



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE

Internal Staff Meeting

Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

CY43-24

Request of Scott Carlson for the preliminary and final plat review of Carlson Addition. The subject property is described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street. (1010 Pfau Street).

2.

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Mankato Area Public Schools for a Site Plan and Traffic Advisory Committee review for improvements to Jefferson Elementary school. The subject property is located at 100 James Avenue, Blue Earth County Parcel Identification Number R010918357001.**

3.

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Mankato Area Public Schools for a Site Plan and Traffic Advisory Committee review for improvements to Franklin school. The subject property is located at 1000 N. Broad Street, Blue Earth County Parcel Identification Number R010907277009.**

2. **TRAFFIC ITEMS**

Meeting Date: 10/08/2024

Title

CY43-24

Request of Scott Carlson for the preliminary and final plat review of Carlson Addition. The subject property is described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street. (1010 Pfau Street).

Applicant

The applicant, Scott Carlson, is the property owner.

Request

The applicant is requesting the preliminary and final plat review of Carlson Addition.

Location

The subject property is located at 1010 Pfau Street and is legally described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

Existing Land Use

The property is currently used for a one-family dwelling.

Zoning

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

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is currently served by public utilities.

Review

Scott Carlson, property owner, is requesting the review of a preliminary and final plat of Carlson Addition. The subject property is described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street and is located at 1010 Pfau Street.

The Carlson Addition plat depicts the combination of two existing parcels, Blue Earth County parcel identification numbers R01.09.08.401.020 and R01.09.08.401.019, into one new parcel.

The new subdivision created by this combination is a one lot, one block subdivision. The new lot is 125 feet wide by approximately 363 feet long, for a total lot size of 45.344 square feet (1.04 acres).

Parkland dedication will be required at the time of affixing signatures to the final plat.

Attachments

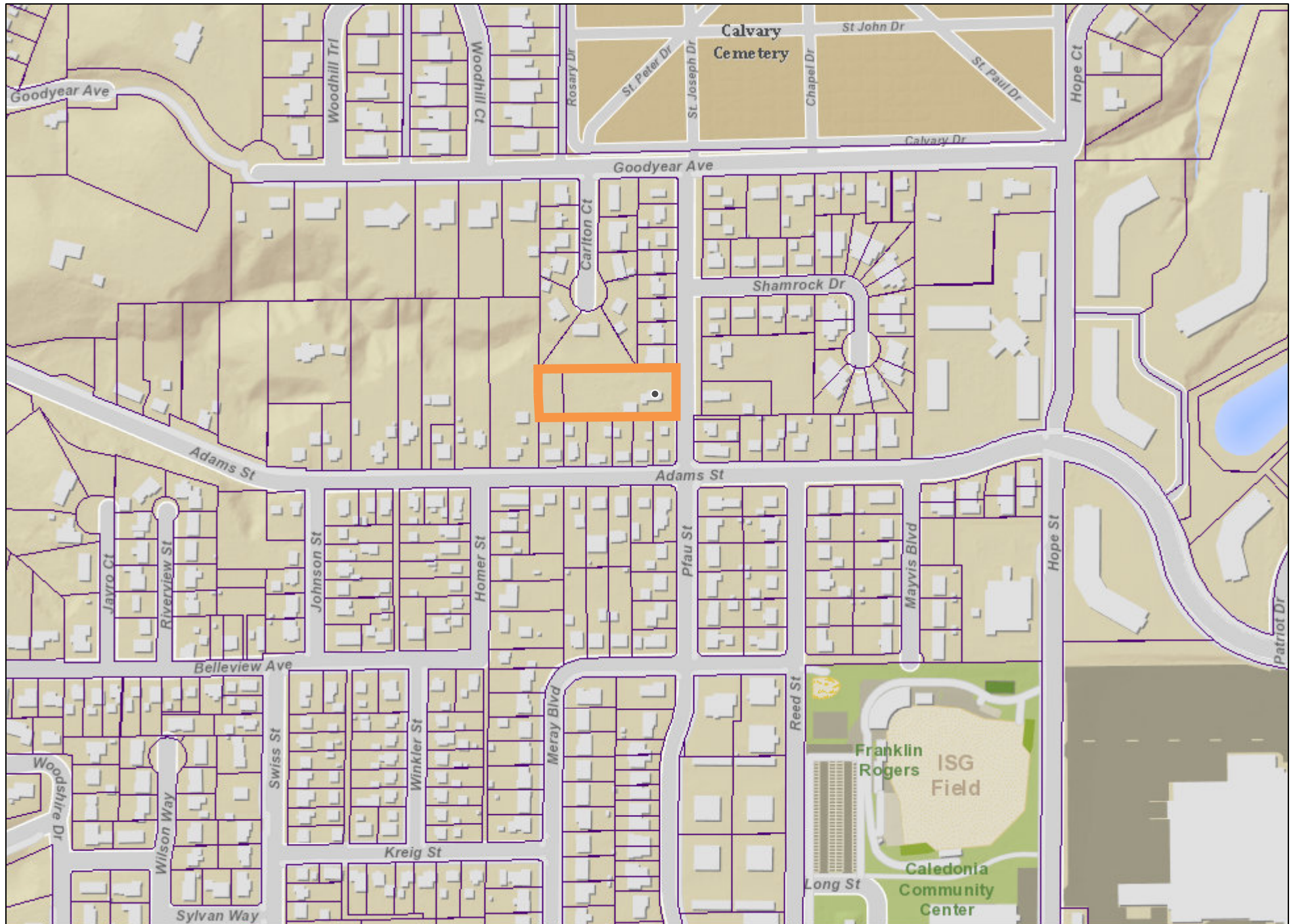
General Location Map

Aerial Plan

Preliminary Plat

Final Plat

General Location Map

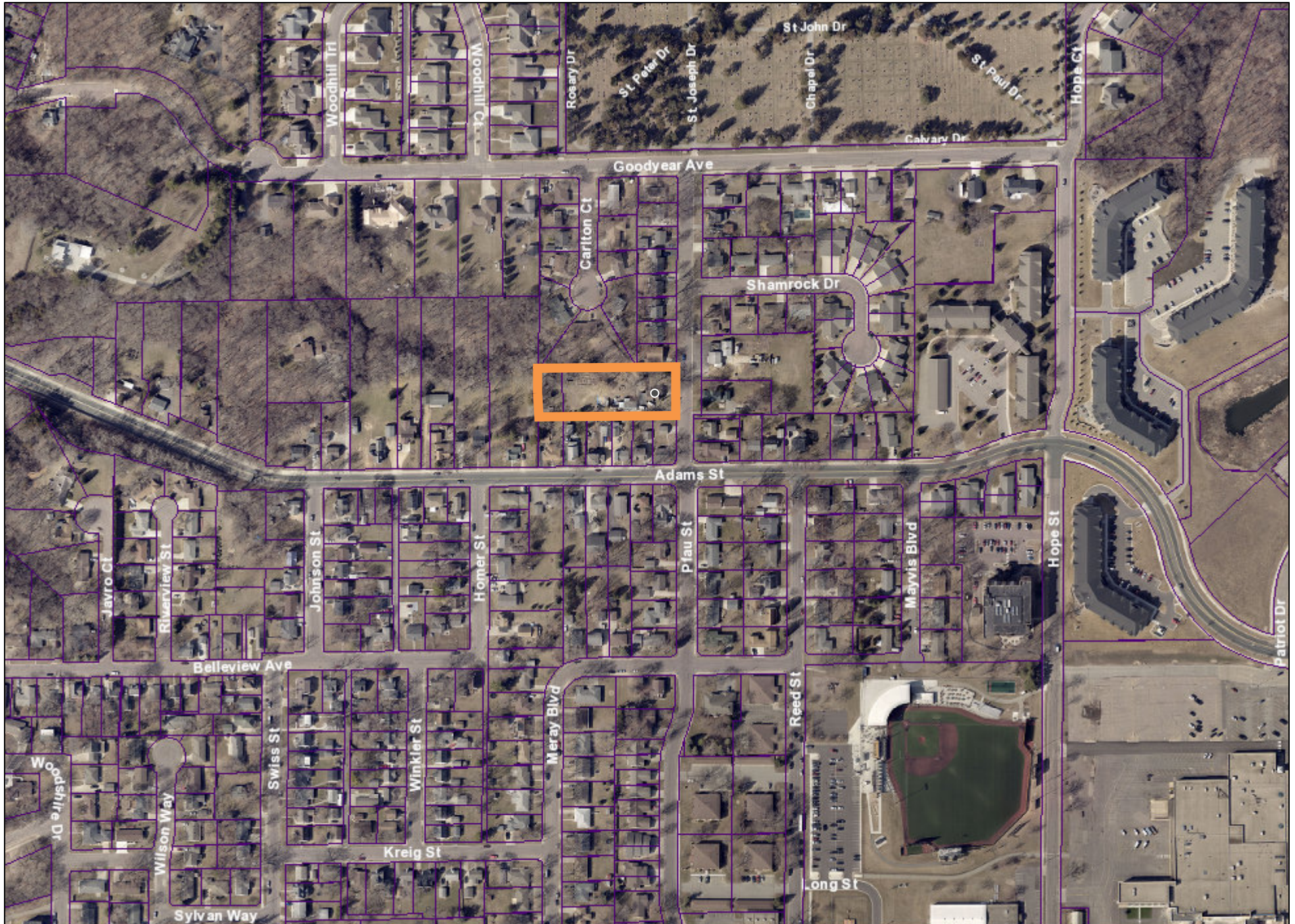


Date: October 2024

Author:

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Aerial Map



Date: October 2024

Author:

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CARLSON ADDITION

PRELIMINARY PLAT

PID 010908401019 & 010908401020

OWNER/DEVELOPER
SCOTT CARLSON
1010 PFAU STREET
MANKATO, MN 56001

DESCRIPTION OF RECORD (533CR683)

The Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato. Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

ACRES

BLOCK 1
1.04 ACRES (45344 SQ. FT.)

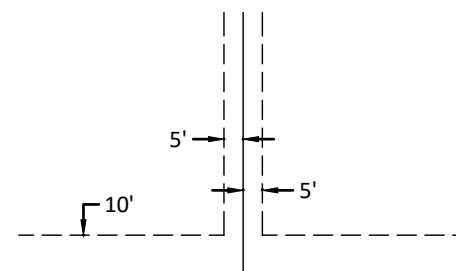
Sec. 10.13. - R-1 One-Family Dwelling District.

- Subd. 1. Purpose. The purpose of the R-1, One-Family Dwelling District, is to provide for low density residential development.
- Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the R-1, One-Family Dwelling District:
- Subd. 4. Minimum Lot Area. The minimum lot area in the R-1, One-Family Residential District, is seven thousand (7,000) square feet for a one-family dwelling. Lots recorded prior to May 28, 1956, may have a minimum area of five thousand five hundred (5,500) square feet for a single family dwelling.
- A minimum lot area of eight thousand (8,000) square feet shall be provided for all other principal buildings and uses in the R-1, One-Family Dwelling District.
- Subd. 5. Minimum Lot Width. The minimum lot width for the R-1, One-Family Residential District, is sixty (60) feet and shall be measured at the front setback line. Lots recorded prior to May 28, 1956, may have a minimum lot width of fifty (50) feet.
- Subd. 6. Yards and Setbacks. The minimum yard and setback requirements for the R-1, One-Family Dwelling District, are as follows:
- A. Front Yard Setback.
1. All Buildings. A minimum of thirty (30) feet.
- B. Side Yard Setback.
1. Dwellings. A minimum of six (6) feet.
 2. All Other Principal Buildings and Uses. Ten percent (10%) of the lot width, provided the side yard width is a minimum of ten (10) feet or a maximum of thirty (30) feet. Two (2) side yards shall be required for each zoning lot.
- C. Rear Yard Setback.
1. Dwellings. A minimum of twenty-five (25) feet.
 2. All Other Principal Buildings and Uses. Twenty-five percent (25%) of lot depth, provided the rear yard is a minimum of twenty-five (25) feet or a maximum of seventy-five (75) feet.
- D. Transitional Yard. None required.



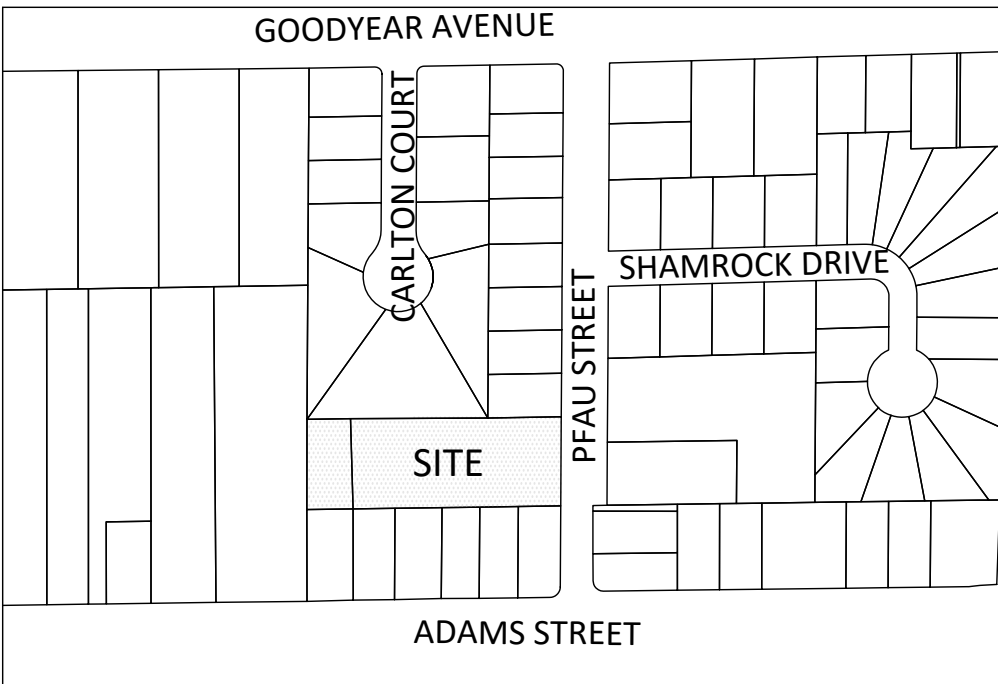
0 30 60
SCALE IN FEET

UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

CITY OF MANKATO
BLUE EARTH COUNTY



VICINITY MAP
SEC. 8-108-26
NOT TO SCALE

LEGEND

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

SURVEYOR'S CERTIFICATION

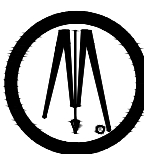
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
License Number 46564

09/17/2024
Date

Horizontal Datum: Blue Earth County Coordinate System NAD83, 1996 Adjustment

PRELIMINARY PLAT
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

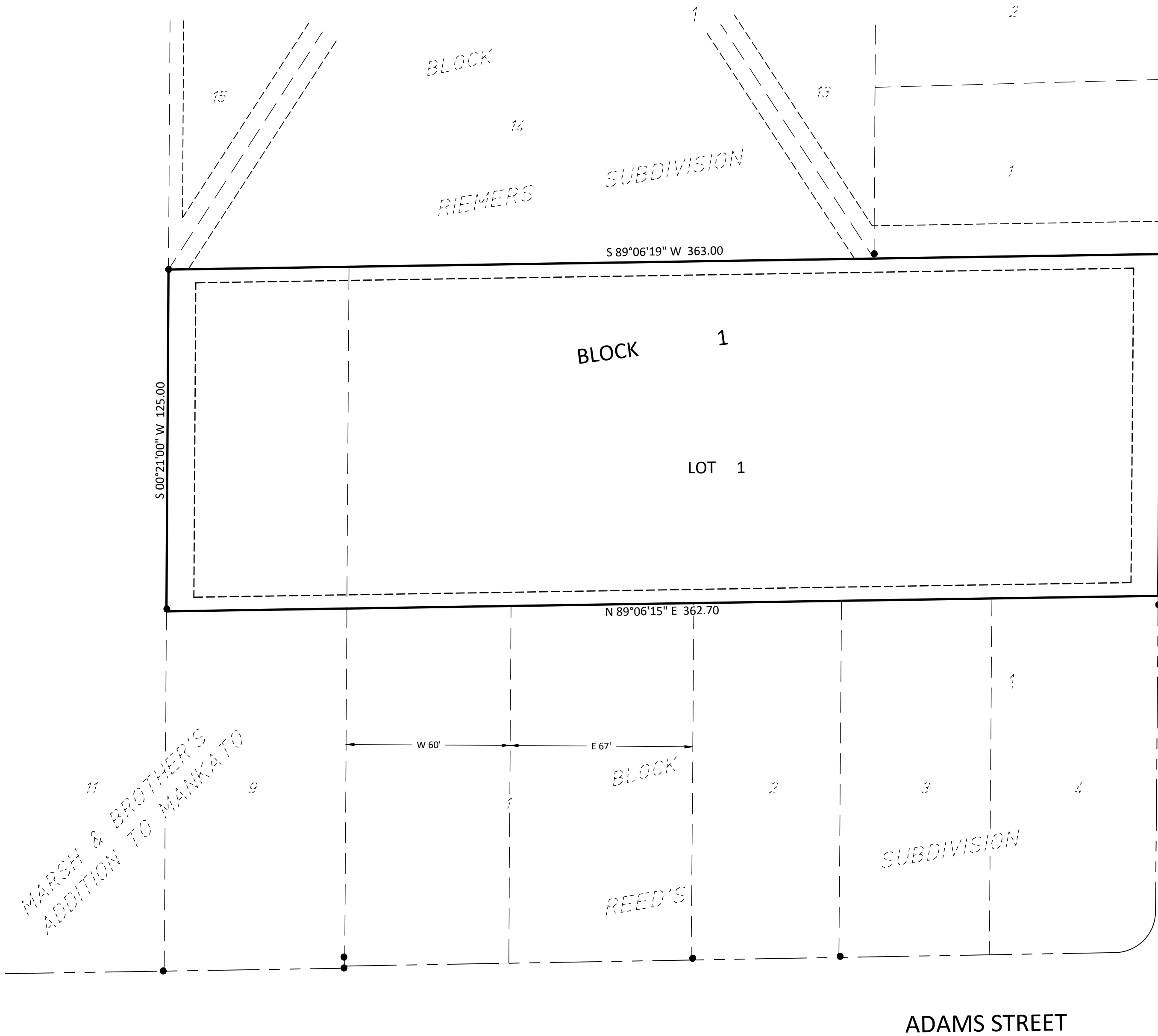


BOLTON & MENK

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

FOR: SCOTT CARLSON

CARLSON ADDITION



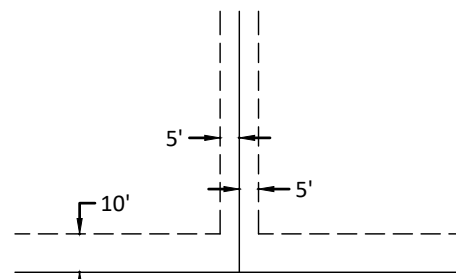
PFAU STREET

ADAMS STREET

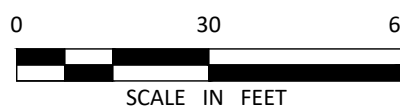
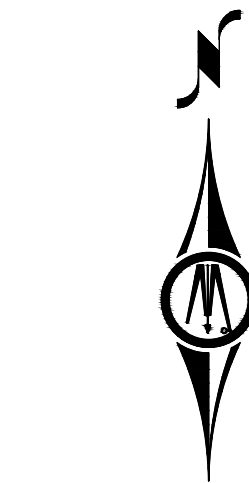
LEGEND

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UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



INSTRUMENT OF DEDICATION

Know all men by these presents that , Scott Carlson, a single person, fee owner of the following described property to wit:

The Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato. Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street.

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

Dated this ____ day of _____, 2024 by Scott Carlson, a single person.

Scott Carlson

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the ____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Scott Carlson, a single person, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be he free act and deed.

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

SURVEYOR'S CERTIFICATE

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

Dated this ____ day of _____, 2024.

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

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2024, by Michael M. Eichers, a Licensed Land Surveyor.

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

APPROVALS

Be it known that on this the ____ day of _____, 2024, the Planning Commission of the City of Mankato did duly review this plat of CARLSON ADDITION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2024, the City Council of the City of Mankato did duly approve this plat of CARLSON ADDITION.

Mayor:

Clerk:

TITLE OPINION

I, Chris Kennedy, 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.

Chris Kennedy, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2024.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2024, at ____ o'clock __m., and that it was duly recorded on ____ Plats, Number _____.

County Recorder

Horizontal Datum: Blue Earth County Coordinate System NAD83, 1996 Adjustment

Meeting Date: 10/08/2024

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Mankato Area Public Schools for a Site Plan and Traffic Advisory Committee review for improvements to Jefferson Elementary school. The subject property is located at 100 James Avenue, Blue Earth County Parcel Identification Number R010918357001.**

Review

Mankato Area Public Schools is requesting a Site Plan and Traffic Advisory Committee review of improvements to Jefferson Elementary school, which is located at 100 James Avenue.

Improvements include a new, secure 2-story entrance addition to make ADA compliant, with the bottom of the addition will be outdoor storage. Removal & replacement of sidewalks & stairs. No new services are proposed. Additionally, the project includes the remodel of an existing building with nurses' room, restrooms, a conference room, offices, & a reception area.

Attachments

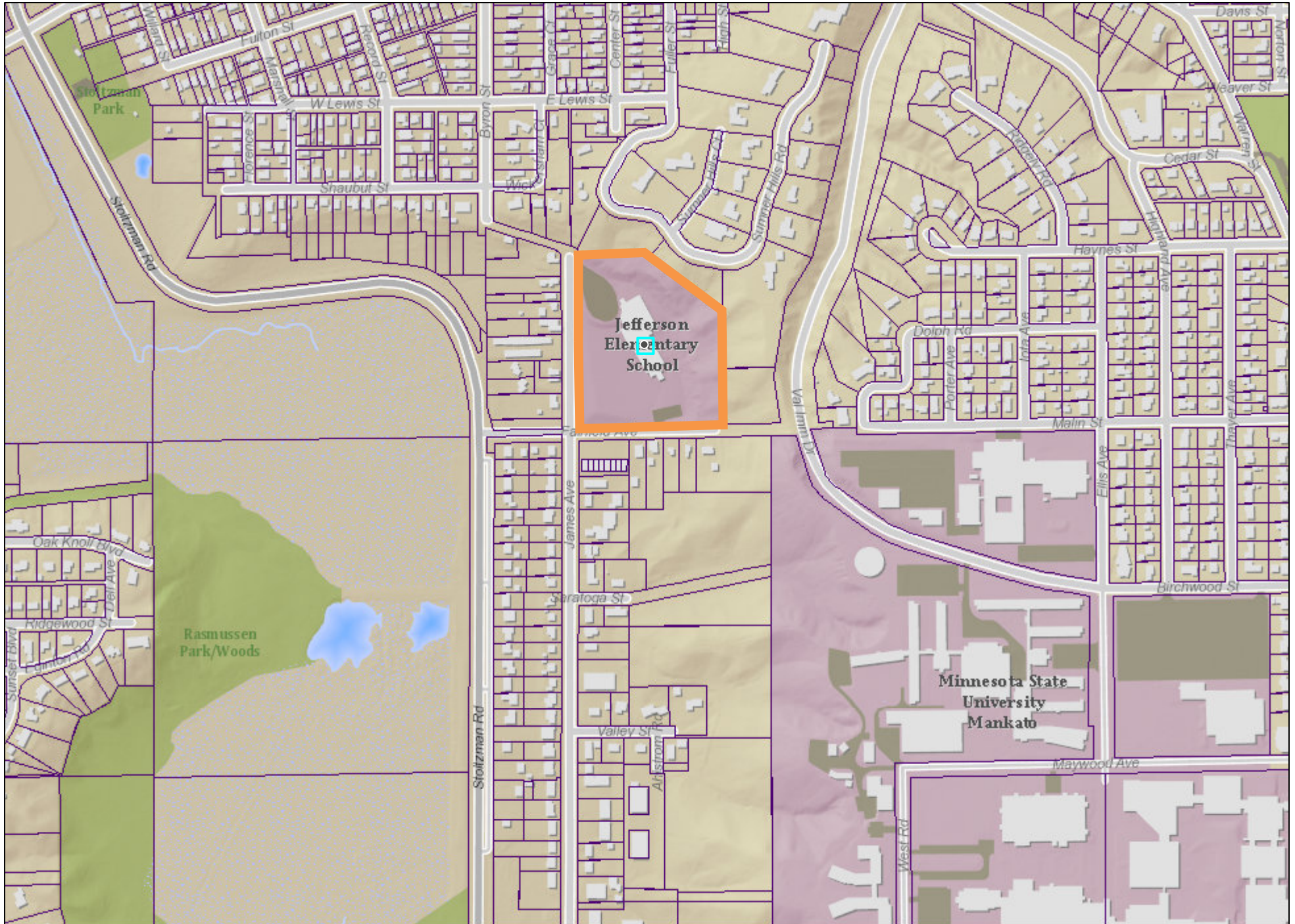
General Location Map

Aerial Plan

Civil Plans

Floor Plans and Elevations

General Location Map



Date: October 2024

Author:

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Aerial Map



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Author:

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

NATHAN J. HERMER

DATE 08/30/24 LIC. NO. 54848

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.

