



SITE SUMMARY	
PROJECT ADDRESS/LOCATION:	551 BELLE AVE. MANKATO, MN 56001
ZONING:	B-1 COMMUNITY BUSINESS DISTRICT

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C5-10 PLANTING AND RESTORATION PLAN

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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C0-GENERAL
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

SITE DATA

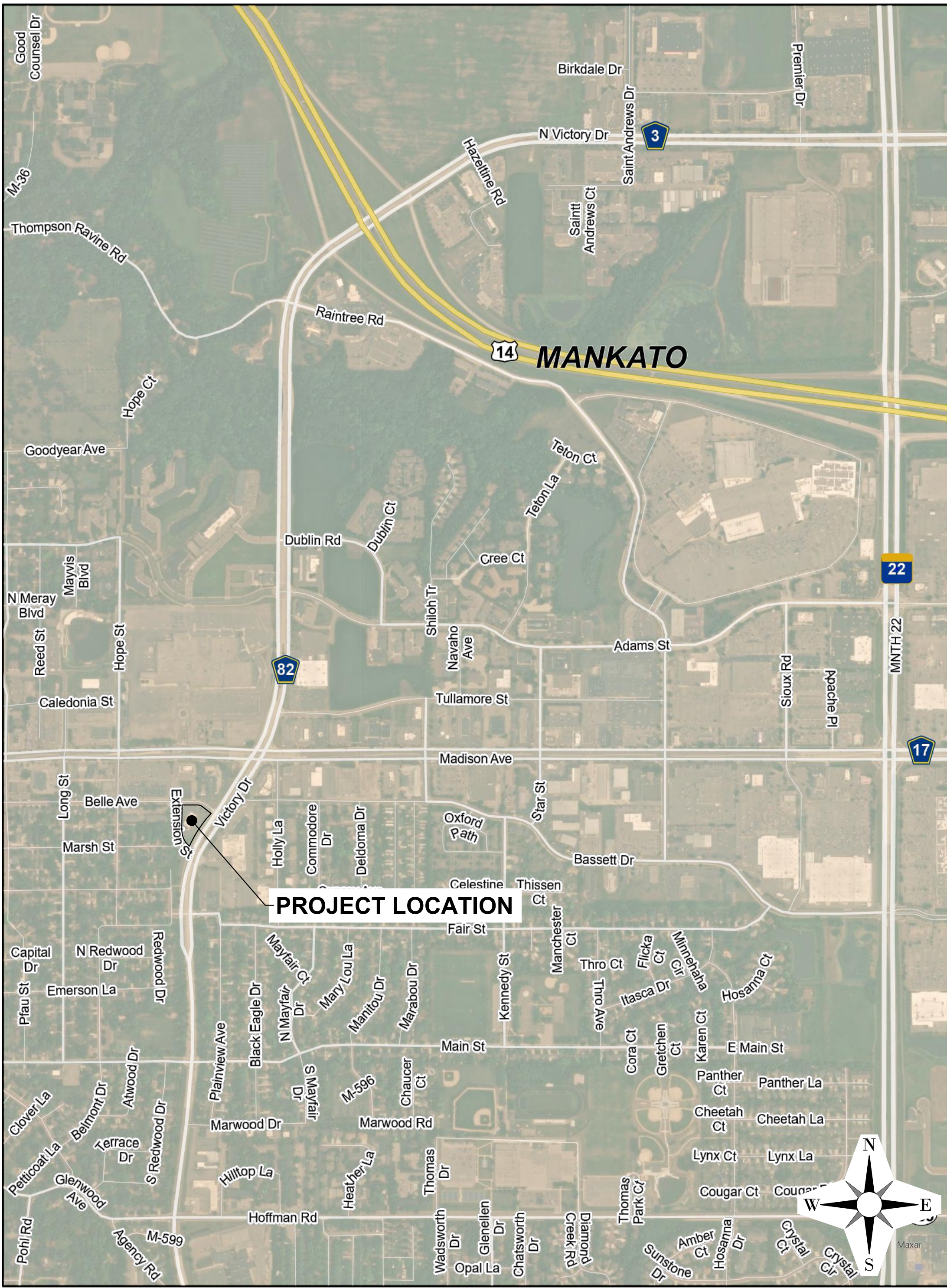
SHEET

C0-10

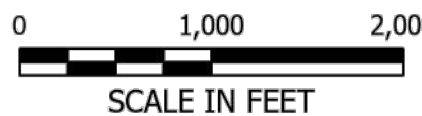
PROJECT GENERAL NOTES

- 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).

