

SYMBOL LEGEND

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

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

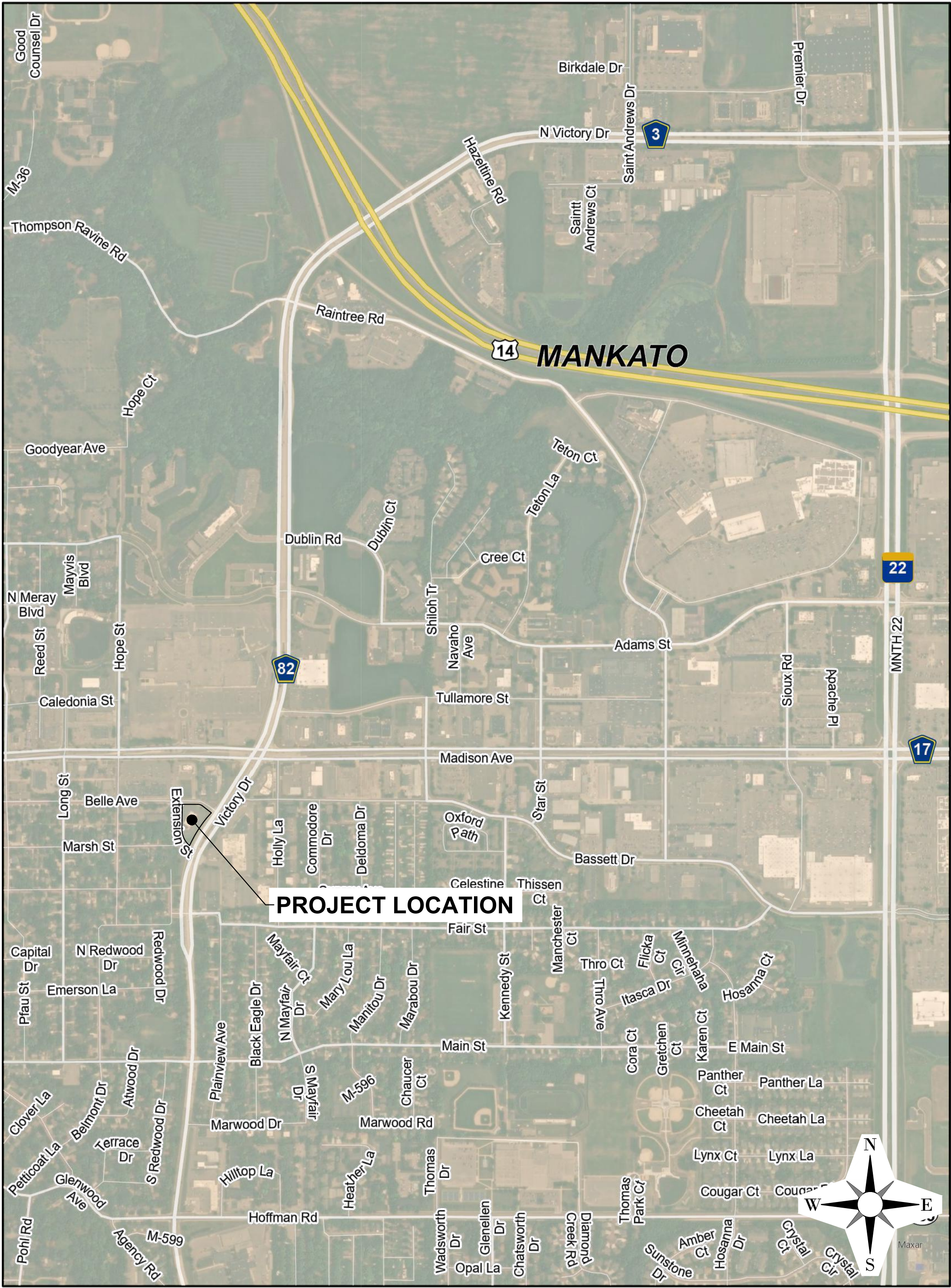
LINETYPE LEGEND

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

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	OH	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	REMOVE	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	UT	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



LOCATION MAP



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).

SITE SUMMARY

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

CIVIL SHEET INDEX

- C0-10 SITE DATA
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C3-10 SITE PLAN
- C4-10 SITE GRADING 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	01/24/25
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

**C0-10**

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO'S 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.