MITCHELL R. WORKMON

DATE 08/30/24 LIC. NO. 53748

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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

PROJECT

MAPS
JEFFERSON
ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

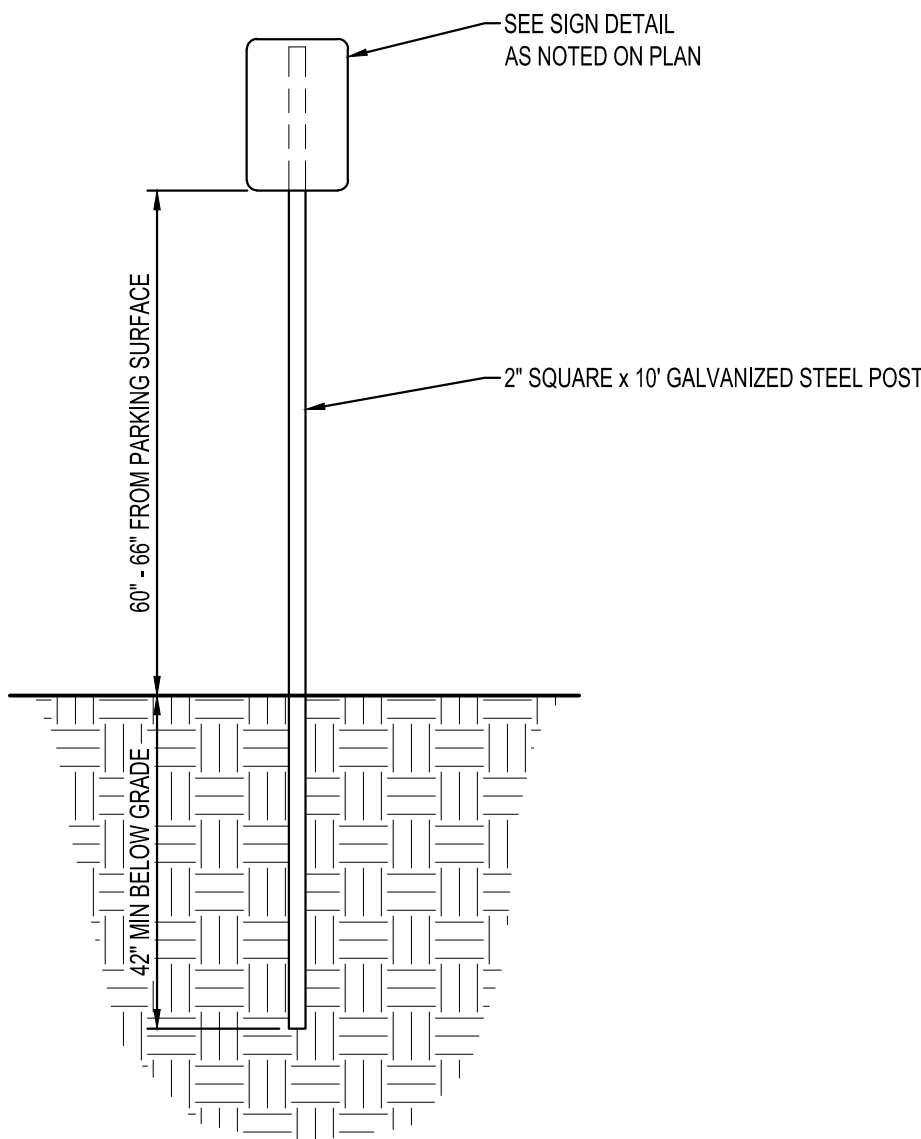
PROJECT NO.	22-27955
FILE NAME	27955 CO - DETAILS
DRAWN BY	GRJ
DESIGNED BY	GRJ, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

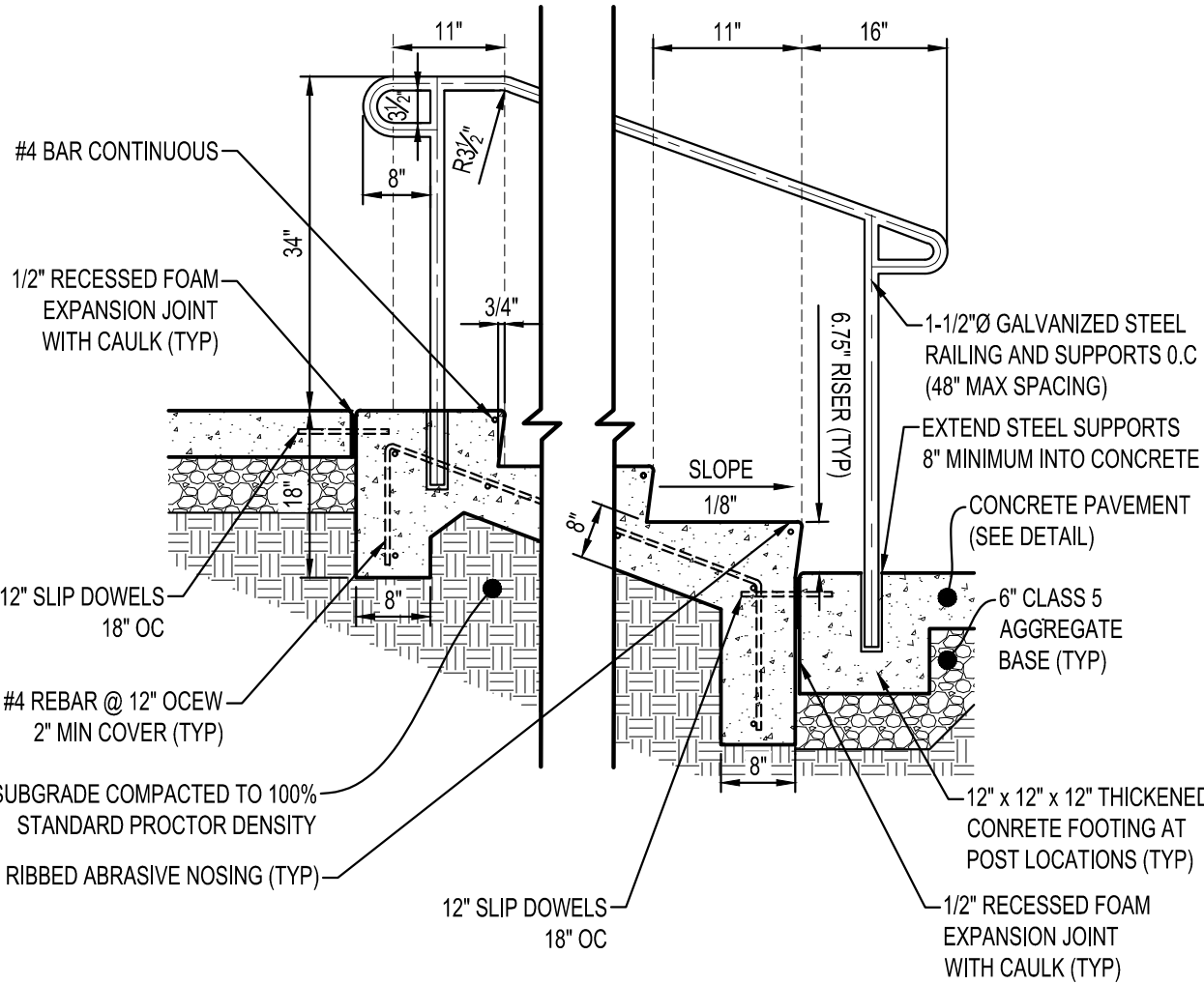
DETAILS

SHEET

C0-20

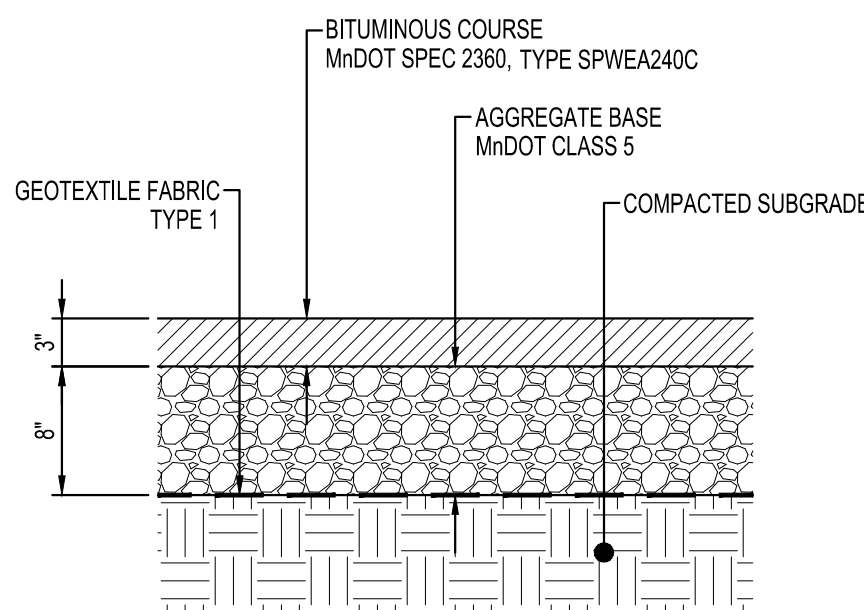


SIGN POST
NTS

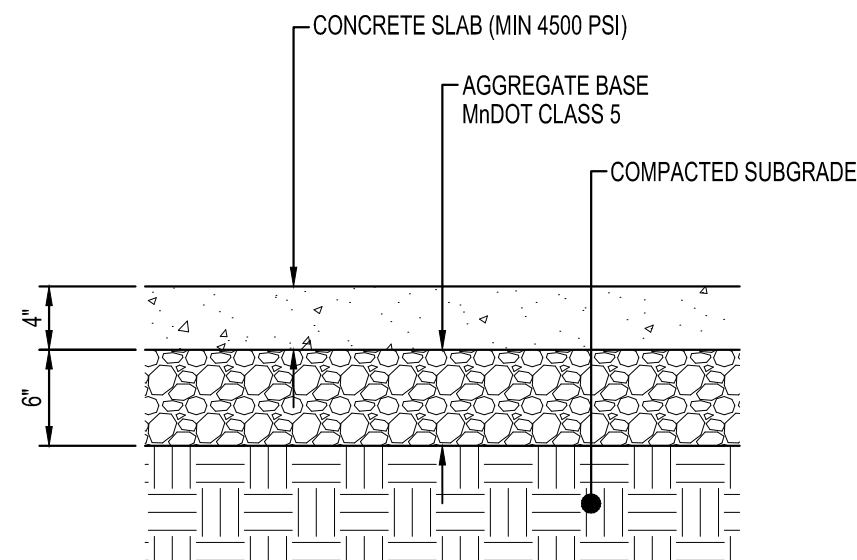


CONCRETE STAIR WITH RAILING
NTS

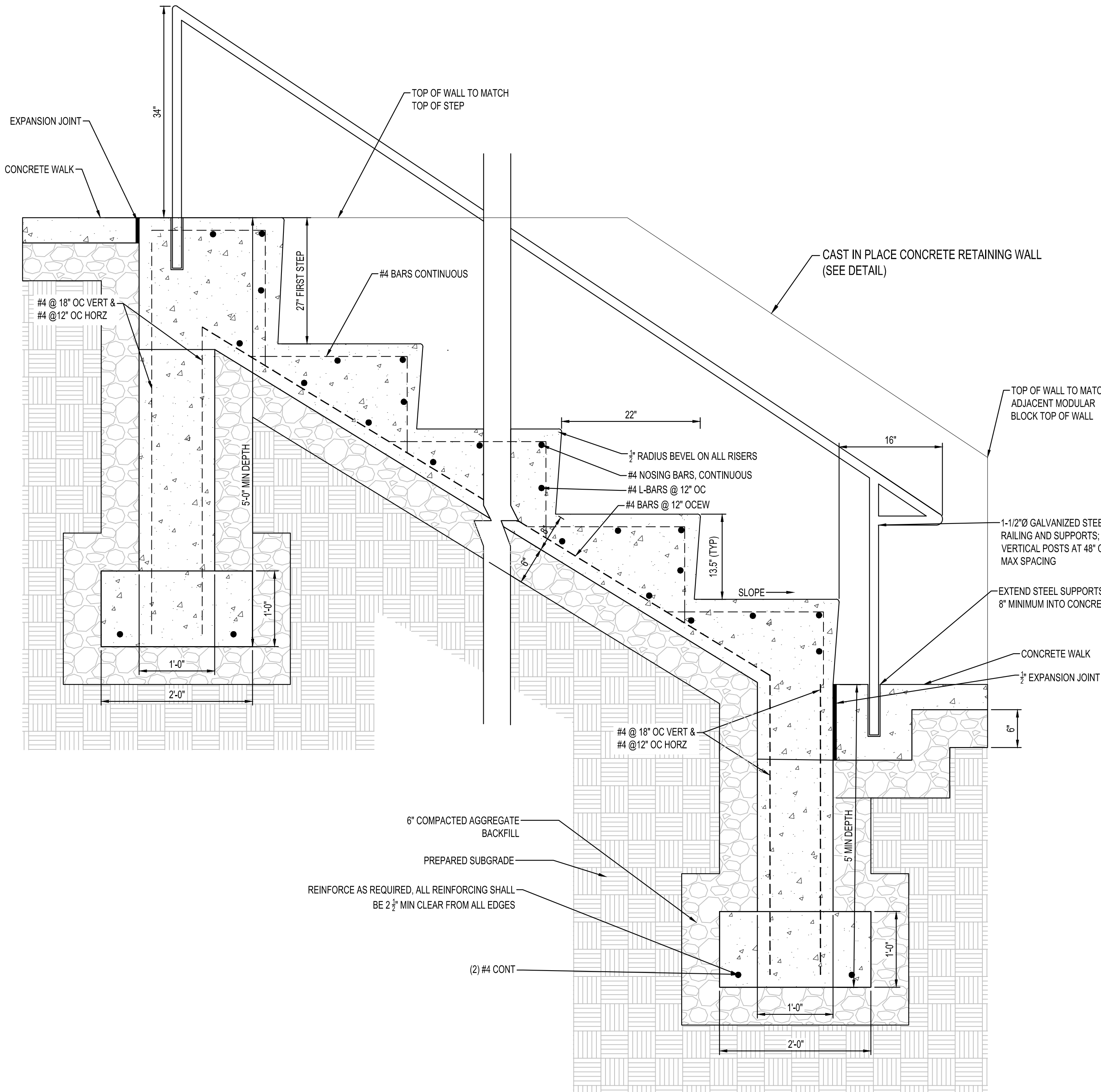
- NOTES:
- ALL COMPONENTS OF RAILING AND SUPPORTS SHALL BE SHOP PRIMED AND POWDER COATED SLATE GRAY.



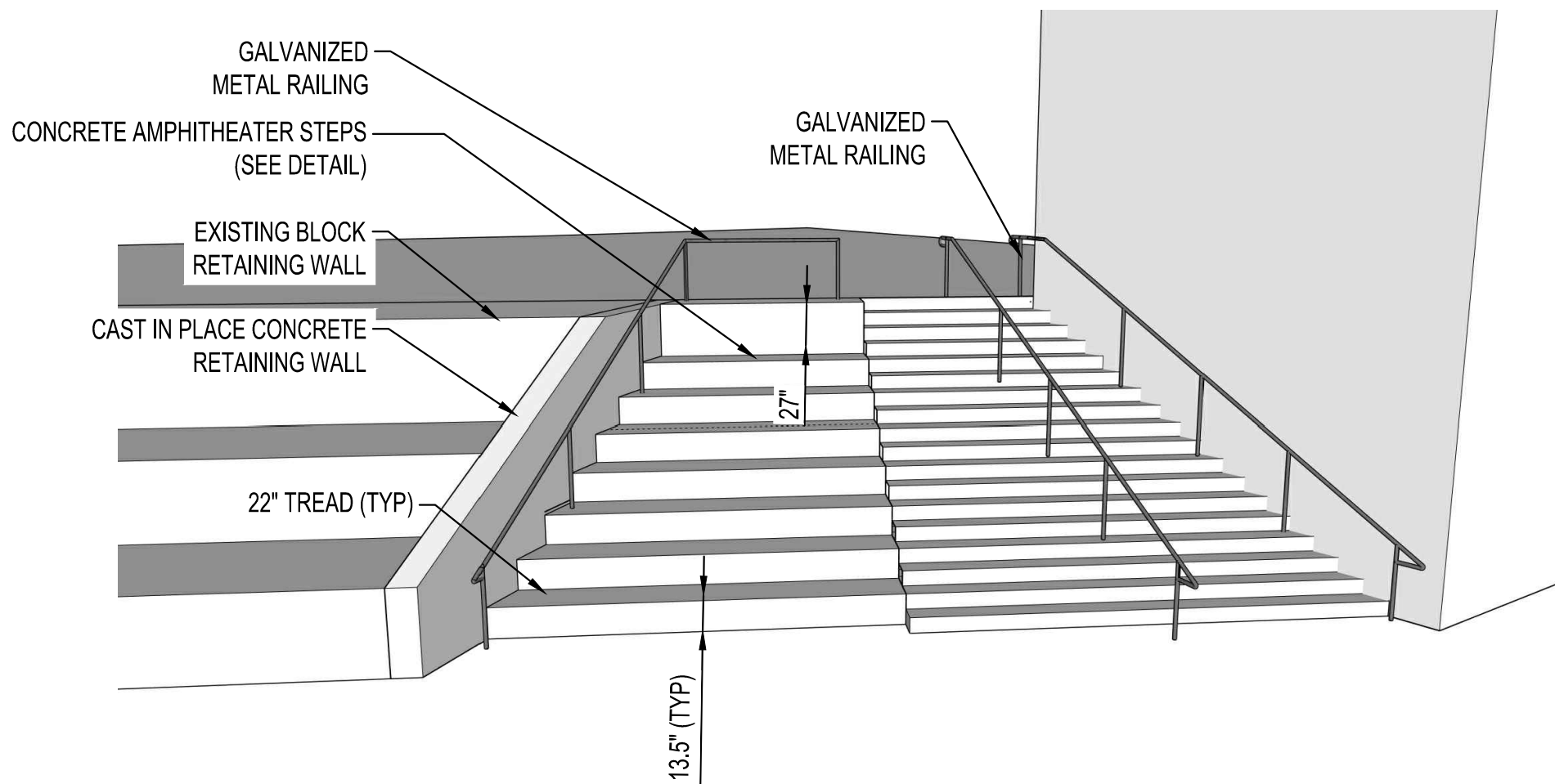
BITUMINOUS WALK
NTS



CONCRETE WALK
NTS



AMPHITHEATER STEPS
NTS



EROSION CONTROL PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF A SECURE ENTRY ADDITION TO THE ENTRANCE ON THE NORTHWEST OF THE BUILDING, NEW AMPHITHEATER STEPS AND STAIRCASE, AND SIDEWALK.

RESPONSIBLE PARTIES:

CONTRACTOR AND OWNER SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP.

COMPANY: CONTACT PERSON:
PHONE:

COMPANY: CONTACT PERSON:
PHONE:

OWNER SHALL IDENTIFY THE ENTITY RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM.

COMPANY: CONTACT PERSON:
PHONE:

PROJECT AREAS:

TOTAL PROJECT SIZE (DISTURBED AREA) = 0.07 ACRES

MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES

****PROJECT DOES NOT REQUIRE AN MPCA NPDES PERMIT****

EXISTING AREA OF IMPERVIOUS SURFACE = 0.04 ACRES

POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 0.06 ACRES

TOTAL NEW IMPERVIOUS SURFACE AREA CREATED = 0.02 ACRES

MINIMUM AREA OF NEW IMPERVIOUS SURFACE CREATED REQUIRING PERMANENT STORM WATER MANAGEMENT = 1.00 ACRES

RECEIVING WATERS:

SURFACE WATERS WHICH WILL RECEIVE STORM WATER FROM THE SITE WITHIN 1 MILE (AERIAL RADIUS MEASUREMNT) OF PROJECT BOUNDARY. INCLUDE WATERS SHOWN ON USGS 7.5 MINUTE QUAD AND ALL WATERS IDENTIFIED IN APPENDIX A OF THE PERMIT.

NAME OF WATER BODY	TYPE (DITCH, POND, LAKE, ETC.)	SPECIAL/IMPAIRED WATER?
MINNESOTA RIVER	RIVER	YES

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS. USE PHASED CONSTRUCTION WHEREVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.

TURF ESTABLISHMENT OR TEMPORARY SEEDING OR MULCHING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHOULD BE PRACTICED FOLLOWING THE TABLE BELOW:

TYPE OF SLOPE OR DISTURBANCE AREA	TIME AREA CAN REMAIN OPEN WITHOUT BEING ACTIVELY WORKED
	NORMAL WATER
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	7 DAYS
FLATTER 10:1	7 DAYS
DITCHES	1 DAY
PIPE ENDS	1 DAY
WITHIN 200 FEET OF SURFACE WATER	1 DAY

TEMPORARY COVER DURING CONSTRUCTION IS INCIDENTAL.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

ALL EXPOSED SOILS SHALL BE SEEDED OR SODDED AT THE EARLIEST POSSIBLE TIME TO PREVENT/REDUCE EROSION.

REFER TO RESTORATION PLAN SHEET.

TEMPORARY MULCHING SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE. MULCH SHALL BE DISC ANCHORED.

ADDITIONAL EROSION PREVENTION MEASURES MAY BE FOUND IN THE PERMIT AND MPCA'S BEST MANAGEMENT PRACTICES.

SEDIMENT CONTROL PRACTICES:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE PRIOR TO LAND DISTURBING ACTIVITIES OCCUR.

A ROCK CONSTRUCTION ENTRANCE OR OTHER APPROVED ALTERNATIVE MUST BE CONSTRUCTED AT THE ENTRY POINT TO THE PROJECT SITE. ROCK CONSTRUCTION ENTRANCE MUST BE 40'X25' (MIN.) OF WASHED MNDOT CL-1 RIPRAP, 8" DEEP.

INLET EROSION PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL TURF OR PAVEMENT HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION FROM LEAVING THE CONSTRUCTION ZONE. ALL ERODED MATERIAL THAT LEAVES THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND RETURNED TO THE SITE AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL MAINTAIN A 50-FOOT NATURAL BUFFER OR USE REDUNDANT SEDIMENT CONTROLS NEAR SURFACE WATERS IF A BUFFER IS NOT FEASIBLE.

CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL ON SITE.

ALL STREETS MUST BE SWEPT WITHIN 24 HOURS WHEN ANY TRACKING OCCURS.

SILT FENCE OR OTHER EFFECTIVE EROSION CONTROL MEASURES MUST BE INSTALLED AROUND THE PERIMETER OF ANY SOIL STOCKPILED, INCLUDING TEMPORARY STOCKPILES, AT THIS LOCATION OR ANY OTHER ON THE PROJECT SITE. STOCKPILES CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

PERIMETER CONTROL SHALL BE INSTALLED ALONG THE BACK OF CURB IMMEDIATELY FOLLOWING CURB INSTALLATION AT ALL LOCATIONS WITH POSITIVE DRAINAGE TO PARKING LOT AND/OR STREETS, AND REMAINING UNTIL STABILIZATION IS ACHIEVED. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE. (BIOROLLS, ROCK LOGS, OR OTHER METHODS APPROVED BY THE ENGINEER PRIOR TO INSTALLATION SHALL ALSO BE PLACED ACCEPTABLE.)

TEMPORARY SEDIMENT BASIN SHALL BE REQUIRED FOR COMMON DRAINAGE LOCATIONS THAT SERVE ALL AREA WITH 5 OR MORE ACRES DISTURBED AT ONE TIME.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

DEWATER SEDIMENT-LADEN WATER TO SEDIMENTATION BASINS IF POSSIBLE, OR USE OTHER BMP'S TO PREVENT EROSION WHEN DISCHARGING TO SURFACE WATERS. USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES.

DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION OR IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS.

POLLUTION PREVENTION:

ALL SOLID WASTE COLLECTED FROM THE CONSTRUCTION SITE MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. STORAGE AREAS SHALL PROVIDE SECONDARY CONTAINMENT AND A HAZARDOUS MATERIALS SPILL KIT. EQUIPMENT FUELING AND MAINTENANCE SHALL OCCUR IN A DESIGNATED, CONTAINED AREA. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. ALL RUNOFF CONTAINING ANY HAZARDOUS MATERIAL MUST BE PROPERLY COLLECTED AND DISPOSED. NO ENGINE DEGREASING SHALL BE ALLOWED ON SITE.

ALL SANITARY WASTES MUST BE COLLECTED FROM PORTABLE UNITS ON SITE BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. THE UNITS MUST BE SECURED AND SHALL BE MAINTAINED ON A REGULAR BASIS AS NEEDED TO PREVENT OVERFILLING.

EMERGENCY SPILL PLAN - THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PERSONNEL TO BE INFORMED OF THE MANUFACTURERS' RECOMMENDED SPILL CLEANUP METHODS, AND THE LOCATION OF THAT INFORMATION AND CLEANUP SUPPLIES. THE CONTRACTOR SHALL MODIFY THE EROSION CONTROL PLAN AS REQUIRED WITHIN SEVEN CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE TO: PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF THE RELEASE. PLANS MUST IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES. IF A SPILL OCCURS, THE FOLLOWING STEPS SHALL BE FOLLOWED:

- OBSERVE THE SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. STOP THE SOURCE OF THE SPILL. IF YOU CAN DO SO SAFELY. CALL 911 IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED.
- CONTAIN THE SPILLED MATERIAL. DIRT, SAND, OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A CONTAINMENT STRUCTURE TO PREVENT THE MATERIAL FROM FLOWING.
- REPORT THE SPILL TO THE MINNESOTA DUTY OFFICER AT (651) 649-5451.
- CLEAN UP THE SPILLED MATERIAL AND DISPOSE OF THE WASTES PROPERLY. WITH THE EXCEPTION OF USED OIL, WASTE GENERATED FROM PETROLEUM SPILLS THAT HAVE BEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTA'S HAZARDOUS WASTE RULES. WASTE GENERATED FROM USED OIL SPILLS MUST BE SENT TO A FACILITY FOR ENERGY RECOVERY.

THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE, OR FEDERAL REGULATIONS. THIS INCLUDES DUST CREATED BY WORK BEING PERFORMED ON THE SITE. AIR POLLUTION AND DUST CONTROL CORRECTION IS CONSIDERED INCIDENTAL TO THE UNIT BID PRICES FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.

CONCRETE WASHOUT ON SITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

INSPECTION AND MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN INCLUDING INSPECTIONS AND MAINTENANCE.

THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

ALL INSPECTIONS PERFORMED DURING CONSTRUCTION MUST BE RECORDED AND RECORDS RETAINED WITH THE EROSION CONTROL PLAN. CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD OF ALL RAINFALL DATA & EROSION CONTROL MAINTENANCE UNTIL FINAL ESTABLISHMENT OF TURF.

ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. EROSION CONTROL AND OTHER BMP'S MUST BE REPLACED, REPAIRED, OR SUPPLEMENTED WHEN THEY REACH 33% DESIGN LOAD.

SEE MPCA WEBSITE FOR EXAMPLE OF EROSION CONTROL PLAN INSPECTION AND MAINTENANCE FORMS.
[HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/VIEW-DOCUMENT.HTML?GID=7409](http://www.pca.state.mn.us/index.php/view-document.html?gid=7409)

FINAL STABILIZATION:

THE PERMITTEE(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR CONTROL HAS BEEN PASSED TO ANOTHER OWNER. ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

THE STORM WATER PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.



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NATHAN J. HERMER

DATE: 08/30/24 LIC. NO. 54848

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.

MITCHELL R. WORKMON

DATE: 08/30/24 LIC. NO. 53748

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PROJECT

MAPS
JEFFERSON
ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 C1-SWPPP
DRAWN BY	GRJ
DESIGNED BY	GRJ, NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP
NARRATIVE

SHEET

C1-10



1. SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
2. STAKED INTO THE GROUND WITH WOOD STAKES.
3. WOOD STAKES ARE A MINIMUM OF 2"x1/2" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
4. WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
5. WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE



1. CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
2. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
3. WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
4. CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
5. WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATC

MINNESOTA

[illegible]

PROJECT NO.	22-27955
FILE NAME	27955 C1-SWPPP
DRAWN BY	GRJ
DESIGNED BY	GRJ, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-20



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG. SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT. NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.	