PROJECT LOCATION



LOCATION MAP



SYMBOL LEGEND

EXISTING	PROPOSED

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

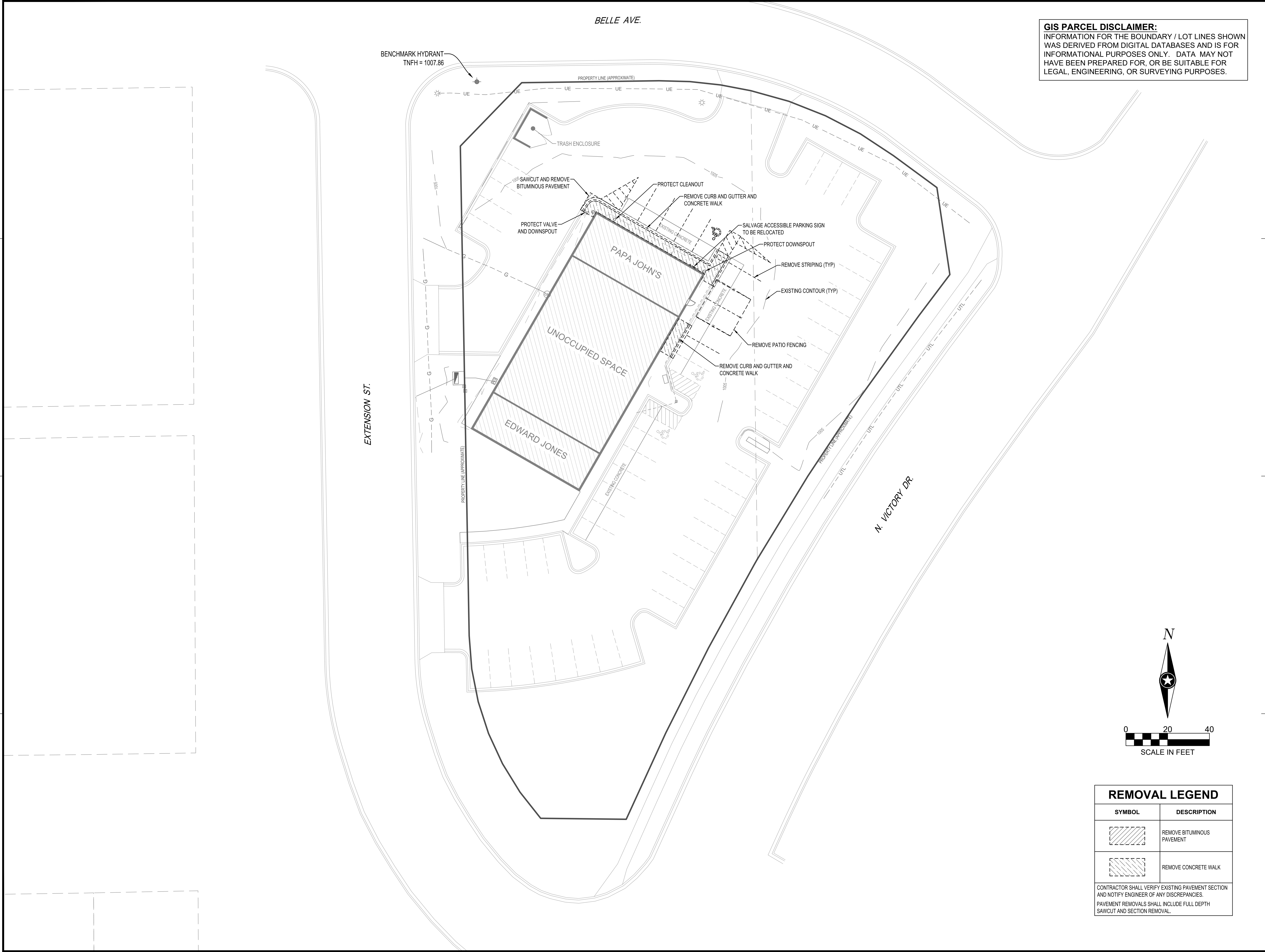
LINETYPE LEGEND

EXISTING	PROPOSED

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

ABBREVIATIONS:

