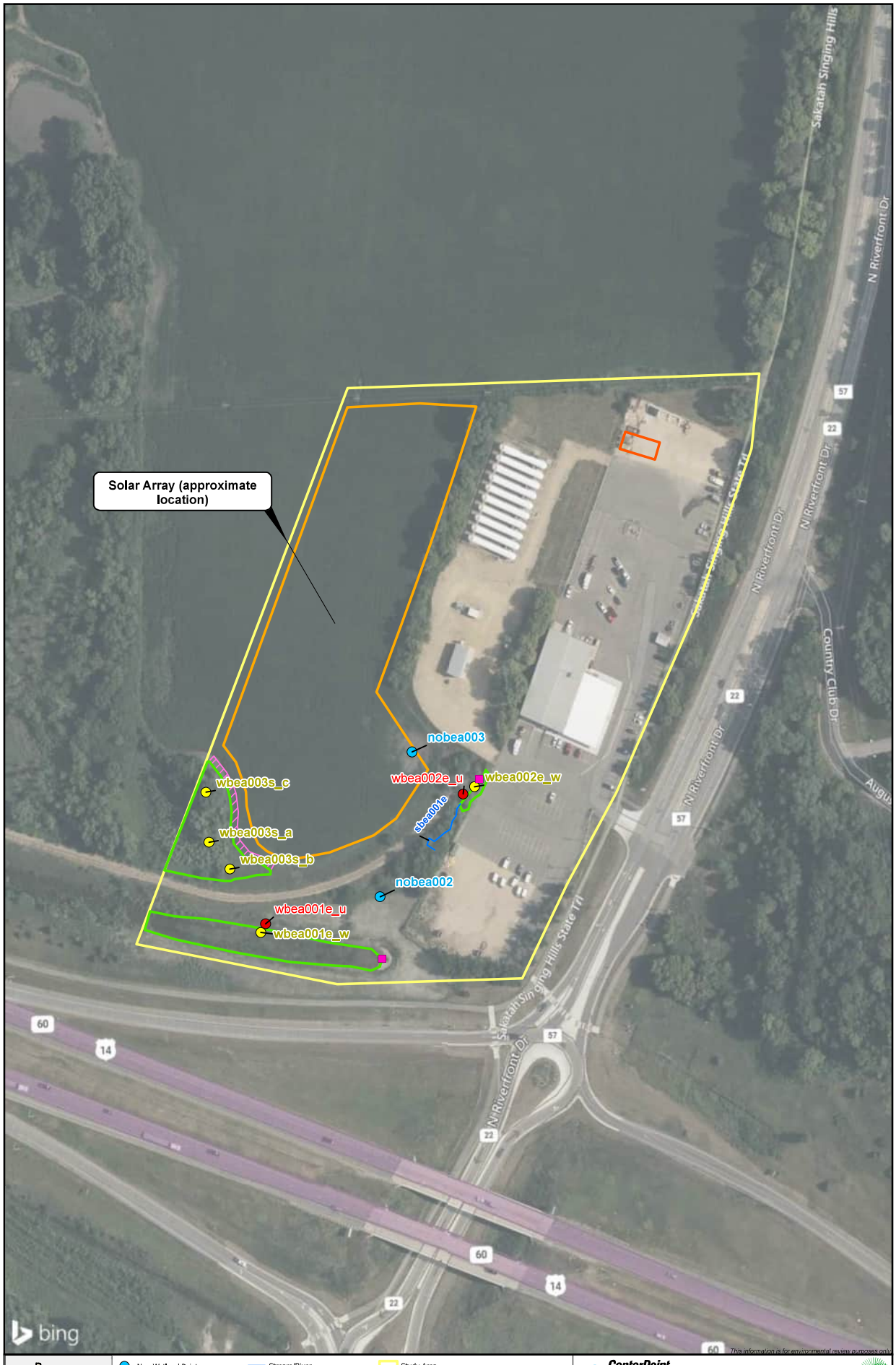
☐ Applicant:	☒ Agent/Consultant: Nicole Johnson, ERM

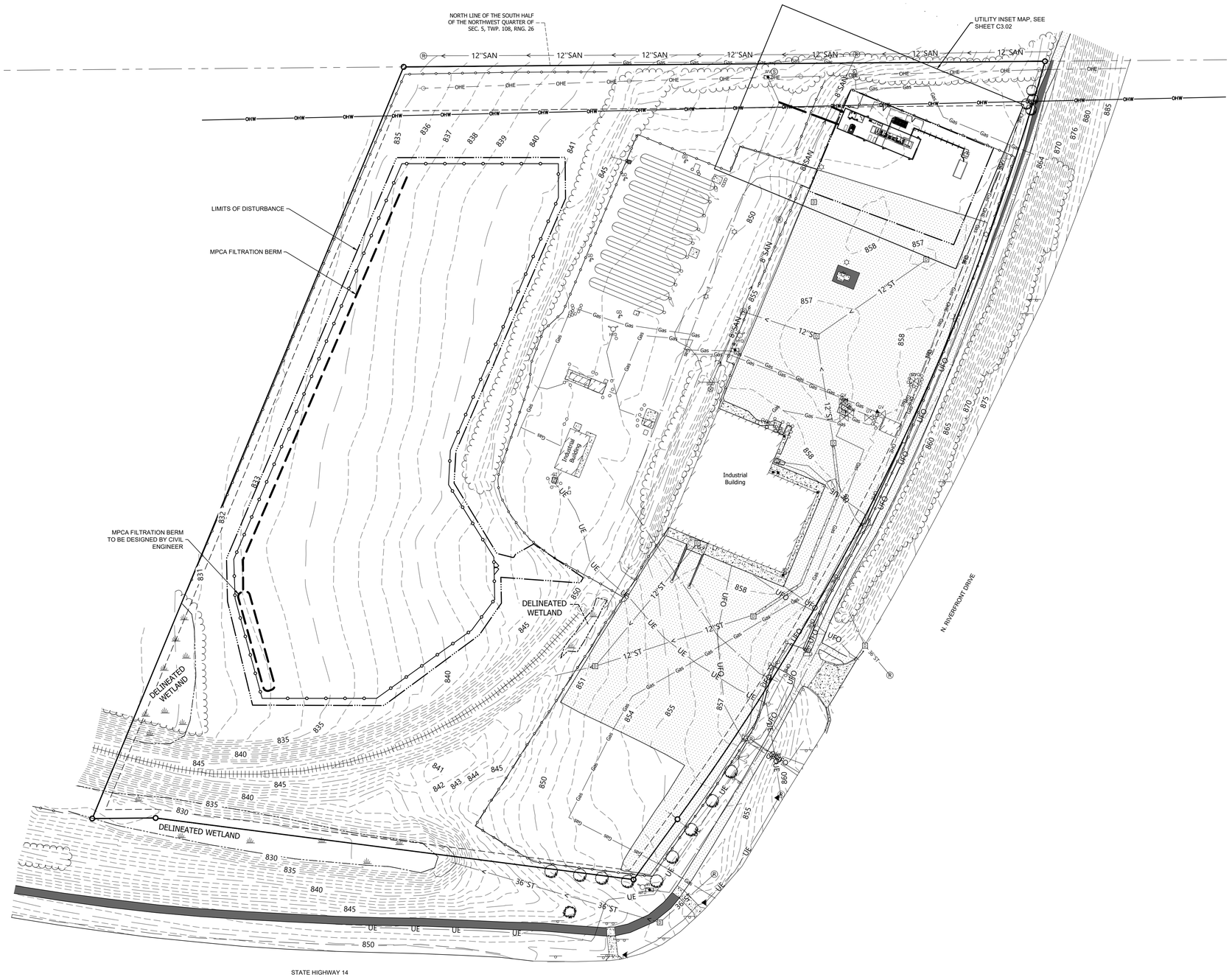
Optional or As Applicable:

☒ Corps of Engineers: David Studenski via email: david.a.studenski@usace.army.mil
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature: *Mark Konz via electronic signature* *By Molly Westman*	**Date:** December 10, 2025

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.


Solar Array (approximate location)
nobea003
wbea002e_u
wbea002e_w
wbea003s_c
sbea001e
wbea003s_a
wbea003s_b
nobea002
wbea001e_u
wbea001e_w
Sakatah Singing Hills State Trl
N Riverfront Dr
Country Club Dr
57
22
60
14
bing
This information is for environmental review purposes only.
Non-Wetland Point
Upland Point
Wetland Point
Culvert
Stream/River
Hydrogen Building (Approximate Location)
Solar Array (Approximate Location)
Study Area
Delineated Wetland
Wetland Setback (16.5 ft)
1:1,800
0
100
200
Feet
Minnesota
SD
IA
WI
CenterPoint Energy
ERM
Figure 6
Field Survey Data Map
Mankato Hydrogen Energy Plant Project
Mankato, Blue Earth County, Minnesota
FILE: M:\US\Projects\A-C\CenterPoint\Minnesota\2025\09\Special_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP.aprx | REVISED: 12/04/2025 | SCALE: 1:1,800 when printed at 11x17
DRAWN BY: DK



N

SCALE 1" = 60'

0 60 120 180 FEET

LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- Ⓡ EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE LINE
- SanS — PROPOSED SANITARY SERVICE LINE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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

ERM

UTILITY PLAN

DISCIPLINE NO. C3

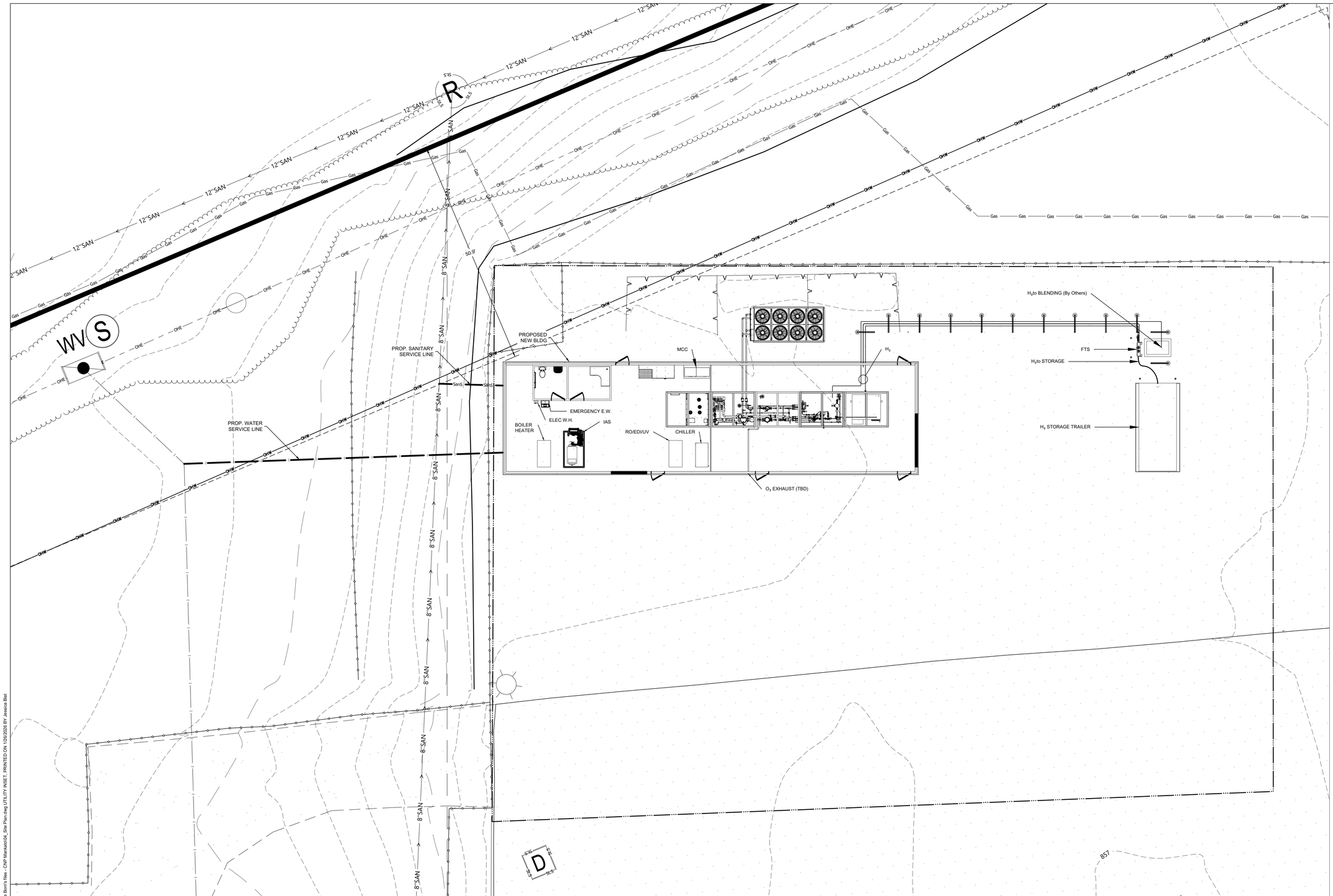
MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C3.01
DATE DRAWN: 01/20/2026	DRAWN BY: NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.batt\OneDrive - ERM\Nate Born's files - CNP Mankato\04_Site Plan.dwg UTILITY PRINTED ON 1/26/2026 BY Jessica Batt



SCALE 1" = 10'

0 10 20 30 FEET

LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
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- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE LINE
- SanS — PROPOSED SANITARY SERVICE LINE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

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

ERM

UTILITY PLAN - INSET

DISCIPLINE NO. C3

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 10'	WS	0764026	C3.02
DATE DRAWN: 01/20/2026	DRAWN BY: NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.blat\OneDrive - ERM\Nate Born's files - CNP Mankato\04_Site Plan.dwg UTILITY INSET, PRINTED ON 1/26/2026 BY: Jessica Blat

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Existing Conditions

Photo 1 – MnDOT Highway 14 west bound on ramp looking north.

Photo 2 – Roundabout looking northwest into CenterPoint site.

ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Existing Conditions

Photo 3 – Located east of existing building looking north to gravel area and proposed building site.

ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Proposed Building

- The proposed building to be constructed at Mankato Facility site will be similar in appearance to the example photo to the right.
- Exterior metal siding and roof
- 24-foot x 92-foot (2,208-square foot) area
- 18-foot side wall height
- Roof down spouts routed to storm sewer

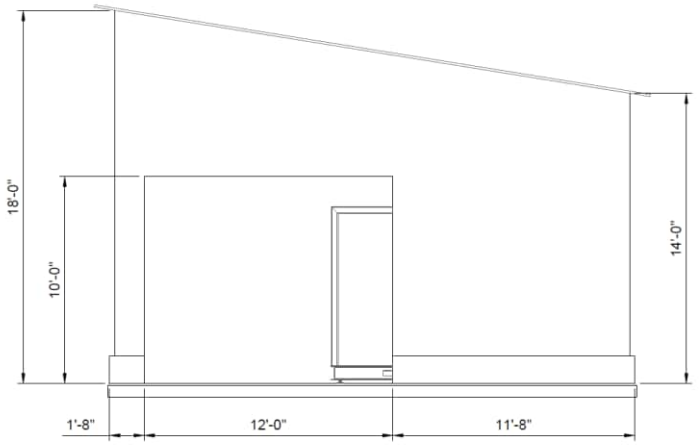
ERM

CenterPoint Energy

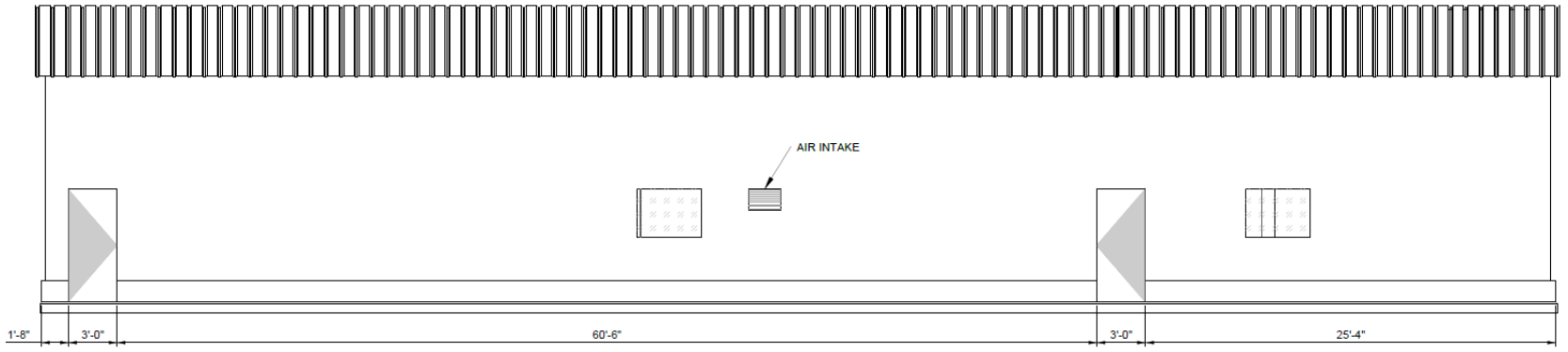
Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

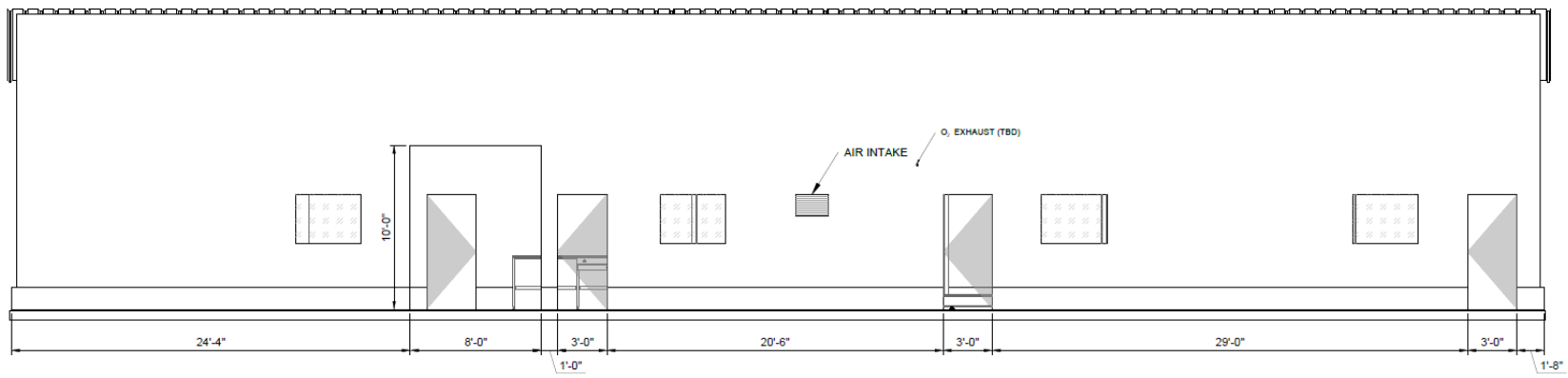
Proposed Building



5 S100 SHT 2 — EAST ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"



4 S100 SHT 2 — NORTH ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"



3 S100 SHT 2 — SOUTH ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"

ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Photometrics Plan

- Proposed - 5 box lights on building
- WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V
- Lumens per Lamp = 1645

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.5 fc	5.7 fc	0.0 fc	N/A	N/A

Meeting Date: 02/10/2026

Title

CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Applicant

The applicant is ISG on beahlf of the owner, Front Street Plaza, LLC.

Request

The applicant is seeking a preliminary plat review of Front Street Plaza subdivision.

The plat combines 13 existing, underlying lots that are located in the block that is bordered by Front Street, Liberty Street, Riverfront Drive and Warren Street.

The new Block 1 has two lots, 1B, which is .15 acres and Lot 1A which is 2.35 acres. Also included in the plat are 3 areas proposed for right-of-way totaling .11 acres.

Location

The development is proposed to occur on the city block between Riverfront Dr. and Front St. and Warrent St. and Liberty St.

The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Existing Land Use

The property currently has a mix of commercial, retail, and residential units.

Zoning

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

Environmentally Sensitive Areas

The site falls within FEMA's "Catastophic Levee Failure" ESA Zone.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to the CBD-F, Central Business District-Fringe may be viewed at the following link:

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

Review

The applicant is seeking a preliminary plat review of the Front Street Plaza subdivision. The purpose of the plat is to combine multiple parcels into one lot.

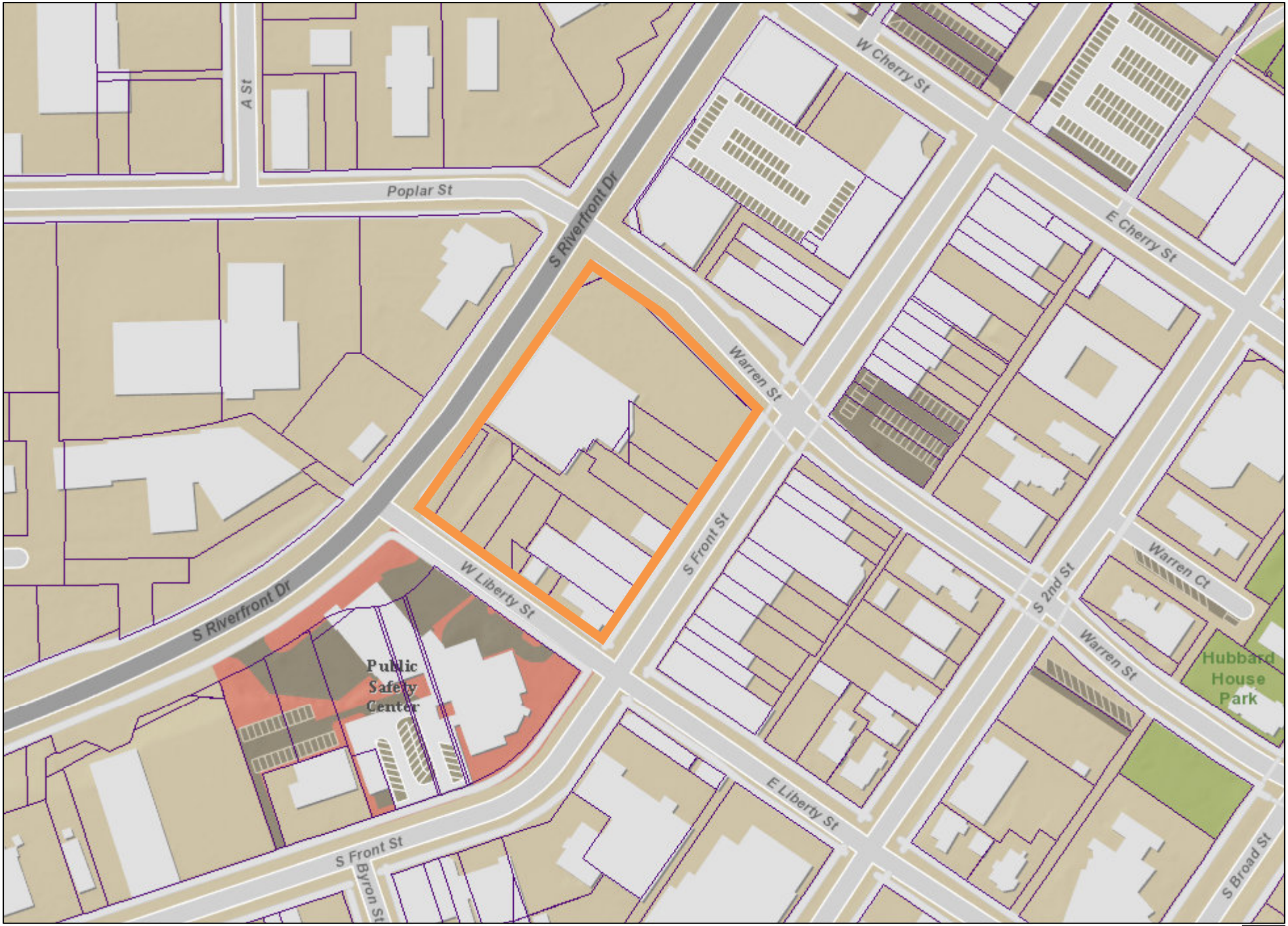
The new Block 1 has two lots, 1B, which is .15 acres and Lot 1A which is 2.35 acres. Also included in the plat are 3 areas proposed for right-of-way totaling .11 acres.