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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 C1-SWPPP
DRAWN BY	GRJ
DESIGNED BY	GRJ, NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

SWPPP

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION

NATHAN J. HERMER

LIC. NO. 54848

MITCHELL R. WORKMON

LIC. NO. 53748

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MAPS
JEFFERSON
ELEMENTARY

REVISION SCHEDULE

[illegible]

27955 C2-EXIST

GRJ, NJH

EXISTING SITE AND REMOVAL PLAN

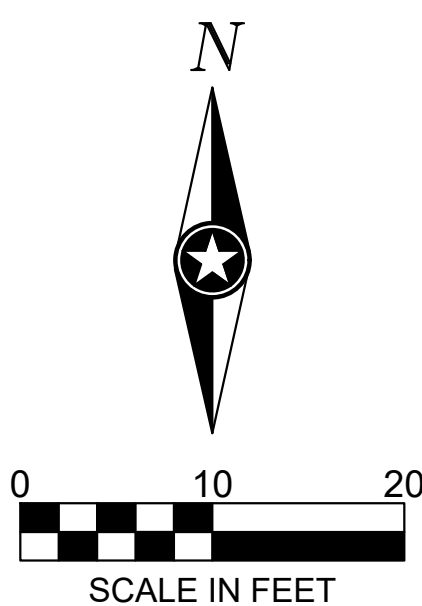
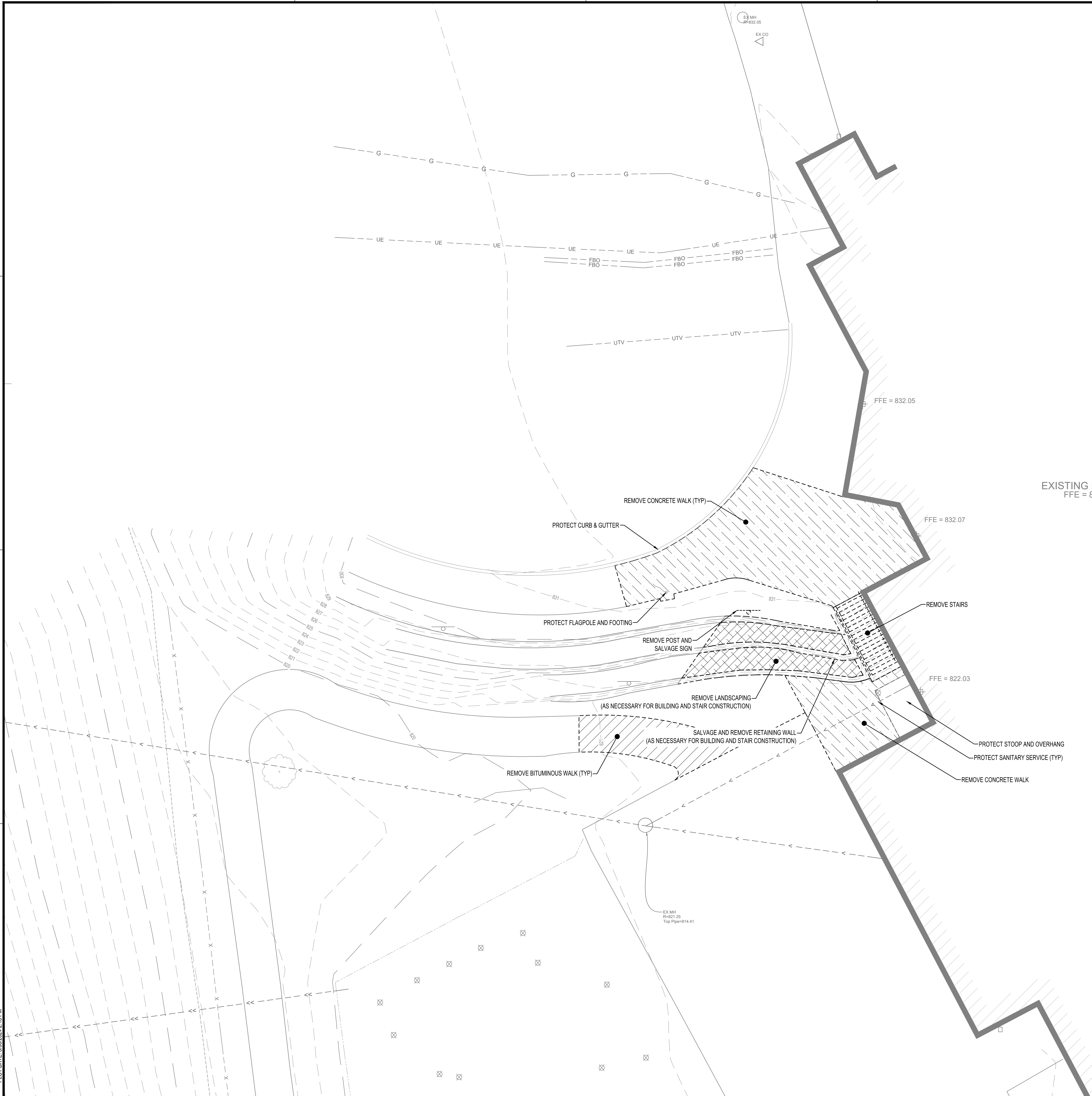
C2-10

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE LANDSCAPING

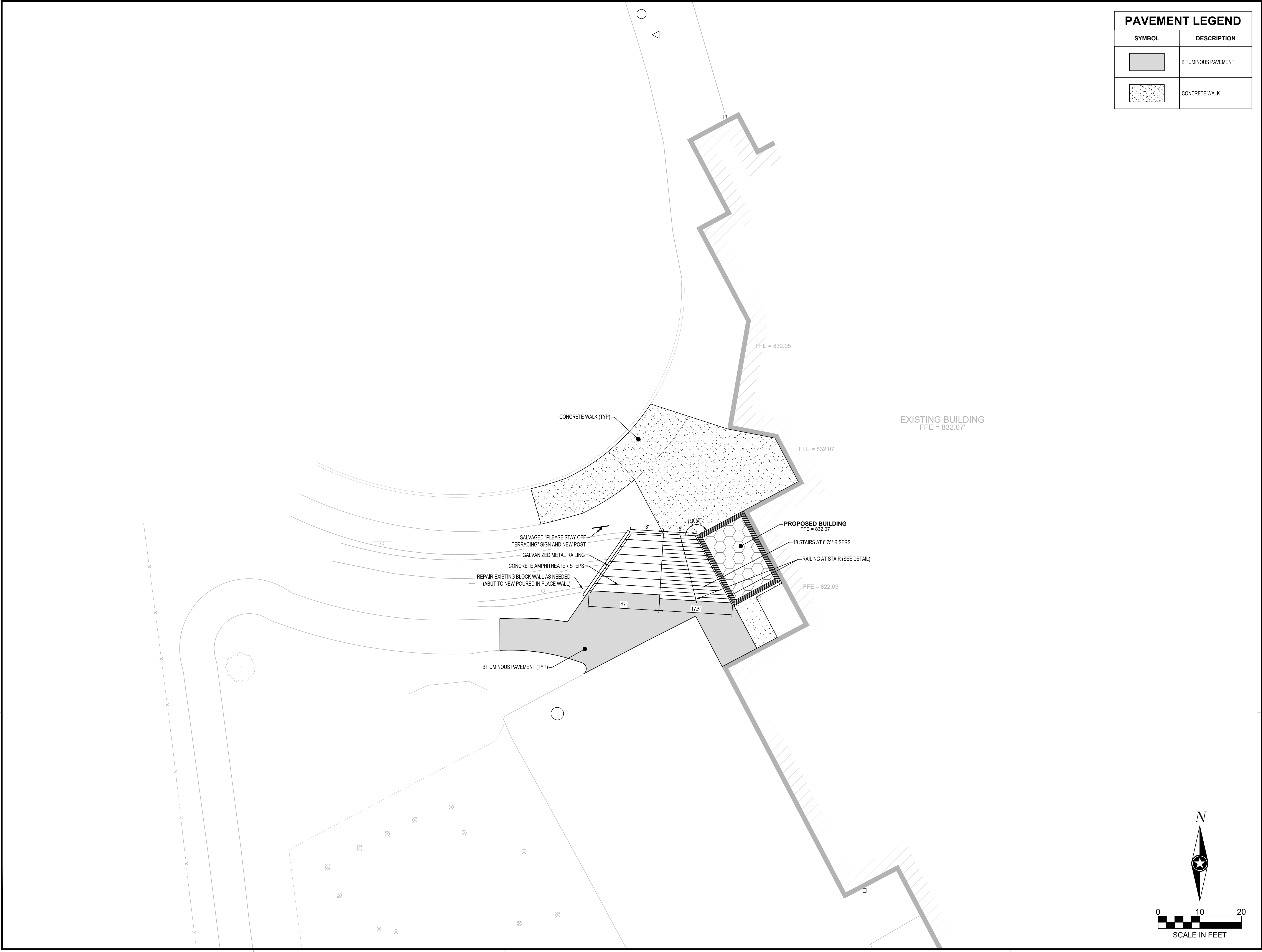
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



PLOT DATE: 8/30/2024 2:18 PM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK



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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 C3-SITE
DRAWN BY	GRJ
DESIGNED BY	GRJ, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

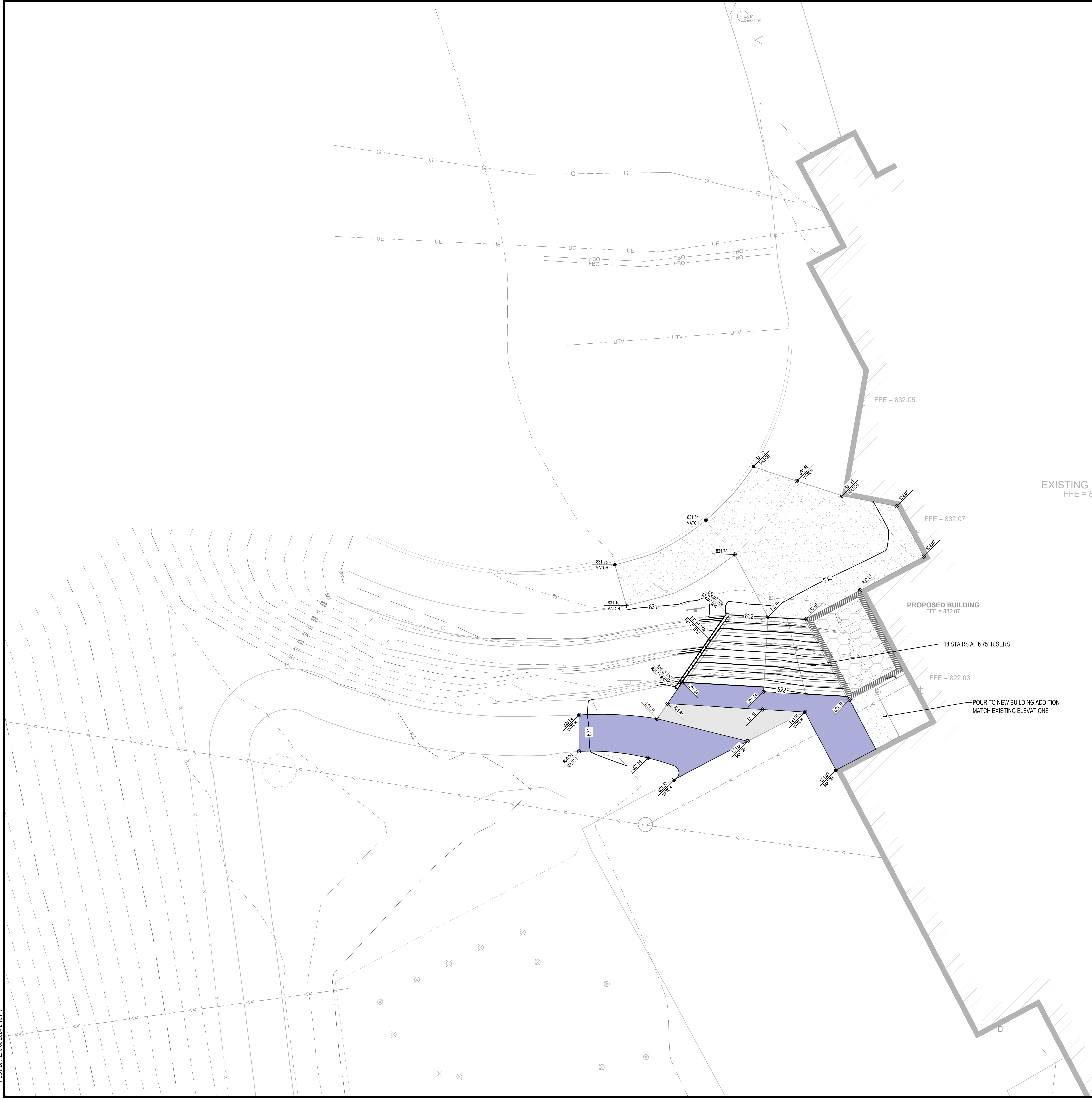
SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 8/30/2024 2:18 PM



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)

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.	

ADA Accessibility Legend	
	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)
	0' HEIGHT CURB / WALK (FLUSH WITH PAVEMENT)



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MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

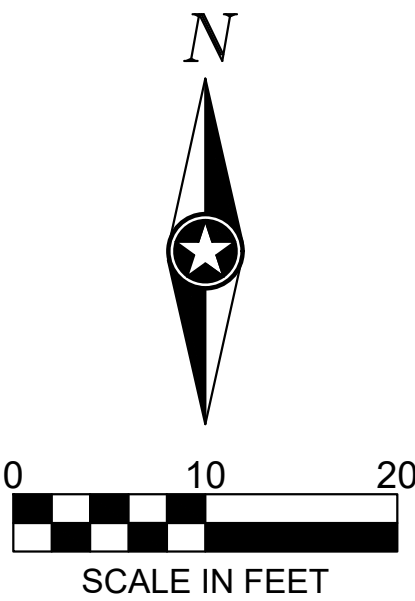
PROJECT NO.	22-27955
FILE NAME	27955 C4-GRADE
DRAWN BY	GRJ
DESIGNED BY	GRJ, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

Grading Plan

SHEET

C4-10



PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 8/30/2024 2:18 PM



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN SHRUBS					
	JF	10	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT
	TH	11	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL	CONT
GRASSES					
	PN	51	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL	CONT
SYMBOL		QTY	DESCRIPTION		
GROUND COVERS					
		690 SF	DOUBLE-SHREDDED HARDWOOD MULCH 3" MIN DEPTH; RED COLOR (MATCH EXISTING)		
		191 SF	LAWN SOD		



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MANKATO MINNESOTA

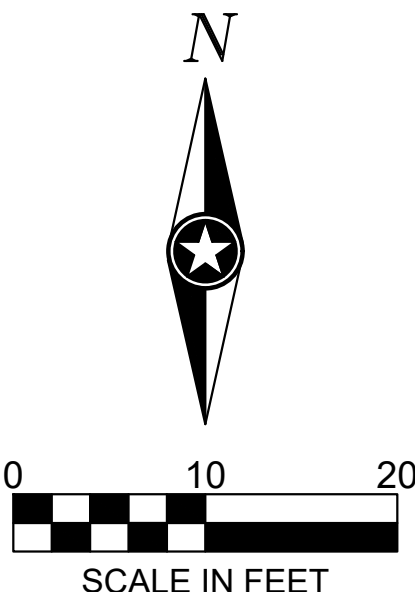
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 C5-LAND
DRAWN BY	GRJ
DESIGNED BY	GRJ, NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

PLANTING AND RESTORATION PLAN

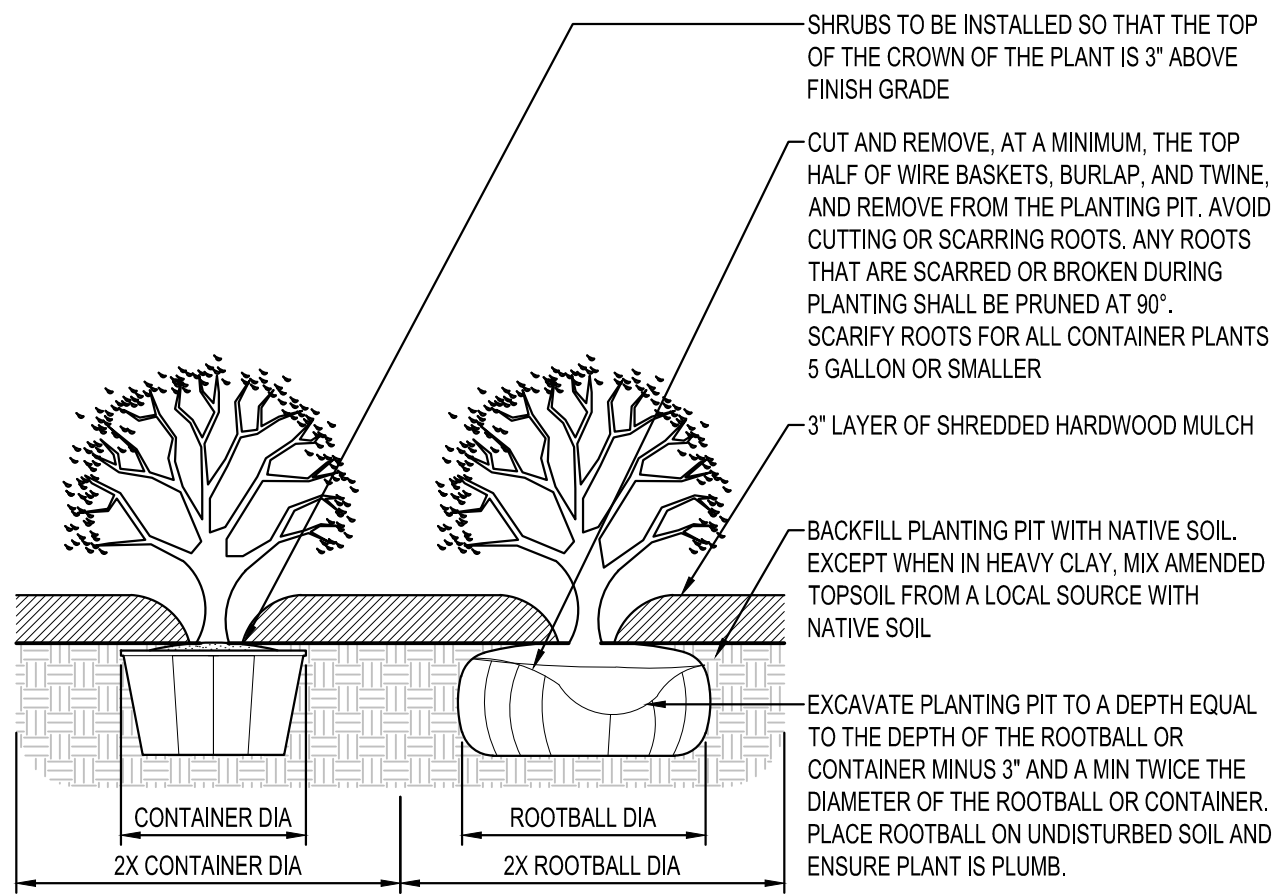
SHEET

C5-10

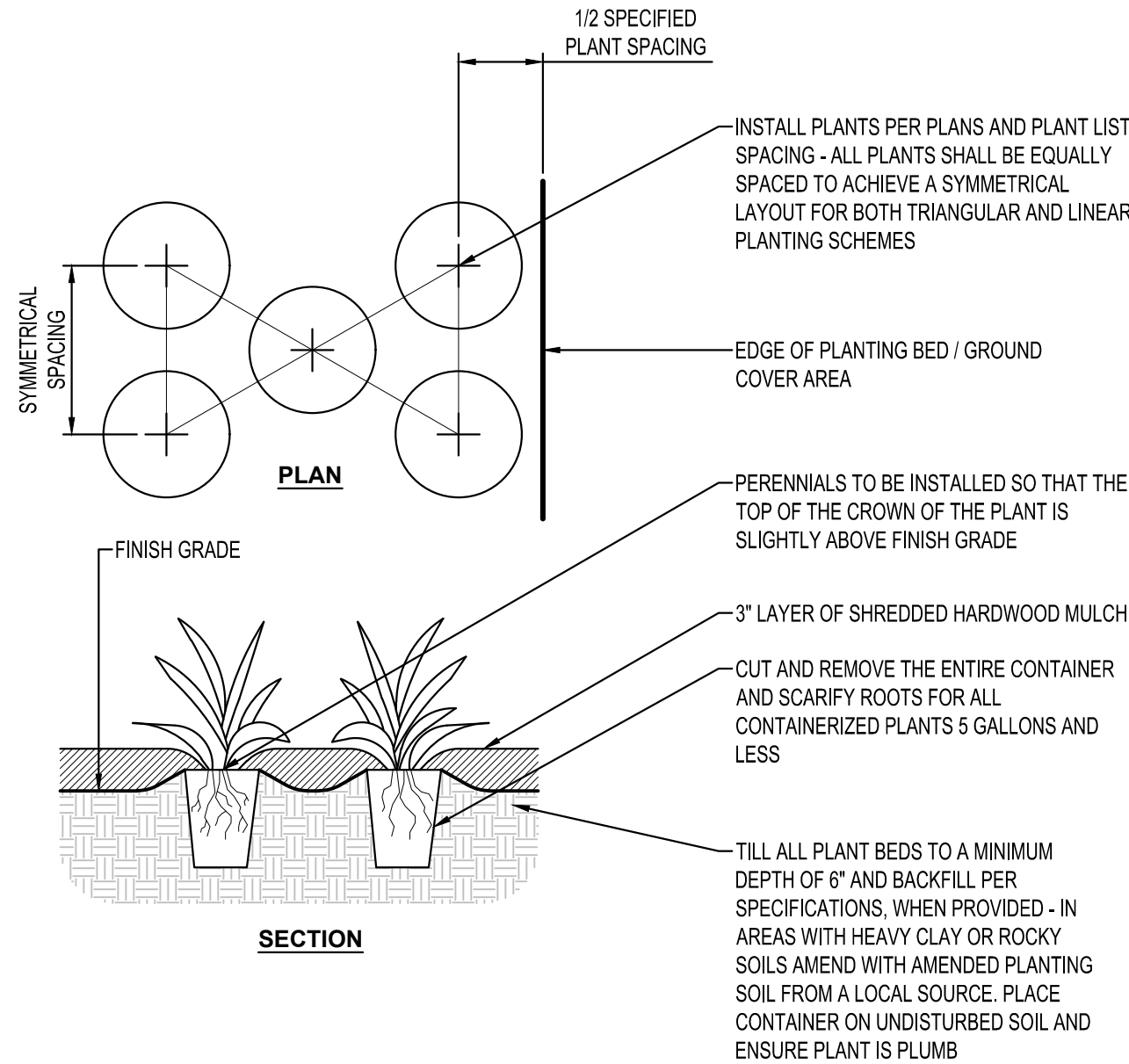


PRELIMINARY NOT FOR CONSTRUCTION

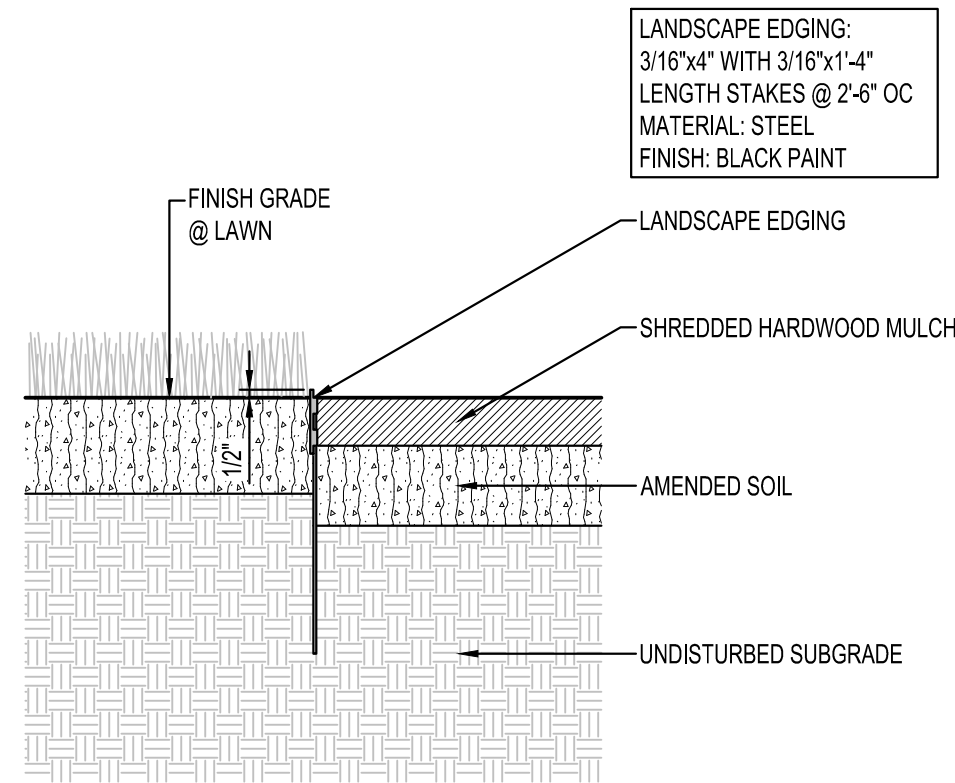
PLOT DATE: 8/30/2024 2:18 PM



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

PLANTING NOTES

- 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.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- 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.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- 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.
- 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.
- 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.
- 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.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- 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.
- 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.
- MULCHING MATERIAL SHALL BE RED SHREDDED HARDWOOD MULCH (MATCH EXISTING), WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

ISG

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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 C5-LAND
DRAWN BY	GRJ
DESIGNED BY	GRJ, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