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



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PROJECT

**PAPA JOHN'S
551 BELLE AVE.**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

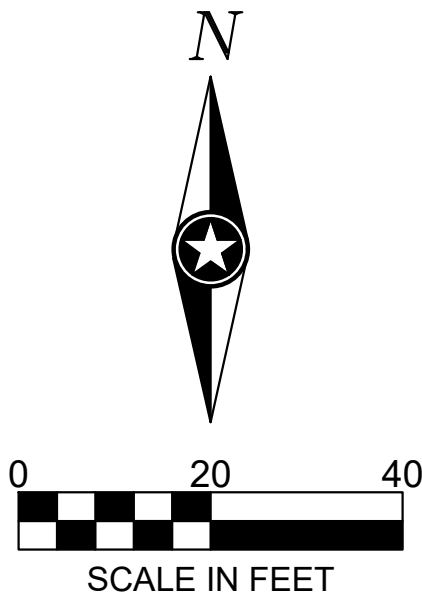
PROJECT NO.	25-32136
FILE NAME	32136-C2-EXIST
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

**EXISTING SITE
AND REMOVAL
PLAN**

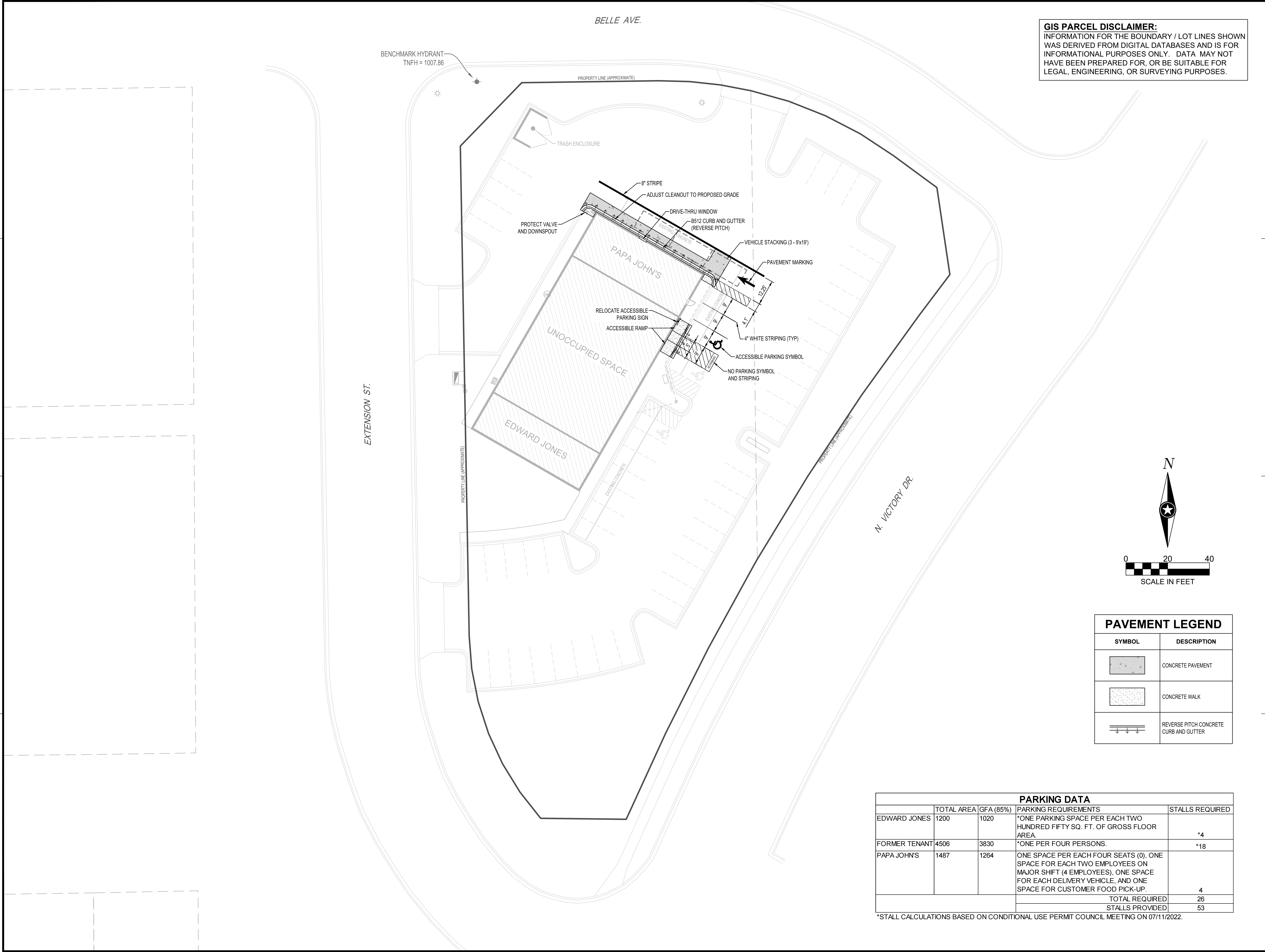
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C2-10