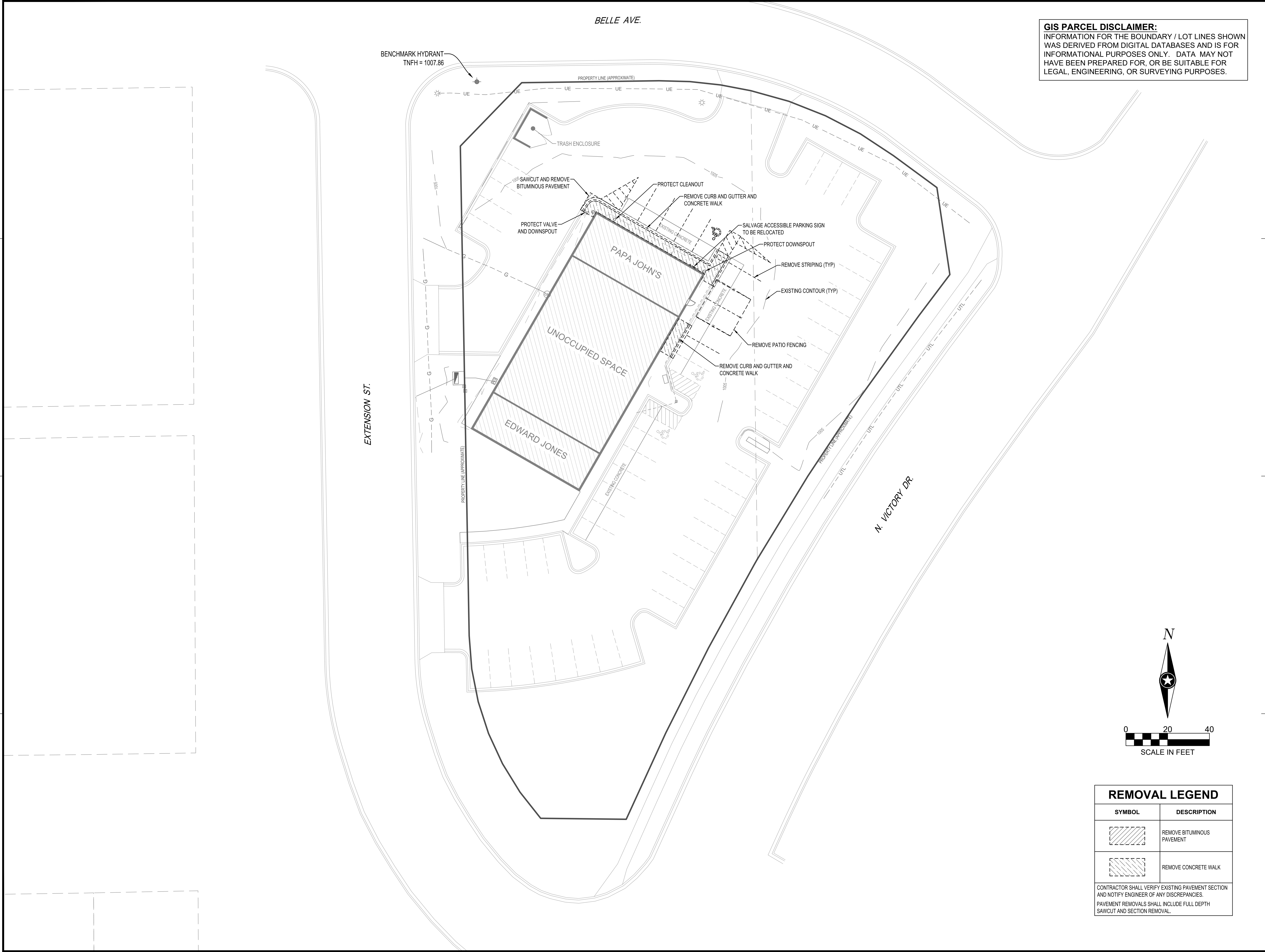
TOPOGRAPHIC SURVEY

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

**B.M. ELEVATION=1007.86**

TOP NUT FIRE HYDRANT AT THE SOUTHEAST CORNER OF EXTENSION ST. AND BELLE AVE.

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

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

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

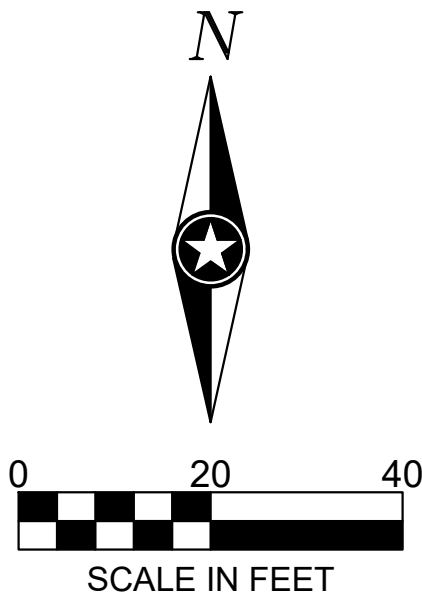
PROJECT NO.	25-32136
FILE NAME	32136-C2-EXIST
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