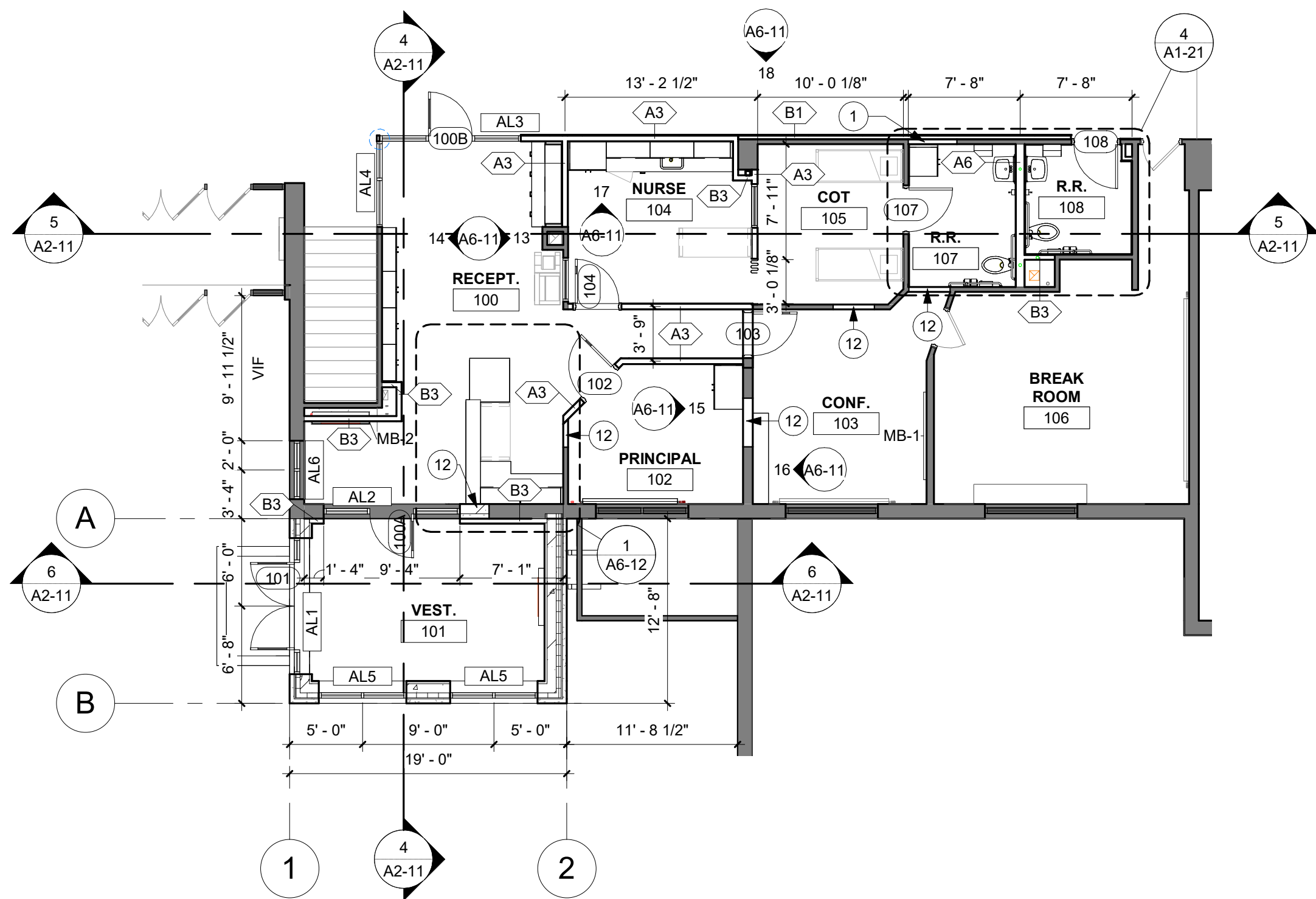
TITLE

PLANTING NOTES AND DETAILS

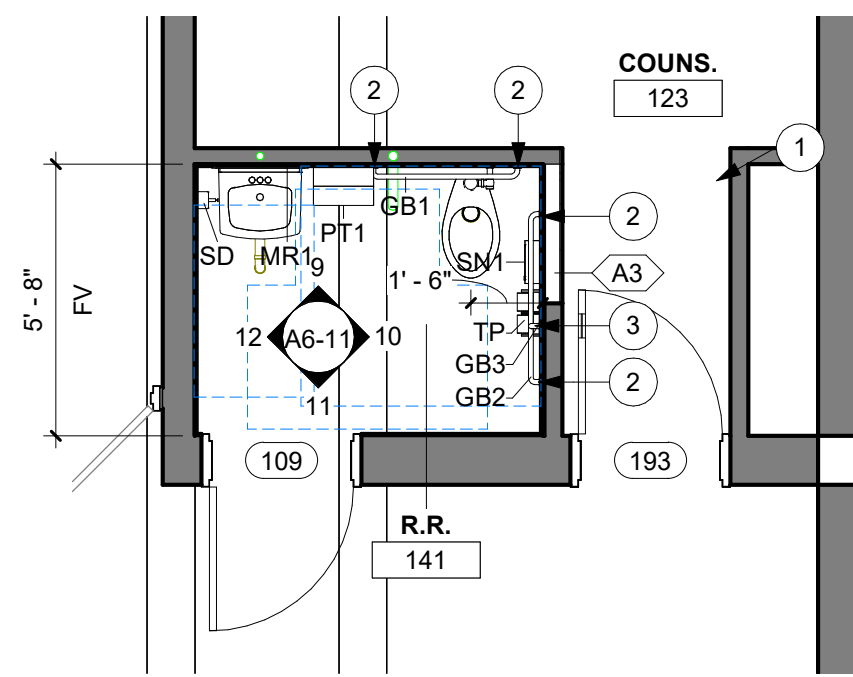
SHEET

C5-20

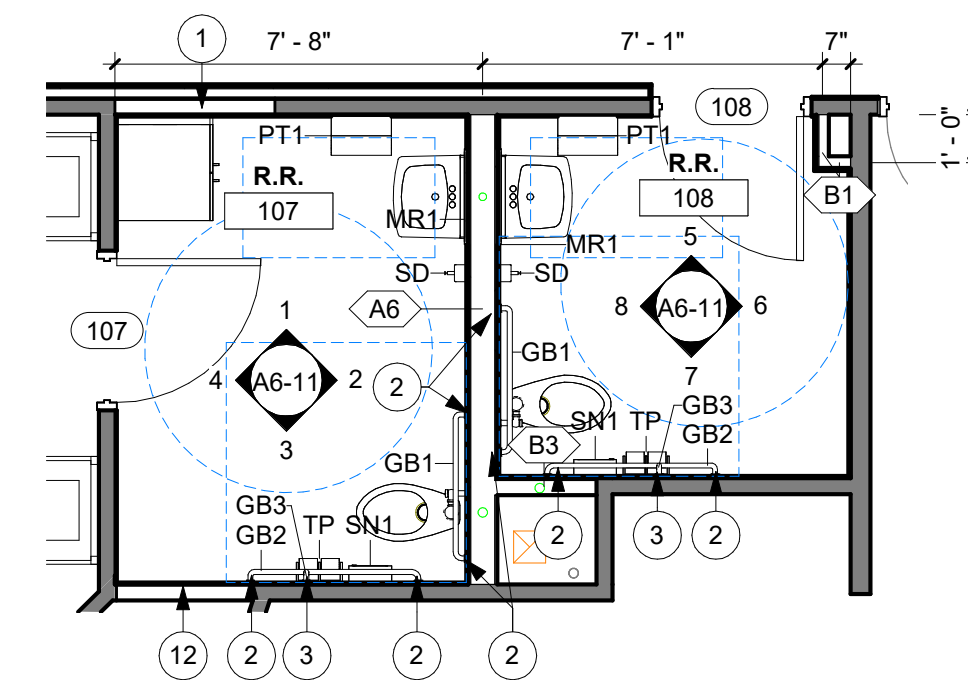
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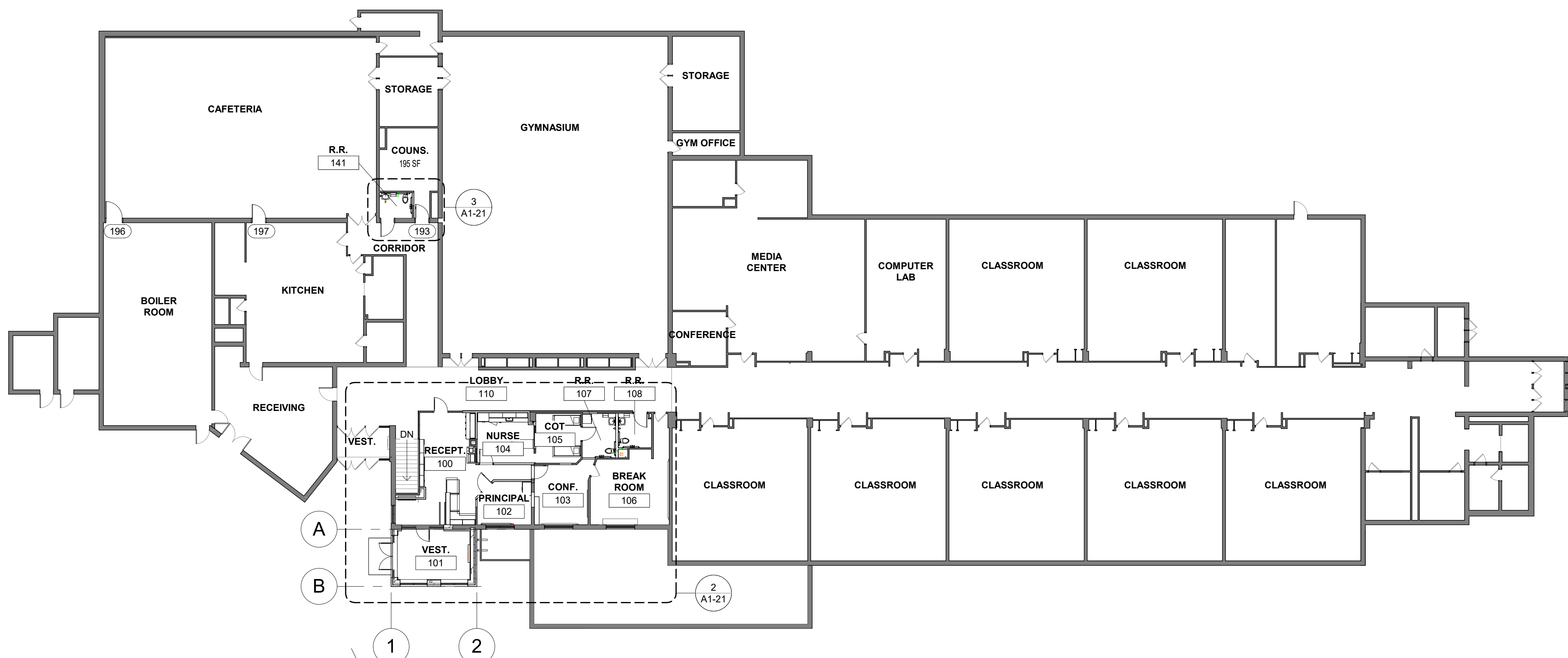
2 FIRST FLOOR- ENLARGED PLAN
1/8" = 1'-0"



3 FIRST FLOOR- ENLARGED RESTROOM 141
1/4" = 1'-0"



4 FIRST FLOOR- ENLARGED RESTROOM 107 & 108
1/4" = 1'-0"



1 FIRST FLOOR - OVERALL PLAN
1/16" = 1'-0"

RESTROOM ACCESSORY SCHEDULE			
MARK	DESCRIPTION	PROVIDED BY	INSTALLED BY
CH	COAT HOOK	CONTRACTOR	CONTRACTOR
GB1	36" HORIZONTAL GRAB BAR	CONTRACTOR	CONTRACTOR
GB2	42" HORIZONTAL GRAB BAR	CONTRACTOR	CONTRACTOR
GB3	18" VERTICAL GRAB BAR	CONTRACTOR	CONTRACTOR
MR1	24" X 36" MIRROR	CONTRACTOR	CONTRACTOR
PT1	PAPER TOWEL DISPENSER - ROLL	OWNER	OWNER
SD	SOAP DISPENSER	OWNER	OWNER
SN1	SANITARY NAPKIN DISPOSAL - SURFACE MOUNTED	CONTRACTOR	CONTRACTOR
TP	TOILET TISSUE DISPENSER - DOUBLE	OWNER	OWNER

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHEET NOTES	
A. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE __, UNLESS OTHERWISE NOTED.	

KEYNOTE LEGEND	
1	INFILL WALL TO MATCH EXISTING ADJACENT WALL.
2	PROVIDE (2) WALL STUDS (BACK-TO-BACK) AT GRAB BAR ATTACHMENT POINTS
3	PROVIDE TWO PAIRS OF (2) WALL STUDS (BACK-TO-BACK) AT GRAB BAR ATTACHMENT POINTS
12	INFILL WALL WITH CEMENT PLASTER TO MATCH ADJACENT WALL. FINISH TEXTURE TO MATCH EXISTING.



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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
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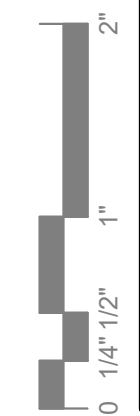
PROJECT NO.	22-27955
FILE NAME	27955 Arch R22.rvt
DRAWN BY	OOL
DESIGNED BY	CTN
REVIEWED BY	CTN
ORIGINAL ISSUE DATE	08/30/24
CLIENT PROJECT NO.	

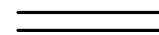
FIRST FLOOR PLANS

SHEET

A1-21

PRELIMINARY NOT FOR CONSTRUCTION



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHEET NOTES	
A. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE __, UNLESS OTHERWISE NOTED.	

KEYNOTE LEGEND	
----------------	--



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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

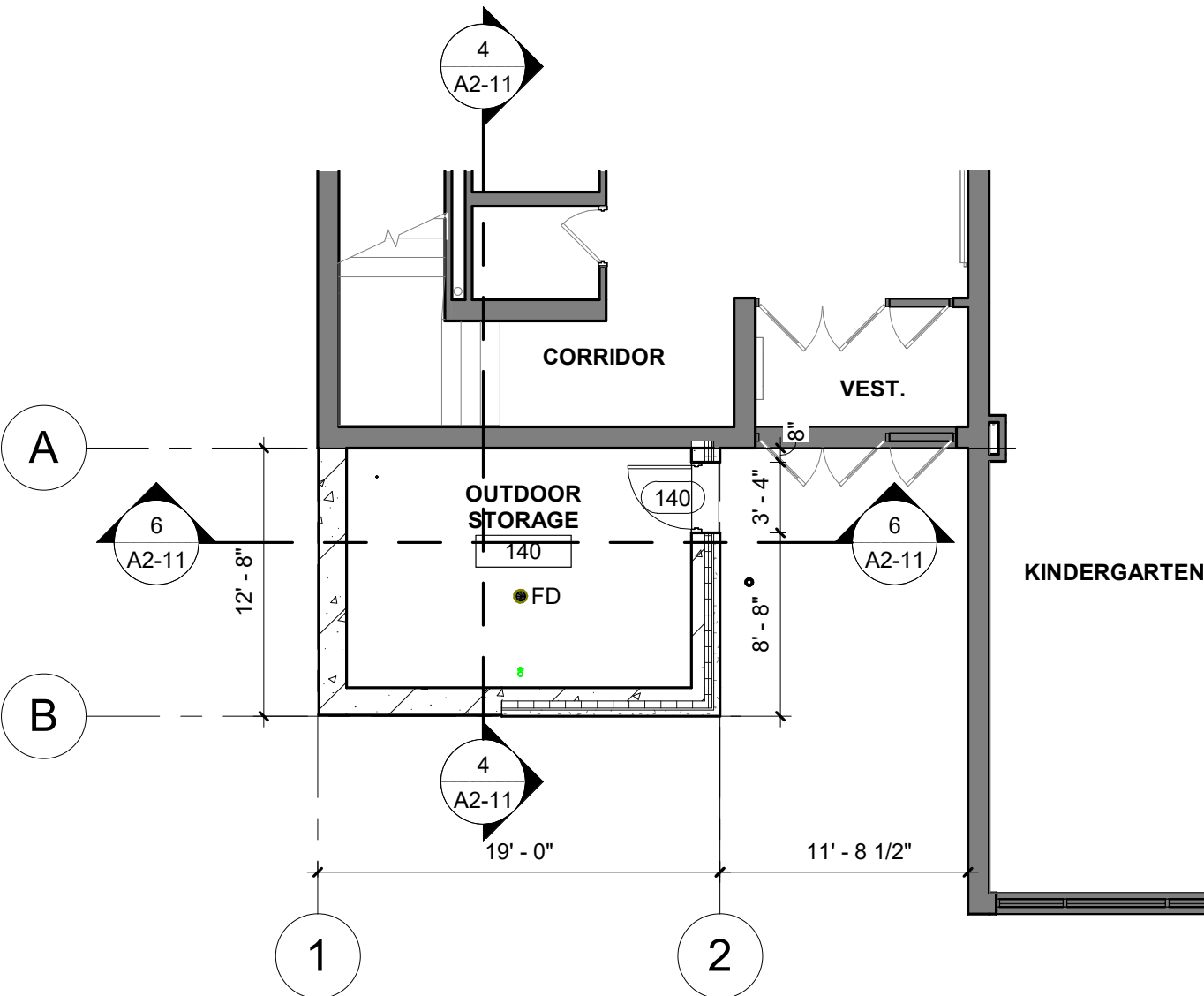
PROJECT NO.	22-27955
FILE NAME	27955 Arch R22.rvt
DRAWN BY	OOL
DESIGNED BY	CTN
REVIEWED BY	CTN
ORIGINAL ISSUE DATE	08/30/24
CLIENT PROJECT NO.	

TITLE

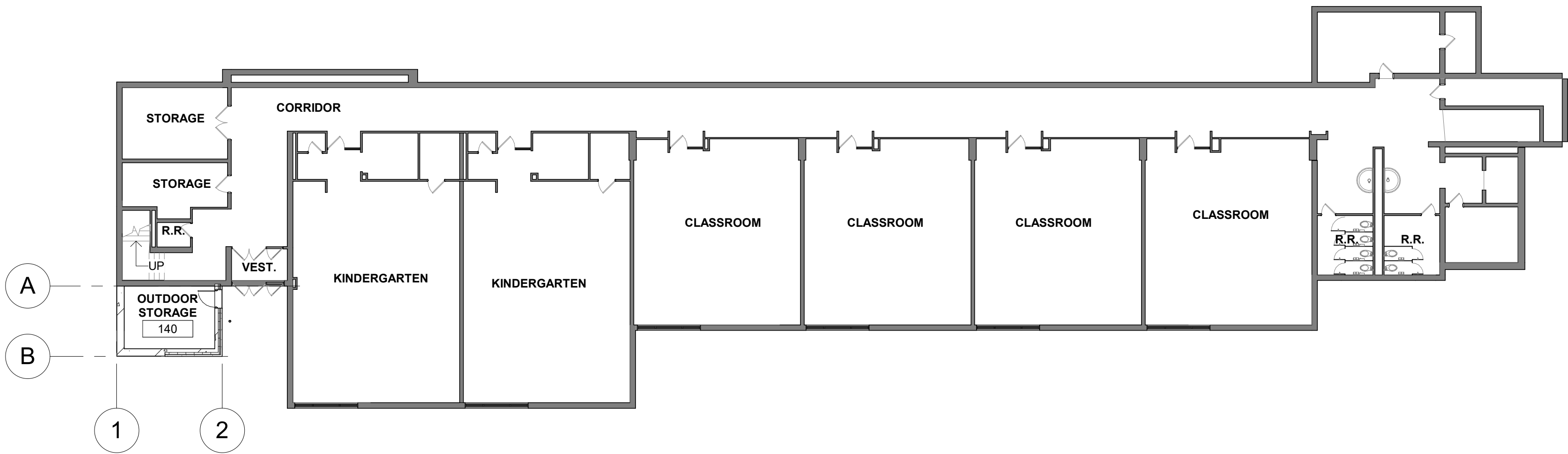
LOWER LEVEL
FLOOR PLANS

SHEET

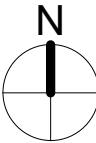
A1-22



2 LOWER LEVEL - ENLARGED ADDITION PLAN
1/8" = 1'-0"



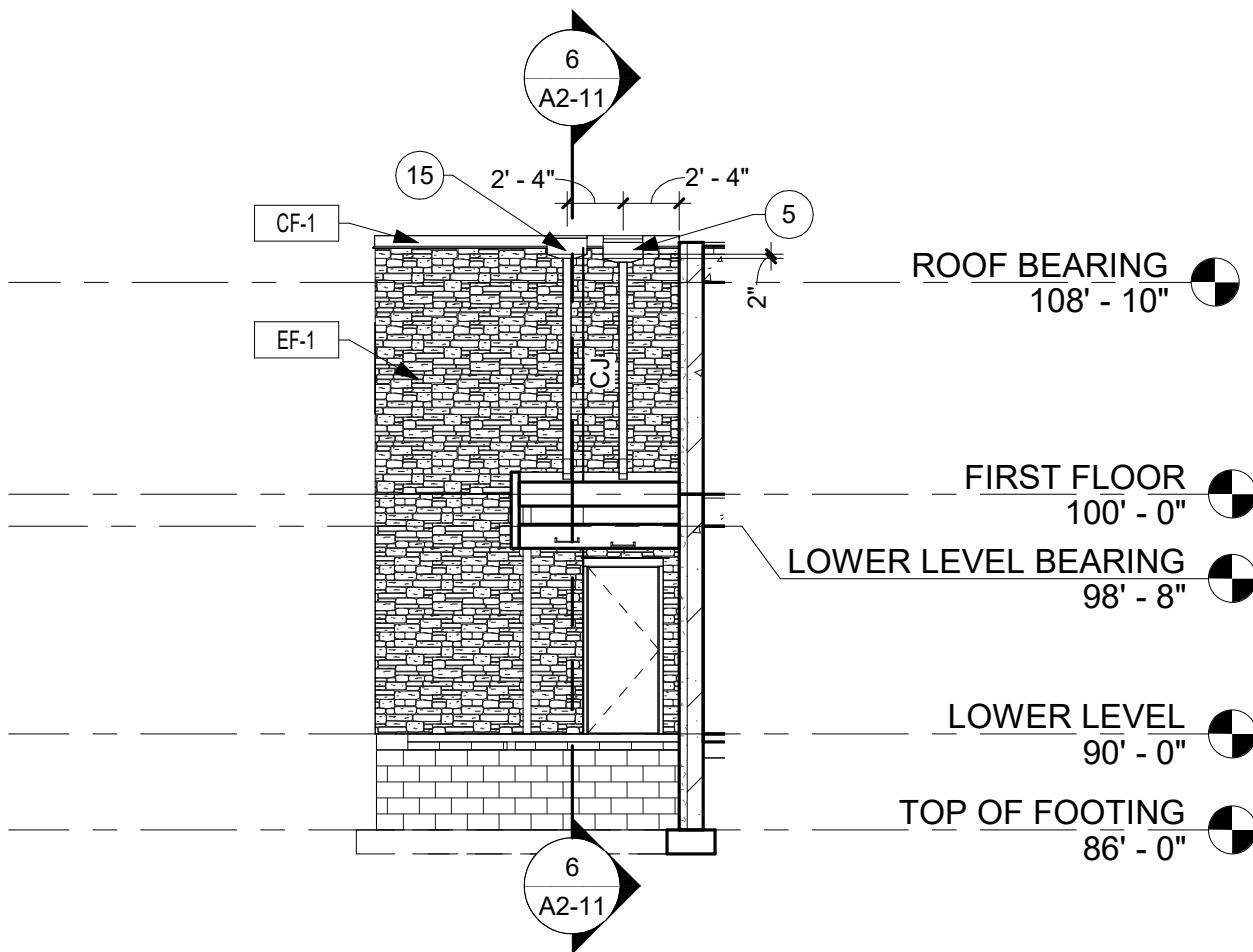
1 NEW LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"



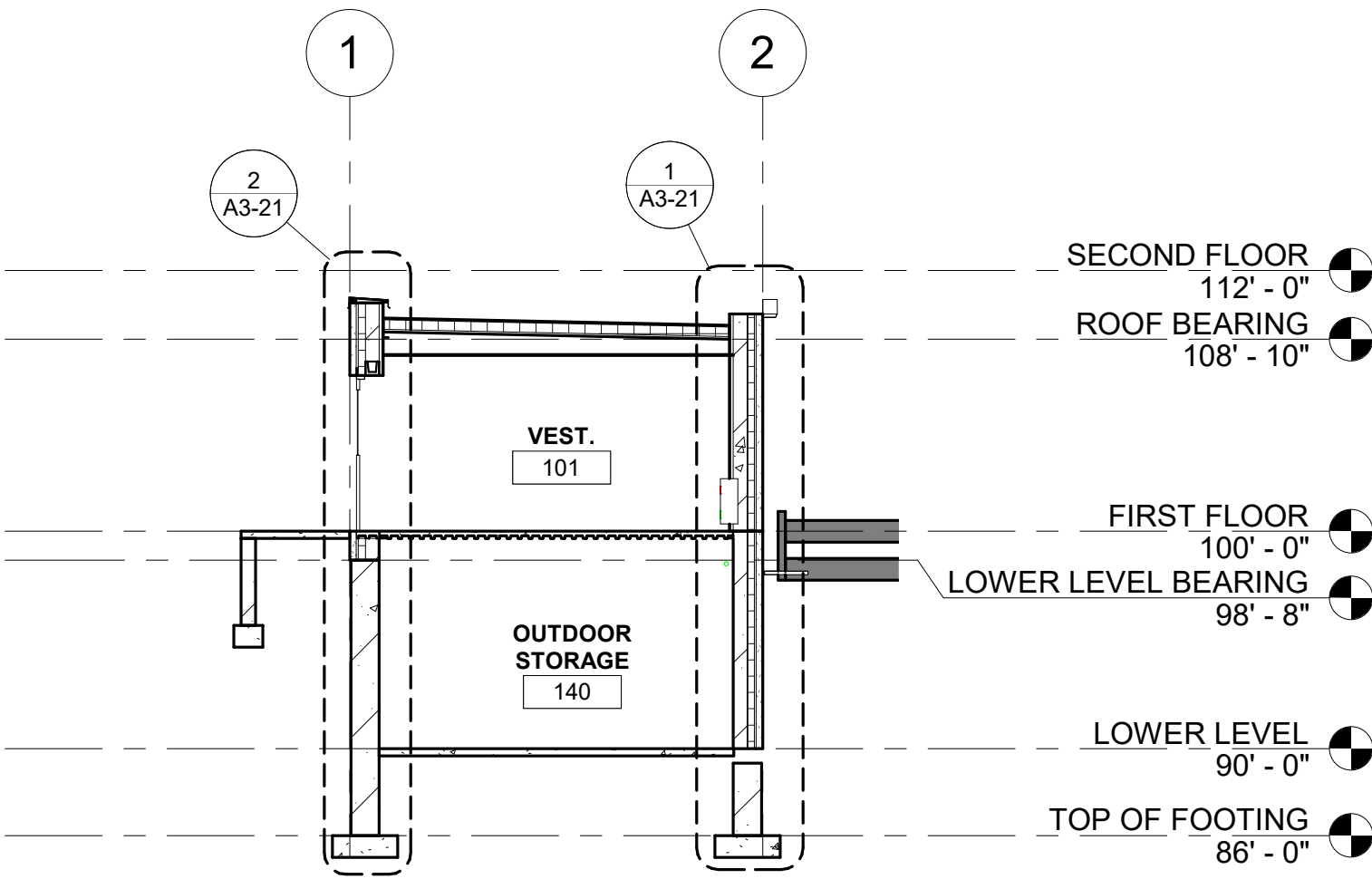
PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTE LEGEND	
Key Value	Keynote Text
5	1'-8" WIDE PRIMARY SCUPPER W/ CONDUCTOR HEAD AND OPEN FACED DOWNSPOUT
15	1'-8" WIDE OVERFLOW SCUPPER W/ CONDUCTOR HEAD AND OPEN FACED DOWNSPOUT
16	ANGLE BOTH PRIMARY AND SECONDARY DOWNSPOUTS TO DRAIN ONTO LOWER ADJACENT ROOF