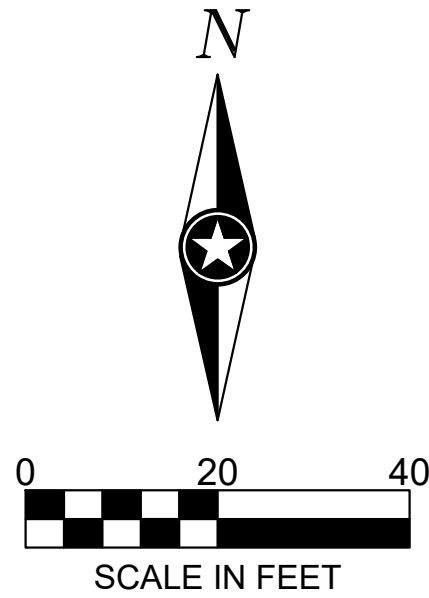


REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

PRELIMINARY NOT FOR CONSTRUCTION



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PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

PARKING DATA				
	TOTAL AREA	GFA (85%)	PARKING REQUIREMENTS	STALLS REQUIRED
EDWARD JONES	1200	1020	*ONE PARKING SPACE PER EACH TWO HUNDRED FIFTY SQ. FT. OF GROSS FLOOR AREA	*4
FORMER TENANT	4506	3830	*ONE PER FOUR PERSONS	*18
PAPA JOHN'S	1487	1264	ONE SPACE PER EACH FOUR SEATS (0), ONE SPACE FOR EACH TWO EMPLOYEES ON MAJOR SHIFT (4 EMPLOYEES), ONE SPACE FOR EACH DELIVERY VEHICLE, AND ONE SPACE FOR CUSTOMER FOOD PICK-UP.	4
			TOTAL REQUIRED	26
			STALLS PROVIDED	53

*STALL CALCULATIONS BASED ON CONDITIONAL USE PERMIT COUNCIL MEETING ON 07/11/2022.



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PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C3-SITE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
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ORIGINAL ISSUE DATE	02/17/25
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TITLE

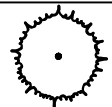
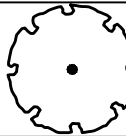
SITE PLAN