The plans for redevelopment propose a new mixed-use building to include residential units, a coffee shop, a restaurant, and a grocery store. A stand-alone office building is planned at the corner of Riverfront Dr. and Warren St. A three-story parking ramp is proposed along Riverfront Dr.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Applicant Narrative
Title Commitments

General Location Map



Date: February 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.

N

Aerial Map

Date: February 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.

N

FRONT STREET PLACE

EXISTING DESCRIPTION:

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property - Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record In the office of the Register of Deeds in and for the County of Blue Earth, Stale of Minnesota.

Parcel 7

Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning.

Parcel 8

Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Parcel 9

Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota

and

A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17, Mankato, Minnesota legally described as follows: Commencing at the southwesterly corner of Lot 8, Auditor's Plat No. 17, thence southwesterly along an extension of the westerly boundary line of Lot 8, extended to the northeasterly boundary line of Liberty Street, Mankato, thence southeasterly along the northeasterly boundary line of Liberty Street 10 feet, thence at right angles northeasterly 38 feet to the southwesterly line of Lot 8, thence at right angles along the southwesterly line of said Lot 8, Ten (10) feet to the place of beginning.

B) All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all the the northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying northwesterly of the northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

Parcel 10

The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning. Together with a license to encroach on the Easterly 12 feet of the property adjacent to the West of the described property.

EXISTING DESCRIPTION con't.:

Parcel 11:

Outlot A, Warren Street Subdivision, Blue Earth County, Minnesota.

Parcel 12

Outlot A, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

Parcel 13:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

OWNERS / DEVELOPERS:
Front Street Plaza, LLC
100 Warren Street Suite 317
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1A Block 1 = 102,446 sq. ft. - 2.35 acres
Lot 1B Block 1 = 6,590 sq. ft. - 0.15 acres
Right of Way = 4,788 sq. ft. - 0.11 acres
Total = 113,824 sq. ft. - 2.61 acres

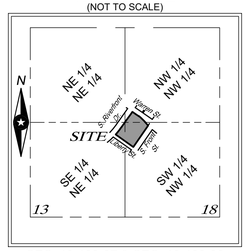
EXISTING PROPERTY:
ZONED: CBD - F (Central Business District - Fringe) (Per City of Mankato website)

Setbacks - none

BENCHMARK:
Top nut fire hydrant located at northeast corner of South Riverfront Drive and Warren Street.
Elev=779.68 (NAVD88)

FLOOD ZONE:
Part of the surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

VICINITY MAP
(NOT TO SCALE)



SEC. 13-108-27 & SEC. 18-108-26
Blue Earth County, Minnesota

ISG

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

RYAN E. KOTTHOFF

DATE 1/26/26 LIC. NO. 61565

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PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

TITLE

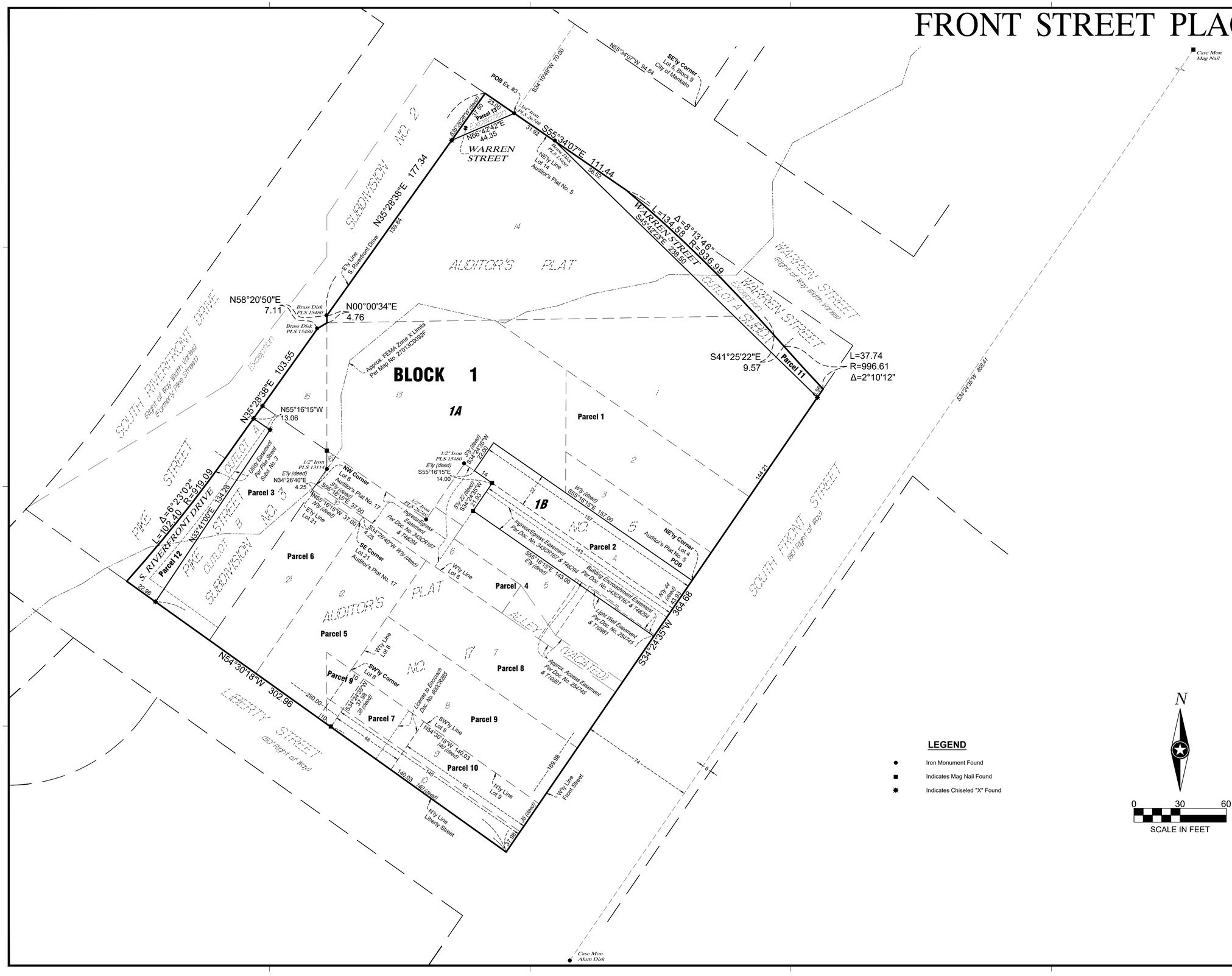
PRELIMINARY PLAT

SHEET

1

OF 3

FRONT STREET PLACE



LEGEND

- ● Iron Monument Found
- ■ Indicates Mag Nail Found
- ✱ Indicates Chiseled "X" Found

N

0 30 60

SCALE IN FEET

ISG

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

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PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

TITLE

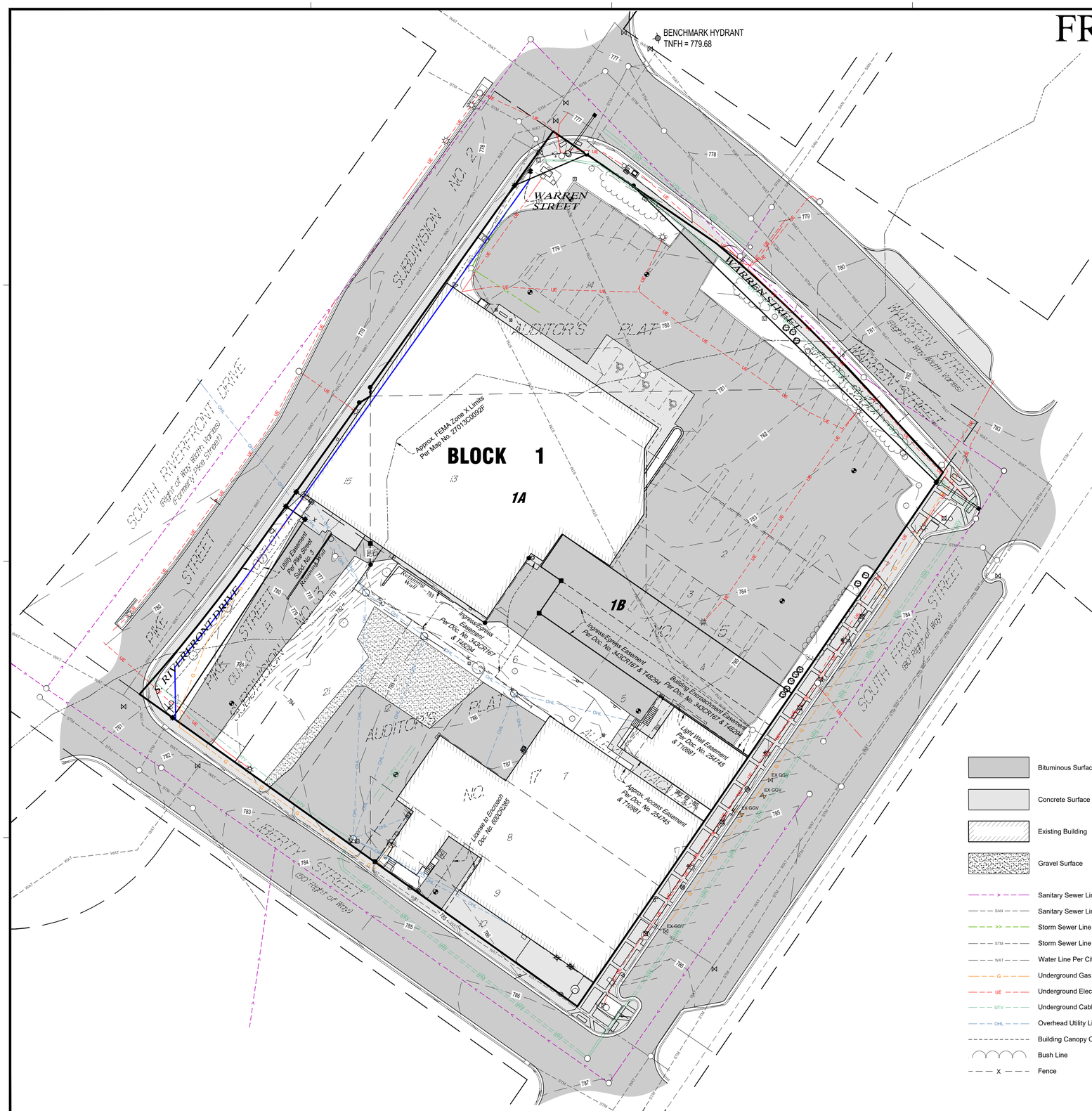
PRELIMINARY PLAT

SHEET

2

OF 3

FRONT STREET PLACE


BENCHMARK HYDRANT
TNFH = 779.68
WARREN STREET
WARREN STREET
WARREN STREET
(Right of Way Width Varies)
SOUTH RIVERFRONT DRIVE
(Right of Way Width Varies)
(Formerly Pike Street)
SUBDIVISION NO. 2
AUDITOR'S PLAT
AUDITOR'S PLAT
PIKE STREET
(80' Right of Way)
SOUTH FRONT STREET
(80' Right of Way)
LIBERTY STREET
(80' Right of Way)
Approx. FEMA Zone X Limits
Per Map No. 27013C0092F
BLOCK 1
1A
1B
Retaining Wall
Utility Easement
Per Park Street
Subdivision No. 3
Retaining Wall
Ingress-Egress
Easement
Per Doc. No. 340CR167
& 1482841
Ingress-Egress Easement
Per Doc. No. 340CR167 & 1482841
Building Encroachment Easement
Per Doc. No. 340CR167 & 1482841
Light Well Easement
Per Doc. No. 294745
& 1110681
Approx. Access Easement
Per Doc. No. 294745
& 1110681
License to Encroach
Doc. No. 600CR289
EX GGV
EX GGV
EX GGV

January 27, 2026

Community Development
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Preliminary Plat Narrative
Front Street Place

City Community Development team:

ISG is submitting a Preliminary Plat application for the redevelopment project in downtown Mankato for the block bound by S. Riverfront Dr/S Front Street/Warren St / Liberty Street. (where the Fillin Station Coffeehouse is located at 630 S Front St.). We are submitting a Preliminary Plat to consolidate the 13 parcels on this city block into 1 lot, totaling a size of 2.5 acres (109,036 square feet). Attached is the proposed Preliminary Plat and supporting documentation showing all the parcels included with this city block, providing the parcel number, address (if applicable) and owner on record. The property is zoned CBD-F (Central Business District – Fringe) and within the Front Street Connectivity Plan.

The purpose of the Preliminary Plat is to consolidate multiple parcels into one lot with the goal to be able to build a mixed-use project redeveloping this city block. Over the past month, our team has shared the concept preliminary plat and site plan with the city. Our team has a pre-application meeting scheduled with the city for early February to review the concept site plan with the goal of submitting the CUP/CDC application at the end of February. Once the Preliminary Plat is approved, we will then proceed with the Final Plat or as advised by the city.

Thank you again for reviewing the application and attached materials. Please contact us with any questions or if there is any additional information we can provide in support of this project. Andrea Rand is the application coordinator and her contact is Andrea.Rand@ISGInc.com or 952.426.0699. Nate Hermer is the project manager and civil engineer and his contact information is Nathan.Hermer@ISGInc.com or 507-387-6651.

Sincerely,

Andrea Rand, AICP
Development Services Coordinator

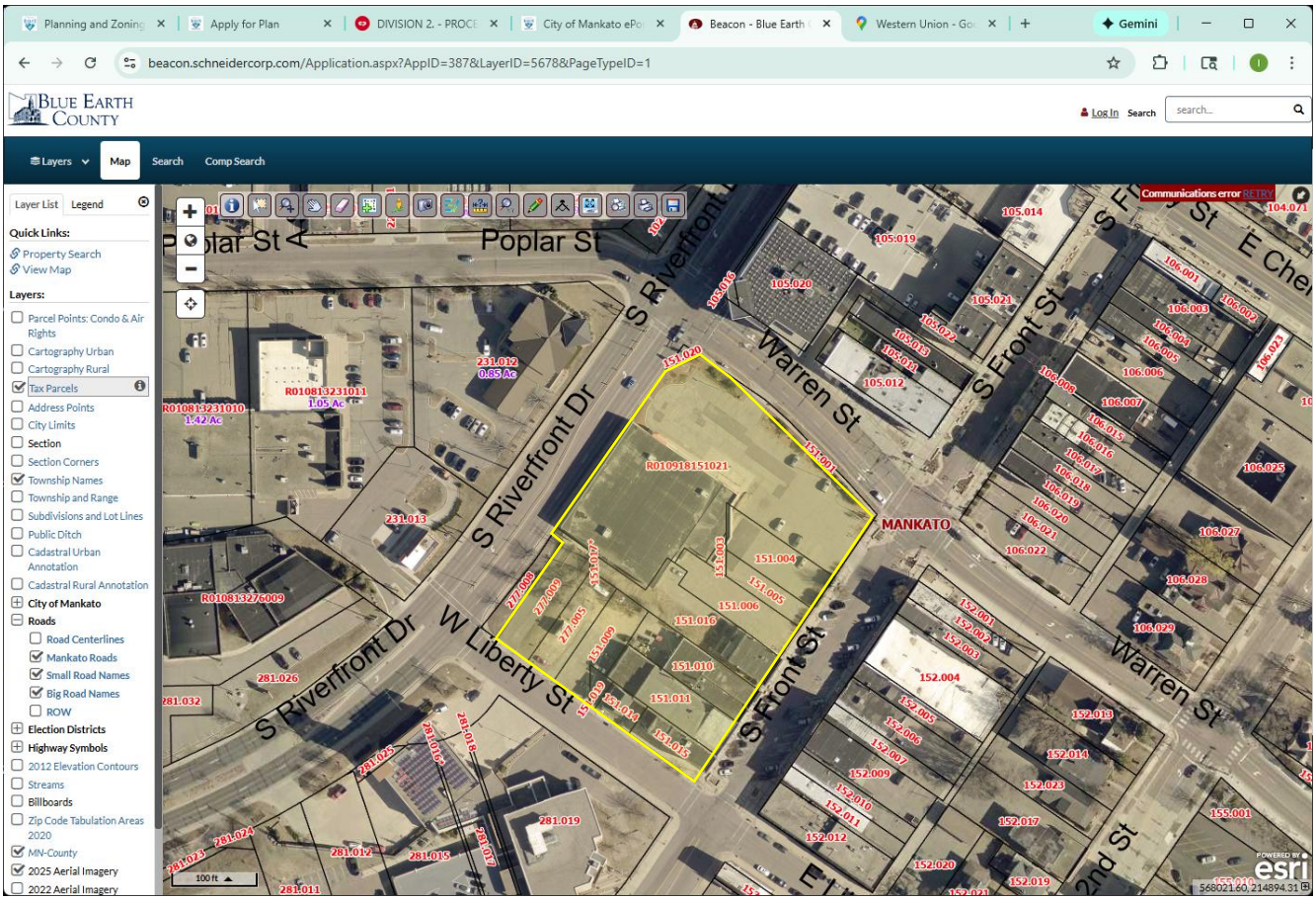
Nate Hermer, PE
Project Manager

FRONT STREET REDEVELOPMENT

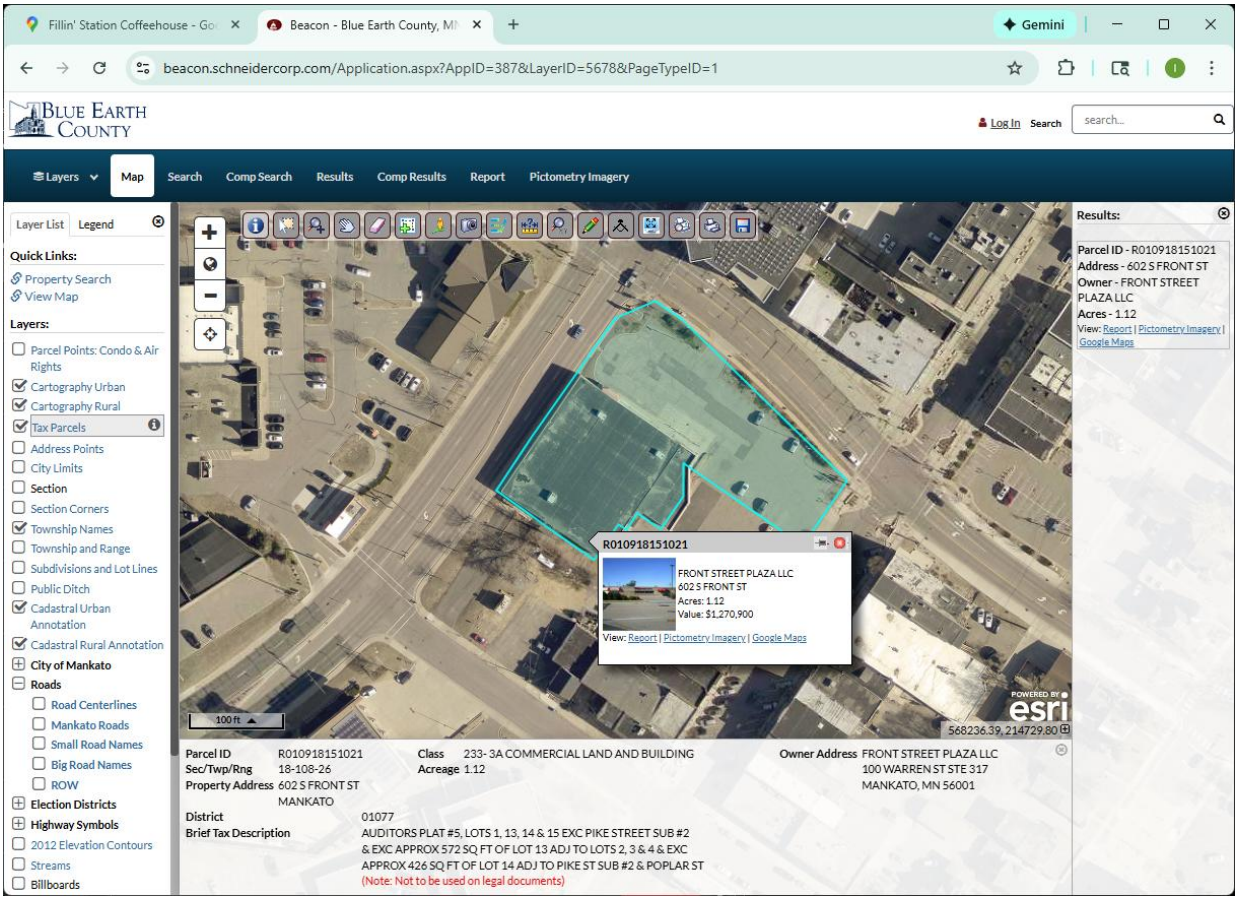
Properties included in Project Boundary

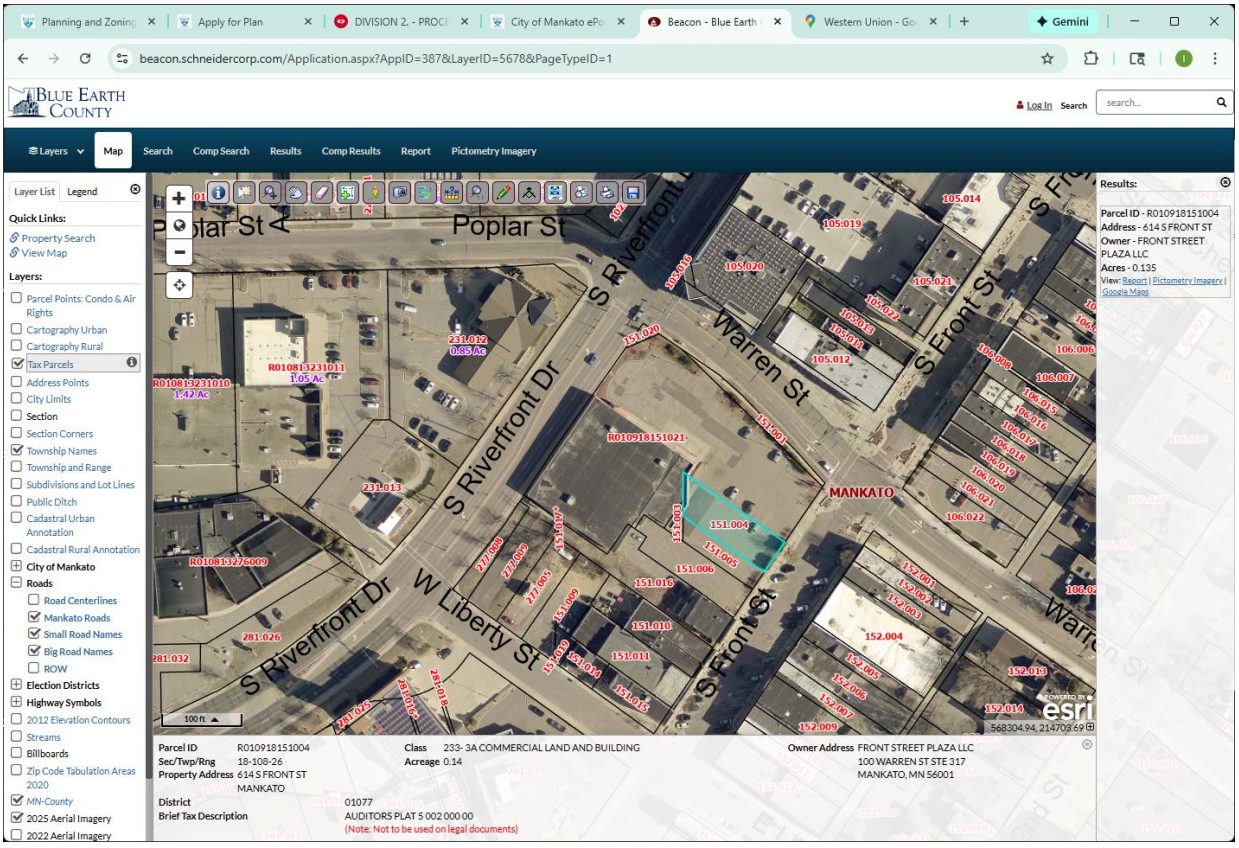
PIN	Size (acres)	Site Address	Owner	Owner Address
R010918151021	1.12	602 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151004	0.135	614 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151005	0.055	618 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151006	0.135		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151016	0.209	624 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151010	0.152	628 S FRONT ST	628 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151011	0.152	630 S FRONT ST	630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151015	0.08	634 S FRONT ST	634 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151014	0.042	112 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151019	0.017		630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151009	0.123	116 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277005	0.107	118 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277009	0.146		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
Total acres	*2.473*			