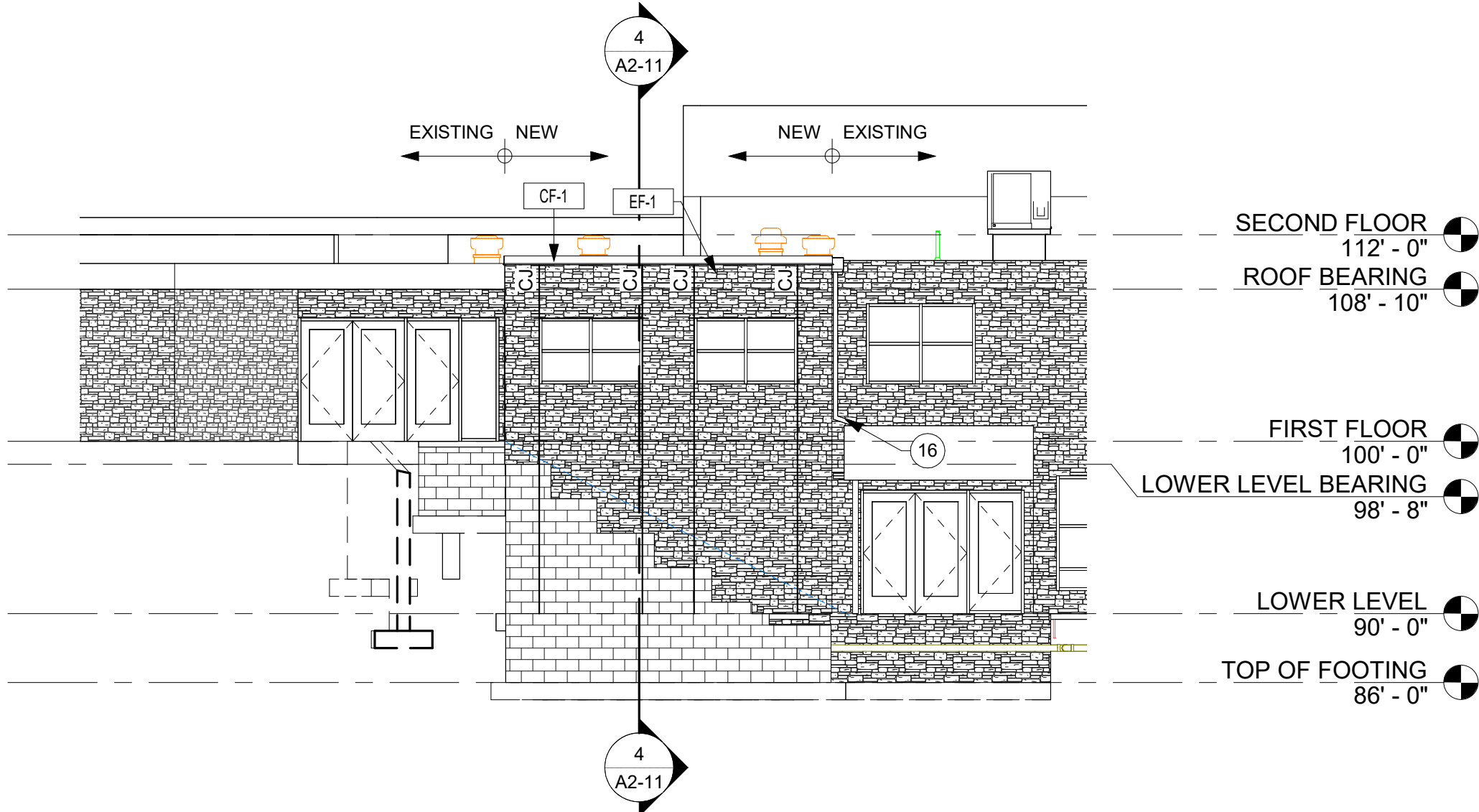
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	LIMESTONE	VETTER	MATCH EXISTING	MATCH EXISTING		EXT. STONE TO MATCH EXISTING



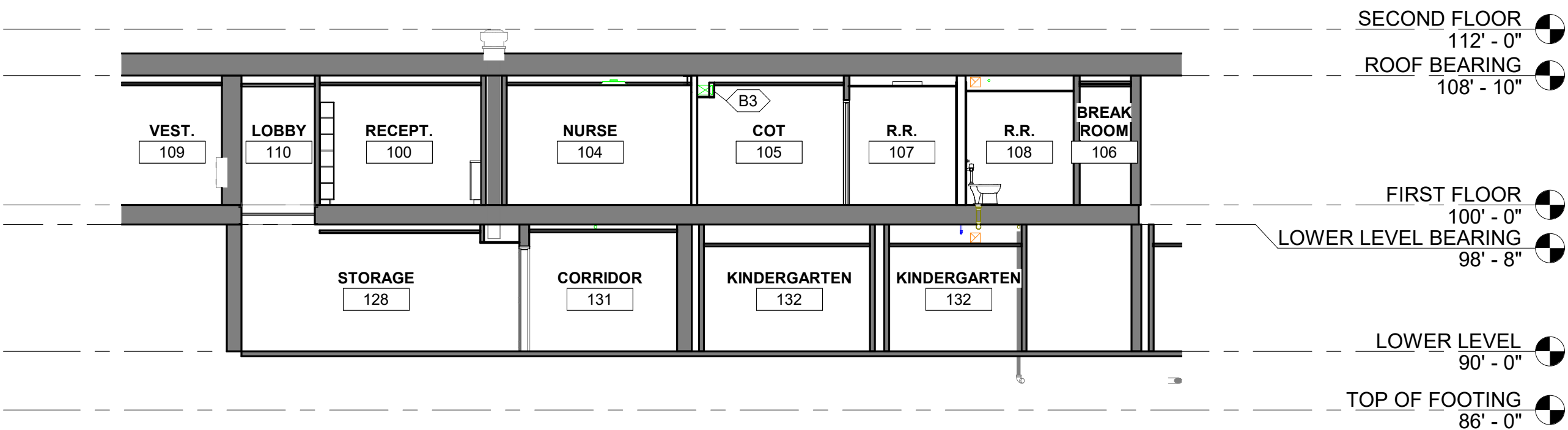
1 EAST ELEVATION
1/8" = 1'-0"



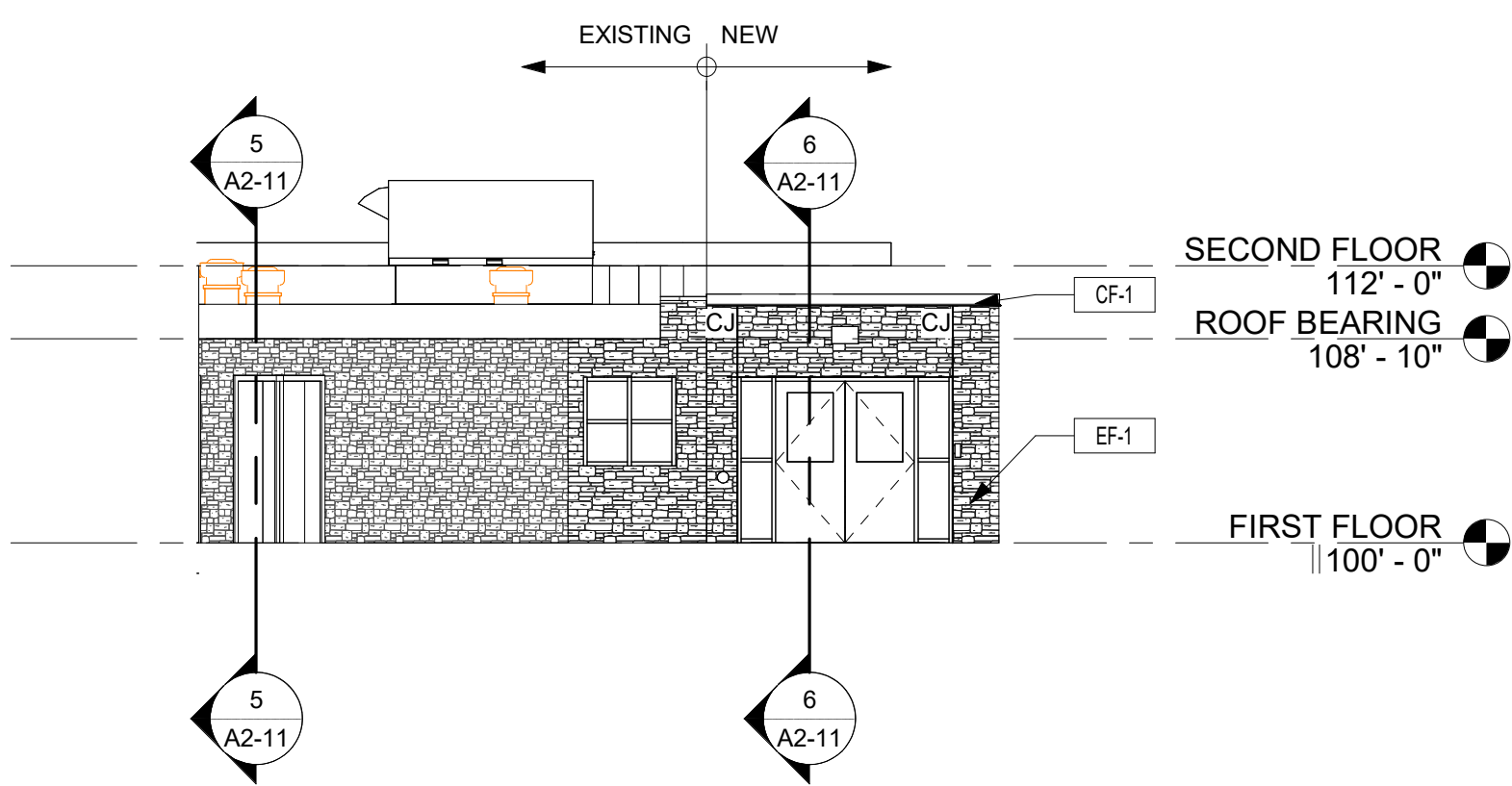
6 NEW ADDITION BUILDING SECTION
1/8" = 1'-0"



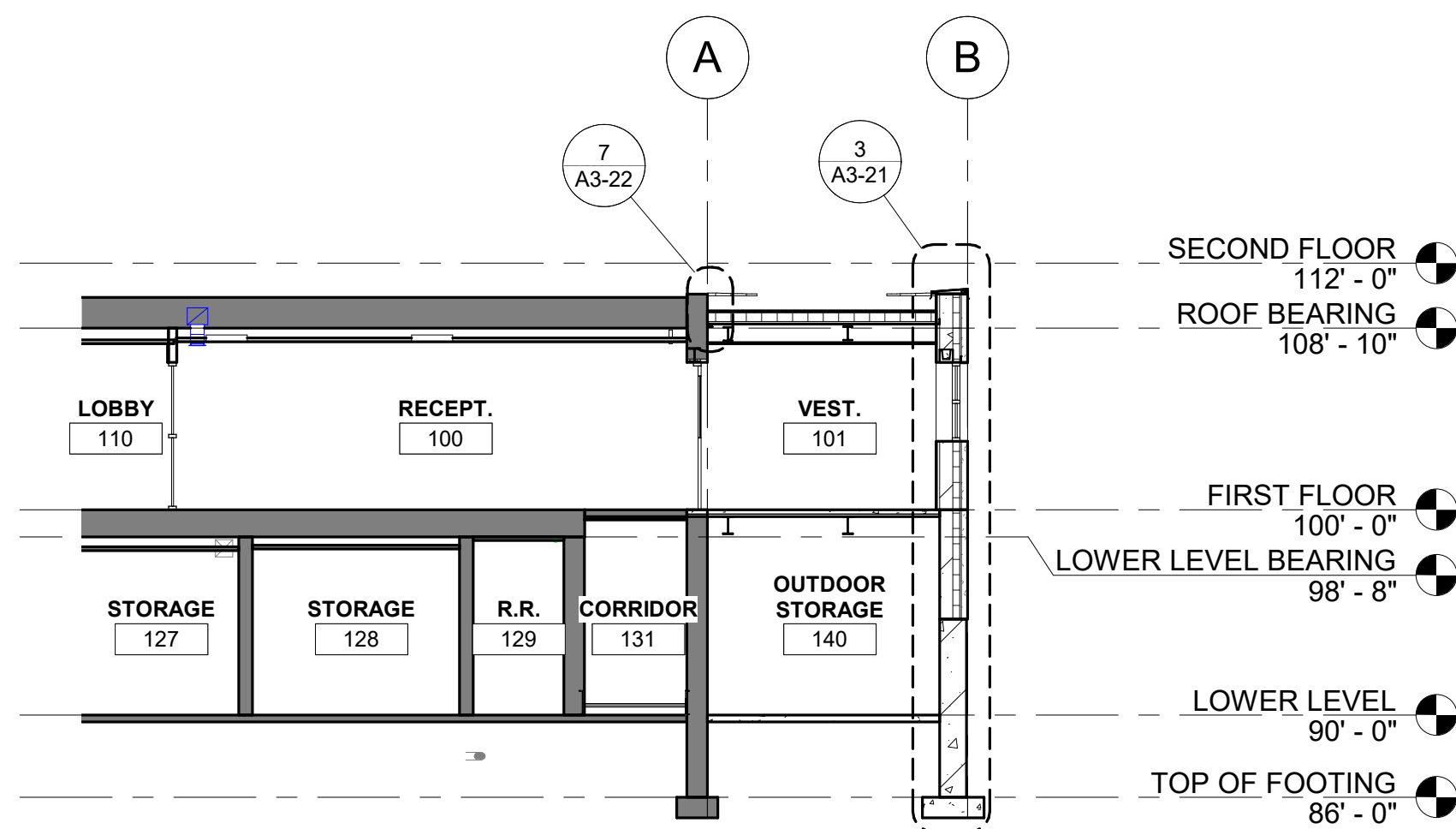
2 SOUTH ELEVATION
1/8" = 1'-0"



5 NEW ADDITION BUILDING SECTION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NEW ADDITION BUILDING SECTION
1/8" = 1'-0"



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PROJECT

MAPS JEFFERSON ELEMENTARY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27955
FILE NAME	27955 Arch R22.rvt
DRAWN BY	OOL
DESIGNED BY	CTN
REVIEWED BY	CTN
ORIGINAL ISSUE DATE	08/30/24
CLIENT PROJECT NO.	

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

SHEET

A2-11

PRELIMINARY NOT FOR CONSTRUCTION

Meeting Date: 10/08/2024

Title

*****SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Mankato Area Public Schools for a Site Plan and Traffic Advisory Committee review for improvements to Franklin school. The subject property is located at 1000 N. Broad Street, Blue Earth County Parcel Identification Number R010907277009.**

Review

Mankato Area Public Schools is seeking a Site Plan and Traffic Advisory Committee review of improvements to Franklin School. The subject site is located at 1000 N. Broad Street.

Proposed improvements include a new entry vestibule with stairs and a ramp on the exterior to make entry accessible. Renovations to the interior include creating a secure entrance and vestibule.

Attachments

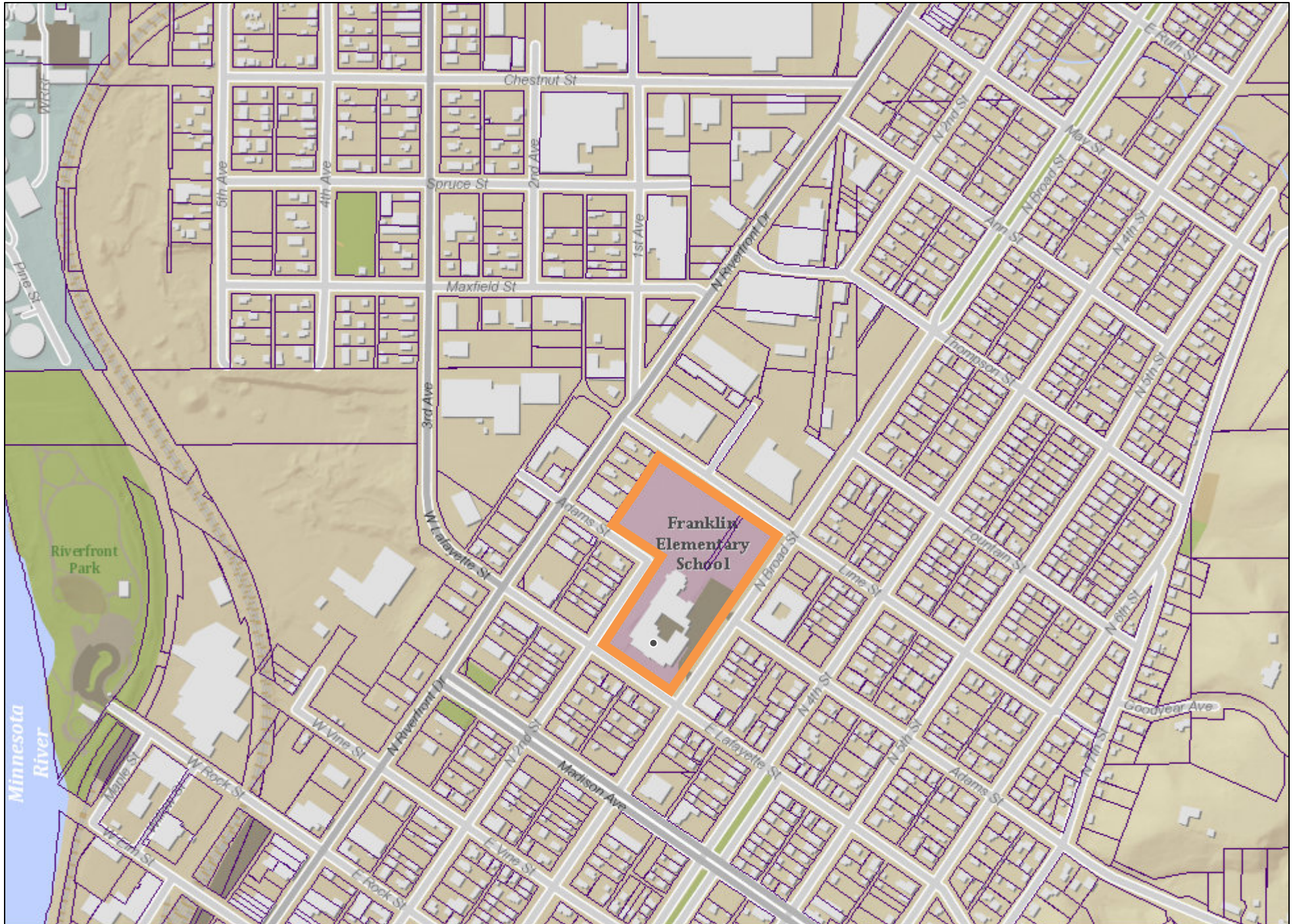
General Location Map

Aerial Plan

Civil Plans

Elevations and Floor Plans

General Location Map



Date: October 2024

Author:

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

Aerial Map



Date: October 2024

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.





PROJECT LOCATION

LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

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

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1000 NORTH BROAD ST. MANKATO, MN 56001	
ZONING:	R-2 (ONE & TWO FAMILY DWELLING)	
SITE/LOT AREA:	317,969 SF	(7.3 AC)
DISTURBED AREA:	3,896 SF	(0.1 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	3'	30'
SIDE YARD	3'	6'
REAR YARD	3'	25'

LEGEND

EXISTING	CITY LIMITS
SECTION LINE	SECTION LINE
QUARTER SECTION LINE	QUARTER SECTION LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PROPERTY / LOTLINE	PROPERTY / LOTLINE
EASEMENT LINE	EASEMENT LINE
ACCESS CONTROL	ACCESS CONTROL
WATER EDGE	WATER EDGE
WETLAND BOUNDARY	WETLAND BOUNDARY
WETLAND / MARSH	WETLAND / MARSH
FENCE LINE	FENCE LINE
CULVERT	CULVERT
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER FORCEMAIN	SANITARY SEWER FORCEMAIN
WATER	WATER
GAS	GAS
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND TV	UNDERGROUND TV
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND UTILITY	UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)	CONTOUR (MAJOR)
CONTOUR (MINOR)	CONTOUR (MINOR)
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
TREE LINE	TREE LINE
MANHOLE/STRUCTURE	MANHOLE/STRUCTURE
CATCH BASIN	CATCH BASIN
HYDRANT	HYDRANT
VALVE	VALVE
CURB STOP	CURB STOP
POWER POLE	POWER POLE
UTILITY PEDESTAL / CABINET	UTILITY PEDESTAL / CABINET

PROPOSED	LOT LINE
RIGHT OF WAY	RIGHT OF WAY
EASEMENT	EASEMENT
CULVERT	CULVERT
STORM SEWER	STORM SEWER
STORM SEWER (PIPE WIDTH)	STORM SEWER (PIPE WIDTH)
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)	SANITARY SEWER (PIPE WIDTH)
WATER	WATER
GAS	GAS
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TV	UNDERGROUND TV
CONTOUR	CONTOUR
MANHOLE (STORM, SANITARY)	MANHOLE (STORM, SANITARY)
CATCH BASIN	CATCH BASIN
HYDRANT	HYDRANT
VALVE	VALVE

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C1-10	SWPPP NARRATIVE
C1-20	SWPPP DETAILS
C1-30	SWPPP
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	SITE PLAN
C4-10	GRADING PLAN
C5-10	PLANTING AND RESTORATION PLAN

PROJECT GENERAL NOTES

- 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.
- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 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.
- 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.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- 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.
- 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).

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 NOVEMBER 2022 BY ISG.

B.M. ELEVATION=844.53

T.N.F.H. LOCATED AT NORTHEAST CORNER OF ADAMS STREET AND N 2ND STREET

ISG

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

NATHAN J. HERMER

DATE 08/02/24 LIC. NO. 54848

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.

MITCHELL R. WORKMON

DATE 08/02/24 LIC. NO. 53748

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 CO-GENERAL
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10



ISG

CO-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF NEW CONCRETE SIDEWALK AND ACCESSIBLE RAMP ALONG WITH NEW STAIRCASE AT BUILDING ENTRANCE.

RESPONSIBLE PARTIES:

CONTRACTOR AND OWNER SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP.

COMPANY: CONTACT PERSON:
PHONE:

COMPANY: CONTACT PERSON:
PHONE:

OWNER SHALL IDENTIFY THE ENTITY RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM.

COMPANY: CONTACT PERSON:
PHONE:

PROJECT AREAS:

TOTAL PROJECT SIZE (DISTURBED AREA) = 0.09 ACRES

MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES

****PROJECT DOES NOT REQUIRE AN MPCA NPDES PERMIT****

EXISTING AREA OF IMPERVIOUS SURFACE = 0.03 ACRES

POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 0.03 ACRES

TOTAL NEW IMPERVIOUS SURFACE AREA CREATED = 0.00 ACRES

MINIMUM AREA OF NEW IMPERVIOUS SURFACE CREATED REQUIRING PERMANENT STORM WATER MANAGEMENT = 1.00 ACRES

RECEIVING WATERS:

SURFACE WATERS WHICH WILL RECEIVE STORM WATER FROM THE SITE WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF PROJECT BOUNDARY. INCLUDE WATERS SHOWN ON USGS 7.5 MINUTE QUAD AND ALL WATERS IDENTIFIED IN APPENDIX A OF THE PERMIT.

NAME OF WATER BODY	TYPE (DITCH, POND, LAKE, ETC.)	SPECIAL/IMPAIRED WATER?
MINNESOTA RIVER	RIVER	YES

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS. USE PHASED CONSTRUCTION WHEREVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.

TURF ESTABLISHMENT OR TEMPORARY SEEDING OR MULCHING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHOULD BE PRACTICED FOLLOWING THE TABLE BELOW:

TYPE OF SLOPE OR DISTURBANCE AREA	TIME AREA CAN REMAIN OPEN WITHOUT BEING ACTIVELY WORKED
	NORMAL WATER
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	7 DAYS
FLATTER 10:1	7 DAYS
DITCHES	1 DAY
PIPE ENDS	1 DAY
WITHIN 200 FEET OF SURFACE WATER	1 DAY

TEMPORARY COVER DURING CONSTRUCTION IS INCIDENTAL.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

ALL EXPOSED SOILS SHALL BE SEEDED OR SODDED AT THE EARLIEST POSSIBLE TIME TO PREVENT/REDUCE EROSION.

REFER TO RESTORATION PLAN SHEET.

TEMPORARY MULCHING SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE. MULCH SHALL BE DISC ANCHORED.

ADDITIONAL EROSION PREVENTION MEASURES MAY BE FOUND IN THE PERMIT AND MPCA'S BEST MANAGEMENT PRACTICES.

SEDIMENT CONTROL PRACTICES:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE PRIOR TO LAND DISTURBING ACTIVITIES OCCUR.

A ROCK CONSTRUCTION ENTRANCE OR OTHER APPROVED ALTERNATIVE MUST BE CONSTRUCTED AT THE ENTRY POINT TO THE PROJECT SITE. ROCK CONSTRUCTION ENTRANCE MUST BE 40'X25' (MIN.) OF WASHED MNDOT CL-1 RIPRAP, 8" DEEP.

INLET EROSION PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL TURF OR PAVEMENT HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION FROM LEAVING THE CONSTRUCTION ZONE. ALL ERODED MATERIAL THAT LEAVES THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND RETURNED TO THE SITE AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL MAINTAIN A 50-FOOT NATURAL BUFFER OR USE REDUNDANT SEDIMENT CONTROLS NEAR SURFACE WATERS IF A BUFFER IS NOT FEASIBLE.

CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL ON SITE.

ALL STREETS MUST BE SWEPT WITHIN 24 HOURS WHEN ANY TRACKING OCCURS.