TITLE

**EXISTING SITE  
AND REMOVAL  
PLAN**

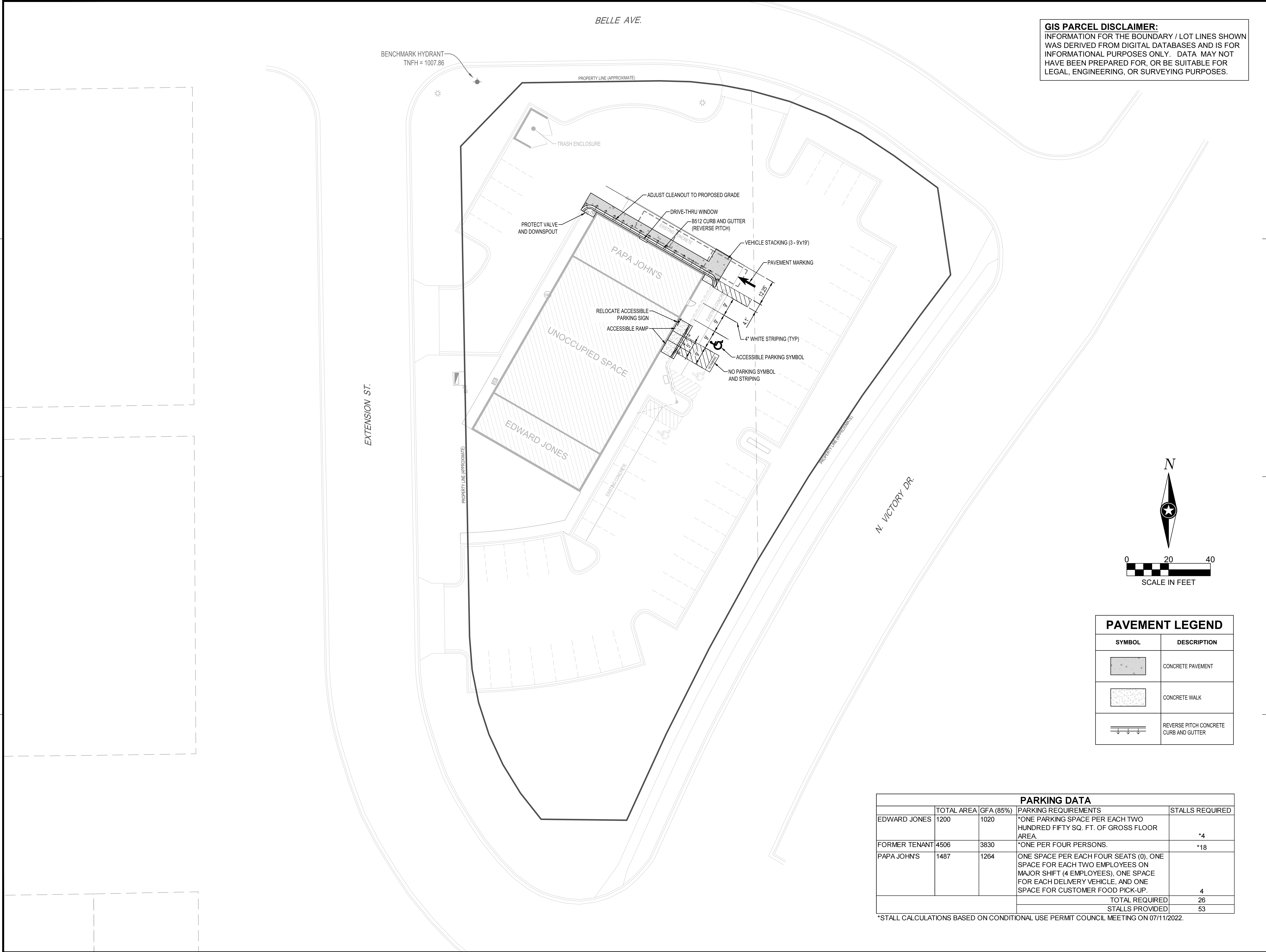
SHEET

**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.	

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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-C3-SITE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

TITLE

**SITE PLAN**

SHEET

**C3-10**

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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PROJECT

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

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C4-GRADE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

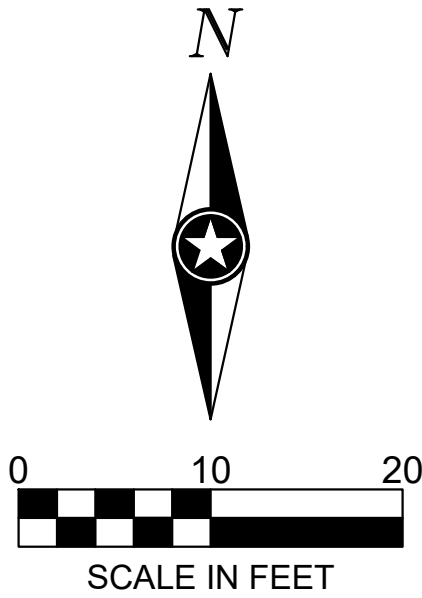
TITLE

**SITE GRADING  
PLAN**

SHEET

**C4-10**

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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