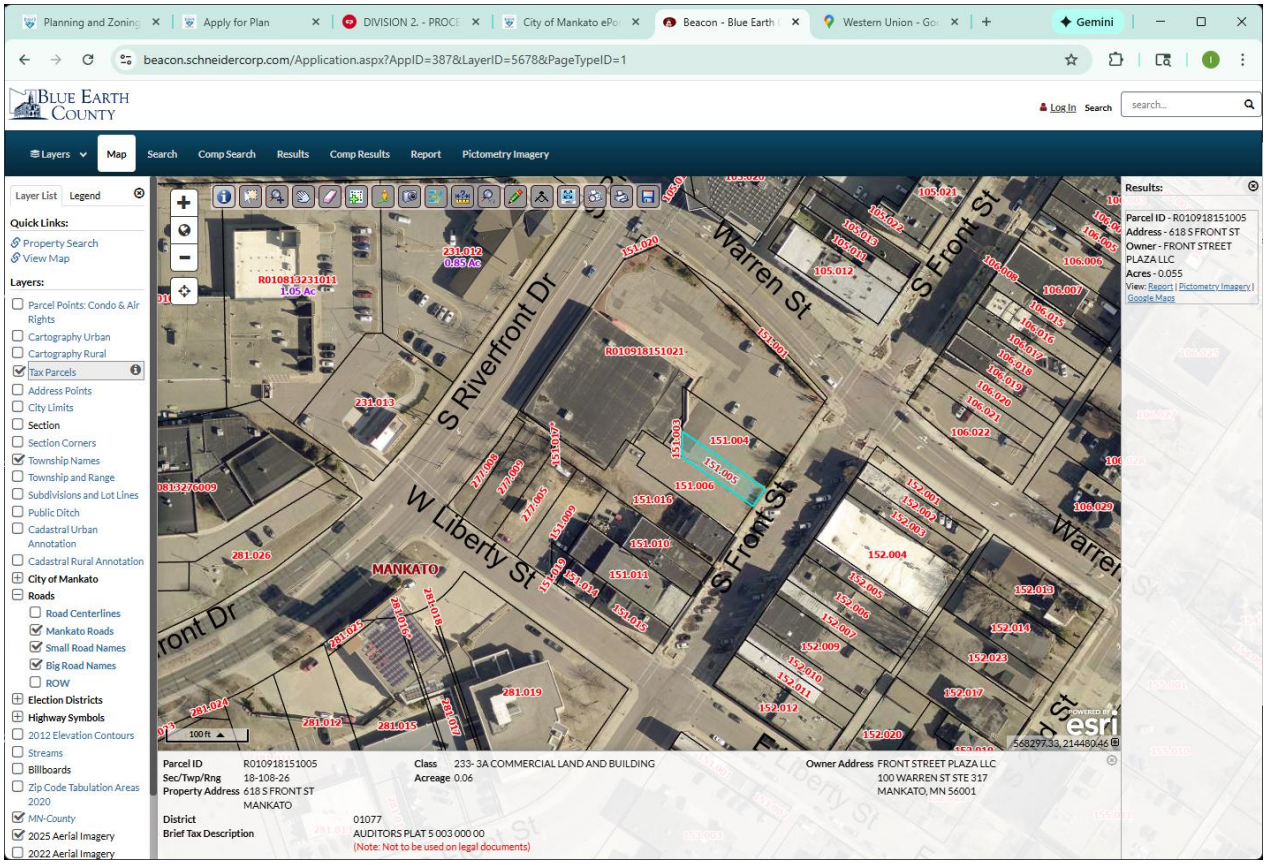
Overall Site Area



Individual Parcels



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W Liberty St
S Front St
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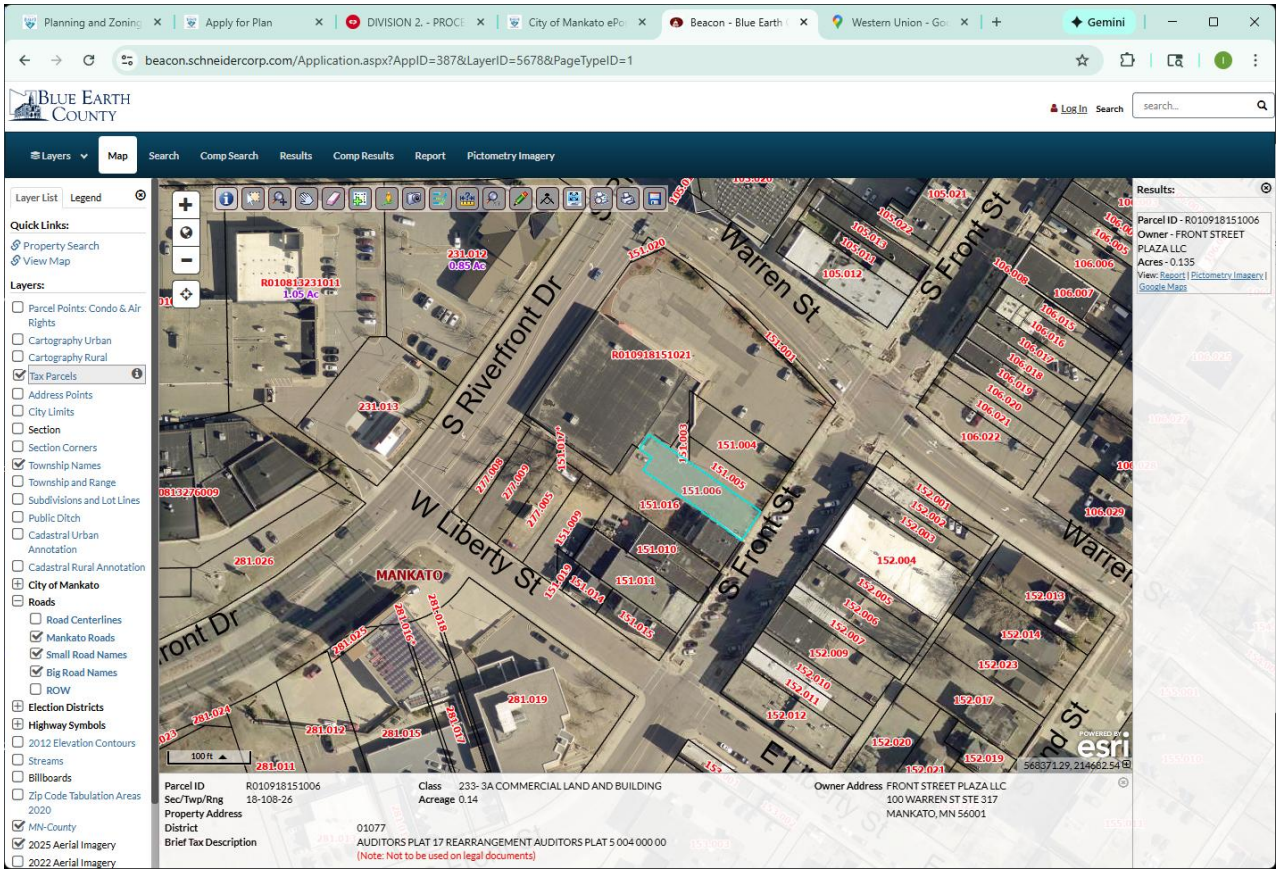
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
231.013
281.026
281.019
281.011
281.012
281.015
281.017
281.024
152.020
152.019
100 ft
Results:
Parcel ID - R010918151005
Address - 618 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.055
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151005
Sec/Twp/Rng 18-108-26
Property Address 618 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 003 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.06
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
esri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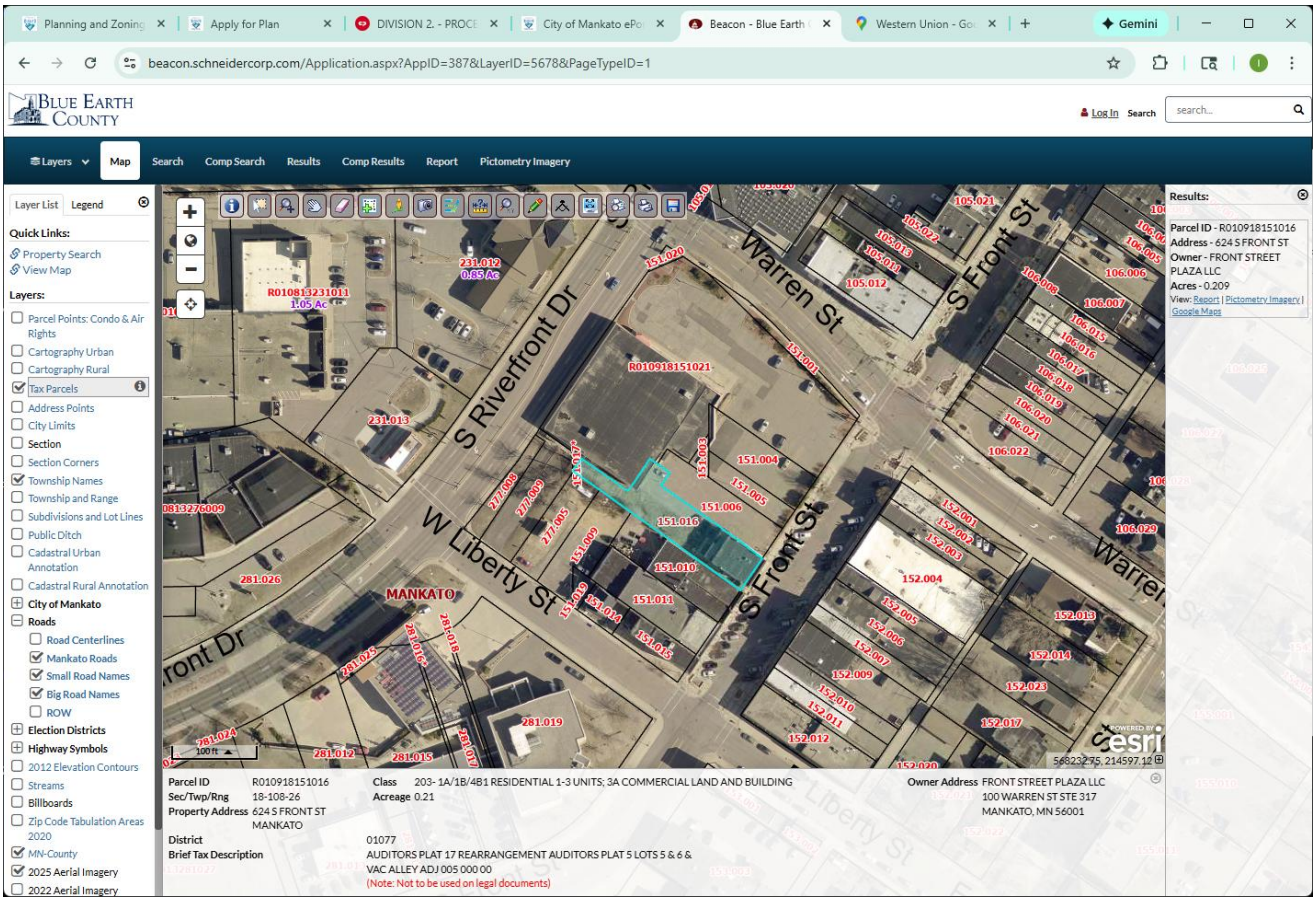
W Liberty St
S Front St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
231.013
281.026
281.019
281.011
281.012
281.015
281.017
281.024
152.020
152.019
100 ft
Results:
Parcel ID - R010918151006
Owner - FRONT STREET PLAZA LLC
Acres - 0.135
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151006
Sec/Twp/Rng 18-108-26
Property Address
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 004 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.14
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
esri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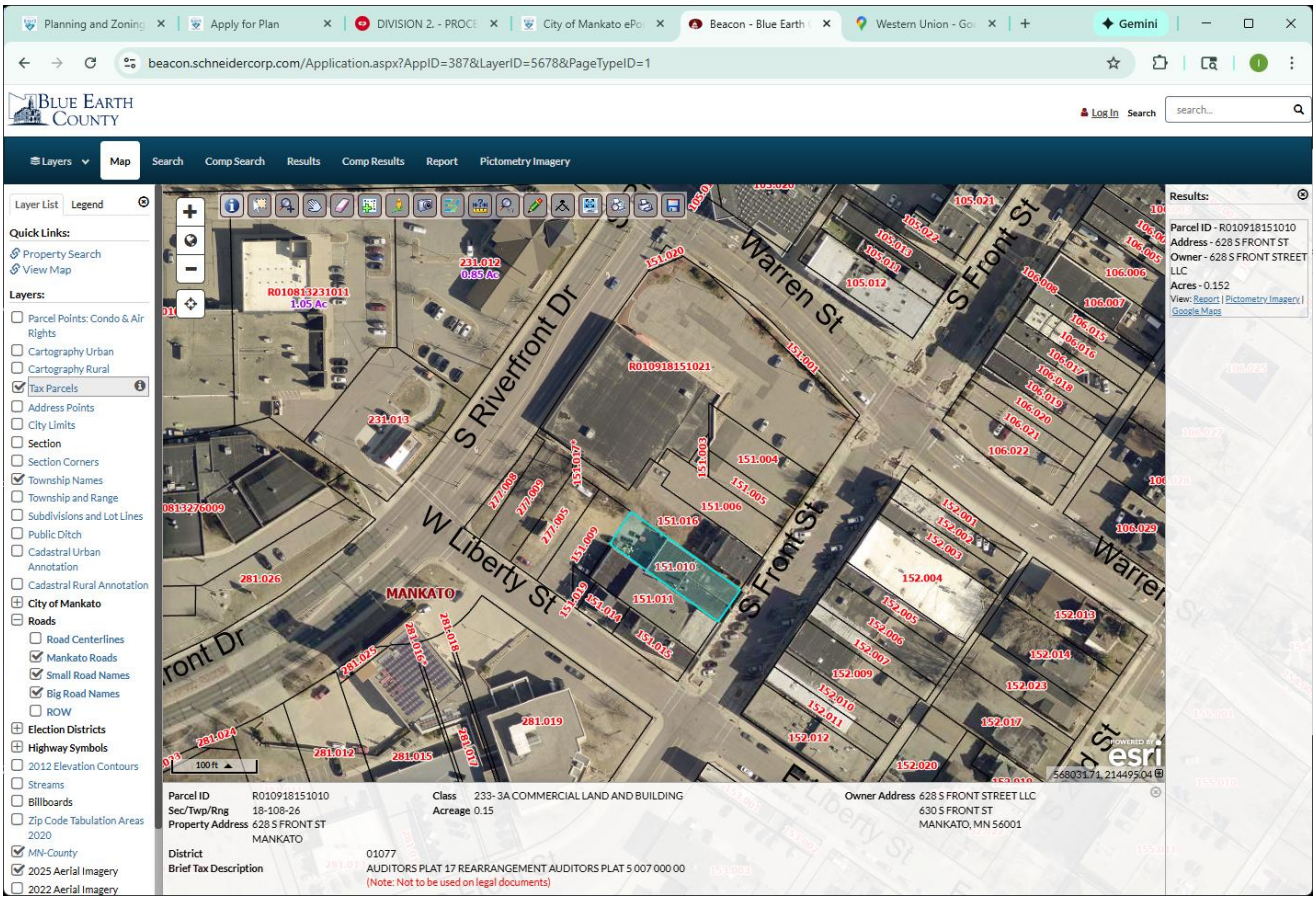
Warren St
S Front St
S Riverfront Dr
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
Results:
Parcel ID - R010918151016
Address - 624 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.209
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151016
Sec/Twp/Rng 18-108-26
Property Address 624 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOTS 5 & 6 & VAC ALLEY ADJ 005 000 00
(Note: Not to be used on legal documents)
Class 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.21
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
56823275, 214597.12
esri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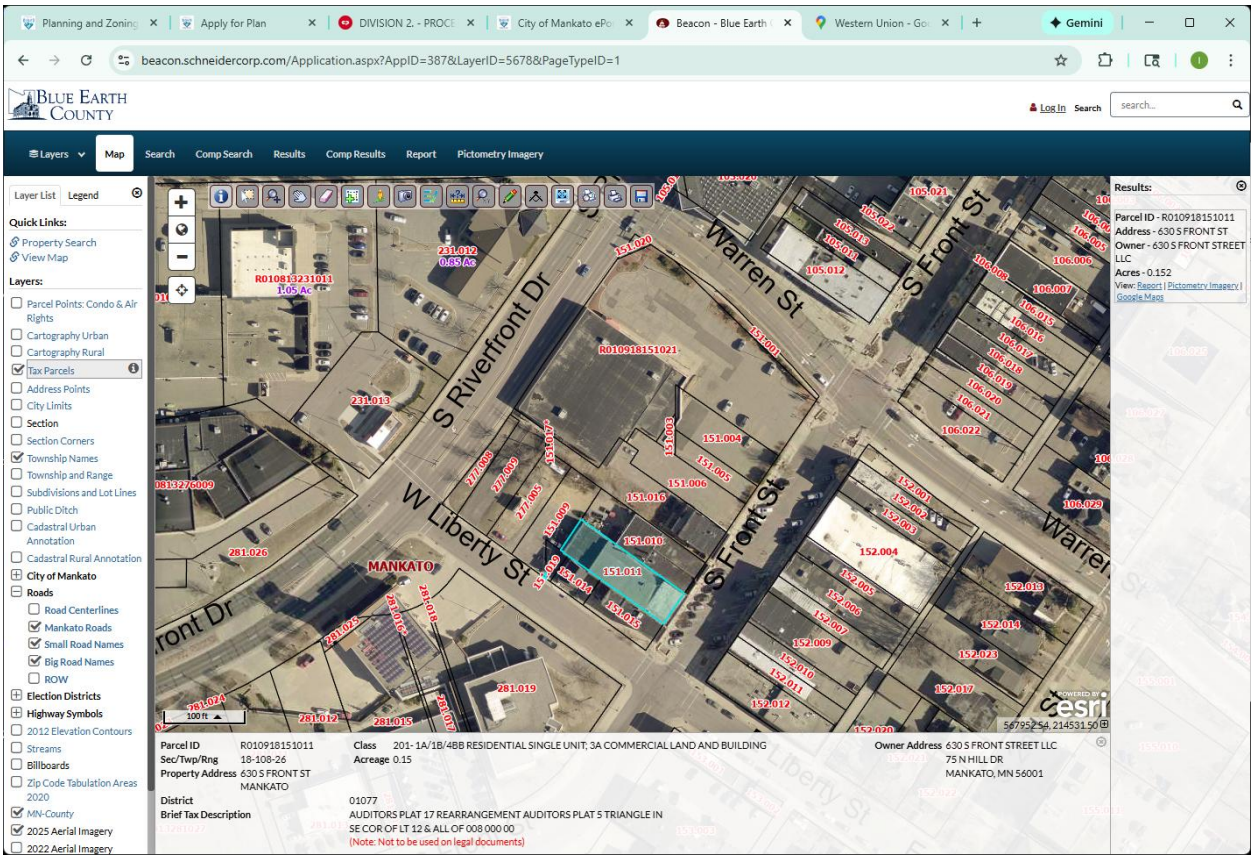
S Front St
S Riverfront Dr
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
Results:
Parcel ID - R010918151010
Address - 628 S FRONT ST
Owner - 628 S FRONT STREET LLC
Acres - 0.152
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151010
Sec/Twp/Rng 18-108-26
Property Address 628 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 007 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.15
Owner Address 628 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001
56803171, 214495.04
esri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Results:
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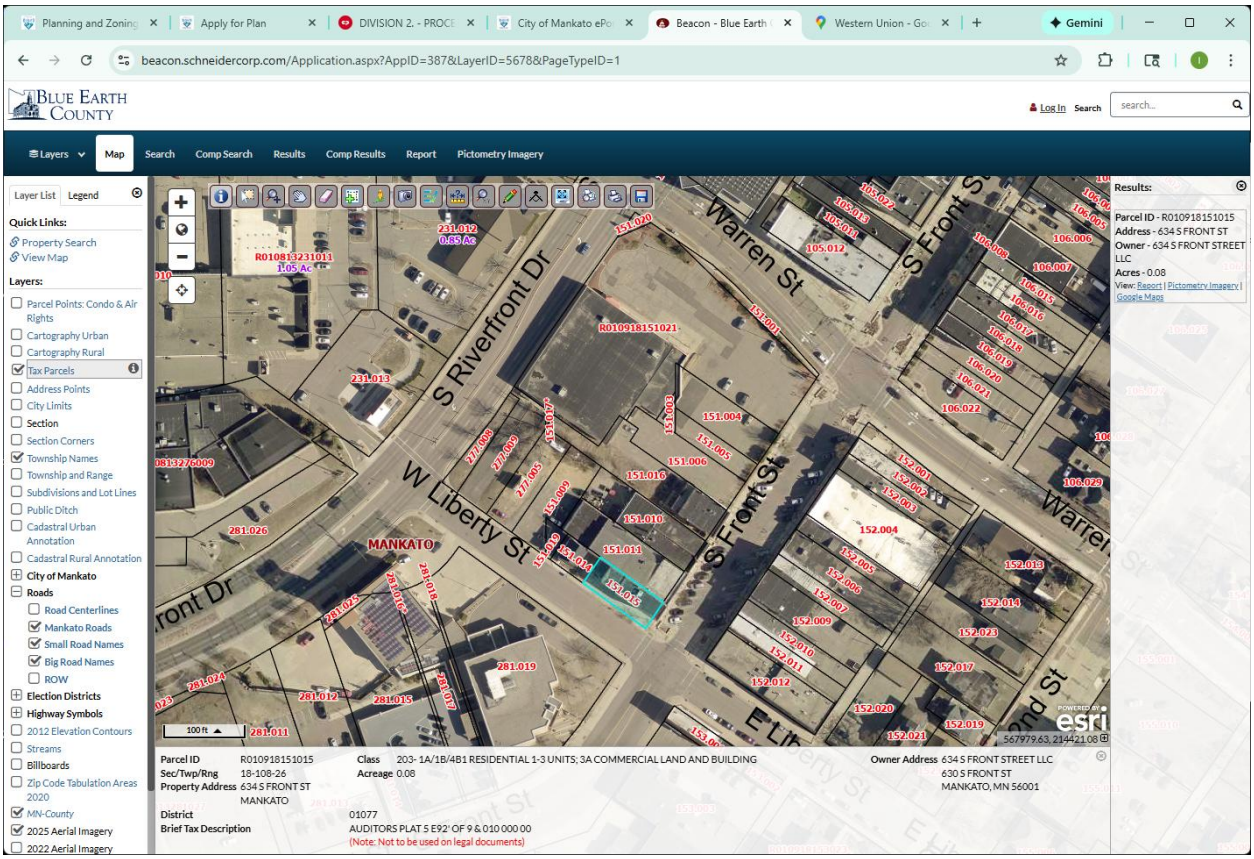
Address - 630 S FRONT ST
Owner - 630 S FRONT STREET LLC
Acres - 0.152
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
100 ft
Parcel ID R010918151011
Sec/Twp/Rng 18-108-26
Property Address 630 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 TRIANGLE IN SE COR OF LT 12 & ALL OF 008 000 00
(Note: Not to be used on legal documents)
Class 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.15
Owner Address 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001
esri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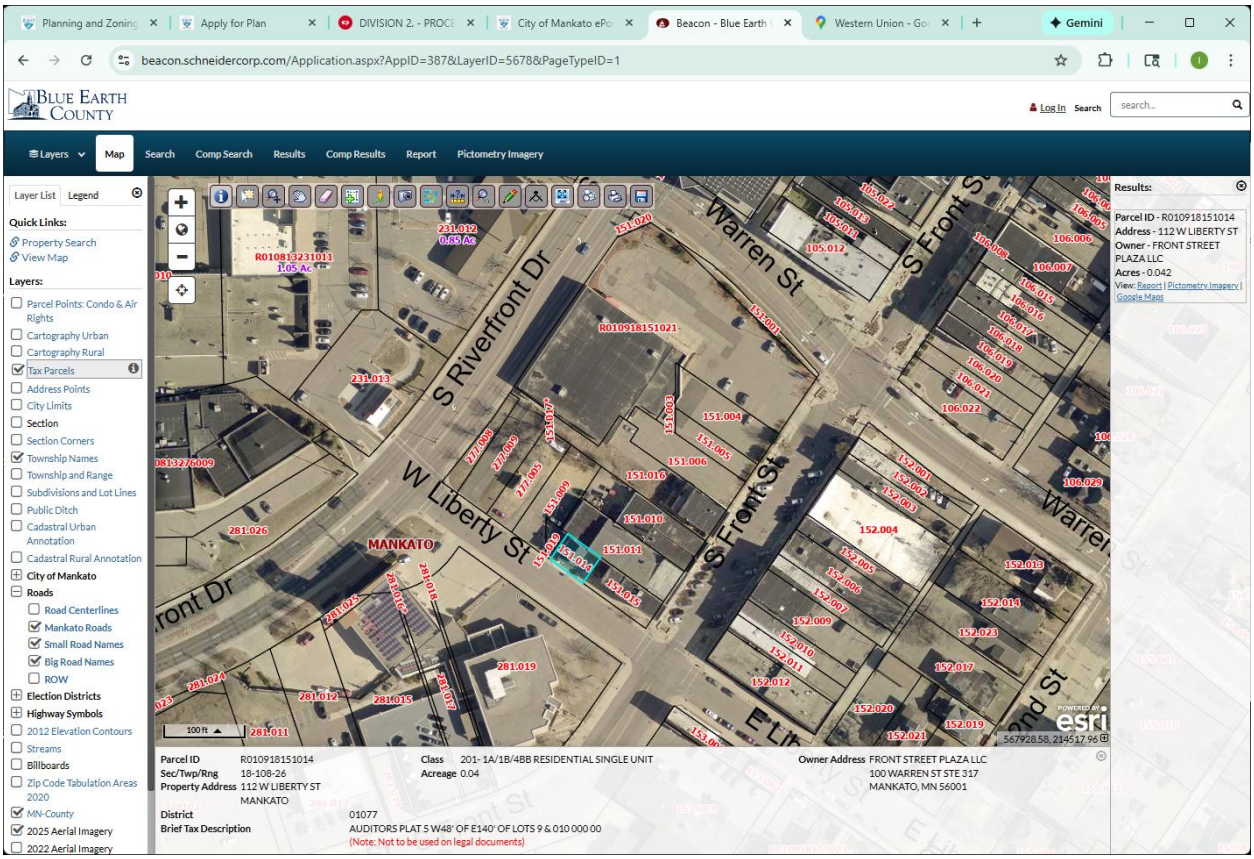
Results:
Parcel ID - R010918151015
Address - 634 S FRONT ST
Owner - 634 S FRONT STREET LLC
Acres - 0.08
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
100 ft
Parcel ID R010918151015
Sec/Twp/Rng 18-108-26
Property Address 634 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 E92' OF 9 & 010 000 00
(Note: Not to be used on legal documents)
Class 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.08
Owner Address 634 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001
esri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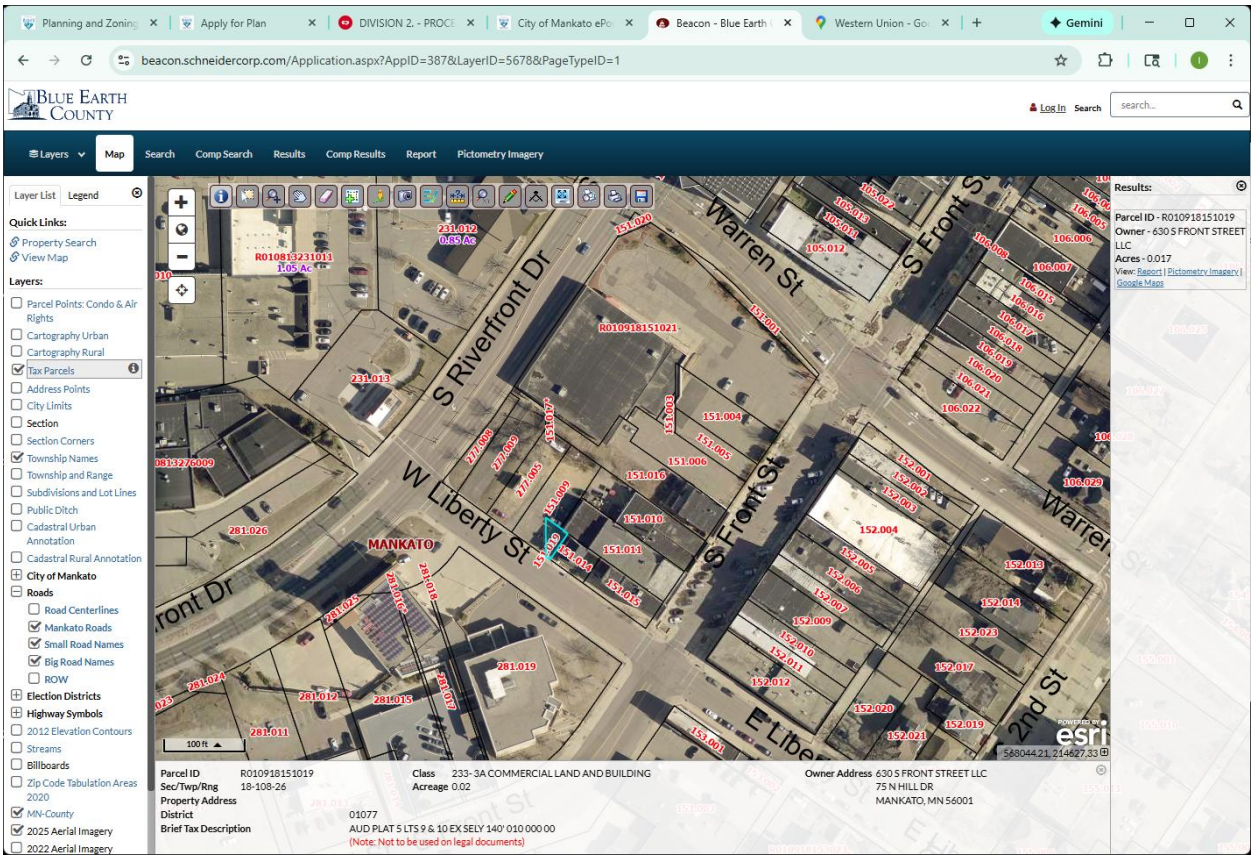
2025 Aerial Imagery
2022 Aerial Imagery
Results:
Parcel ID - R010918151014
Address - 112 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.042
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.83 Ac
231.013
281.026
281.019
281.011
152.004
152.020
152.021
100 ft
567928.58, 214517.96
Parcel ID R010918151014
Sec/Twp/Rng 18-108-26
Property Address 112 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 W48' OF E140' OF LOTS 9 & 010 000 00
(Note: Not to be used on legal documents)
Class 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT
Acreage 0.04