SILT FENCE OR OTHER EFFECTIVE EROSION CONTROL MEASURES MUST BE INSTALLED AROUND THE PERIMETER OF ANY SOIL STOCKPILED, INCLUDING TEMPORARY STOCKPILES, AT THIS LOCATION OR ANY OTHER ON THE PROJECT SITE. STOCKPILES CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

PERIMETER CONTROL SHALL BE INSTALLED ALONG THE BACK OF CURB IMMEDIATELY FOLLOWING CURB INSTALLATION AT ALL LOCATIONS WITH POSITIVE DRAINAGE TO PARKING LOT AND/OR STREETS, AND REMAINING UNTIL STABILIZATION IS ACHIEVED. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE. (BIOROLLS, ROCK LOGS, OR OTHER METHODS APPROVED BY THE ENGINEER PRIOR TO INSTALLATION SHALL ALSO BE PLACED ACCEPTABLE.)

TEMPORARY SEDIMENT BASIN SHALL BE REQUIRED FOR COMMON DRAINAGE LOCATIONS THAT SERVE ALL AREA WITH 5 OR MORE ACRES DISTURBED AT ONE TIME.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

DEWATER SEDIMENT-LADEN WATER TO SEDIMENTATION BASINS IF POSSIBLE, OR USE OTHER BMP'S TO PREVENT EROSION WHEN DISCHARGING TO SURFACE WATERS. USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES.

DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION OR IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS.

POLLUTION PREVENTION:

ALL SOLID WASTE COLLECTED FROM THE CONSTRUCTION SITE MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. STORAGE AREAS SHALL PROVIDE SECONDARY CONTAINMENT AND A HAZARDOUS MATERIALS SPILL KIT. EQUIPMENT FUELING AND MAINTENANCE SHALL OCCUR IN A DESIGNATED, CONTAINED AREA. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. ALL RUNOFF CONTAINING ANY HAZARDOUS MATERIAL MUST BE PROPERLY COLLECTED AND DISPOSED. NO ENGINE DEGREASING SHALL BE ALLOWED ON SITE.

ALL SANITARY WASTES MUST BE COLLECTED FROM PORTABLE UNITS ON SITE BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. THE UNITS MUST BE SECURED AND SHALL BE MAINTAINED ON A REGULAR BASIS AS NEEDED TO PREVENT OVERFILLING.

EMERGENCY SPILL PLAN - THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PERSONNEL TO BE INFORMED OF THE MANUFACTURERS' RECOMMENDED SPILL CLEANUP METHODS, AND THE LOCATION OF THAT INFORMATION AND CLEANUP SUPPLIES. THE CONTRACTOR SHALL MODIFY THE EROSION CONTROL PLAN AS REQUIRED WITHIN SEVEN CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE TO: PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF THE RELEASE. PLANS MUST IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES. IF A SPILL OCCURS, THE FOLLOWING STEPS SHALL BE FOLLOWED:

- OBSERVE THE SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. STOP THE SOURCE OF THE SPILL. IF YOU CAN DO SO SAFELY. CALL 911 IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED.
- CONTAIN THE SPILLED MATERIAL. DIRT, SAND, OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A CONTAINMENT STRUCTURE TO PREVENT THE MATERIAL FROM FLOWING.
- REPORT THE SPILL TO THE MINNESOTA DUTY OFFICER AT (651) 649-5451.
- CLEAN UP THE SPILLED MATERIAL AND DISPOSE OF THE WASTES PROPERLY. WITH THE EXCEPTION OF USED OIL, WASTE GENERATED FROM PETROLEUM SPILLS THAT HAVE BEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTA'S HAZARDOUS WASTE RULES. WASTE GENERATED FROM USED OIL SPILLS MUST BE SENT TO A FACILITY FOR ENERGY RECOVERY.

THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE, OR FEDERAL REGULATIONS. THIS INCLUDES DUST CREATED BY WORK BEING PERFORMED ON THE SITE. AIR POLLUTION AND DUST CONTROL CORRECTION IS CONSIDERED INCIDENTAL TO THE UNIT BID PRICES FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.

CONCRETE WASHOUT ON SITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

INSPECTION AND MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN INCLUDING INSPECTIONS AND MAINTENANCE.

THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

ALL INSPECTIONS PERFORMED DURING CONSTRUCTION MUST BE RECORDED AND RECORDS RETAINED WITH THE EROSION CONTROL PLAN. CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD OF ALL RAINFALL DATA & EROSION CONTROL MAINTENANCE UNTIL FINAL ESTABLISHMENT OF TURF.

ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. EROSION CONTROL AND OTHER BMP'S MUST BE REPLACED, REPAIRED, OR SUPPLEMENTED WHEN THEY REACH 33% DESIGN LOAD.

SEE MPCA WEBSITE FOR EXAMPLE OF EROSION CONTROL PLAN INSPECTION AND MAINTENANCE FORMS.
[HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/VIEW-DOCUMENT.HTML?GID=7409](http://www.pca.state.mn.us/index.php/view-document.html?gid=7409)

FINAL STABILIZATION:

THE PERMITTEE(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR CONTROL HAS BEEN PASSED TO ANOTHER OWNER. ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

THE STORM WATER PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.



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NATHAN J. HERMER

DATE: 08/02/24 LIC. NO. 54848

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MITCHELL R. WORKMON

DATE: 08/02/24 LIC. NO. 53748

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PROJECT

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

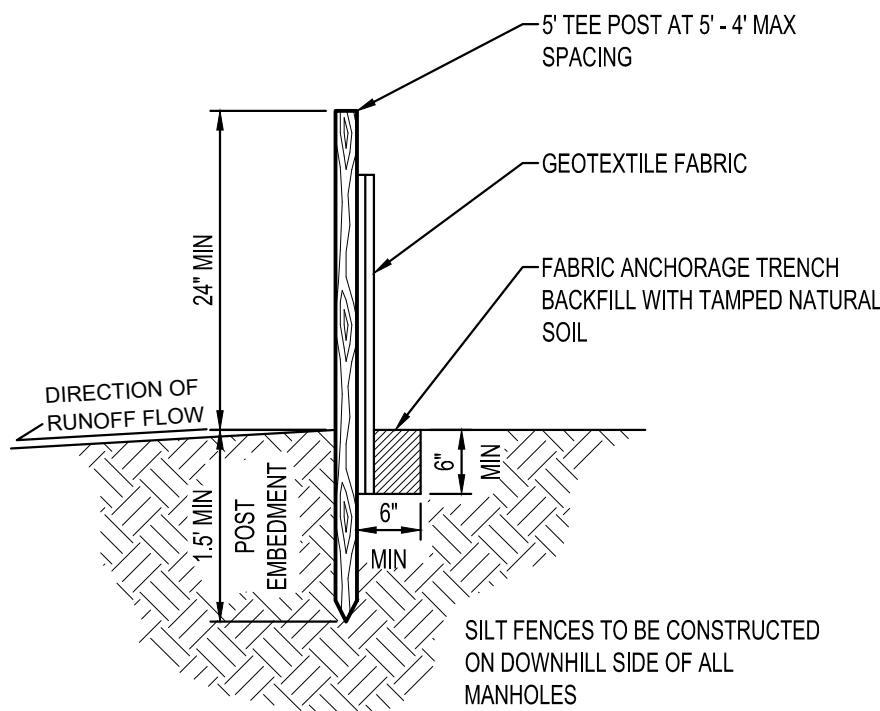
PROJECT NO.	22-27958
FILE NAME	27958 C1-SWPPP
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

TITLE

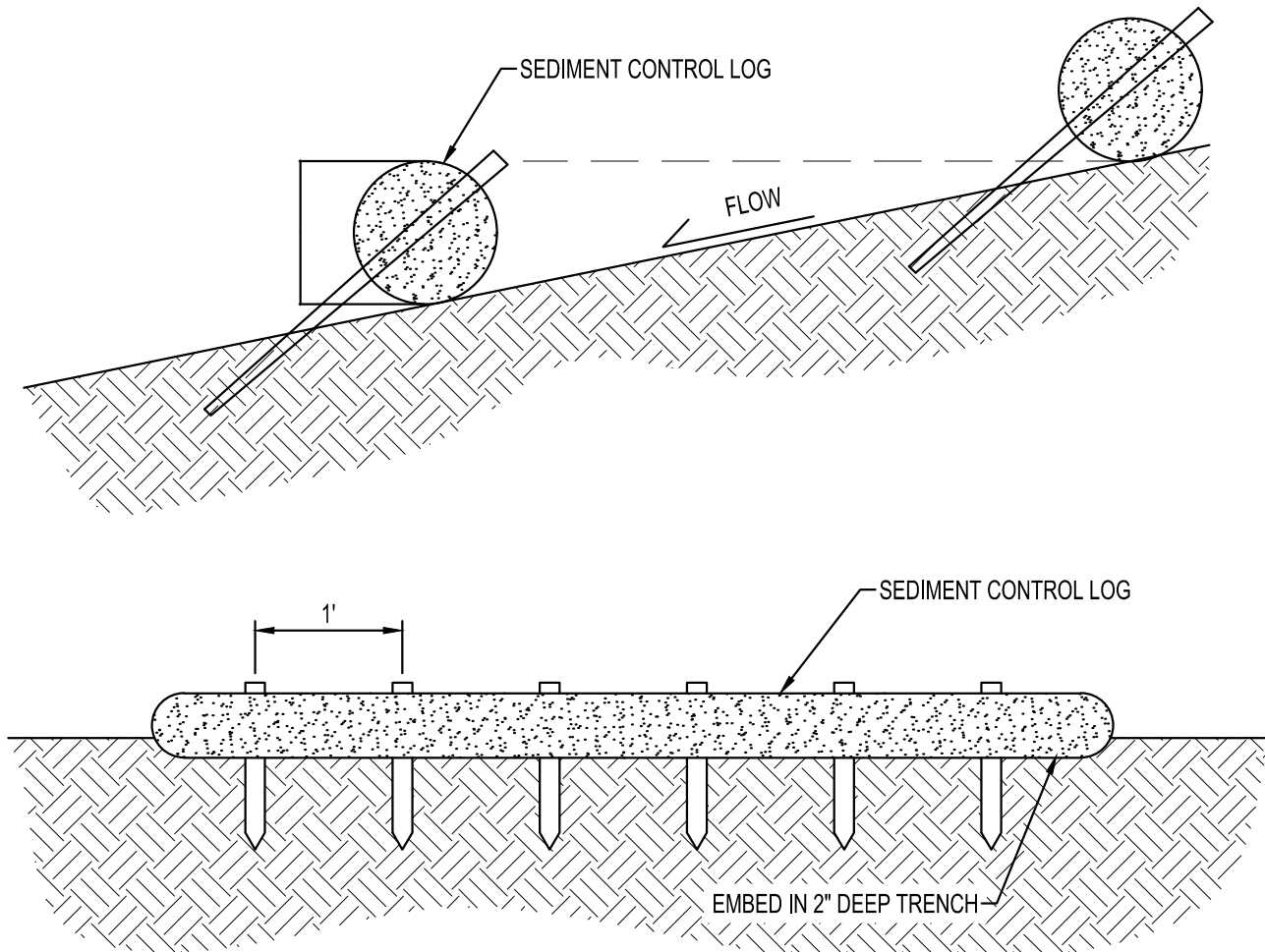
SWPPP NARRATIVE

SHEET

C1-10



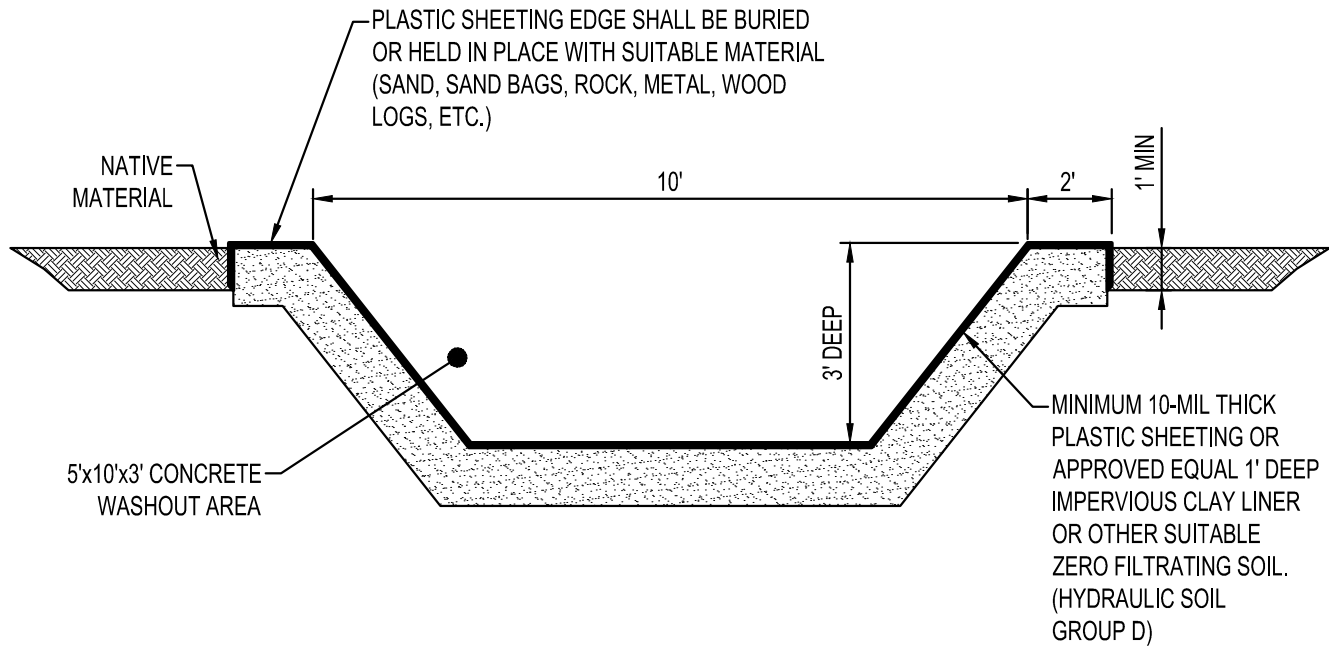
SILT FENCE
NTS



NOTES:

1. SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
2. STAKED INTO THE GROUND WITH WOOD STAKES.
3. WOOD STAKES ARE A MINIMUM OF 2"x16"x $\frac{1}{2}$ " UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
4. WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
5. WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

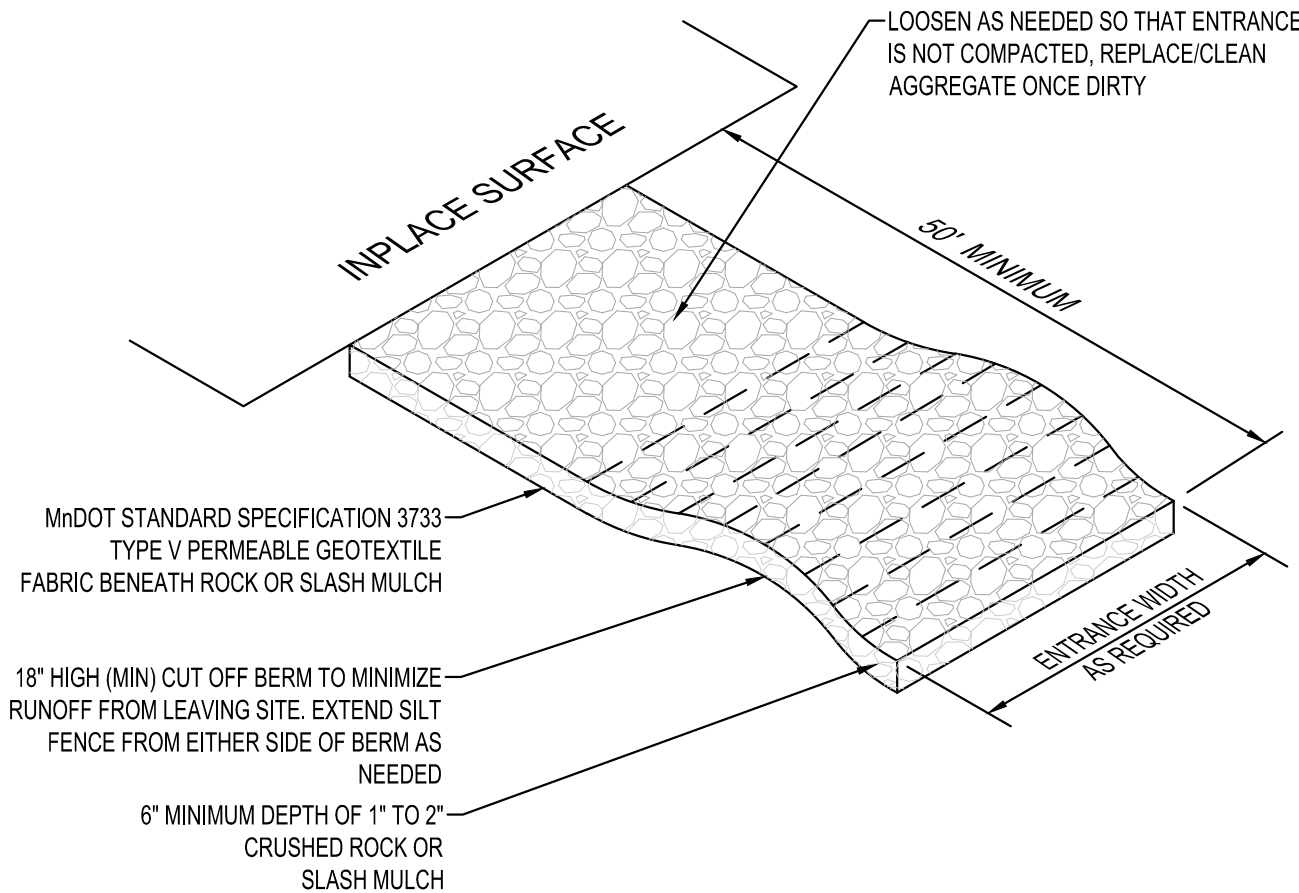
SEDIMENT CONTROL LOG STAKING
NTS



NOTES:

1. CONCRETE WASHOUT LOCATION SHALL BE APPROVED BY ENGINEER.
2. SIZE OF EXCAVATION AND COMPACTED TRAP MUST BE COMMENSURATE WITH WASHOUT REQUIREMENTS FOR DAILY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
4. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
5. WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
6. CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
7. WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS



STABILIZED CONSTRUCTION EXIT
NTS



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PROJECT

**MAPS FRANKLIN
RENOVATION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

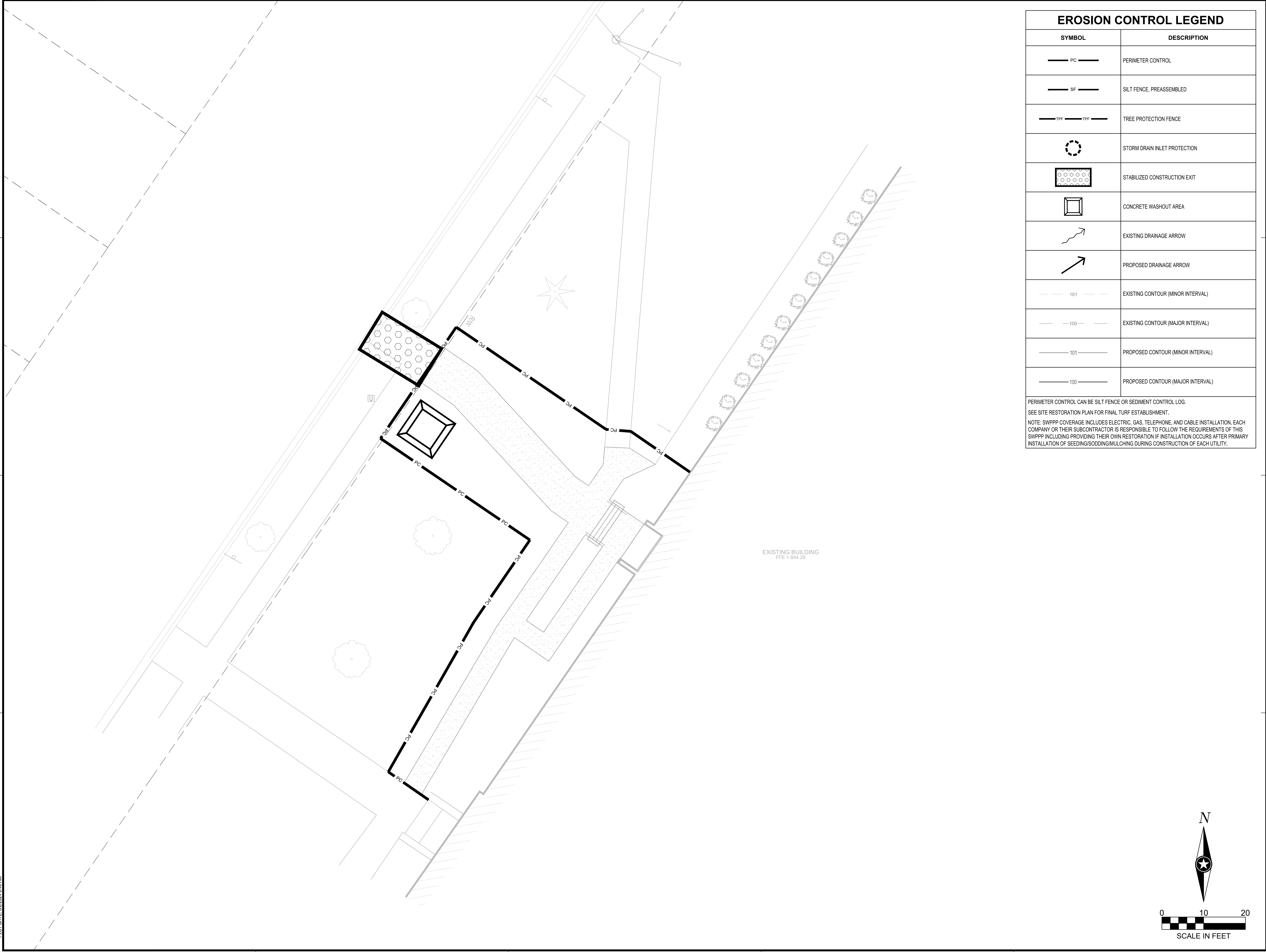
PROJECT NO.	22-27958
FILE NAME	27958 C1-SWPPP
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-20



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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PROJECT

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 C1-SWPPP
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

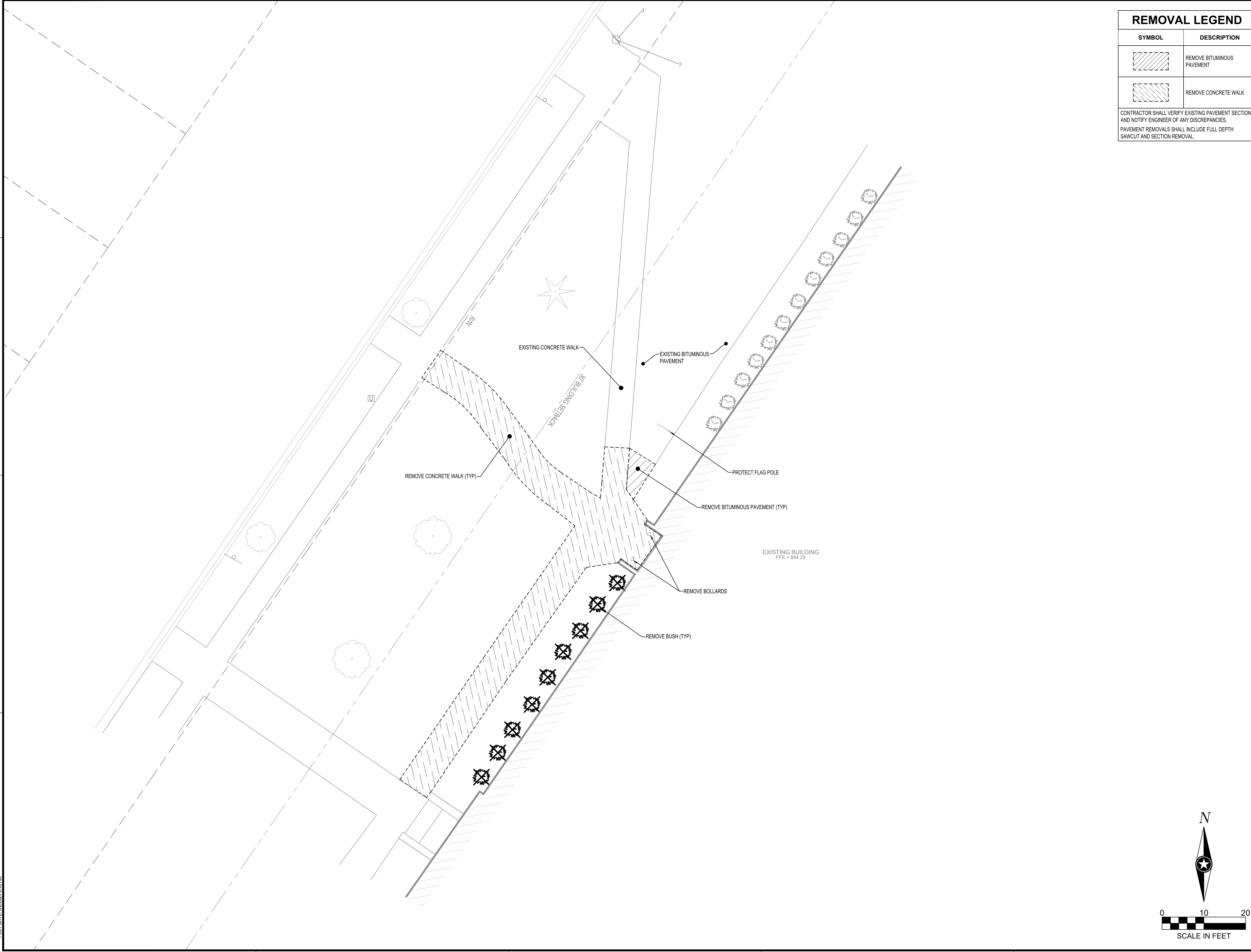
TITLE

SWPPP

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK

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

MANKATO MINNESOTA

MAPS FRANKLIN RENOVATION

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 C2-EXIST
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

