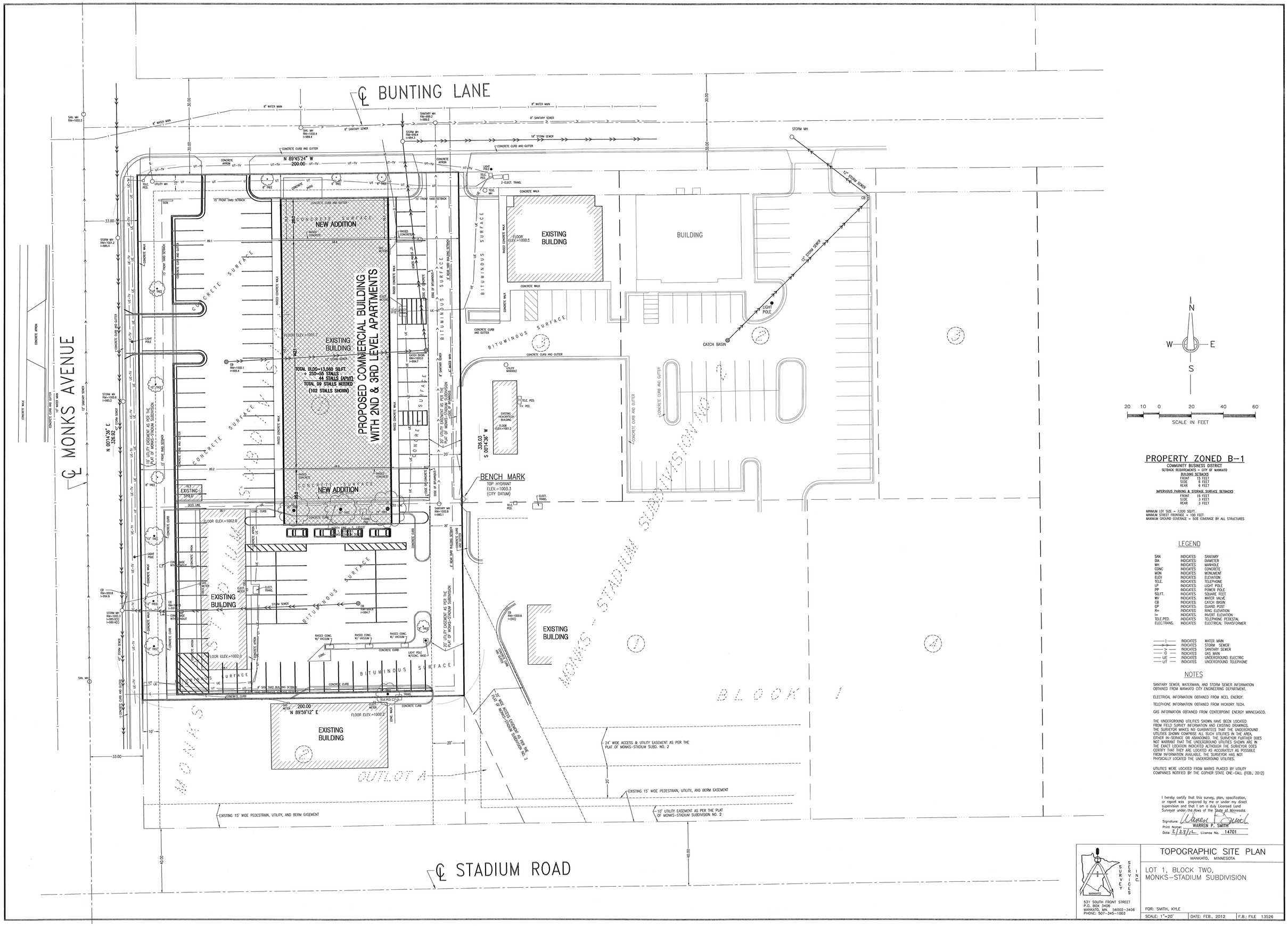

PROPERTY ZONED B-1

COMMUNITY BUSINESS DISTRICT
SETBACK REQUIREMENTS – CITY OF MANKATO

BUILDING SETBACKS

FRONT	15 FEET
SIDE	6 FEET
REAR	6 FEET

IMPERVIOUS PARKING & STORAGE SURFACE SETBACKS

FRONT	15 FEET
SIDE	3 FEET
REAR	3 FEET

MINIMUM LOT SIZE = 7,000 SQ.FT.
MINIMUM STREET FRONTAGE = 100 FEET
MAXIMUM GROUND COVERAGE = 50% COVERAGE BY ALL STRUCTURES

LEGEND

SAN	INDICATES	SANITARY
DIA	INDICATES	DIAMETER
MH	INDICATES	MANHOLE
CONC	INDICATES	CONCRETE
MON	INDICATES	MONUMENT
ELEV	INDICATES	ELEVATION
TELE.	INDICATES	TELEPHONE
LP	INDICATES	LIGHT POLE
PP	INDICATES	POWER POLE
SQ.FT.	INDICATES	SQUARE FEET
WV	INDICATES	WATER VALVE
CB	INDICATES	CATCH BASIN
GP	INDICATES	GUARD POST
R=	INDICATES	RING ELEVATION
I=	INDICATES	INVERT ELEVATION
TELE.PED.	INDICATES	TELEPHONE PEDESTAL
ELEC.TRANS.	INDICATES	ELECTRICAL TRANSFORMER
—|—	INDICATES	WATER MAIN
—>—	INDICATES	STORM SEWER
—>—	INDICATES	SANITARY SEWER
—G—	INDICATES	GAS MAIN
—UE—	INDICATES	UNDERGROUND ELECTRIC
—UT—	INDICATES	UNDERGROUND TELEPHONE

NOTES

SANITARY SEWER, WATERMAIN, AND STORM SEWER INFORMATION OBTAINED FROM MANKATO CITY ENGINEERING DEPARTMENT.

ELECTRICAL INFORMATION OBTAINED FROM XCEL ENERGY.

TELEPHONE INFORMATION OBTAINED FROM HICKORY TECH.

GAS INFORMATION OBTAINED FROM CENTERPOINT ENERGY MINNEGASCO.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITIES WERE LOCATED FROM MARKS PLACED BY UTILITY COMPANIES NOTIFIED BY THE GOPHER STATE ONE-CALL (FEB., 2012)

I hereby certify that this survey, plan, specification, 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.

Signature: Warren P. Smith
Print Name: WARREN P. SMITH
Date 2/23/12 License No. 14701

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

TOPOGRAPHIC SITE PLAN

MANKATO, MINNESOTA

LOT 1, BLOCK TWO,
MONKS-STADIUM SUBDIVISION

FOR: SMITH, KYLE

SCALE: 1"=20'	DATE: FEB., 2012	F.B.: FILE 13526