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001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2025 Aerial Imagery
2022 Aerial Imagery
Results:
Parcel ID - R010918151019
Owner - 630 S FRONT STREET LLC
Acres - 0.017
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
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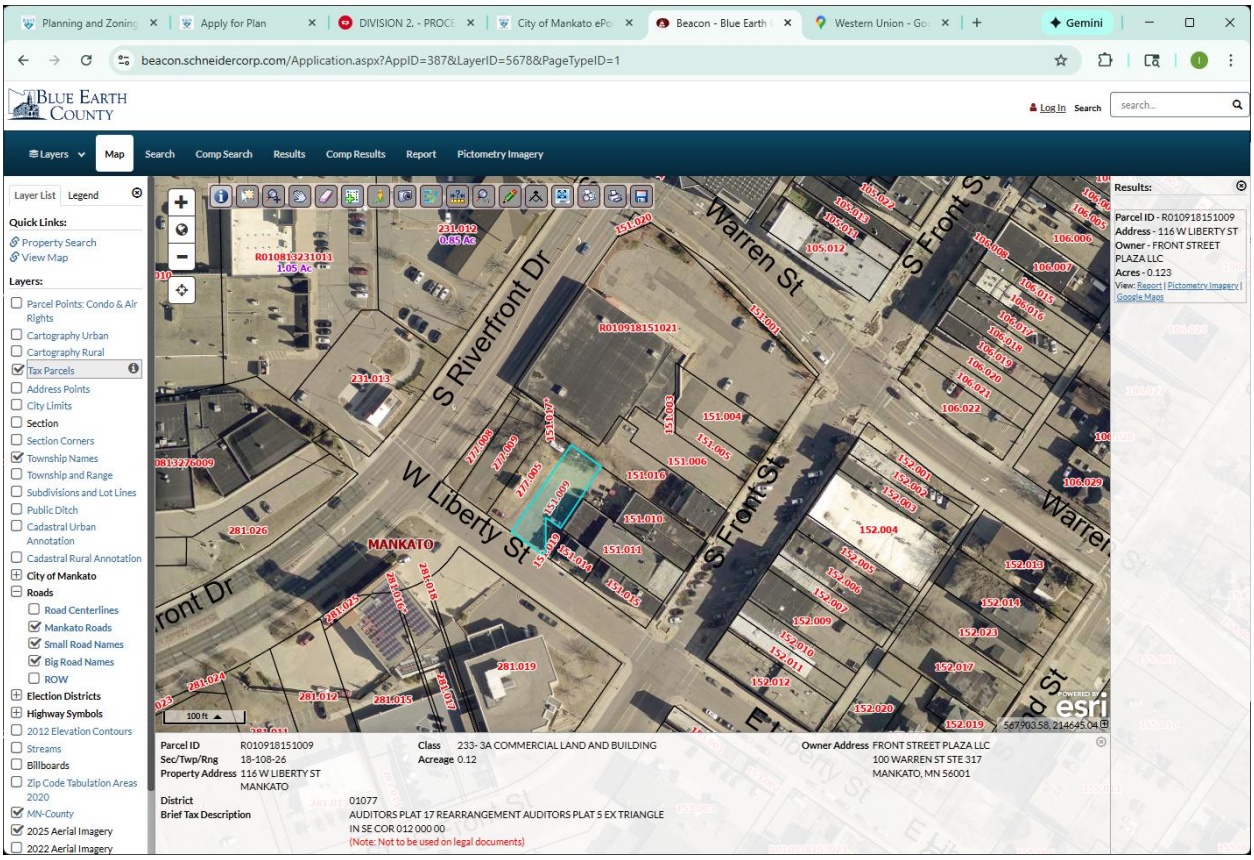
231.013
281.026
281.019
281.011
152.004
152.020
152.021
100 ft
568044.21, 214627.33
Parcel ID R010918151019
Sec/Twp/Rng 18-108-26
Property Address
District 01077
Brief Tax Description AUD PLAT 5 LTS 9 & 10 EX SELY 140' 010 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.02
Owner Address 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001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Results:
Parcel ID - R010918151009
Address - 116 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.123
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
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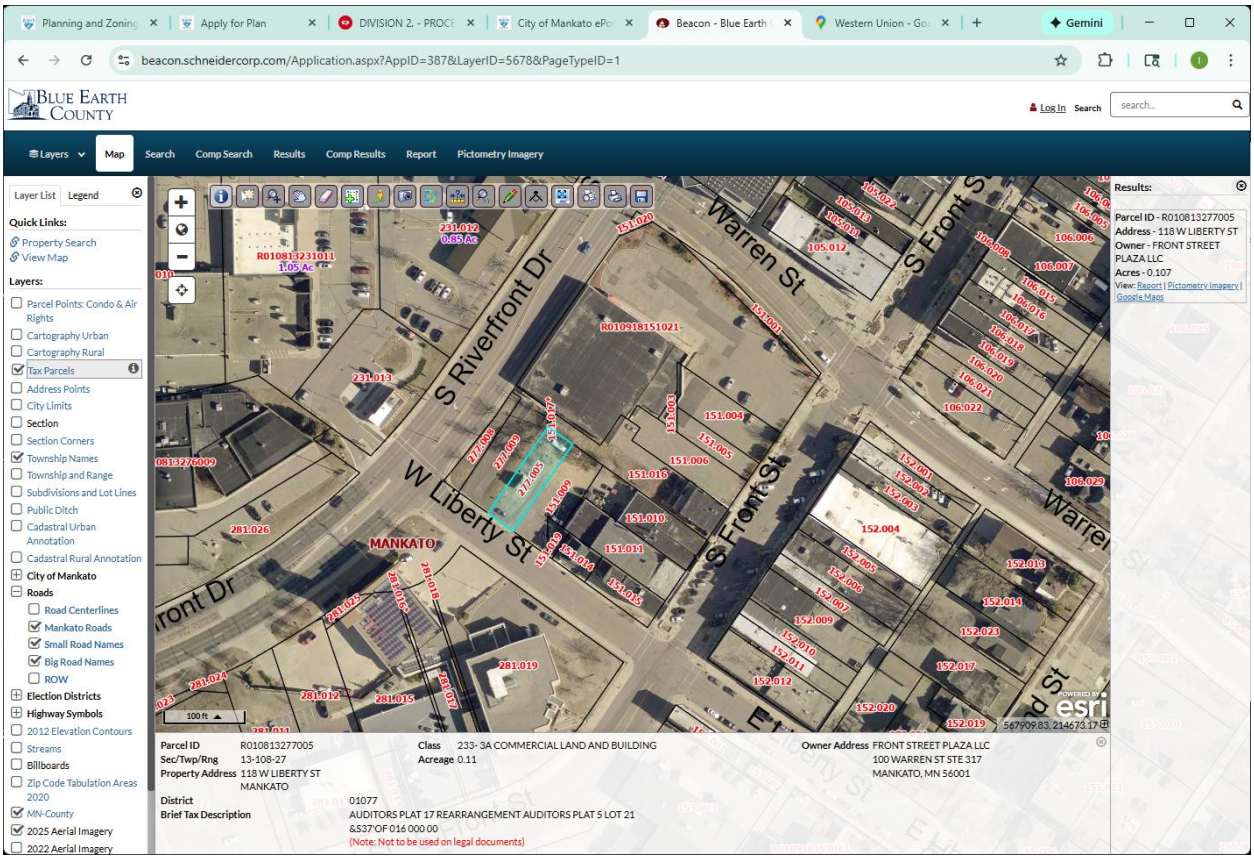
100 ft
esri
Parcel ID R010918151009
Sec/Twp/Rng 18-108-26
Property Address 116 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 EX TRIANGLE IN SE COR 012 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.12
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001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Results:
Parcel ID - R010813277005
Address - 118 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.107
View: Report | Pictometry Imagery | Google Maps
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Warren St
S Front St
W Liberty St
MANKATO
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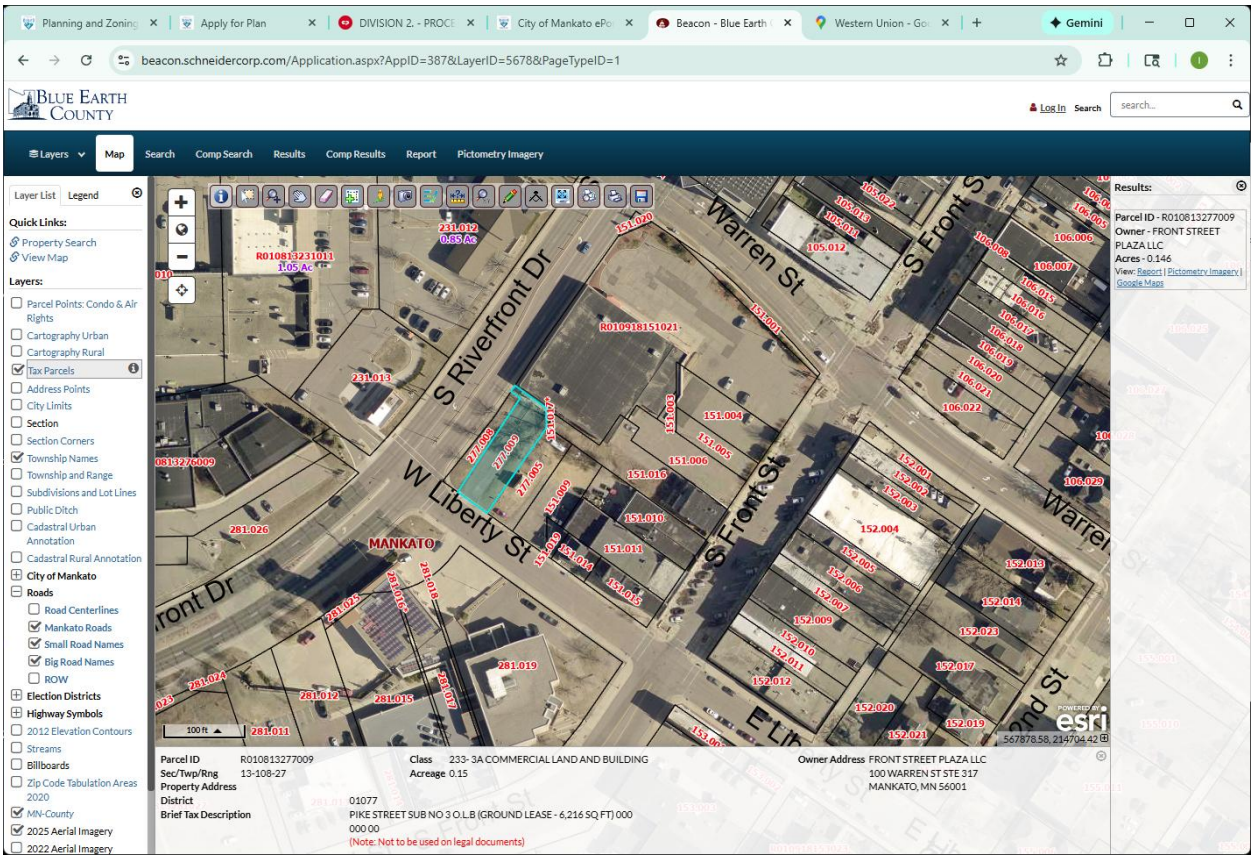
esri
Parcel ID R010813277005
Sec/Twp/Rng 13-108-27
Property Address 118 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOT 21 &S37OF 016 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.11
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001


Planning and Zoning
Apply for Plan
DIVISION 2. - PROCE
City of Mankato ePo
Beacon - Blue Earth
Western Union - Go
Gemini
beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1
BLUE EARTH COUNTY
Log In
Search
search...
Layers
Map
Search
Comp Search
Results
Comp Results
Report
Pictometry Imagery
Layer List
Legend
Quick Links:
Property Search
View Map
Layers:
Parcel Points: Condo & Air Rights
Cartography Urban
Cartography Rural
Tax Parcels
Address Points
City Limits
Section
Section Corners
Township Names
Township and Range
Subdivisions and Lot Lines
Public Ditch
Cadastral Urban Annotation
Cadastral Rural Annotation
City of Mankato
Roads
Road Centerlines
Mankato Roads
Small Road Names
Big Road Names
ROW
Election Districts
Highway Symbols
2012 Elevation Contours
Streams
Billboards
Zip Code Tabulation Areas 2020
MN-County
2025 Aerial Imagery
2022 Aerial Imagery
Results:
Parcel ID - R010813277009
Owner - FRONT STREET PLAZA LLC
Acres - 0.146
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.65 Ac
231.013
R010918151021
081327600
281.026
281.019
281.011
100 ft
esri
567878.58, 214704.42
Parcel ID R010813277009
Sec/Twp/Rng 13-108-27
Property Address
District 01077
Brief Tax Description PIKE STREET SUB NO 3 O.L.B (GROUND LEASE - 6,216 SQ FT) 000 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.15
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:
Cindy Brouwer, 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001, Phone: 507-385-1031, Fax: 507-385-1288

PCMN202510014739N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment."
   g. Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters."
   i. State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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AMERICAN LAND TITLE ASSOCIATION

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Premier Title Services, LLC
Issuing Office: 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001
Issuing Office's ALTA® Registry ID:
Commitment Issue Date: October 15, 2025

Commitment Number: PCMN202510014739N
Issuing Office File Number: P.253302
Property Address:112 W. Liberty Street, Mankato, Minnesota 56001

SCHEDULE A

1. Commitment Date: October 8, 2025 @ 8:00 a.m.

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy, Amount $225,000.00
   Proposed Insured: Front Street Plaza, LLC

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date vested in: River Center Properties LLC (deed to Bennett Coughlan will be executed before transfer to Front Street Plaza, LLC

5. The Land is described as follows:

   See Schedule C attached hereto.