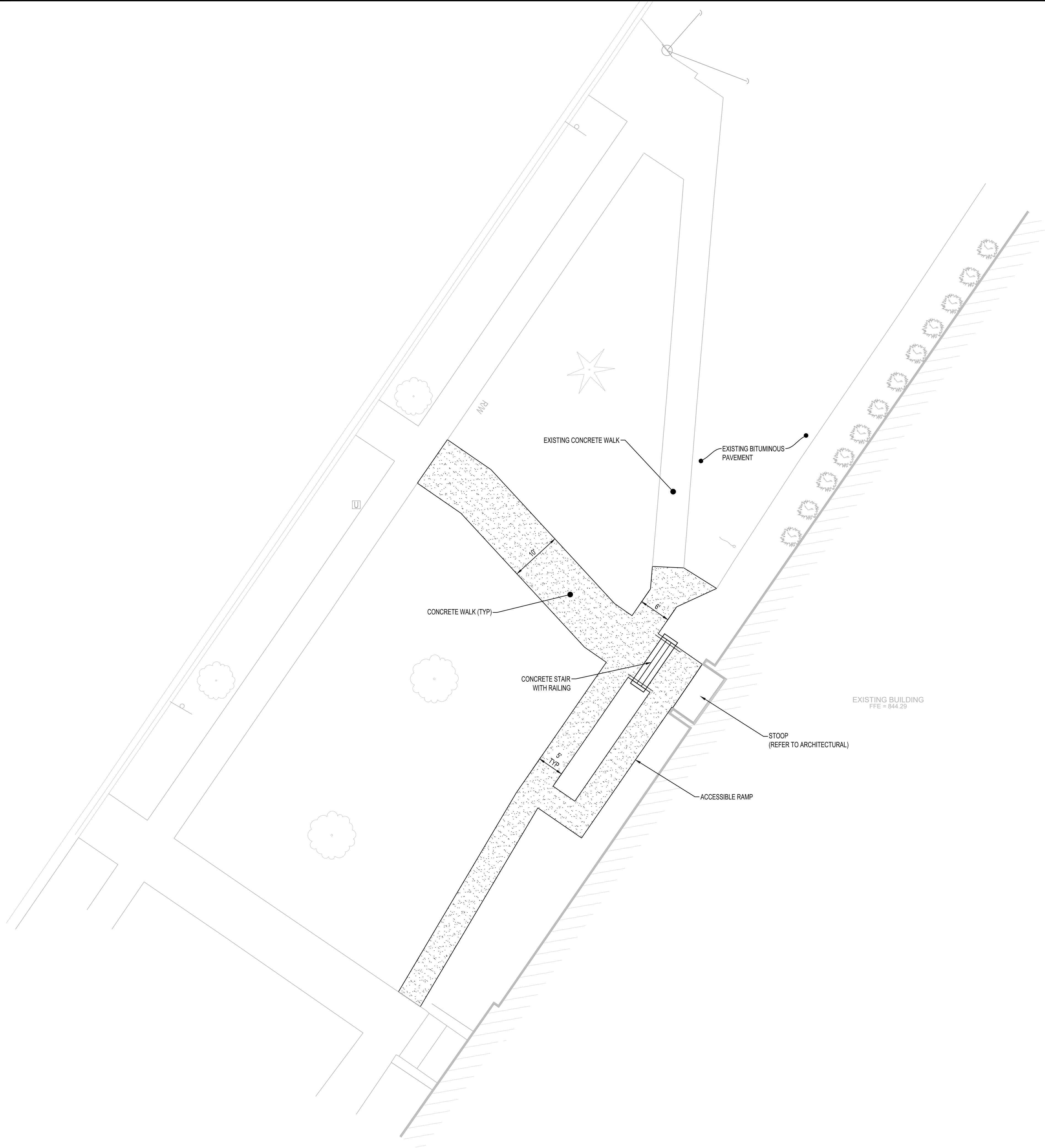
SHEET

C2-10

PLOT DATE: 8/2/2024 8:45 AM

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 8/2/2024 8:45 AM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE WALK



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PROJECT

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 C3-SITE
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

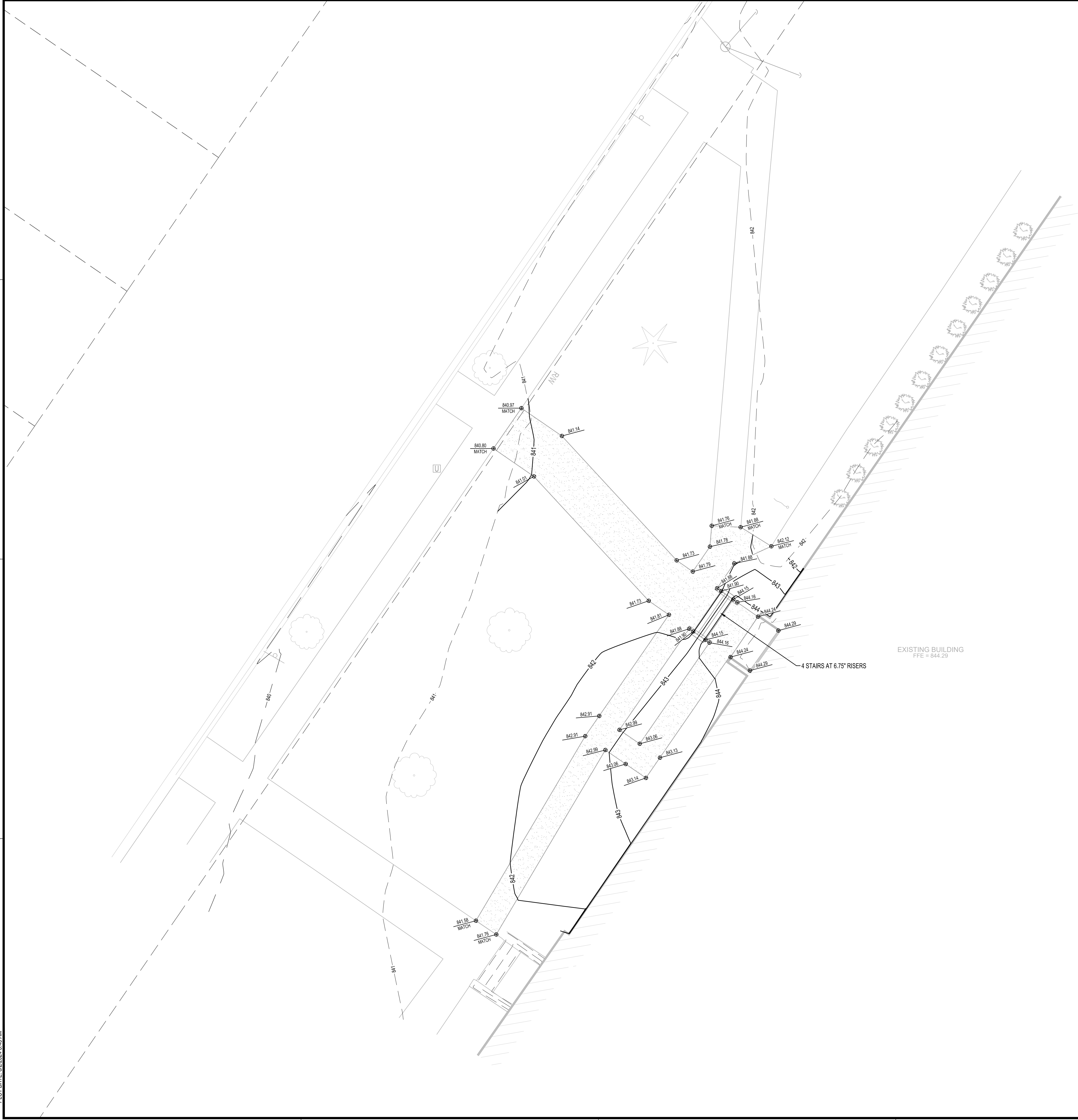
TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	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

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

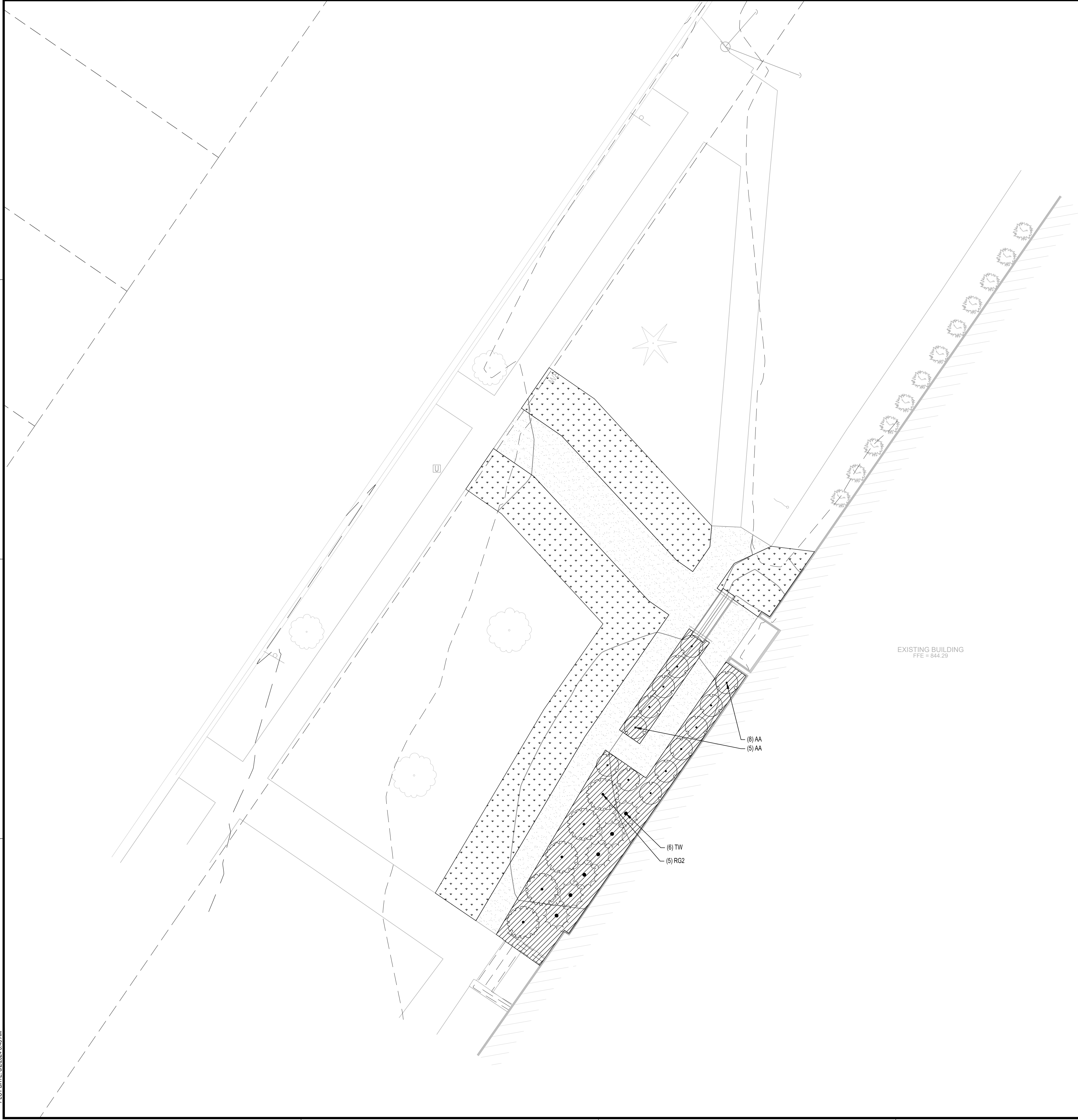
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 C4-GRADE
DRAWN BY	GRJ, BAB, AMS
DESIGNED BY	GRJ, NJH, AMS
REVIEWED BY	NJH, KRH
ORIGINAL ISSUE DATE	08/02/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

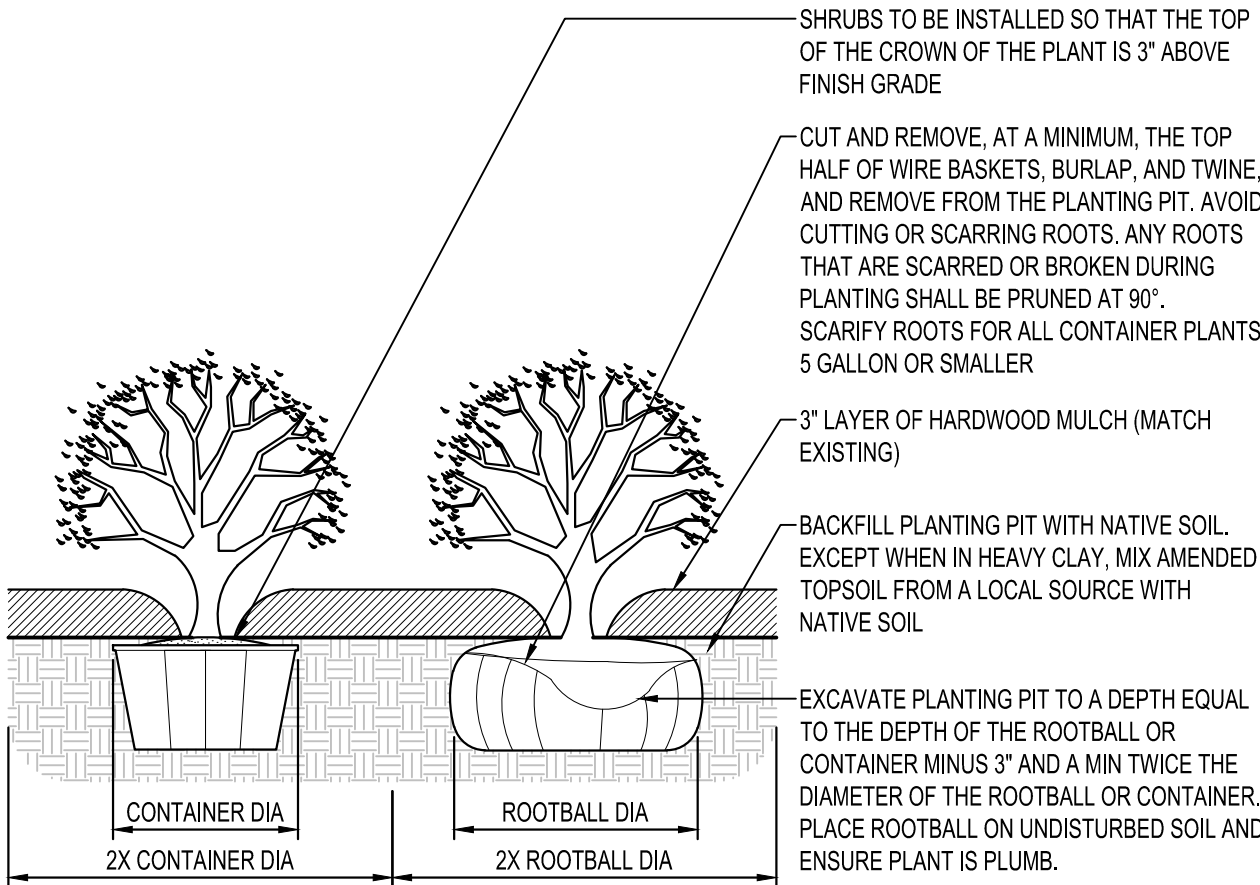
SHEET
C4-10



LANDSCAPE SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SHRUBS					
	AA	13	ARONIA MELANOCARPA 'AUTUMN MAGIC' / AUTUMN MAGIC BLACK CHOCBERRY	5 GAL	CONT
	RG2	5	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	CONT
	TW	6	TAXUS X MEDIA 'TAUNTON' / TAUNTON YEW	5 GAL	CONT
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
GROUND COVERS					
		846 SF	DOUBLE-SHREDDED HARDWOOD MULCH / COLOR TO MATCH EXISTING; 3" MIN DEPTH	MULCH	
		1,771 SF	MNDOT 25-131 / LOW MAINTENANCE TURF	SEED	

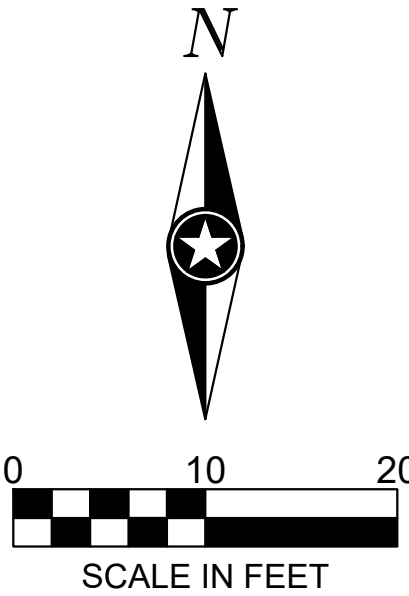
PLANTING NOTES

- 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.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- 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.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- 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.
- 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.
- 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
- 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.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- 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.
- PROVIDE 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.
- MULCHING MATERIAL SHALL MATCH EXISTING COLOR AND MULCH TYPE, WITH NO INDIVIDUAL PIECES LARGER THAN 3". FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



SHRUB PLANTING

NTS



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NATHAN J. HERMER

DATE 08/02/24 LIC. NO. 54848

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MITCHELL R. WORKMON

DATE 08/02/24 LIC. NO. 53748

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PROJECT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 22-27958

FILE NAME 27958 C5-LAND

DRAWN BY GRJ, BAB, AMS

DESIGNED BY GRJ, NJH, AMS

REVIEWED BY NJH, KRH

ORIGINAL ISSUE DATE 08/02/24

CLIENT PROJECT NO. -

TITLE

PLANTING AND RESTORATION PLAN

SHEET

C5-10

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION

KEYNOTE LEGEND	
D1	REMOVE EXISING HANDRAILS
D2	REMOVE EXISTING WALL AS INDICATED- PATCH AND REPAIR EXISTING ADJACENT WALLS TO REMAIN
D3	REMOVE EXISTING PARTITION WALL, DOORS AND HARDWARE - PATCH AND REPAIR EXISTING ADJACENT
D4	REMOVE EXISTING TILE WAINSCOT
D5	REMOVE EXISTING DOOR, FRAME AND HARDWARE
D6	REMOVE EXISTING STOREFRONT FRAME, DOOR AND GLAZING
D7	REMOVE EXISTING HOLLOW METAL FRAME, DOOR, AND GLAZING
D8	REMOVE EXISTING BULKHEAD
D9	REMOVE EXISTING ACT CEILING
D10	REMOVE PORTION OF EXISTING CORRIDOR CEILING AS REQUIRED FOR NEW WORK
D12	REMOVE EXISTING PLUMBING/HVAC CHASE- COORDINATE WITH MECHANICAL/PLUMBING
D13	REMOVE EXISTING FLOOR AND WALL BASE, PREP FOR NEW FINISHES.
D14	REMOVE EXISTING STOOP SLAB
D15	REMOVE EXISTING MECHANICAL UNIT AND CASEWORK.
D17	REMOVE EXISTING CASEWORK
D18	REMOVE EXISTING WALL FULL HEIGHT - PATCH AND REPAIR EXISTING ADJACENT WALLS TO REMAIN

- SHEET NOTES - DEMOLITION**
- A. EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE DRAWINGS AND FIELD. VERIFY EXISTING CONDITIONS TO DETERMINE SCOPE OF DEMOLITION WORK REQUIRED TO COMPLETE THE REMODELING WORK INDICATED ON THE DRAWINGS PRIOR TO PERFORMING WORK. ADDITIONAL WORK THAT IS REQUIRED, WAS VISIBLE, AND COULD HAVE BEEN IDENTIFIED DURING BIDDING SHALL BE COMPLETED BY THE RESPONSIBLE TRADE CONTRACTOR(S) AT NO ADDITIONAL COST TO THE OWNER.
- B. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
- C. DEMOLITION OF ANY EXISTING CONSTRUCTION SHALL INCLUDE WHAT IS NECESSARY AND REQ'D TO ACCOMMODATE THE REQUIREMENTS OF NEW CONSTRUCTION.
- D. ALL LOOSE FURNISHINGS (CHAIRS, TABLES, DESKS, ETC.) SHALL BE REMOVED AND RE-INSTALLED BY THE OWNER UNLESS NOTED OTHERWISE.
- E. ALL CORING THRU EXISTING FLOORS, WALLS & CEILINGS SHALL BE PERFORMED BY THE CONTRACTOR REQUIRING THE SAME.
- F. PATCH, REPAIR, PAINT, ETC. WALLS IN PREPARATION FOR NEW WORK WHERE ITEMS, FIXTURES OR FINISHES HAVE BEEN REMOVED.
- G. SURFACES SHALL BE PREPPED WITH THE NEW MATERIALS GUIDELINES OF INSTALLATION OF THEIR PRODUCT IN EXISTING CONDITIONS.
- H. ALL ADJACENT SURFACES DAMAGED BY DEMOLITION WORK SHALL BE RESTORED TO EXISTING CONDITION.
- I. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY THE TRADE REQUIRING THE SAME. PATCHING & FLASHING ROOF SHALL BE PERFORMED BY THE ROOFING CONTRACTOR.
- J. VERIFY WITH OWNER FOR ITEMS TO BE SALVAGED BEFORE STARTING DEMOLITION WORK.
- K. COORDINATE DEMOLITION OF LOAD BEARING WALLS & STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS.
- L. CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.
- M. AT OPENINGS IN EXISTING MASONRY WALLS, REMOVE EXISTING WALL TO NEAREST MASONRY JOINT. SEE FLOOR PLAN FOR OPENING SIZES. SAWTOOTH INTO EXISTING JAMB. MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- N. PATCH & REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
- O. REQUIRED MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, THE GENERAL CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.
- P. MAINTAIN THE INTEGRITY OF ALL EXISTING RATED ELEMENTS, FIRE SEAL ANY PENETRATIONS WITH U.L. APPROVED ASSEMBLY.
- Q. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
- R. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AHJ. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- S. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH REMOVAL.
- T. WHERE EXISTING INTERIOR PARTITIONS ARE REPLACED OR REMOVED, REMOVE MEP SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION, REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEP DRAWINGS.
- U. DEMOLISH PLUMBING FIXTURE AND CAP PIPING AS REQ. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- V. ALL WALLS IN EXISTING ROOMS IN WHICH WORK IS OCCURRING: A) REPAIR HOLES, DEFECTS, ETC. IN EXISTING WALLS; B) AT REPAIRS AND UNPAINTED CMU, PROVIDE BLOCK FILL PAINT AND TWO FINISH COATS OF PAINT; C) PROVIDE ONE FINISH COAT OF PAINT OVER EXISTING PAINTED WALLS.

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PROJECT

MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

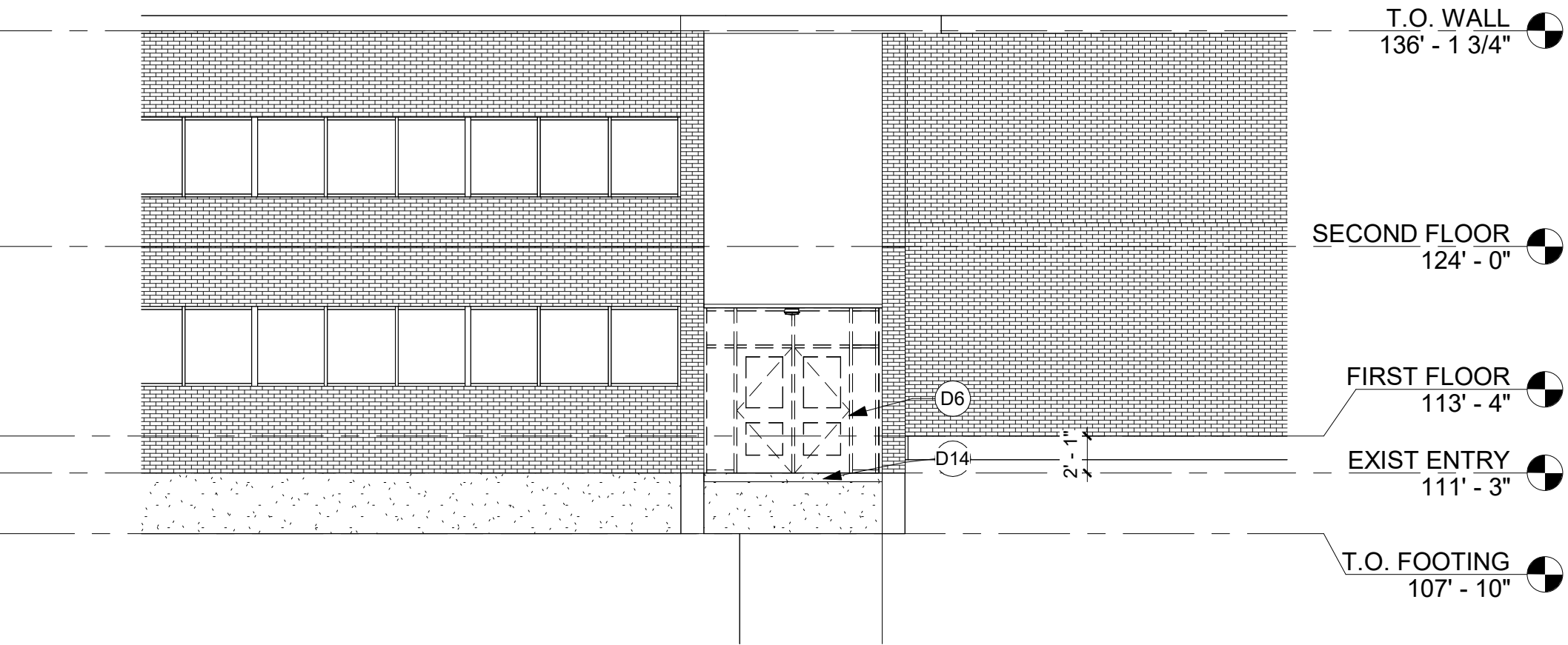
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27958
FILE NAME	27958 Arch R22.rvt
DRAWN BY	OOL
DESIGNED BY	CTN
REVIEWED BY	CTN
ORIGINAL ISSUE DATE	08/02/2024
CLIENT PROJECT NO.	