SHEET

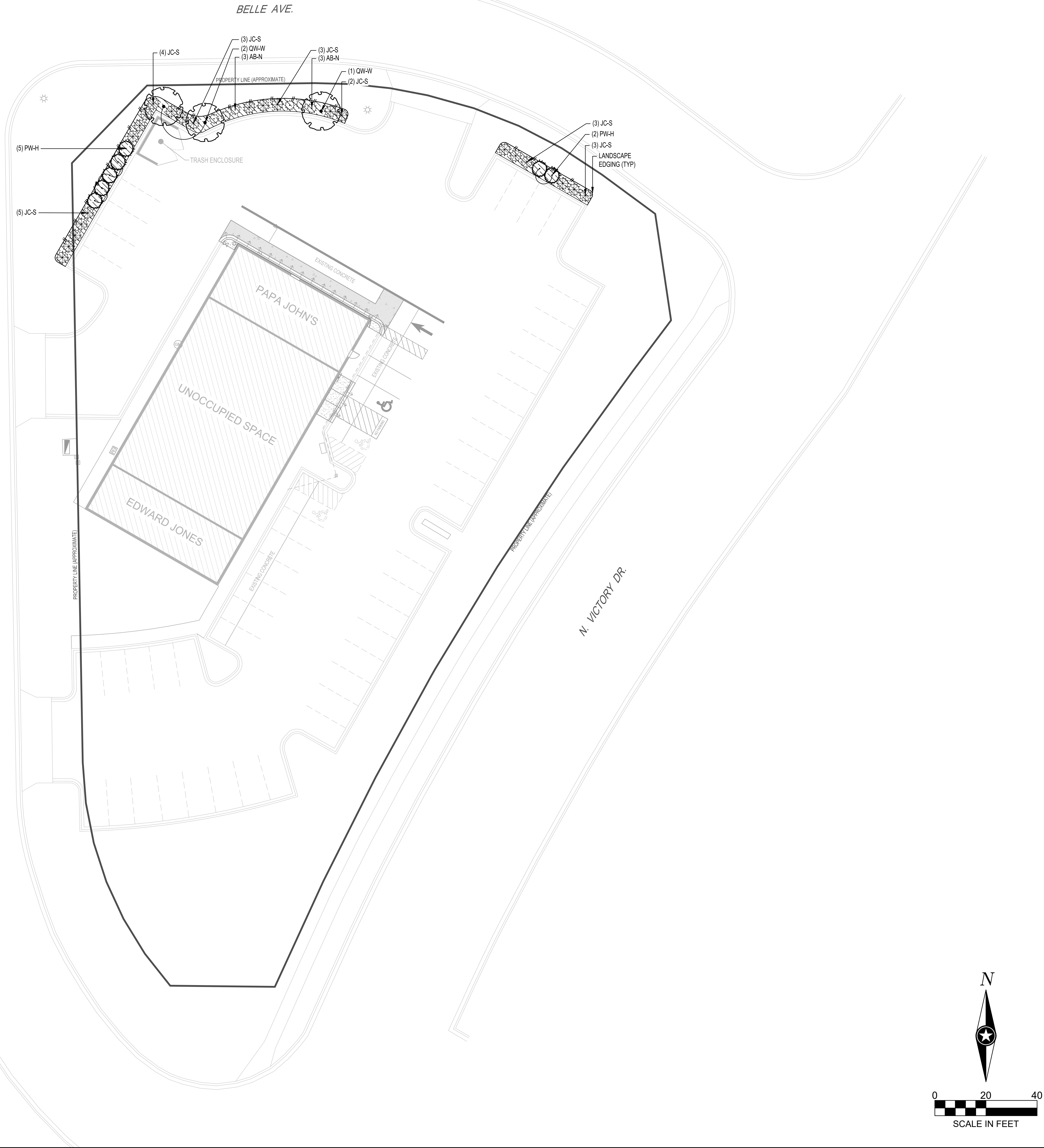
C3-10

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE CODE SUMMARY	
PARKING LOT PERIMETER LANDSCAPING SHADE TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING PERIMETER LENGTH, 160 LF = 3 SHADE TREES REQUIRED/ 3 SHADE TREES PROPOSED
PARKING LOT PERIMETER LANDSCAPING EVERGREEN TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING PERIMETER LENGTH, 160 LF = 6 EVERGREEN SHRUBS REQUIRED / 6 EVERGREEN SHRUBS PROPOSED + 80% OPACITY
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
EVERGREEN TREES					
	PW-H	7	PINUS CEMBRA 'HERMAN' TM PRAIRIE STATESMAN SWISS STONE PINE	6' HT MIN	B & B
OVERSTORY TREES					
	QW-W	3	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK	2.5" CAL	B & B
EVERGREEN SHRUBS					
	AB-N	6	ABIES BALSAMEA 'NANA' DWARF BALSAM FIR	2 GAL	CONT
	JC-S	23	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT
SYMBOL		QTY	DESCRIPTION		
MULCH					
		1,028 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)		
EDGER					
		215 LF	STEEL LANDSCAPE EDGING		

EXTENSION ST.



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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-CS-LAND
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE
PLANTING AND RESTORATION PLAN

SHEET
C5-10

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