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AMERICAN LAND TITLE ASSOCIATION

ISSUED BY

ATTORNEYS TITLE GUARANTY FUND, INC.

PREMIER TITLE SERVICES, LLC
212 Madison Avenue, Suite 100
Mankato Minnesota 56001
PH: 507-385-1031

6187
(member no.)

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Cindy Brouwer, 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001, Phone: 507-385-1031, Fax: 507-385-1288

Commitment Number: PCMN202510014739N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
   a. Obtain and submit to the Company for recording a properly executed Deed from River City Properties, LLC, to Bennett Coughlan.
   b. Obtain and submit to the Company for recording a properly executed Deed from Bennett Coughlan, a single person, to Front Street Plaza, LLC.
   c. Well Disclosure Certificate; or Deed which contains the following statement: The Seller certifies that the Seller does not know of any wells on the described real estate.
   d. Certificate of Real Estate Value for the land.
6. Obtain for recording a release, satisfaction, or subordination of the Mortgage recorded as document no. 600CR286, as shown on Schedule B II.
7. Obtain for recording a release, satisfaction, or subordination of the Assignment of Rents recorded as document no. 600CR287, as shown on Schedule B II.
8. Obtain for recording a release or satisfaction regarding the reservation of the shared use of the refuse enclosure as shown on deed recorded as document no. 600CR285, as shown on Schedule B II.
9. Obtain for recording a release, satisfaction, or subordination of the Option Agreement recorded as document no. 614CR625, as shown on Schedule B II.
10. Obtain Company's Affidavit of Purchaser/Borrower executed by Front Street Plaza, LLC.
11. Obtain Company's Affidavit of Seller executed by Bennett Coughlan.
12. Obtain a Certification of Non-Foreign Status (CNFS) as to the Seller's status under 26 USC 1445, the Foreign Investment in Real Property Act of 1980 (FIRPTA) and a Qualified Substitute Statement of Seller Certification of Non-Foreign Status. In the event the Seller, or the Seller's spouse, is a foreign person, as defined in the Act, contact the Company for further requirements.
13. This transaction involves a business entity. The entity shall provide at closing: A. Certificate or other proof of good standing. B. Resolution authorizing the entity to enter in to the transaction. C. Resolution authorizing the party present to execute all documents on behalf of the entity.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title: NONE

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the Land and inspection of the Land.
4. Easements or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
6. Real estate taxes and special assessments for the year 2026 which are not yet due and payable.

   Taxes for the year 2025 in the sum of $1,836.00, inclusive of a solid waste fee of $20.00, are one-half paid. Taxes for the year 2024 and all prior years are paid in full.

   NON-HOMESTEAD
   PIN R01.09.18.151.014.
7. Rights of tenants as tenants only under unrecorded leases.
8. Utility Easements or Claims of Utility Easements whether Recorded or Unrecorded.
9. Rights of the public and others entitled to the use of that portion of the Land lying within W. Liberty Street as laid out and traveled.
10. Easements and setbacks dedicated to the public as shown on the recorded plat of Auditor's Plat No. 5 Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1, Warrens Addition to Mankato.
11. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
12. Reservation unto seller and his heirs and assigns in perpetuity a license to encroach onto the easterly 12 feet of the subject real estate as shown on deed recorded June 28, 2022 as document no. 600CR285
13. Subject to the reservation of the use of one parking stall for the benefit of the real estate described as the East 92 feet of the Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato as shown on the deed recorded June 28, 2022 as document no. 600CR285
14. Seller, Michelle Dick and purchaser, River City Properties, LLC shall, further, share the use of the refuse enclosure now existing on the subject real estate as stated on the deed recorded June 28, 2022 as document no. 600CR285. (This should be released at closing for Bennett Coughlan's purchase)
15. Mortgage, dated June 27, 2022, recorded June 28, 2022 as document number 600CR286, securing $125,200.00, executed by River Center Properties, LLC, mortgagor, to Community Bank Mankato, mortgagee. (This should be

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AMERICAN LAND TITLE ASSOCIATION

released at closing for Bennett Coughlan's purchase)

16. Assignment of Rents, dated June 27, 2022, recorded June 28, 2022 as document number 600CR287, executed by: River Center Properties, LLC, to Community Bank Mankato. (This should be released at closing for Bennett Coughlan's purchase)

17. Option Agreement dated October 15, 2024, recorded October 24, 2024 as document no. 614CR625. River Center Properties, LLC grants to 634 S. Front Street, LLC the option to purchase subject property.

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AMERICAN LAND TITLE ASSOCIATION

Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: P.253302

The Land referred to in this Commitment is in the State of Minnesota, county of BLUE EARTH, and described as follows:

Property Address:
112 W. Liberty Street, Mankato, Minnesota 56001

Tax Parcel No. R01.09.18.151.014

Docusign Envelope ID: 334CBA3A-A35A-42FD-A5E0-188F5A3AE95C

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

Signed by:
Abbie Olson
E3A52F3CFBDD4A3...
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

    The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I—Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments, policies, and notification to the Company of claims. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Updated 1/1/2024

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (*Contact Us*)

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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market toyou • Sharing for non-affiliates to market toyou State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

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Schedule A

ALTA COMMITMENT

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: *FB Title Services, LLC*

Issuing Office: *111 South 2nd Street, Suite 400, Mankato, MN 56001*

Issuing Office's ALTA® Registry ID: *A22343*

Loan ID Number: *Pending*

Commitment Number: O25-OR34

Issuing Office File Number: A22343-O25-OR34 (C/M 101495.0001)

Property Address: 602 & 624 South Front Street, Mankato, MN 56001, & 116 & 118 West Liberty Street, Mankato, MN 56001

Revision Number: *N/A*

1. Commitment Date: September 3, 2025, at 8:00 A.M.

2. Policy or Policies to be issued:

		Amount
a.	2021 ALTA® Owner's Policy:	$3,250,000.00
	Proposed Insured: **Front Street Plaza, LLC**	
b.	2021 ALTA® Loan Policy:	$2,200,000.00
	Proposed Insured: **Frandsen Bank & Trust**, together with its successors and/or assigns as their interest may appear of record.	

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

   (i) as to Parcels 1-4 (as described on Exhibit A below), **Tailwind 602 South Front, LLC, a Minnesota limited liability company (an undivided one-half interest)**, **Reggie Reed, a married person (an undivided one-tenth interest)**, **Michael Sather, a married person (an undivided one-tenth interest)**, **Kenneth Smith, a married person (an undivided three-tenths interest)**; and

   (ii) as to Parcels 5-6 (as described on Exhibit A below), **Tailwind RE Holdings, LLC, a Minnesota limited liability company**.

5. The '*Land*' referred to in this Commitment is described as follows:

   See attached Exhibit A.

6. Endorsements requested by Frandsen Bank & Trust, include: None.

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Exhibit A
to
Schedule A

ALTA COMMITMENT
Legal Description

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property – Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

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Exhibit A
to
Schedule A

ALTA COMMITMENT
Legal Description

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

PIDs:

R01.09.18.151.021, R01.09.18.151.003, R01.09.18.151.004, R01.09.18.151.005, R01.09.18.151.006, R01.09.18.151.016, and R01.08.13.277.009

Address For Reference Only: 602 & 624 South Front Street, Mankato, MN 56001

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record In the office of the Register of Deeds in and for the County of Blue Earth, Stale of Minnesota.

PID: R01.08.13.277.005

Address For Reference Only: 116 and 118 Liberty Street, Mankato, MN 56001

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Schedule B, Part I

ALTA COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
    a. Satisfaction of Mortgage from Bremer Bank of that Mortgage described in Schedule B, Part II paragraph 18 herein. [***As to Parcels 1-4***]
    b. Release of Assignment of Leases and Rents from Bremer Bank described in Schedule B, Part II paragraph 19 herein. [***As to Parcels 1-4***]
    c. Limited Warranty Deed from Tailwind 602 South Front, LLC, a Minnesota limited liability company, Michael Sather and LeAnn Sather, husband and wife, Reggie Reed and Kasey Reed, husband and wife, and Kenneth Smith and Lori Smith, husband and wife, to Front Street Plaza, LLC, a Minnesota limited liability company. [***As to Parcels 1-4***]
    d. Limited Warranty Deed from Tailwind RE Holdings, LLC, a Minnesota limited liability company to Front Street Plaza, LLC, a Minnesota limited liability company. [***As to Parcels 5 & 6***]
    e. A properly executed and recordable Mortgage executed by Front Street Plaza, LLC, a Minnesota limited liability company to Frandsen Bank & Trust securing the sum of $2,200,000.00.
    f. Certificate of Real Estate Value for the required deed.
    g. Septic System Compliance/Property Transfer Septic System Disclosure Form if there is a septic system.
    h. Deeds and Contracts for Deed dated November 1, 1990, or later require a Well Disclosure Certificate or must contain the following statement: "The Seller certifies that the Seller does not know of any wells on the described real property."
    i. Plat drawing/survey and location report or ALTA survey certified to the Company and Frandsen Bank & Trust.
    j. Seller FIRPTA Affidavits for each Seller.
    k. Affidavits of No Encumbrances executed by Sellers.
    l. Affidavit of No Encumbrances executed by Buyer/Mortgagor.
    m. A valid driver's license or other identification acceptable to the Company must be presented at closing by all parties who will be executing documents.

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n. If the transaction is closed by the Company or its agent, the social security number of Sellers, or Federal ID number of selling entities, and forwarding address must be provided at or prior to closing, and the applicable tax forms executed at closing unless the Seller is a corporation, partnership, or governmental unit.

o. The Company must be provided with authorizing resolutions of Front Street Plaza, LLC approving the loan, and appointing officers of Front Street Plaza, LLC, who are authorized to execute documents on behalf of Front Street Plaza, LLC.

p. The Company will require that a fully executed purchase agreement be submitted prior to closing for review. Upon review, the Company reserves the right to make additional requirements and/or exceptions.

q. The Company must be provided with a copy of Tailwind 602 South Front, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

r. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Tailwind 602 South Front, LLC.

s. The Company must be provided with a certified copy of authorizing resolutions of Tailwind 602 South Front, LLC, authorizing the transactions contemplated hereby, and appointing officers of Tailwind 602 South Front, LLC who are authorized to execute documents on behalf of Tailwind 602 South Front, LLC.

t. The Company must be provided with a copy of Tailwind RE Holdings, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

u. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Tailwind RE Holdings, LLC.

v. The Company must be provided with a certified copy of authorizing resolutions of Tailwind RE Holdings, LLC, authorizing the transactions contemplated hereby, and appointing officers of Tailwind RE Holdings, LLC who are authorized to execute documents on behalf of Tailwind RE Holdings, LLC.

w. The Company must be provided with a copy of Front Street Plaza, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

x. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Front Street Plaza, LLC.

y. The Company must be provided with a certified copy of authorizing resolutions of Front Street Plaza, LLC, authorizing the transactions contemplated hereby, and appointing officers of Front Street Plaza, LLC who are authorized to execute documents on behalf of Front Street Plaza, LLC.

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Schedule B, Part II

ALTA COMMITMENT

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Real estate taxes or special assessments imposed on the Title for the year 2025 are as follows:

   As to Parcels 1-4:

   Parcel No. R01.09.18.151.021: $32,756.00 and are **one-half paid**, inclusive of a Blue Earth County recycling/water fee/solid waste fee in the amount of $845.46. Pursuant to records of the City of Mankato, there is an **outstanding water bill** in the amount of $422.48 for usage through September 10, 2025, and due by October 10, 2025. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.004: $1,578.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.005: $756.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.003: $140.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.006: $960.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.08.13.277.009: $1,666.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

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Parcel No. R01.09.18.151.016: $7,704.00 and are **one-half paid**, inclusive of a Blue Earth County recycling/water fee/solid waste fee in the amount of $131.68. Pursuant to records of the City of Mankato, there is an **outstanding water bill** in the amount of $107.92 for usage through September 10, 2025, and due by October 10, 2025. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

As to Parcels 5 & 6:

Parcel No. R01.09.18.151.009: $680.00 and **unpaid**. The amount remaining unpaid is $377.40. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

Parcel No. R01.08.13.277.005: $682.00 and are **unpaid**. The amount remaining unpaid is $378.51. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

3. Taxes or special assessments which are not shown as existing liens at Date of Policy.
4. The Company neither guarantees nor insures the area, acreage, or quantity of land.
5. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, water or sewer services, or fees for trees, weeds, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
6. Rights or claims of tenants or other parties in possession, not recorded in the public records.
7. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
8. Liens, encumbrances, or easements (or claims thereof) not recorded in the public records.
9. Any encumbrance, claim, lien, or right to a lien: (i) for services, labor or material furnished, imposed by law, and not recorded in the public records; or (ii) which are not shown by public records.
10. Any fact, right, interest or claim which are not shown by the public records but which could be ascertained by making inquiry of persons in possession thereof, or inspection thereof.
11. Rights of the public to roads as laid out and traveled.

With respect to Parcels 1-4:

12. Easements for drainage and utility purposes, if any, and all other matters as shown on the Plat of Pike Street Subdivision No. 3, filed December 15, 2005, and recorded as Document No. **461CR418**.
13. Terms, conditions, and light well and water closest easements contained in the Final Decree dated January 11, 1962, recorded January 23, 1962, as Document No. **254745** (Abstract), and recorded January 26, 1962, as Document No. **10981** (Torrens).
14. Terms and conditions of and non-exclusive easements contained in the Easement Agreement dated December 21, 1993, recorded April 5, 1994, as Document No. **343CR167** (Abstract), and as Document No. **48294** (Torrens).

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Schedule B, Part II

ALTA COMMITMENT

15. Terms, conditions, easements, restrictions, limitations, rights and provisions as contained in the Quit Claim Deed dated November 24, 1993, recorded January 11, 1994, as Document No. **341CR292** (Abstract) and as Document No. **47789** (Torrens).

16. Survey prepared by Janele Fowlds of Bolton & Menk, Inc, dated July 3, 2019, last revised August 7, 2019, under **Job No. M34.119110**, shows the following:

    a. Apparent ingress and egress over adjacent city property to reach Warren Street without benefit of easement;
    b. Landscaping crosses onto adjacent property;
    c. Sidewalk encroaches onto subject property without benefit of easement;
    d. Gas and electric utilities cross onto property without benefit of easement; and
    e. Building crosses into adjacent Right of Way by 0.2 ft.

17. Rights of Walgreens Co., an Illinois corporation, as tenant only, pursuant to an unrecorded lease dated July 1, 1987, as amended and assigned, with no rights of first refusal or options to purchase, and as assigned by that certain unrecorded (Assignment of Lease), dated September 7, 2019.

18. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement executed by Tailwind 602 South Front, LLC, a Minnesota limited liability company, Kenneth L. Smith and Lori J. Smith, husband and wife, Reggie Reed and Kasey R. Reed, husband and wife and Michael L. Sather and Leann E. Sather, husband and wife, as tenants-in-common, as mortgagor, in favor of Bremer Bank, as mortgagee, in the original principal amount of $1,760,800.00, dated September 27, 2019, recorded September 30, 2019, as Document No. **574CR541** (Abstract) and December 16, 2019 as Document No. **T137849** (Torrens), and as amended by that certain **Amendment No. 1** to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement dated June 21, 2021, recorded September 3, 2021, as Document No. **593CR111** (Abstract) and as Document No. **T144767** (Torrens), and as further amended by that certain **Amendment No. 2** to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement, dated December 29, 2023, recorded March 13, 2024, as Document No. **610CR916** (Abstract) and as Document No. **T150905** (Torrens), and as further amended by that certain **Amendment No. 3** Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement, dated August 29, 2024, recorded June 11, 2025, as Document No. **618CR532** (Abstract) and as Document No. **T153592** (Torrens).

19. Assignment of Leases and Rents between Tailwind 602 South Front, LLC, a Minnesota limited liability company, Kenneth L. Smith and Lori J. Smith, husband and wife, Reggie Reed and Kasey R. Reed, husband and wife and Michael L. Sather and Leann E. Sather, husband and wife, as tenants-in-common, and Bremer Bank, National Association, a national banking association, dated September 27, 2019, recorded September 30, 2019, as Document No. **574CR542** (Abstract) and December 16, 2019 as Document No. **T137850** (Torrens), and as amended by that certain Amendment No. 1 to Assignment of Leases and Rents, dated June 21, 2021, recorded September 3, 2021, as Document No. **593CR112** (Abstract) and as Document No. **T144768** (Torrens), and as further amended by that certain Amendment No. 2 to Assignment of Leases and Rents, dated December 29, 2023, recorded March 13, 2024, as Document No. **610CR915** (Abstract) and as Document No. **T150904** (Torrens), and as further amended by that certain Amendment No. 3 to Assignment of Leases and Rents, dated August 29, 2024, recorded June 11, 2025, as Document No. **618CR533** and as Document No. **T153593** (Torrens).

Docusign Envelope ID: 334CBA3A-A35A-42FD-A5E0-188F5A3AE95C

With respect to Parcels 5 & 6:

20. Easements for drainage and utility purposes, if any, and all other matters as shown on Auditor's Plat No. 17 (Re-arrangement of part of Auditor's Plat No. 5), filed July 12, 1921.

NOTE: Examination of title was done without the benefit of an updated Abstract of Title and/or Registered Property Certificate. No Abstract of Title was presented nor received. The Company will not be responsible for the cost of updating or replacing the abstract or certificate.

628 S Front

124597

PLATINUM TITLE, LLC

PO Box 4335 • Mankato, MN 56002 • 507.317.7806
507.720.2983 • info@platinumtitlemn.com

OWNERS AND ENCUMBRANCE REPORT

To: Heather Hinsch/Jodi Schull
Community Bank Mankato
300 St. Andrews Drive
Mankato, MN 56001

File No. 23.6.005

Effective Date: November 29, 2023

Property Address: 628 S. Front St.
Mankato, MN 56001

Legal description of **abstract** property in **Blue Earth** County, Minnesota:

Lot 7, Auditor's Plat No. 17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Fee Owner: **628 S Front Street, LLC, a Minnesota limited liability company,** pursuant to Warranty Deed from Sally A. Oftedahl, a single person, dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR066.

Encumbrances:

1) Mortgage Deed from 628 S Front Street, LLC, a Minnesota limited liability company, in favor of Community Bank Mankato, dated July 27, 2023, and recorded July 28, 2023, as Document No. 607CR067, in the original principal amount of $288,000.00.

Assignment of Rents from 628 S. Front Street, LLC, a Minnesota limited liability company, in favor of Community Bank Mankato, dated July 27, 2023, and recorded July 28, 2023, as Document No. 607CR068.

2) Mortgage Deed from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated October 19, 2023, and recorded October 23, 2023, as Document No. 608CR751 in the original principal amount of $17,000.00.

There have been no Federal Tax Liens, State of Minnesota tax liens, or judgments filed in **Blue Earth** County in the past ten years, against the following: **Jeffrey Palmer, Sally Palmer, Sally Oftedahl or 628 S Front Street, LLC.**

Real estate taxes due and payable in 2023 on Parcel i.d. No. R01.09.18.151.010 were $6,836.00, inclusive of an annual recycling fee of $168.21, the first half of which has been paid. This amount included $557.02 in special assessments. The special assessments for 2023 have been paid in full and there is no remaining balance. The outstanding second half tax amount due is $3,422.04. This amount is valid if taxes are paid on or before December 29, 2023. There are no delinquent taxes which would constitute a lien against the property.

Estimated market value:	$394,600
Class:	Commercial/Industrial/Public Utility

This report is a report of record ownership and of liens and is not in any sense given or accepted as certificate or guaranty of title, and we make no statement as to the legality or sufficiency of any instruments or proceedings in the chain of title to said land.

Connie Froehlich
FAX: (507) 540-1162

124473

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08045318** **File Number: 23.0.066**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:
Issuing Agent: Platinum Title, LLC
Issuing Office: PO Box 4335, Mankato, MN 56002
Issuing Office 's ALTA® Registry ID: 1219775
Loan ID No.:
Issuing Office File No.: 23.0.066
Property Address: 628 S Front St, Mankato, MN 56001

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
3000 Bayport Drive, Suite 1000, Tampa, FL 33607

Policy No.: LY-08045318
Property Address of the Land: 628 S Front St, Mankato, MN 56001
Amount of Insurance: $288,000.00 Premium: $100.00
Date of Policy: July 28, 2023 at 08:04 AM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   628 S Front Street, LLC, a Minnesota limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR067 in the original principal amount of $288,000.00.

5. The Land is described as follows:

   Lot 7, Auditor's Plat No. 17 Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy:

   ☑ ALTA Endorsement 22-06 (Location)

   ☑ ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

☑ ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy)

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

Policy No.: LY-08045318

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. Easements or claims of easements not shown by the public records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Access and utility easements of record on the Plat of Auditor's Plat No. 17 Rearrangement of Part of Auditor's Plat No. 5.