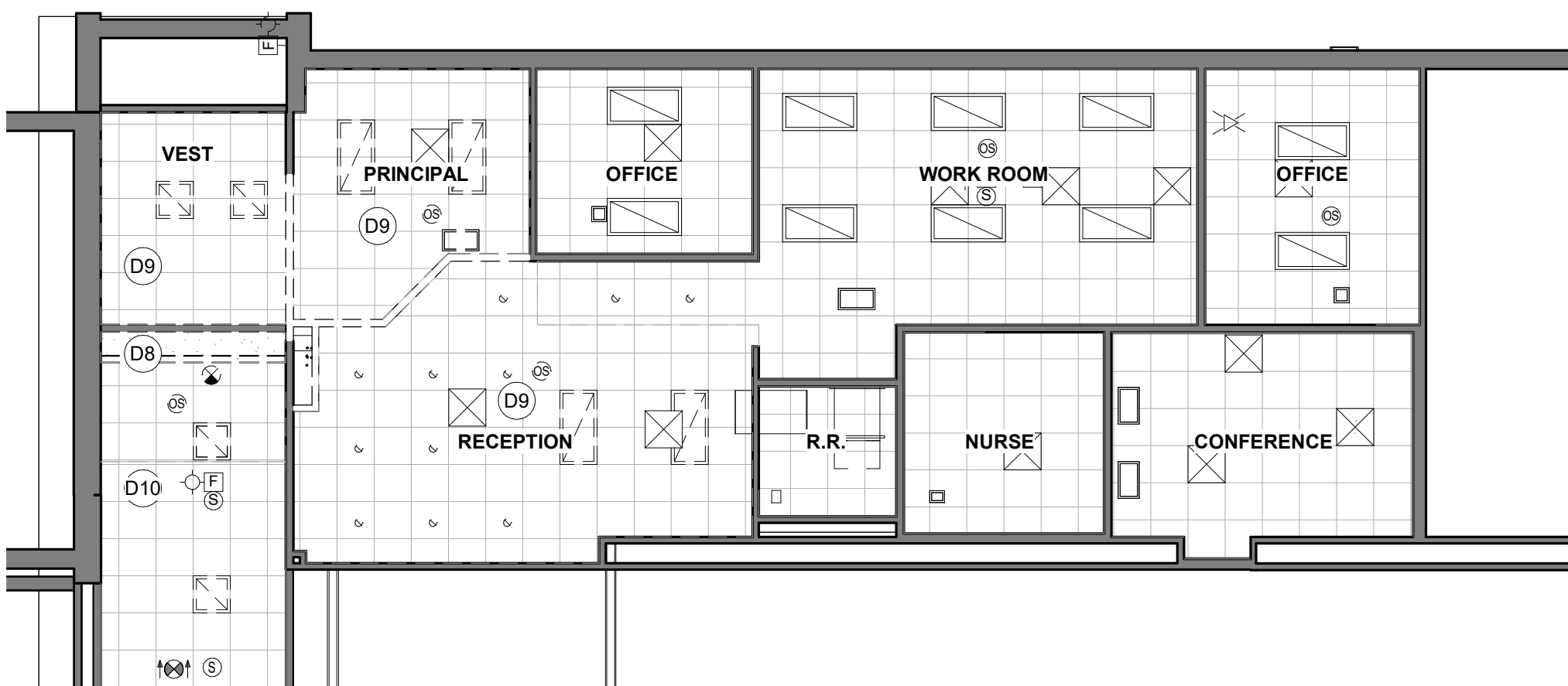
DEMOLITION PLANS AND ELEVATION

SHEET

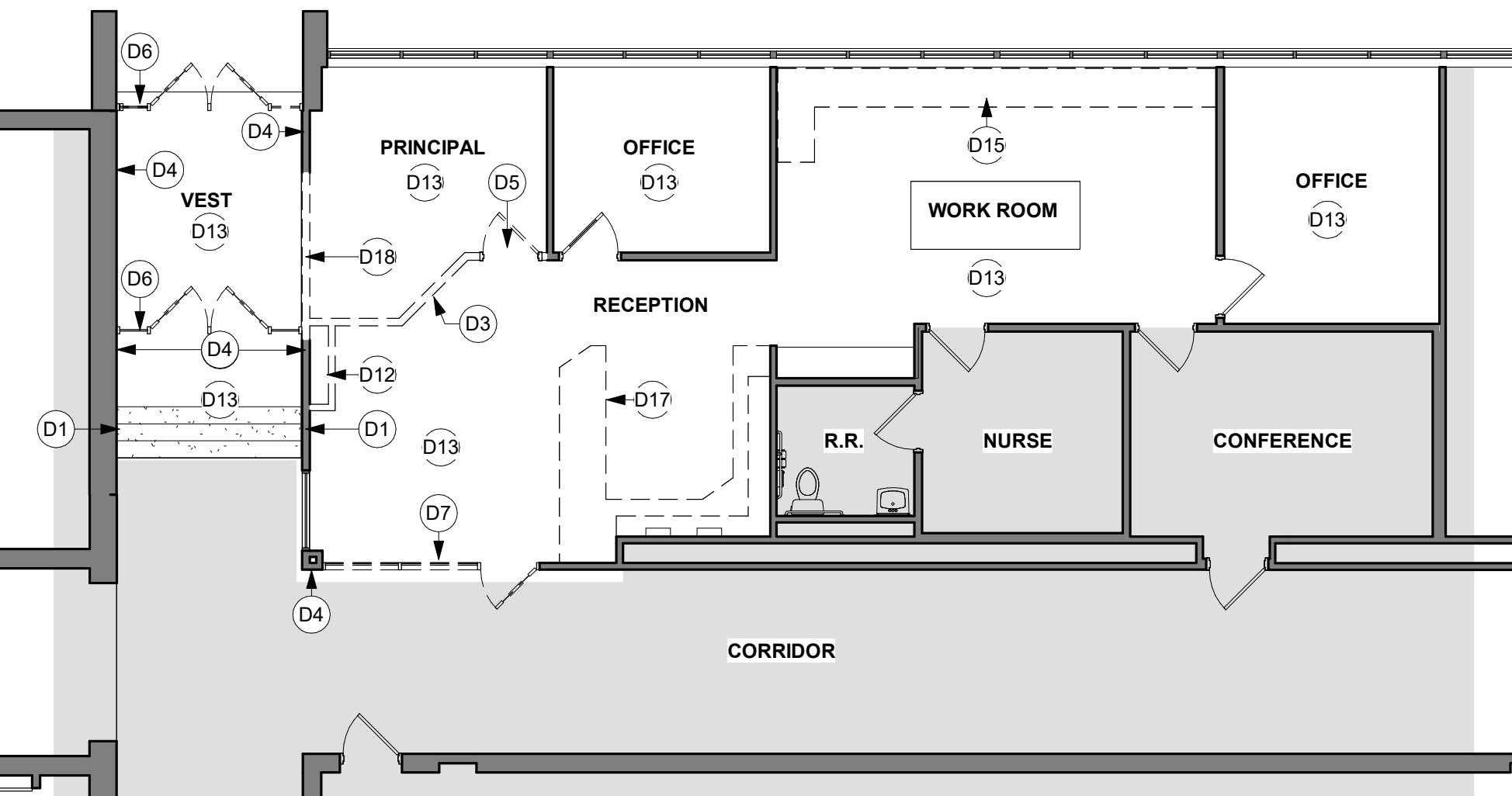
A1-11



3 NORTH DEMOLITION ELEVATION
1/8" = 1'-0"



2 ENLARGED FIRST FLOOR DEMO REFLECTED CEILING PLAN
1/8" = 1'-0"



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

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHADING LEGEND	
	INDICATES APPROXIMATE AREA NOT IN CONTRACT

SHEET NOTES	
A.	ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE A3, UNLESS OTHERWISE NOTED.
B.	CENTER CEILING TILE AND GRID IN ROOMS EACH WAY AS SHOWN.

KEYNOTE LEGEND	
1	NEW CONCRETE SLAB AT FIRST FLOOR ELEVATION, REFER TO STRUCTURAL DOCUMENTS- INFILL UNDER CONCRETE WITH GEOFOAM
2	INFILL OPENING TO MATCH EXISTING ADJACENT AS CLOSELY AS POSSIBLE - PROVIDE FLUSH FINISHES TO BOTH SIDES
3	COORDINATE WITH CIVIL FOR NEW GRADING. INSTALL NEW WEEP IN EXISTING BRICK WALL 8" ABOVE GRADE
4	4" CONCRETE STOOP SLAB W/ #4 BARS @ 12" OCEW, SLOPE SLAB 1/8"/FT AWAY FROM BUILDING MAX, PROVIDE 8" THICKENED SLAB EDGES - LIGHT BROOM FINISH W/ SEALER - REFER TO TYPICAL STOOP DETAIL
5	KEEP CLEAR FOR FIRE ACCESS PANEL



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MAPS FRANKLIN RENOVATION

MANKATO MINNESOTA

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DATE	DESCRIPTION	BY

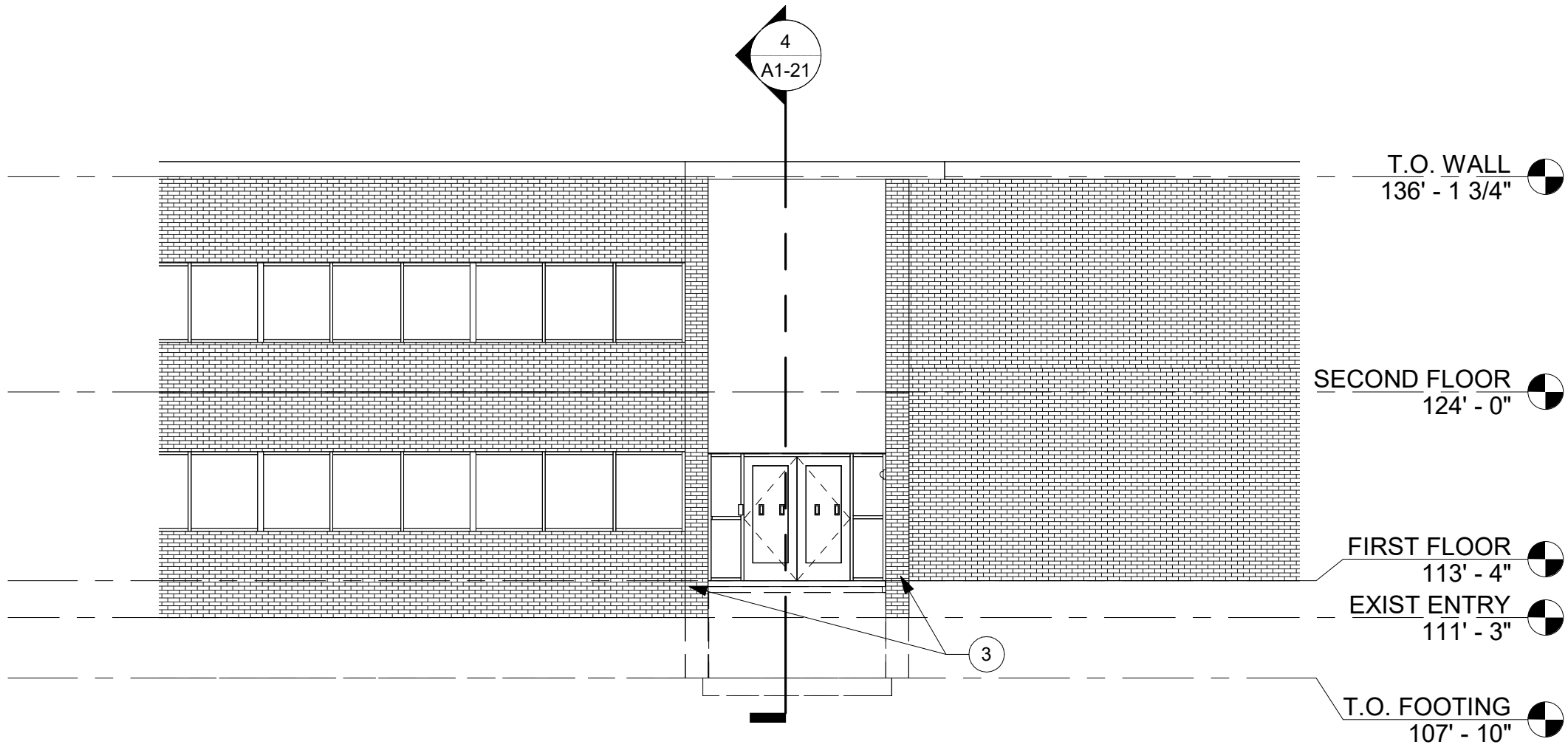
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TITLE

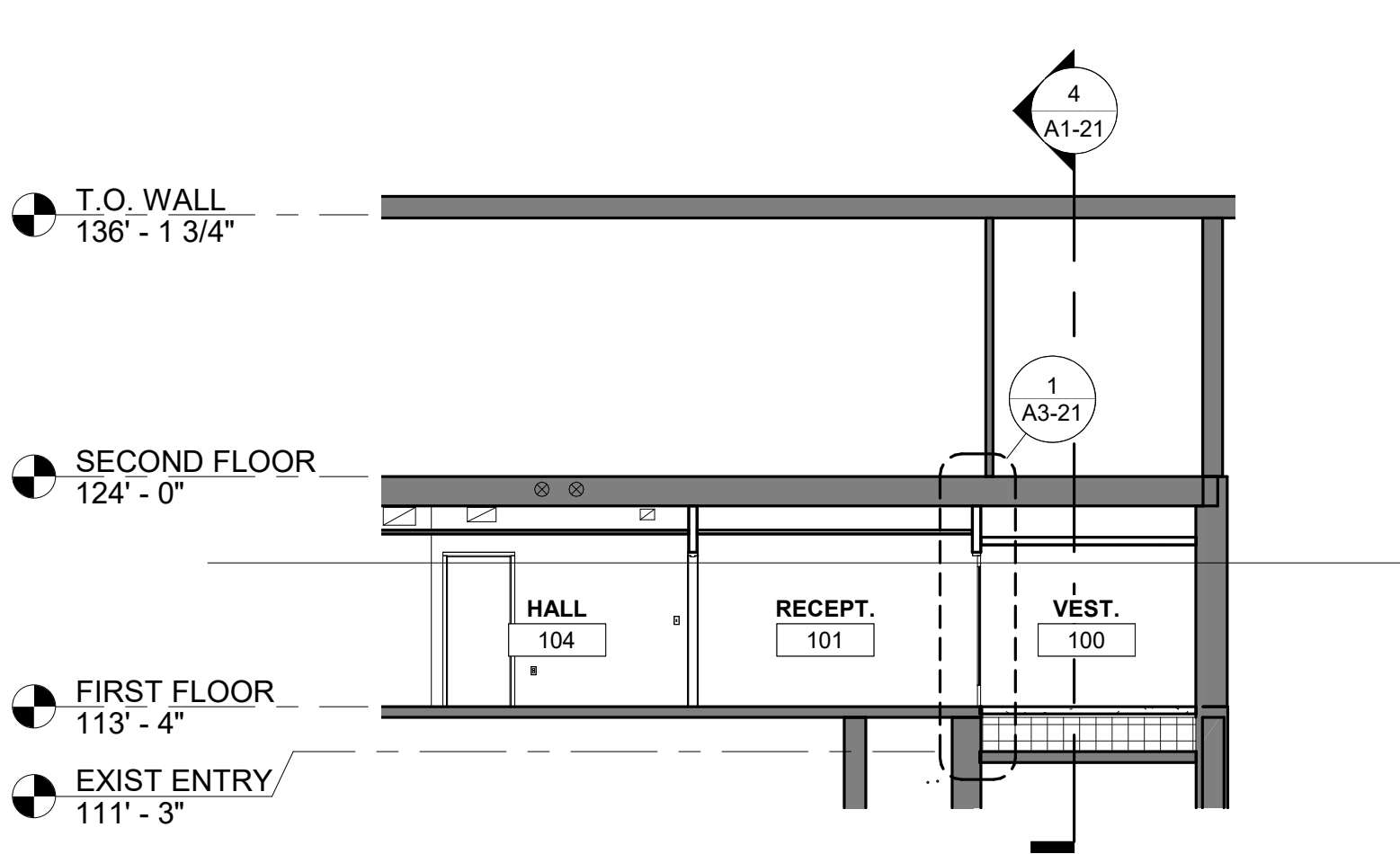
FIRST FLOOR PLAN

SHEET

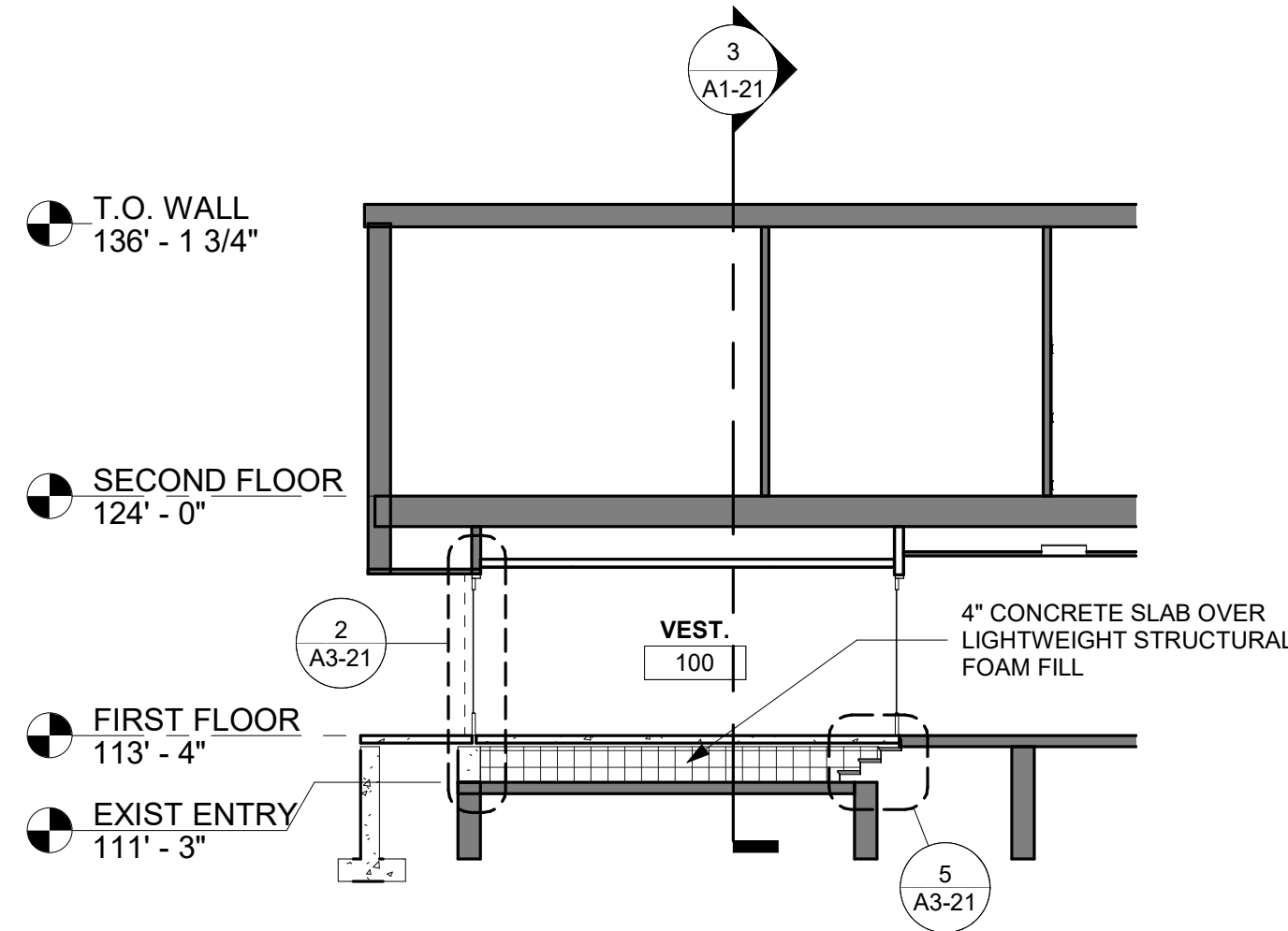
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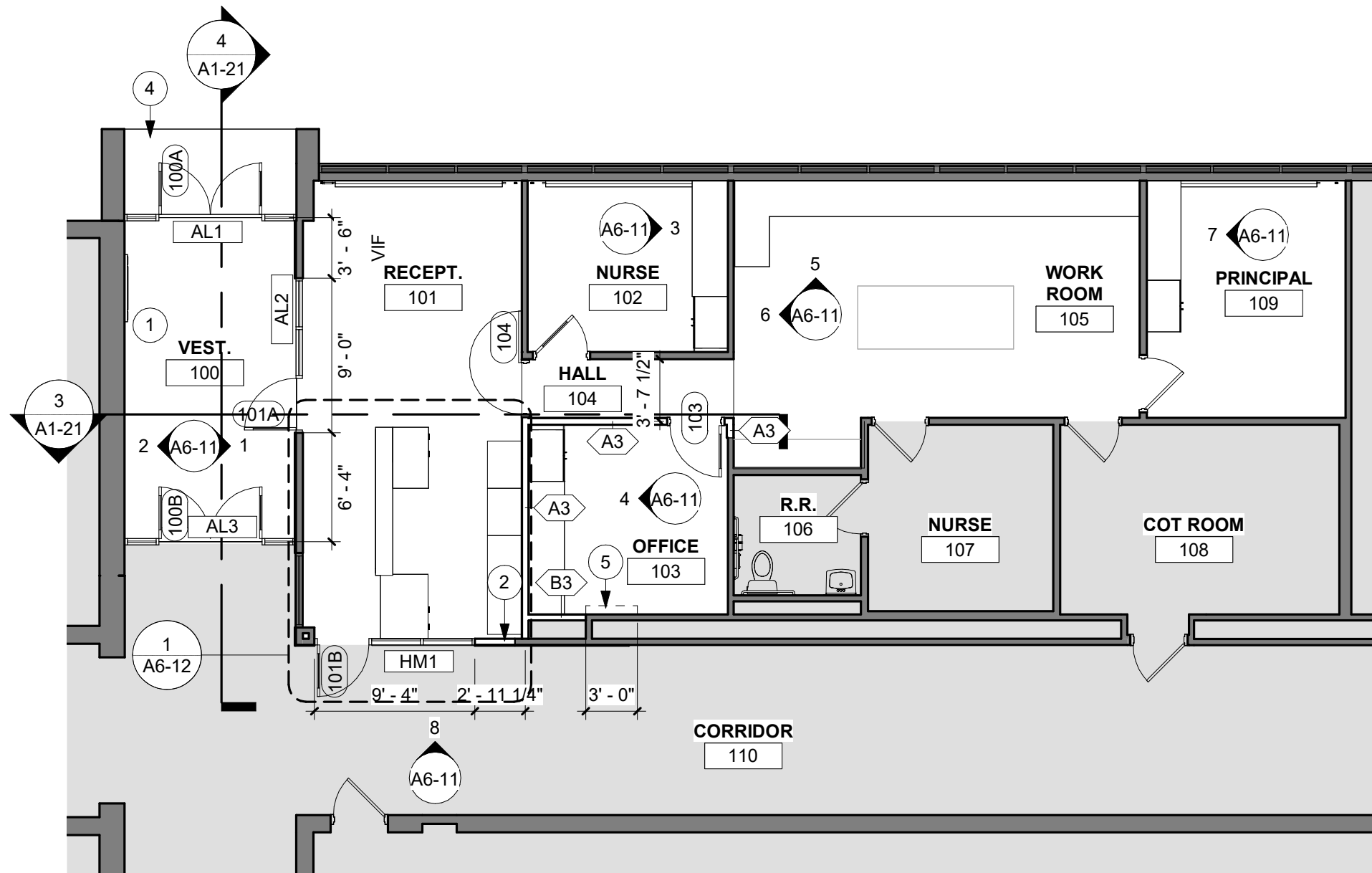
5 NORTH ELEVATION
1/8" = 1'-0"



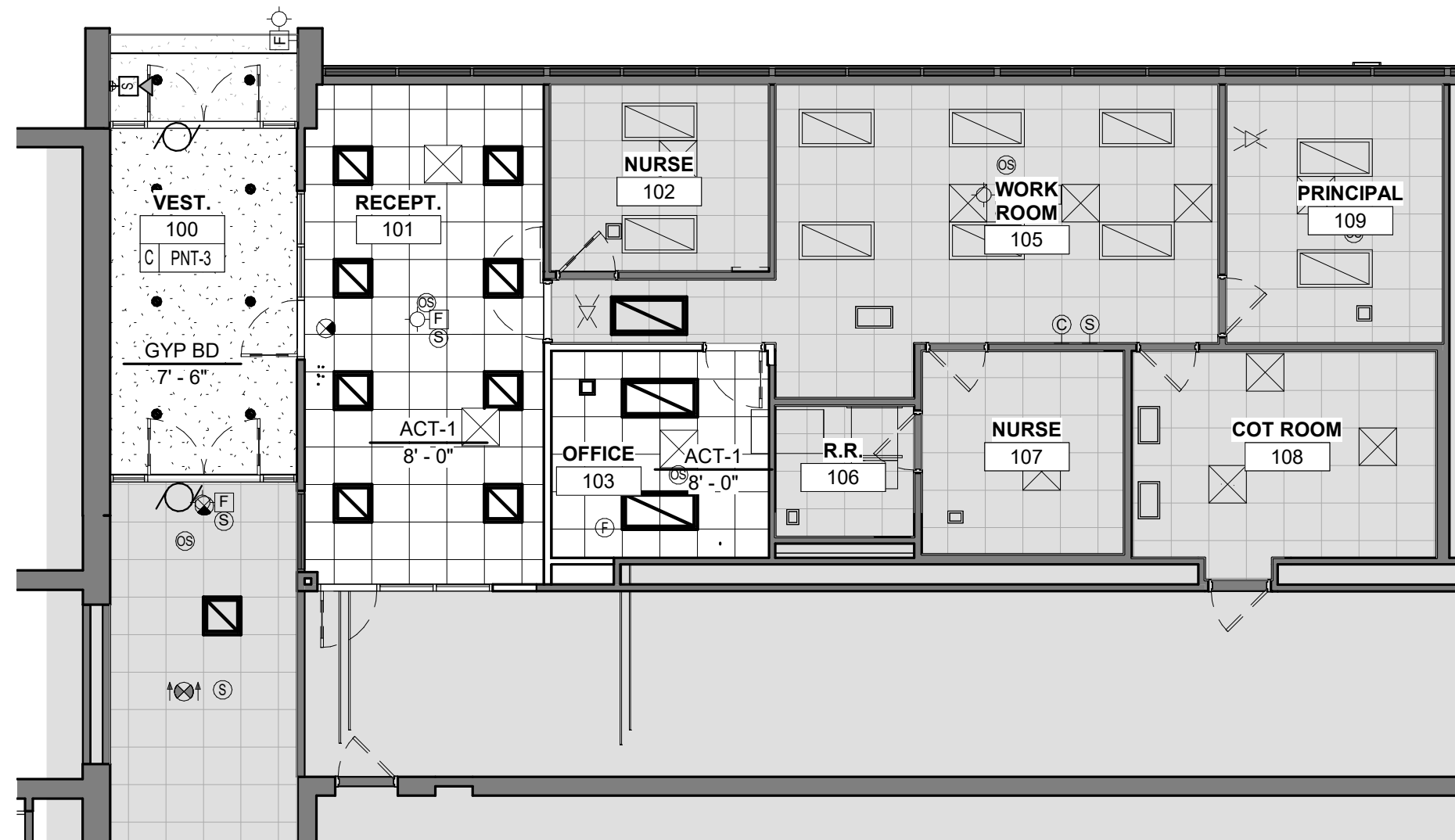
3 SECTION THROUGH RECEPTION
1/8" = 1'-0"



4 SECTION THROUGH NEW VESTIBULE
1/8" = 1'-0"



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



2 FIRST FLOOR ENLARGED REFLECTED CEILING PLAN
1/8" = 1'-0"