4. Rights or claims of parties in possession not shown by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. All assessments and taxes due in 2023 and thereafter which are not yet due and payable. (R01.09.18.151.010)

7. Maintenance easement over the Southerly 3 feet of the vacated alley adjacent to Lots 5, 6 and 7 of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5 contained in Easement Agreement dated October 30, 2000, and recorded December 29, 2000, as Document No. 400CR141.

8. Permanent access easement over and across Lot 12 and Lot 21, Auditor's Plat No. 17, Rearragement of part of Audtior's Plat No. 5, City of Mankato, contained in Findings of Fact, Conclusions of Law, Order for Judgment, and Judgement and Decree recorded March 4, 2016, as Document No. 547CR498.

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AMERICAN LAND TITLE ASSOCIATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

Assignment of Rents from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR068.

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AMERICAN LAND TITLE ASSOCIATION

b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

   a. the occupancy, use, or enjoyment of the Land;

   b. the character, dimensions, or location of an improvement on the Land;

   c. the subdivision of the Land; or

   d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

   a. of the exercise described in an Enforcement Notice; or

   b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

   a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

   b. the failure of a person or Entity to have authorized a transfer or conveyance;

   c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

   d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

   e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

   f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

   g. a defective judicial or administrative proceeding; or

   h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

    a. the amount of the principal disbursed as of the Date of Policy;

    b. the interest on the obligation secured by the Insured Mortgage;

    c. the reasonable expense of foreclosure;

    d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

    e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

       i. real estate taxes and assessments imposed by a governmental taxing authority; and

       ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

    a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

       i. contracted for or commenced on or before the Date of Policy; or

       ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:

    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:

        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or

        ii. voidable transfer under the Uniform Voidable Transactions Act; or

    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or

        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

        i. the occupancy, use, or enjoyment of the Land;

        ii. the character, dimensions, or location of any improvement on the Land;

        iii. the subdivision of land; or

        iv. environmental remediation or protection.

    b. any governmental forfeiture, police, regulatory, or national security power.

    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

    a. created, suffered, assumed, or agreed to by the Insured Claimant;

    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

    c. resulting in no loss or damage to the Insured Claimant;

    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c.; decreased by Condition 10; or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*

i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.

ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Policy,

iii. insure against loss or damage exceeding the Amount of Insurance, or

iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08045318**
File Number: 23.0.066

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

Authorized Officer or Agent

By _____ President

Attest _____ Secretary

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

PLATINUM TITLE, LLC

PO Box 4335 • Mankato, MN 56002 • 507.317.7806
507.720.2983 • info@platinumtitlemn.com

August 29, 2023

Heather Hinsch
Community Bank Mankato
300 St. Andrews Drive
Mankato, MN 56001

Re: Bennett Coughlan – 628 S Front Street, LLC
Property Address: 628 S Front Street
Mankato, MN 56001
Our file No: 23.0.066

Dear Heather:

Enclosed find Lender's Title Insurance policy LX-08045318 in the amount of $288,000. Also enclosed are the original recorded Mortgage and Assignment of Rents.

Thank you for allowing us to be of service to you in this matter.

Sincerely,

Connie Froehlich
Title Agent
info@platinumtitlemn.com
Enclosures
FAX: (507) 540-1162

124158
630 S Front

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08039151** **File Number: 22-295**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
ST. ANDREWS TITLE & EXCHANGE, INC.
300 ST. ANDREWS DRIVE
SUITE 210
MANKATO, MN 56001
PHONE: (507) 385-4459

Rand J Jth
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David T Vold Secretary

b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

   a. the occupancy, use, or enjoyment of the Land;

   b. the character, dimensions, or location of an improvement on the Land;

   c. the subdivision of the Land; or

   d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

   a. of the exercise described in an Enforcement Notice; or

   b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

   a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

   b. the failure of a person or Entity to have authorized a transfer or conveyance;

   c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

   d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

   e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

   f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

   g. a defective judicial or administrative proceeding; or

   h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

    a. the amount of the principal disbursed as of the Date of Policy;

    b. the interest on the obligation secured by the Insured Mortgage;

    c. the reasonable expense of foreclosure;

    d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

    e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

       i. real estate taxes and assessments imposed by a governmental taxing authority; and

       ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

    a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

       i. contracted for or commenced on or before the Date of Policy; or

       ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:
    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:
        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
        ii. voidable transfer under the Uniform Voidable Transactions Act; or
    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or
        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
        i. the occupancy, use, or enjoyment of the Land;
        ii. the character, dimensions, or location of any improvement on the Land;
        iii. the subdivision of land; or
        iv. environmental remediation or protection.
    b. any governmental forfeiture, police, regulatory, or national security power.
    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
    a. created, suffered, assumed, or agreed to by the Insured Claimant;
    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    c. resulting in no loss or damage to the Insured Claimant;
    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
   In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c.; decreased by Condition 10; or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*
   i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.
   ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
   i. modify any prior endorsement,
   ii. extend the Date of Policy,
   iii. insure against loss or damage exceeding the Amount of Insurance, or
   iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08039151**

File Number: 22-295

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
ST. ANDREWS TITLE & EXCHANGE, INC.
300 ST. ANDREWS DRIVE
SUITE 210
MANKATO, MN 56001
PHONE: (507) 385-4459

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

_____
Authorized Officer or Agent

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: St Andrews Title & Exchange Inc
Issuing Office: 300 St Andrews Dr, Suite 210, Mankato, MN 56001
Issuing Office's ALTA® Registry ID: 1142110
Loan ID No.:
Issuing Office File No.: 22-295
Property Address: 630 South Front Street, Mankato, MN 56001

SCHEDULE A

LOAN POLICY

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
Attn: Claims Department, 400 Second Avenue South, Minneapolis, MN 55401

Policy No.: LY08039151

Amount of Insurance: $300,000.00 Premium: $100.00

Property Address of the Land 630 South Front Street, Mankato, MN 56001

Date of Policy: January 6, 2023 at 02:08 PM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   630 S Front Street LLC

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 630 S Front Street, LLC, a Minnesota Limited Liability Company to Community Bank Mankato dated January 5, 2023, filed for record on January 6, 2023 at 02:07 PM in Blue Earth County as Document No. 603CR969, in the principal sum of $300,000.00.

5. The Land is described as follows:

   Parcel 1 R01.09.18.151.011
   Lot Eight (8), Auditor's Plat No. 17, Re-arrangement of part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota, and,

   PARCEL 2 R01.09.18.151.019
   A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of lot Twelve (12) Auditor's Plat No. 17, Mankato, Minnesota legally described as follows: Commencing at the Southwesterly corner of Lot 8, Auditor's Plat No. 17, thence Southwesterly along an extension of the Westerly boundary line of Lot 8, extended to the Northeasterly boundary line of Liberty Street, Mankato, thence Southeasterly along the Northeasterly boundary line of said Liberty Street 10 feet thence at right angles Northeasterly 38 feet to the Southwesterly line of Lot 8, thence at right angles along the Southwesterly line of said Lot 8, Ten (10) feet to the place of beginning. Subject to any and all easements of record. **AND**

SCHEDULE A
(Continued)

B) All that part of Lot No. 9 according to Auditor's Plat No. 5 lying West of the Southerly extension of the Westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all of the Northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying Northwesterly of the Northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

SCHEDULE B-I

LOAN POLICY

Policy No.: LY08039151

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey or Plat Sketch of the Land.

2. Access and utility easements of record.

3. Real estate taxes payable in the year 2023 for PID NO. R01.09.18.151.011 are $7,692.00, the first half of which have been paid, this amount includes Special Assessments of $726.56, remaining balance after current year taxes are paid is $540.68, there are no delinquent taxes that would constitute a lien on the property. Real Estate Taxes payable in the year 2023 for PID NO. R01.09.18.151.019 are $128.00, the first half of which have been paid. There are no special assessments or delinquent taxes that would constitute a lien on the property.

4. Subject to the rights of tenants under unrecorded leases, and of other occupants, and property owned by such tenants and/or occupants.

5. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, water or sewer services, or fees for trees, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning.

6. Reservation by the State of Minnesota all minerals and mineral rights, as provided by law.

7. The Company does not guarantee acreage or quantity of land.

8. Resolution Vacating Alley City of Mankato to The Public dated August 28, 1995 and recorded September 13, 1995 as Document No. 354CR400.

9. Resolution Vacating Alley, City of Mankato to The Public dated August 28, 1995 and recorded October 9, 1995 as Document No. 354CR988.

SCHEDULE B-II

LOAN POLICY

Policy No: LY08039151

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

1. Assignment of Rents from 630 S Front Street LLC to Community Bank Mankato, dated January 5, 2023, recorded January 6, 2023, as Document No. 603CR970.

634 S Front

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08299185** **File Number: 24.6.003**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Donnie Goeldner
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: Platinum Title, LLC
Issuing Office: PO Box 4335, Mankato, MN 56002
Issuing Office 's ALTA® Registry ID: 1219775
Loan ID No.:
Issuing Office File No.: 24.6.003
Property Address: 634 S. Front Street, Mankato, MN 56001

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
3000 Bayport Drive, Suite 1000, Tampa, FL 33607

Policy No.: LY-08299185
Property Address of the Land: 634 S. Front Street, Mankato, MN 56001
Amount of Insurance: $320,000.00 Premium: $100.00
Date of Policy: October 16, 2024 at 09:02 AM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   634 S Front Street LLC, a Minnesota limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 634 S. Front St, LLC, a Minnesota limited liability company, to Community Bank Mankato dated October 15, 2024, and filed for record October 16, 2024, as Blue Earth County Document No. 614CR452, in the principal sum of $320,000.00.

5. The Land is described as follows:

   The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat Number 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1, Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as follows: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a

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AMERICAN LAND TITLE ASSOCIATION

distance of 140 feet to the place of beginning. Together with a license to encroach in perpetuity on the Easterly 12 feet of property adjacent to the West of the described property.

6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy:

☑ ALTA Endorsement 9.6-06 (Private Rights - Loan Policy)

☑ ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)

☑ ALTA Endorsement 22-06 (Location)

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

Policy No.: LY-08299185

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. Easements or claims of easements not shown by the public records.

2. Rights or claims of tenants, as tenants only, in possession under unrecorded leases.

3. Rights or claims of parties in possession not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

5. Access and utility easements of record on the Plat of Auditor's Plat Number 5, Mankato, of Block 84, Bruners Plat.

6. All assessments and taxes due in 2025 and thereafter which are not yet due and payable. (R01.09.18.151.015).

7. Taxes or special assessments which are not shown as existing liens by the public records.

8. Resolution Granting Conditional Use Permit dated September 8, 1997, and recorded October 9, 1997, as Document No. 370CR427, which permits a coffee house in the CBDF, Central Business District-Fringe, subject to conditions stated in permit.

9. Resolution Granting Conditional Use Permit to allow apartments not to exceed 50% of the ground floor and upper level apartments dated September 14, 2009, and recorded October 30, 2009, as Document No. 497CR407, sujbect to conditions contained therein. Resolution Amending this Conditional Use Permit dated October 12, 2009, and recorded October 30, 2009, as Document No. 497CR408.

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SCHEDULE B - PART I
(Continued)

10. The propety is benefited by a reservation of one parking stall on property adjacent to the West of the described property. Said reservation contained in Warranty Deed dated September 13, 2010, and recorded July 23, 2012, as Document No. 519CR253.

11. License to encroach contained in the legal description contained in Warranty Deed dated September 13, 2010, and recorded July 23, 2012, as Document No. 519CR253.

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AMERICAN LAND TITLE ASSOCIATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

1. Memorandum of Option Agreement between 634 S Front Street, LLC and River Center Properties, LLC dated October 15, 2024, and recorded October 24, 2024, as Document No. 614CR625.

2. Assignment of Rents from 634 S Front St LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated October 15, 2024, and recorded December 11, 2024, as Document No. 615CR370.

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b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid;

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

a. the occupancy, use, or enjoyment of the Land;

b. the character, dimensions, or location of an improvement on the Land;

c. the subdivision of the Land; or

d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

a. of the exercise described in an Enforcement Notice; or

b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

b. the failure of a person or Entity to have authorized a transfer or conveyance;

c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

g. a defective judicial or administrative proceeding; or

h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

a. the amount of the principal disbursed as of the Date of Policy;

b. the interest on the obligation secured by the Insured Mortgage;

c. the reasonable expense of foreclosure;

d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

i. real estate taxes and assessments imposed by a governmental taxing authority; and

ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

i. contracted for or commenced on or before the Date of Policy; or

ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:

    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:

        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or

        ii. voidable transfer under the Uniform Voidable Transactions Act; or

    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or

        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

        i. the occupancy, use, or enjoyment of the Land;

        ii. the character, dimensions, or location of any improvement on the Land;

        iii. the subdivision of land; or

        iv. environmental remediation or protection.

    b. any governmental forfeiture, police, regulatory, or national security power.

    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

    a. created, suffered, assumed, or agreed to by the Insured Claimant;

    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

    c. resulting in no loss or damage to the Insured Claimant;

    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
   In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c., decreased by Condition 10, or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,

all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*

i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.

ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Policy,

iii. insure against loss or damage exceeding the Amount of Insurance, or

iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08299185**

File Number: 24.6.003

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Donnie Stoeckhlich
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

PLATINUM TITLE, LLC
PO Box 4335 • Mankato, MN 56002 • 507.317.7806 • Fax 507-540-1162
507.720.2983 • info@platinumtitlemn.com

December 19, 2024

Community Bank Mankato
Attn: Heather Hinsch
300 St. Andrews Drive
Mankato, MN 56001

Re: 634 S Front Street LLC
Property Address: 634 S Front Street
Mankato, MN 56001
Our file no: 24.6.003

Enclosed find original recorded Mortgage and Assignment of Rents, and lender's policy number LY-08299185 insuring the mortgage in the original amount of $320,000.00.

Thank you for allowing us to be of service to you in this matter.

Sincerely,

Connie Froehlich
Title Agent
info@platinumtitlemn.com
Enclosures

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

Meeting Date: 02/10/2026

Title

CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

Applicant

The applicant is Brett Skilbred.

Request

The applicant is requesting the vacation of a portion of Lind Street.

Location

The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

Existing Land Use

The subject property is currently a vacant public right-of-way.

Zoning

The subject property is zoned R-3, Limited Multiple Dwelling District.

Other Board or Commission

The subject property was included as part of an approved Land Use Plan Amendment. City Council approved the LUPA on May 12th, 2025 (CY14-25). The LUPA amended the land use of the subject property from Light Industrial to Medium Density Residential.

Environmentally Sensitive Areas

The subject property contains environmentally sensitive areas, as it includes bluffs / areas of slope. The Mankato City Code defines "slopes" as areas identified on the official city environmentally sensitive areas map as having a slope of 17.6 percent or greater.
The subject property has not been evaluated for wetlands.

Public Utilities

Public utilities will be available to the subject property following completion of the Germania Park Phase 5 Capital Improvement Program (CIP) projects.

Review

The applicant, Brett Skilbred, is requesting to vacate the portion of Lind Street described as: All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Addition. Bolton & Menk, on behalf of the applicant, prepared an exhibit and legal description of the proposed right-of-way vacation area.

The applicant proposes to vacate the Lind Street ROW for the purpose of constructing twin-homes within the vacation area. Without the vacation of the portion of Lind Street, the applicant would not be able to develop the property as proposed. The proposed vacation area is the westernmost extent of Lind Street that was never developed

as a roadway. The right-of-way area is currently vacant and partially vegetated.

The applicant has notified utility companies and received signatures from the majority of utility companies stating that they do not have utilities within the vacation area and that maintaining the area as public row for utility purposes would not be needed. The applicant was unable to make contact with and get sign-off from, CenterPoint Energy, Metronet, Sprint, and Zayo Group, and will continue to follow up until signatures have been provided.

Xcel Energy indicated that they had utilities within the proposed vacation area. Xcel identified a utility pole within the ROW area that supports the overhead power line running east along the north side of Lind Street. Xcel Energy indicated that an easement would need to be dedicated in order to preserve the utility condition. Xcel Energy also indicated that if this condition needs to change for the proposed development to occur, costs would be incurred for the applicant, as Xcel would charge for any relocation. If necessary for development of the vacation area, the applicant shall work with Xcel to remove/relocate these utilities, if Xcel Energy is amenable.

Development of the proposed vacation is proposed to occur following the completion of 8th Avenue with the Germania Park Phase 5 Capital Improvement Program project. The provided concept plans show that the applicant intends to construct 11 slab-on-grade twin-homes across an approximately 2.8-acre area, an area that includes the proposed to be vacated portion of Lind Street.

Attachments

General Location Map
Aerial
Vacation Exhibit
Vacation Petition
Xcel Energy Petition Comments
Existing Conditions & Demo
Site Plan

General Location Map

Date: February 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.

N

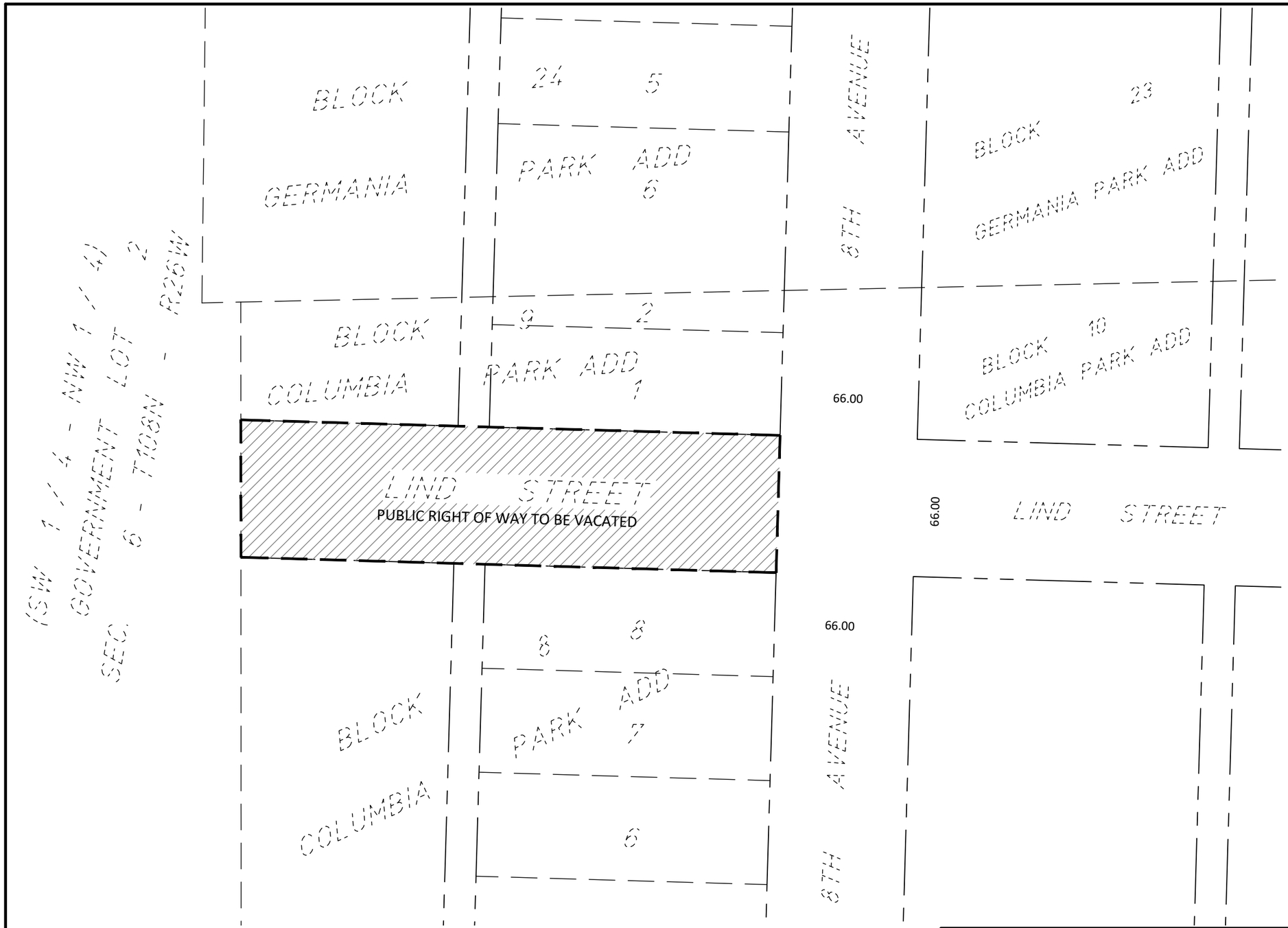
Aerial Map

Date: February 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.

N



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SCALE IN FEET

PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

01/27/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

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

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

FOR: PENTAGON ACQUISITIONS, LLC
QUARRY VIEW I, LLC

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JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

Lind St west of 8th Ave_____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	**By**	**Utilities present within vacation**	**Check box if easement needed**
Alliance Pipeline		Yes____ No__X__	
Benco Electric		Yes____ No__X__	
CenterPoint Energy		Yes____ No____	
Charter Communication		Yes____ No__X__	
Consolidated Communications		Yes____ No__X__	
Enterprise Products (propane)		Yes____ No__X__	
Greater MN Gas		Yes____ No__X__	
Metronet		Yes____ No____	
Kinder Morgan Cochin Pipeline		Yes____ No__X__	
Magellan Pipeline		Yes____ No__X__	
Mankato Public Works		Yes____ No__X__	
Northern Natural Gas		Yes____ No__X__	
Sprint		Yes____ No____	
Verizon Wireless		Yes____ No____	
Xcel Energy		Yes__X__ No____	X
Zayo Group		Yes____ No____	

Utility Company Comments: Have tried multiple times to contact the remaining utilities. Will provide additional documentations upon receipt.

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

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

The undersigned property owner/owners respectfully represent:

Pentagon Acquisition LLC

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Block 26 Germania Park Add - Lots 1-6; Block 9 Columbia Park Add - Lots 1-2; Block 8 Columbia Park Add - Lots 1-8.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

Lind St West of 8th Ave, Mankato, MN

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 27th day of January, 20 26.

James Voda
Petitioner

3301 3rd Ave, Mankato, MN 56001
Mailing Address

507-389-9112
Phone

holtmeier@holtmeierinc.com
Email

Dean R Portner
Notary Public
Minnesota
My Commission Expires 01/31/2028

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 27 day of January, 20 26.

Notary Public

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

Lind St ROW West of 8th Ave, Mankato, MN 56001

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

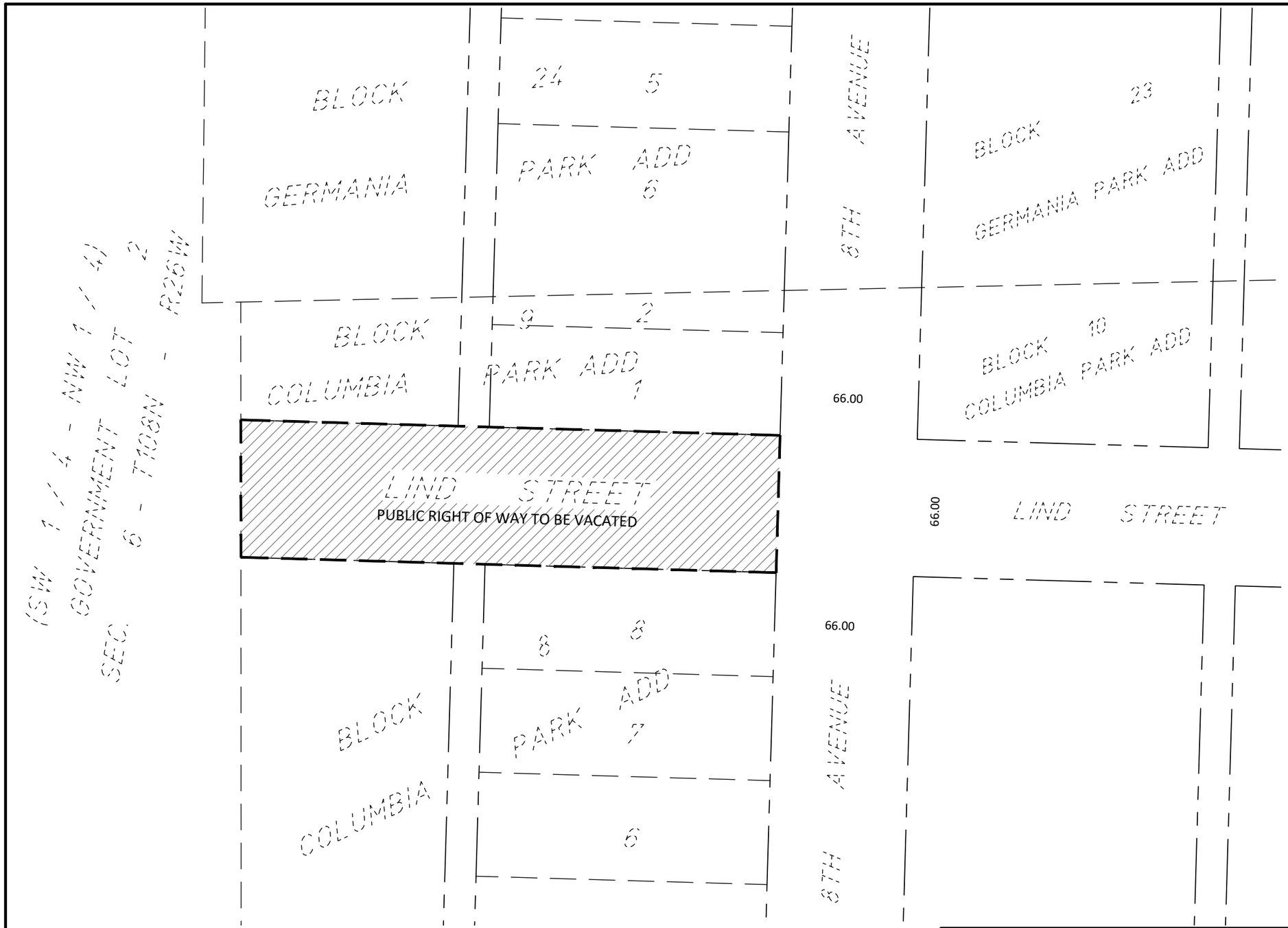
Utility	Name	By	Utilities present within vacation	Check box if easement needed
Alliance/Cochin Pipeline			Yes____ No____	
Benco Electric			Yes____ No____	
CenterPoint Energy			Yes____ No____	
Charter Communication			Yes____ No____	
Consolidated Communications			Yes____ No____	
Enterprise Products (propane)			Yes____ No____	
Greater MN Gas			Yes____ No____	
Metronet			Yes____ No____	
Magellan Pipeline			Yes____ No____	
Mankato Public Works			Yes____ No____	
Northern Natural Gas			Yes____ No____	
Sprint			Yes____ No____	
Verizon Wireless			Yes____ No____	
Xcel Energy	Don Simons	Don Simons Don Simons (Jan 26, 2026 06:24:53 CST)	Yes☑ No☐	☑
Zayo Group			Yes____ No____	

Utility Company Comments: The pole located in the current ROW is critical for support on the overhead line heading east on the north side of Lind St, if it needs to change a cost may be associated.

N/A

N/A

N/A



0 30 60

SCALE IN FEET

PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

01/23/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

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

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

FOR: PENTAGON ACQUISITIONS, LLC
SKILBRED DEVELOPMENT, LLC

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H:\FISHER_PR\25X141674000\CAD\C3D\141674_V_VACATION.dwg 1/23/2026 11:25 AM

JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

Utility SIgn-off Template - Lind St. Vacate - Quarry View

Final Audit Report 2026-01-26

Created:	2026-01-23
By:	Brett Skilbred (brett@cbcfishergroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI800JVRZXwQMrQvGs2Qw3JTBbw6Fwxl8

"Utility SIgn-off Template - Lind St. Vacate - Quarry View" History

Document created by Brett Skilbred (brett@cbcfishergroup.com)
2026-01-23 - 9:06:52 PM GMT

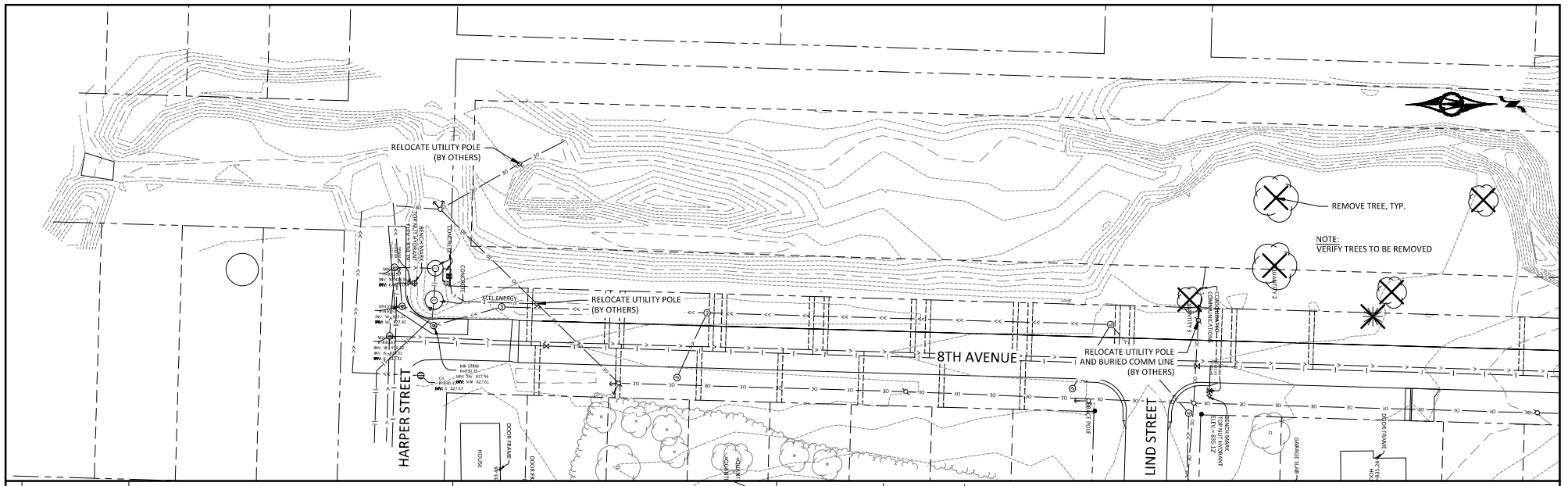
Document emailed to Don Simmons (donald.a.simons@xcelenergy.com) for signature
2026-01-23 - 9:06:58 PM GMT

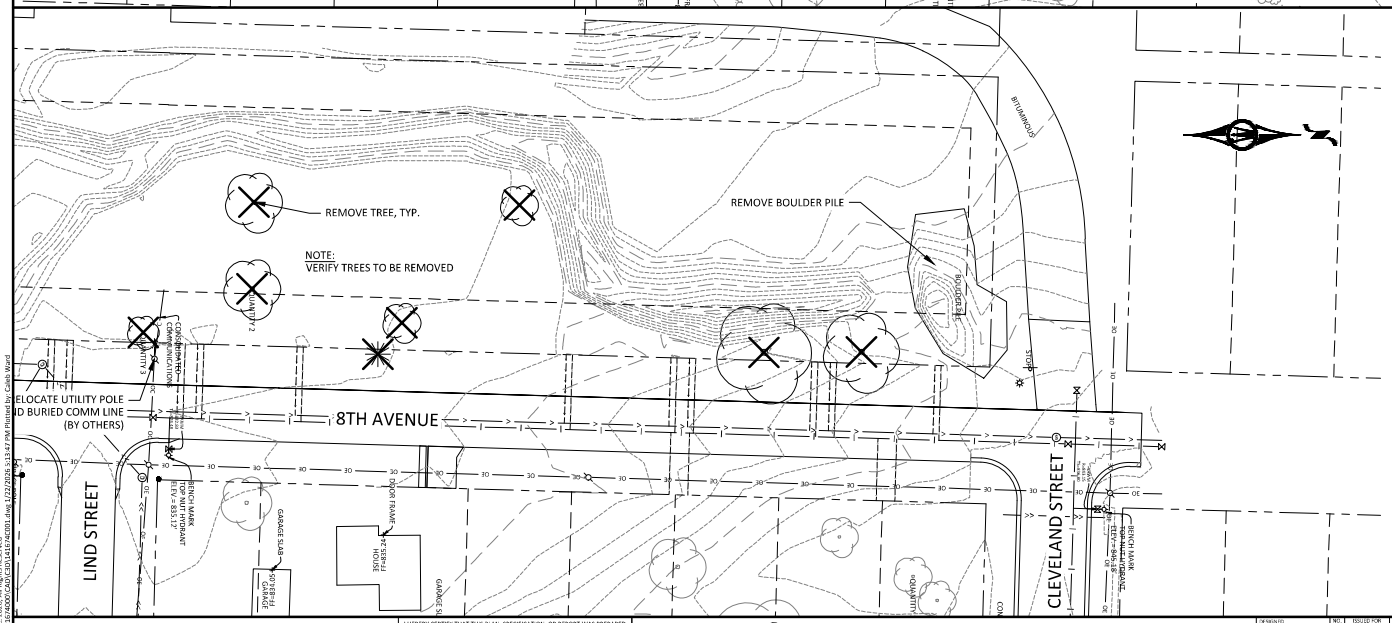
Email viewed by Don Simmons (donald.a.simons@xcelenergy.com)
2026-01-23 - 9:07:09 PM GMT

Signer Don Simmons (donald.a.simons@xcelenergy.com) entered name at signing as Don Simons
2026-01-26 - 12:24:51 PM GMT

Document e-signed by Don Simons (donald.a.simons@xcelenergy.com)
Signature Date: 2026-01-26 - 12:24:53 PM GMT - Time Source: server

Agreement completed.
2026-01-26 - 12:24:53 PM GMT





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H:\Projects\25X141674\001\CAD\C3D\141674C001.dwg, 1/23/2026 3:53:47 PM Plotted by Caleb Ward

HORZ. SCALE 0 30 60 FEET

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.

CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617
DATE MM/DD/YYYY

BOLTON & MENK

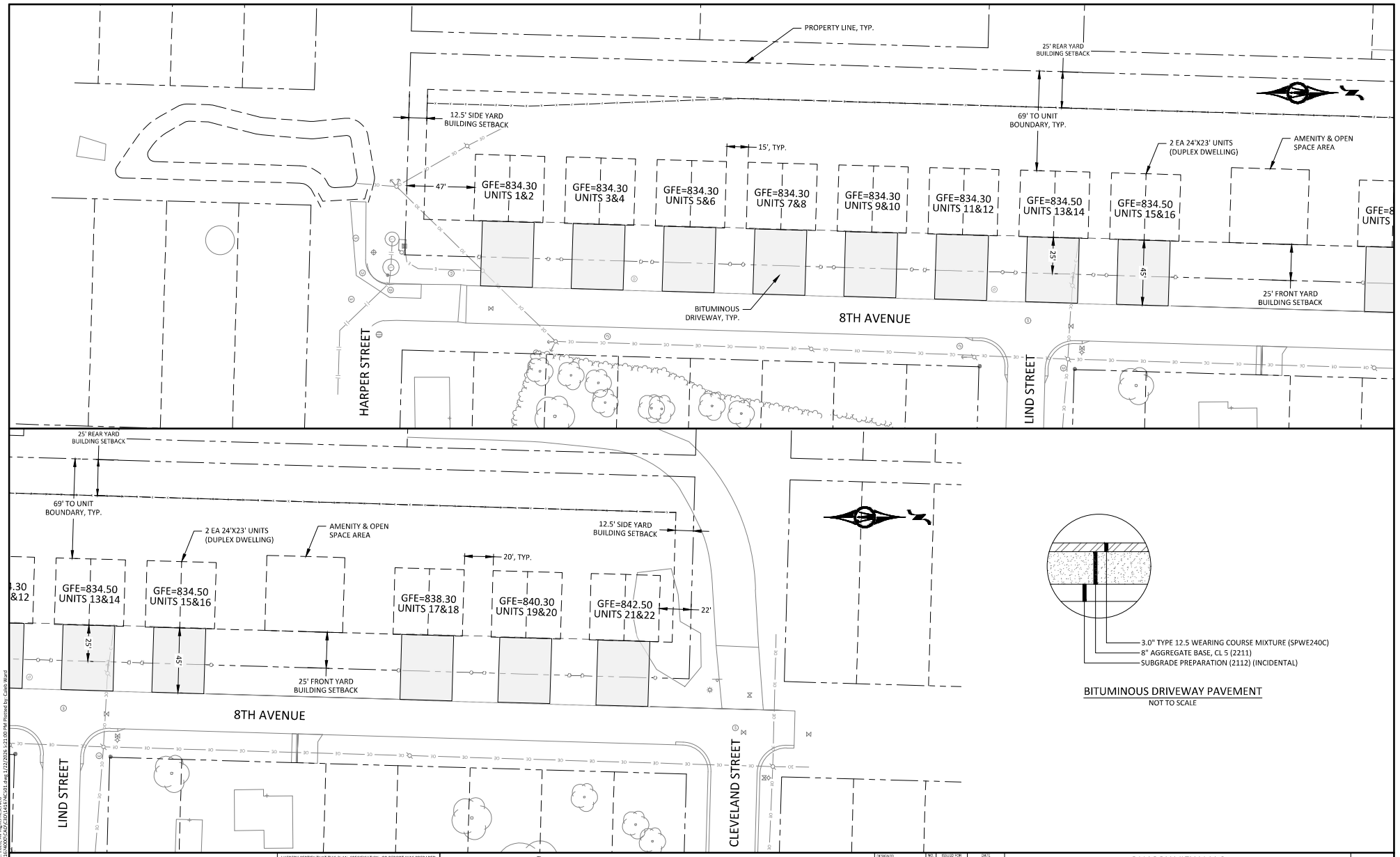
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	CEW
DRAWN	CEW
CHECKED	AWP
CLIENT PROJ. NO.	25X141674

NO.	ISSUED FOR	DATE

QUARRY VIEW I LLC
QUARRY VIEW PUD
EXISTING CONDITIONS & REMOVALS

SHEET
C0.01



BITUMINOUS DRIVEWAY PAVEMENT
NOT TO SCALE

HORZ. 0 30 60
SCALE FEET

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DESIGNED	CEW		
DRAWN	CEW		
CHECKED	AWP		
CURNT PROJ. NO.	25X141674		

NO.	ISSUED FOR	DATE

QUARRY VIEW I LLC
QUARRY VIEW PUD
SITE PLAN

SHEET C5.01

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

Meeting Date: 02/10/2026

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. ISG, on behalf of the property owner, is requesting a Site Plan and Traffic Advisory Committee review for a parking lot expansion. The subject property is located at 1761 Bassett Drive.**

Review

ISG, on behalf of Safelite, is requesting a Site Plan and Traffic Advisory Committee review for proposed site improvements at the property located at 1761 Bassett Drive.

The property is currently developed as an existing Safelite service facility operating within a single-story commercial building. The proposed project includes the following site improvements:

- Construction of five (5) additional parking stalls to support employee and service vehicle needs.
- Installation of a new trash enclosure to improve site organization and screening of refuse containers.
- Updated landscaping in conjunction with the parking expansion, including approximately 1,426 square feet of landscaped area and ten (10) new plantings, in compliance with City landscaping and screening requirements.

Attachments

General Location Map

Aerial Plan

Plans

General Location Map

Date: February 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.

N

Aerial Map

Date: February 2026

Author:

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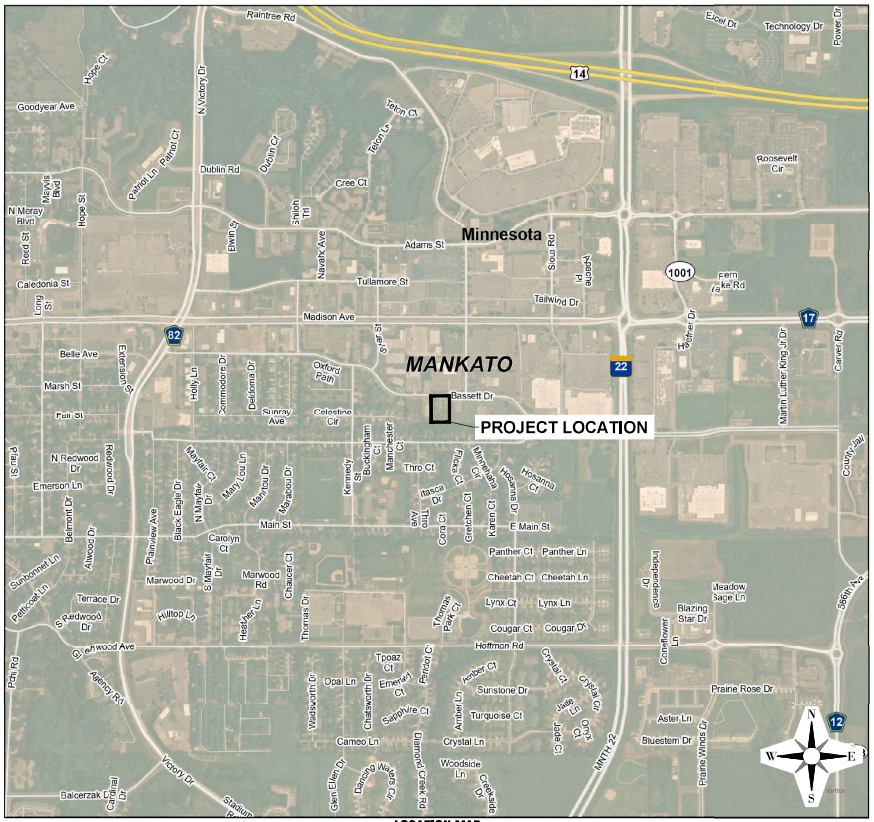
N

SAFELITE
PARKING LOT EXPANSION
CONSTRUCTION PLANS

MANKATO, MINNESOTA

ISG PROJECT # 25-33883



LOCATION MAP

0 1,000 2,000

SCALE IN FEET

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1761 BASSETT DR, MANKATO, MINNESOTA 56001	
ZONING:	B-1 COMMERCIAL	
SITE/LOT AREA:	16,400 SF	(0.4 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	15'	15'
SIDE YARD	3'	6'
REAR YARD	3'	6'
PARKING DATA		
LAND USE CLASSIFICATION	AUTOMOTIVE REPAIR	
PARKING SPACES REQUIRED (CODE)	THREE SPACES PER STALL, PLUS ONE FOR EACH EMPLOYEE ON MAJOR SHIFT	
GOVERNING INFORMATION	2 SERVICE STALLS, 11 EMPLOYEES	
PARKING SPACES REQUIRED	17	
PARKING STALLS PROVIDED		
STANDARD	16 (INCLUDES 2 SERVICE BAYS)	
ACCESSIBLE	1	
TOTAL	17	

SHEET INDEX

C0-10 TITLE
C0-11 LEGANDS AND DETAILS
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE PLAN
C4-10 GRADING PLAN
C5-10 SITE RESOTRATION AND PLANTING PLAN
C5-20 LANDSCAPE DETAILS
E2-00 SITE PHOTOMETRIC PLAN

PROJECT GENERAL NOTES

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

PROJECT INDEX:

OWNER:
CAG MANKATO INVESTMENTS LLC
1761 BASSETT DR.
MANKATO, MINNESOTA, 56001
CONTACT: TODD ENFIELD
PH: 507.381.7771

PROJECT ADDRESS / LOCATION:

1761 BASSETT DR,
MANKATO, MINNESOTA, 56001

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

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

PROJECT MANAGER: BRYAN PETZEL
EMAIL: BRYAN.PETZEL@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION. THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA , 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

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

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

B.M. ELEVATION=1007.33
TOP NUT OF FIRE HYDRANT LOCATED
25' SOUTH FROM CENTERLINE OF BASSETT
AND 102' WEST OF ACCESS ROAD INTO SITE

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY 2026 BY ISG.

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PROJECT

SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C0-GENERAL
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

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

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

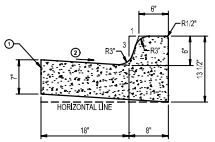
LINETYPE LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	DITCH / SWALE	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

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

ABBREVIATIONS

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



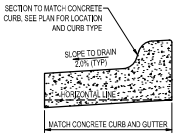
KEY NOTES:

1. LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
2. SLOPE 0.26FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

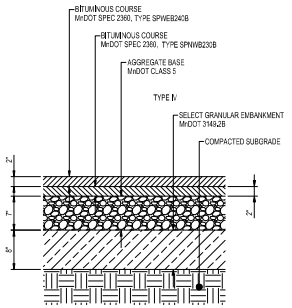
NOTE:

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

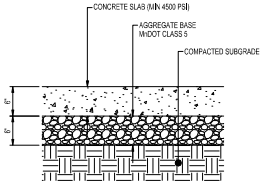
B618
CONCRETE CURB & GUTTER
NTS



REVERSE PITCH
CONCRETE CURB AND GUTTER
NTS



HEAVY DUTY 2
BITUMINOUS PAVEMENT
NTS



STANDARD
CONCRETE PAVEMENT
NTS

ISG

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PROJECT

SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C0-GENERAL
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

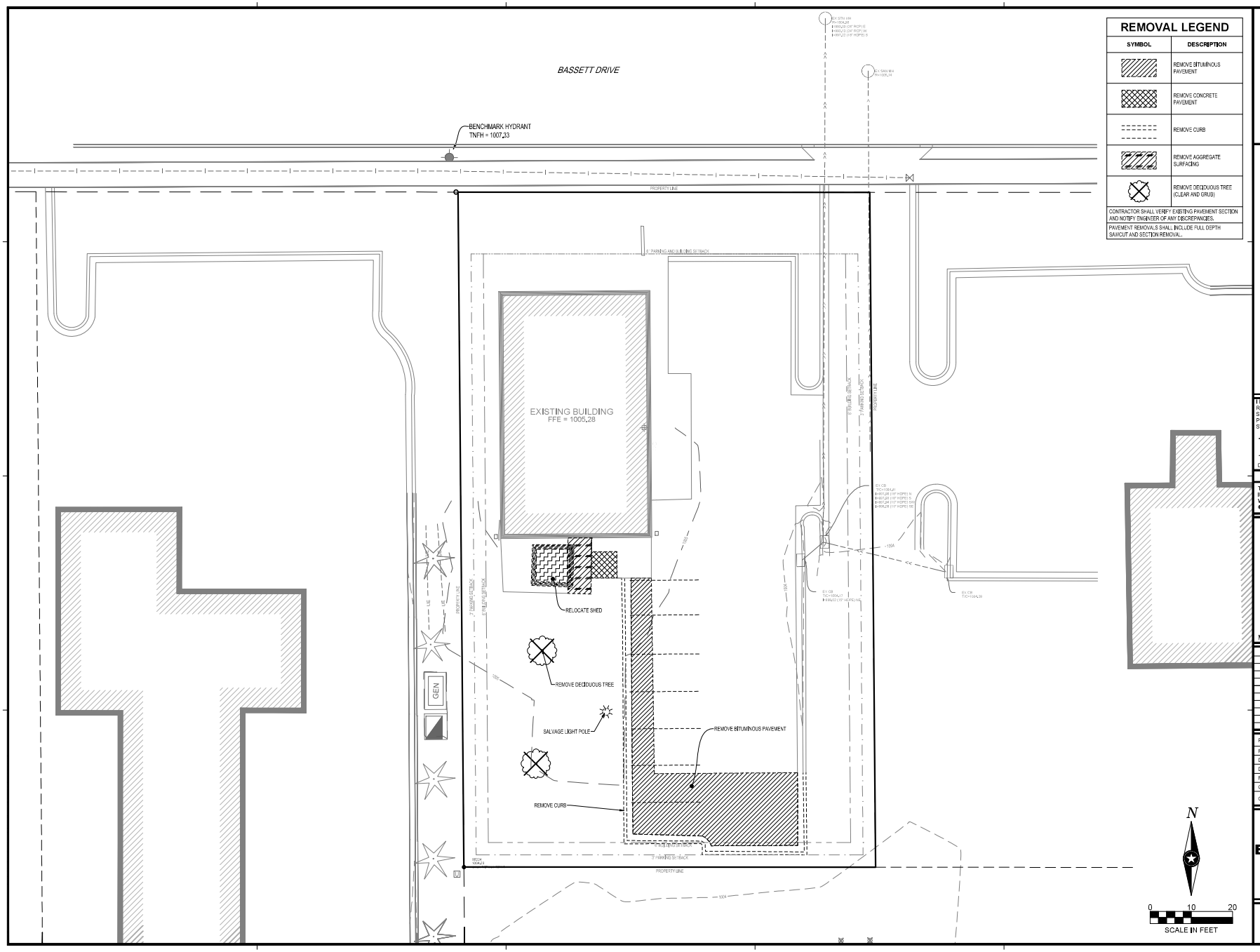
TITLE

LEGANDS AND DETAILS

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CURB
	REMOVE AGGREGATE SURFACING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

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

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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PROJECT

SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C2-EXIST
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

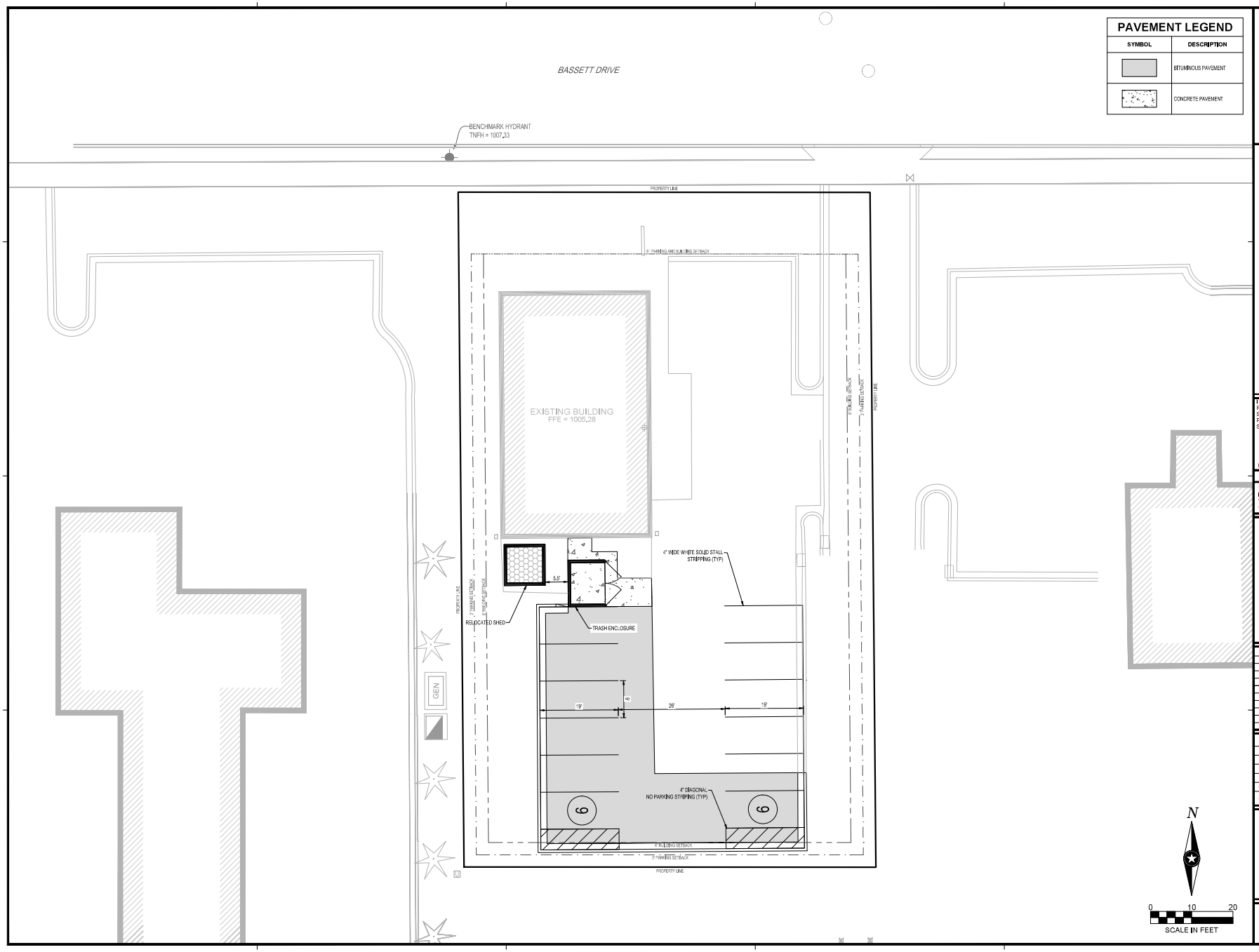
TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT

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PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C3-SITE
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

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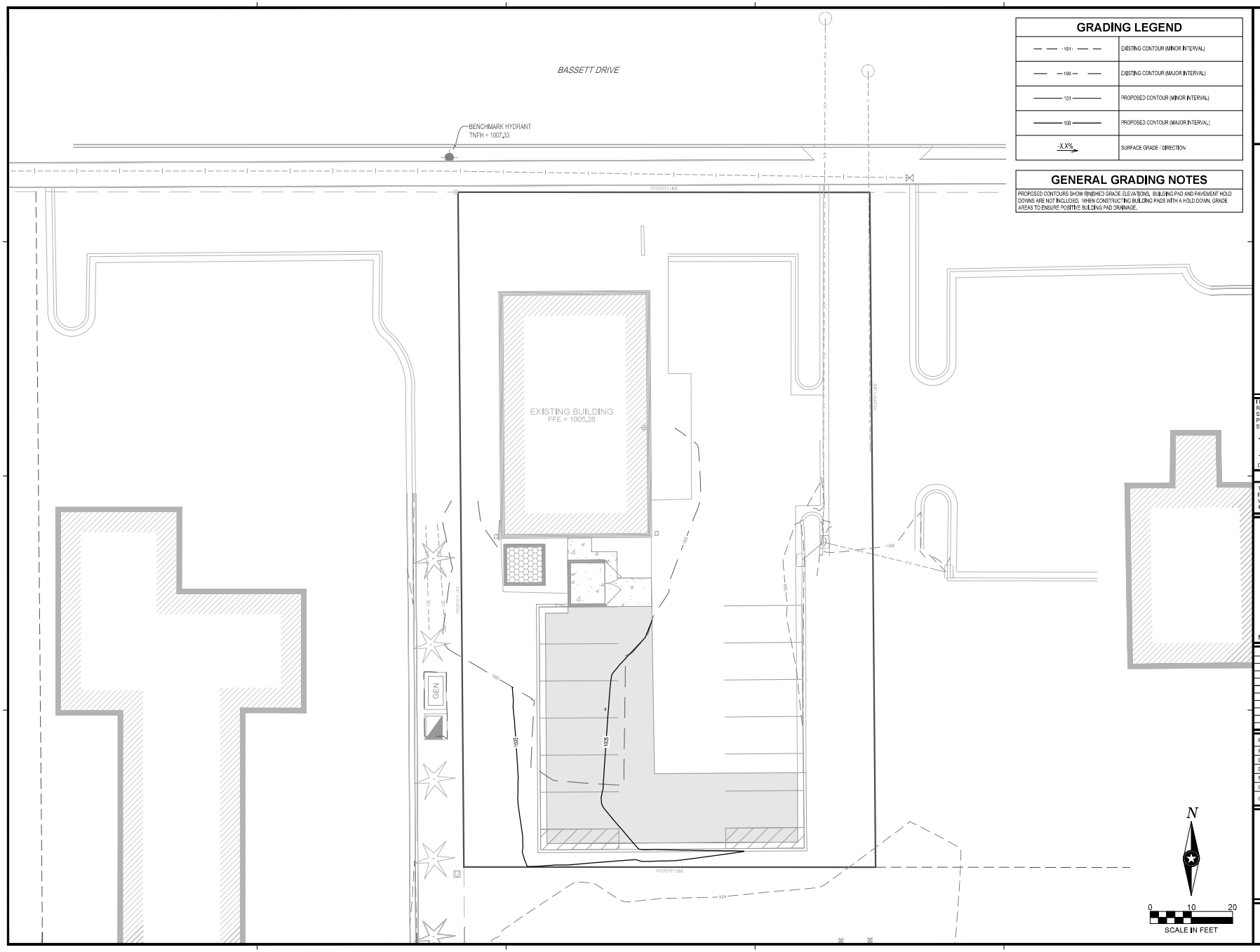

GRADING LEGEND

— — 101 — —	EXISTING CONTOUR (MINOR INTERVAL)
—— 100 ——	EXISTING CONTOUR (MAJOR INTERVAL)
——— 101 ———	PROPOSED CONTOUR (MINOR INTERVAL)
——— 100 ———	PROPOSED CONTOUR (MAJOR INTERVAL)
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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

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PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C4-GRADE
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	UP-P	2	ULMUS X 'PATRIOT' PATRIOT ELM	3" CAL	B & B
EVERGREEN TREES					
	TO-B	4	THUJA OCCIDENTALIS 'BAIL JOHN' TECHNITO® ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CS-F	4	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
GROUND COVERS					
		723 SF	DECORATIVE LANDSCAPE ROCK MULCH 3" MIN DEPTH OVER GEOTEXTILE FABRIC		
		703 SF	SEED MIXTURE MNDOT 25-131 (TURF)		

ZONING LANDSCAPE REQUIREMENTS

ZONING: B1 - COMMUNITY BUSINESS DISTRICT

SEC. 10-1740. - PERIMETER LANDSCAPING; OFF-STREET PARKING LOTS.

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 OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

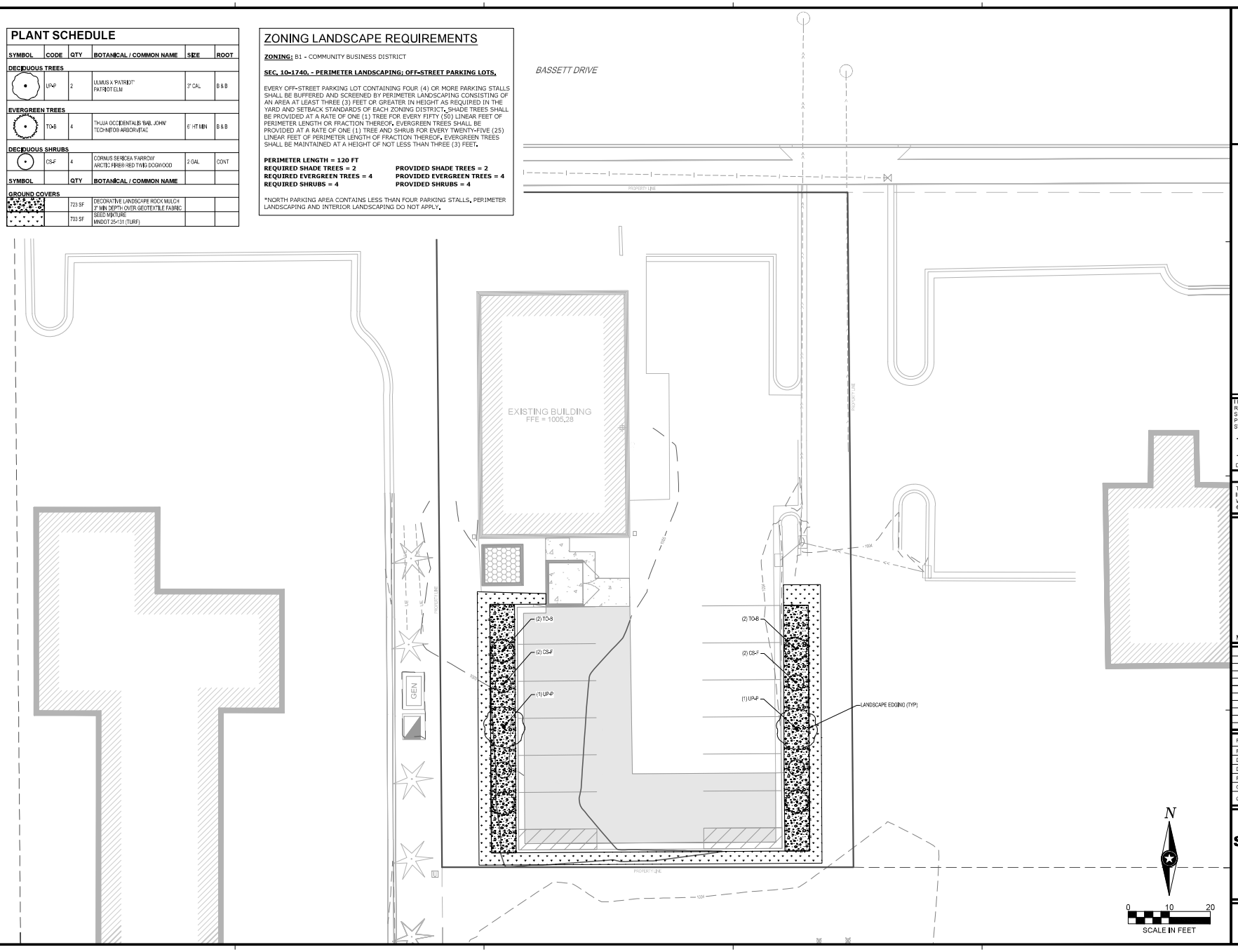
PERIMETER LENGTH = 120 FT

REQUIRED SHADE TREES = 2 — **PROVIDED SHADE TREES = 2**

REQUIRED EVERGREEN TREES = 4 — **PROVIDED EVERGREEN TREES = 4**

REQUIRED SHRUBS = 4 — **PROVIDED SHRUBS = 4**

*NORTH PARKING AREA CONTAINS LESS THAN FOUR PARKING STALLS. PERIMETER LANDSCAPING AND INTERIOR LANDSCAPING DO NOT APPLY.



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PROJECT

SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C5-LAND
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

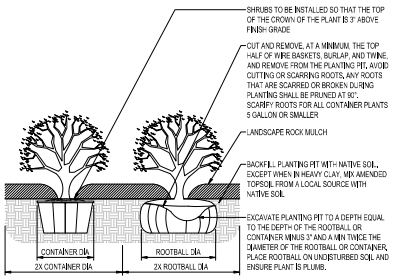
TITLE

SITE RESOTRATION AND PLANTING PLAN

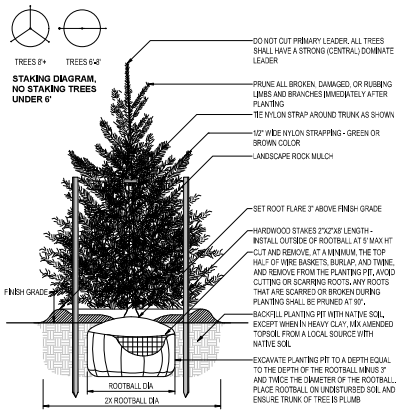
SHEET

C5-10

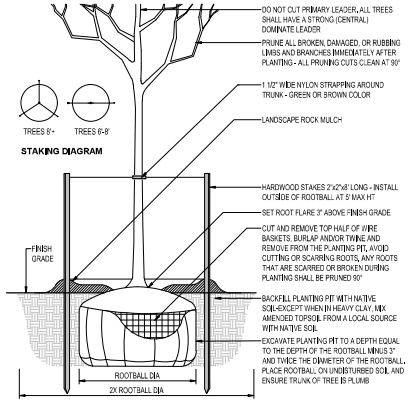
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



SHRUB PLANTING
NTS



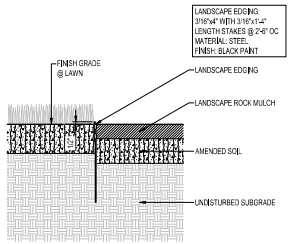
EVERGREEN TREE PLANTING
NTS



DECIDUOUS TREE PLANTING
NTS

PLANTING NOTES

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



LANDSCAPE EDGING
NTS

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PROJECT

SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-C5-LAND
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

LANDSCAPE DETAILS

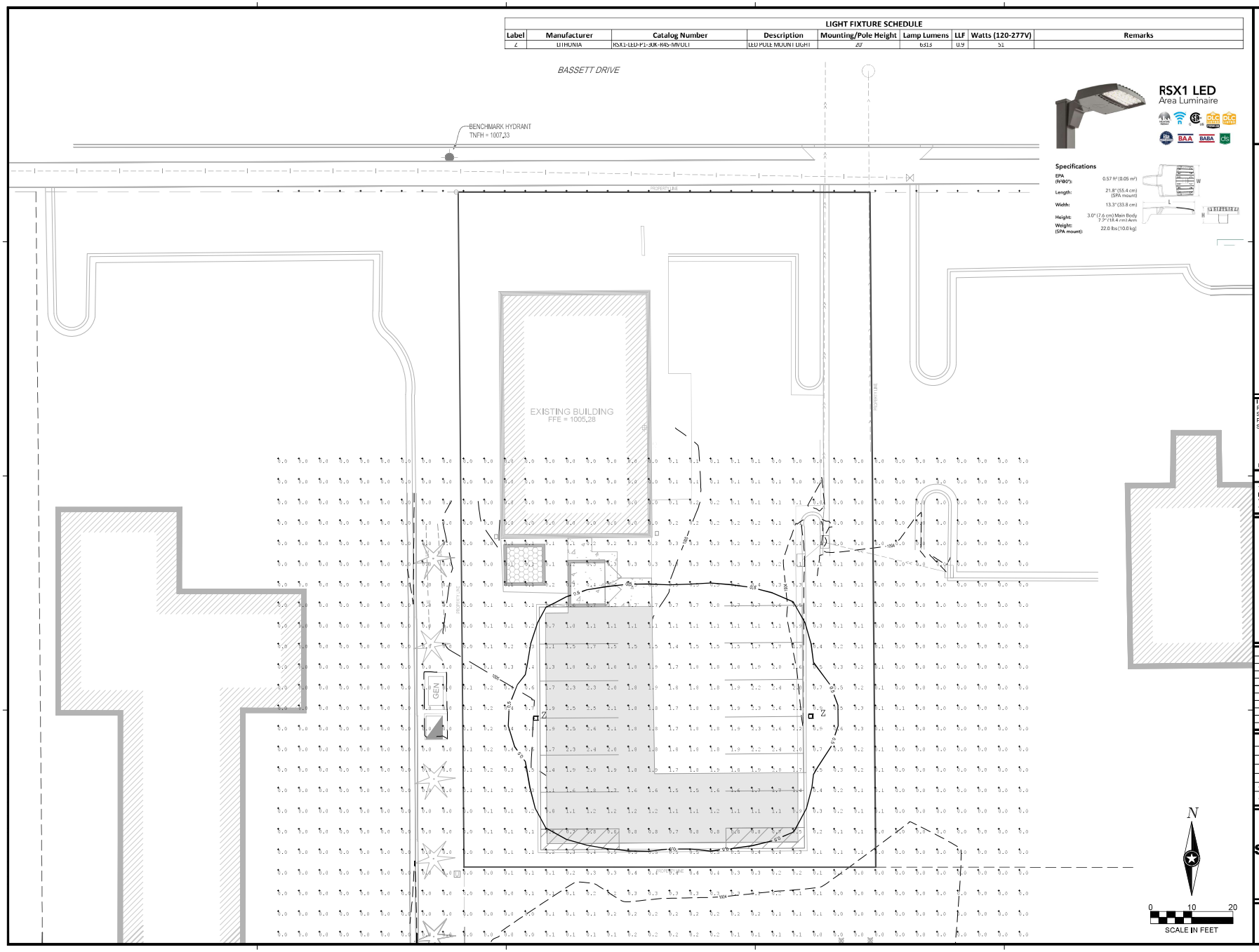
SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE								
Label	Manufacturer	Catalog Number	Description	Mounting/Pole Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks
Z	LITHONIA	RSX1-LED-P1-30K-R4S-MVOLT	LED POLE MOUNT LIGHT	20'	6515	0.9	51	



RSX1 LED
Area Luminaire

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

N

0 10 20
SCALE IN FEET

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SAFELITE

PARKING LOT EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33883
FILE NAME	33883-E2-PHOTOMETRIC
DRAWN BY	EAK
DESIGNED BY	EAK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PHOTOMETRIC PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION