

WRESTLING BROTHERHOOD WRESTLING FACILITY

MANKATO, MINNESOTA

ISG PROJECT # 25-32225

ISG



LOCATION MAP



SHEET INDEX

- G1-10 TITLE
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- C5-10 SITE RESTORATION PLAN
- C5-20 SITE PLANTING PLAN

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER
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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 (1-800-252-1199).

PROJECT INDEX:

OWNER:

WRESTLING BROTHERHOOD
57741 231ST STREET
MANKATO, MINNESOTA 56001
PHONE: 507.508.2995

PROJECT ADDRESS / LOCATION:

S:07 T:108N R:26W

1430 2ND AVENUE
MANKATO, MINNESOTA 56001

MANAGING OFFICE:

I & S GROUP, INC. (ISG)

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

PROJECT MANAGER: NATHAN HERMER
EMAIL: NATHAN.HERMER@ISG.MN.COM

ISG

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MINN. 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), 1999 ADJUSTMENT (NAD83/1999) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=850.93
TINP LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF 2ND AVE AND SPRUCE ST

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2023 BY ISG.

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NATHAN J. HERMER

DATE: _____ LIC. NO.: 54848

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225

FILE NAME 22225 G1-TITLE

DRAWN BY AQ

DESIGNED BY AQ/NJH

REVIEWED BY NJH

ORIGINAL ISSUE DATE ---

CLIENT PROJECT NO. -

TITLE

TITLE

SHEET

G1-10

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**WRESTLING
BROTHERHOOD**

**WRESTLING
FACILITY**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32226
FILE NAME	22223 G1-20.DWG
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-11
CLIENT PROJECT NO.	-

TITLE

**LEGENDS AND
NOTES**

SHEET

G1-20

SYMBOL LEGEND

EXISTING		PROPOSED
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MANHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
	HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAILBOX	
	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
	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.

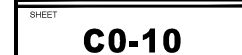
LINETYPE LEGEND

EXISTING	PROPOSED

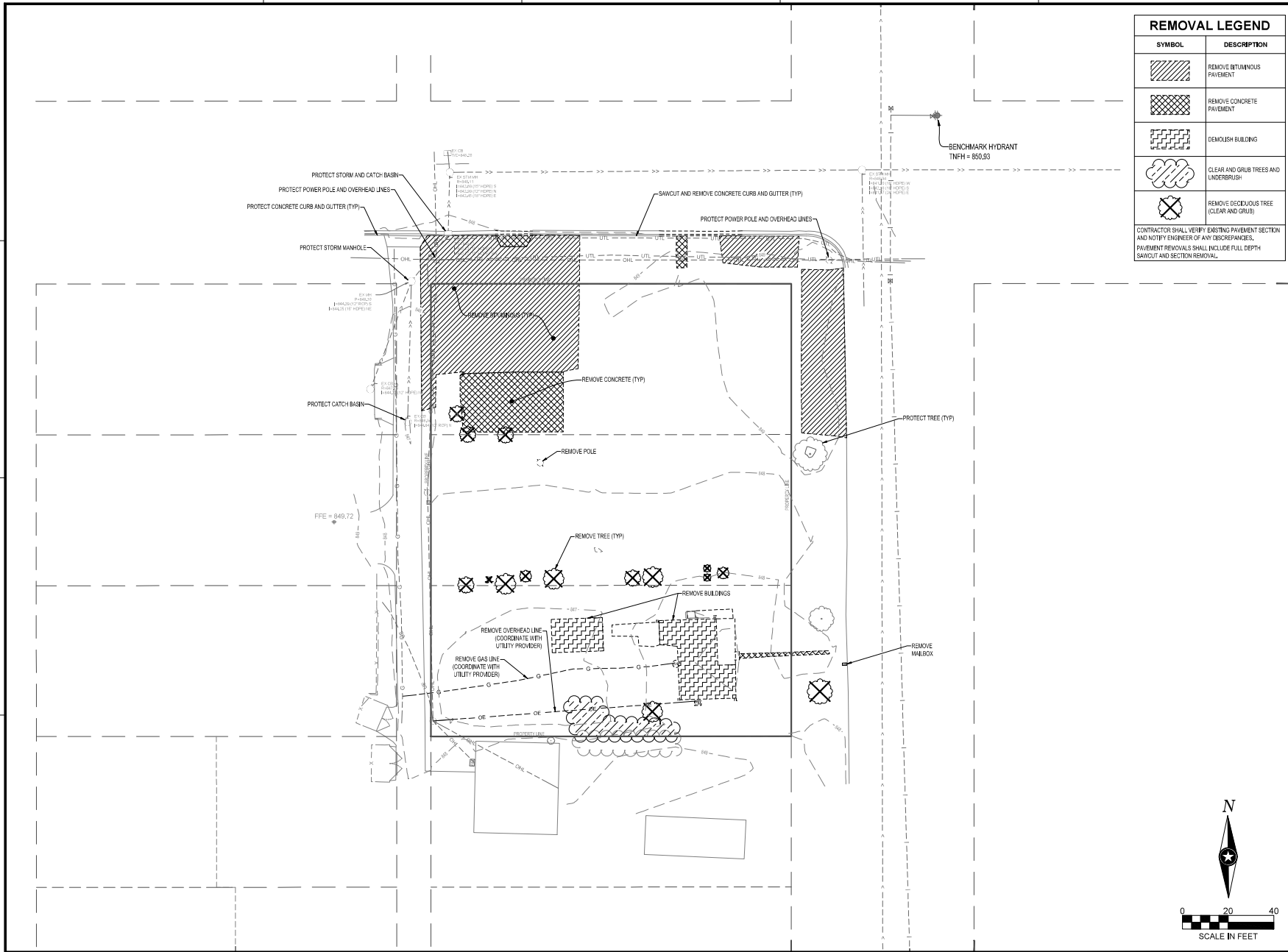
NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH
ADD	ADDENDUM	GFE	GARAGE FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AFF	FLOOR	GL	GUTTER LINE	P/MT	PAVEMENT QUANTITY
AGG	AGGREGATE	GP	GALLONS PER MINUTE	R	RADIUS
APPROX	APPROXIMATE	GV	GATE VALVE	RC	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	HDC	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
ARF	ARCHITECTURAL BASEMENT FLOOR	HMA	HOT MIX ASPHALT	REB	REINFORCING BAR
BLDG	BUILDING	HORZ	HORIZONTAL	REH	REMOVE
BM	BENCHMARK	HR	HOUR	ROW	RIGHT OF WAY
CAD	COMPUTER AIDED DESIGN	HWA	HIGH WATER LEVEL	SAN	SANITARY
CB	CATCH BASIN	HWD	HIGHWAY	SO	SCHEDULE
CF	CUBIC FEET PER SECOND	HYD	HYDRANT	SP	SQUARE FOOT
CFS	CUBIC FEET PER SECOND	I	INVERT	SPEC	SPECIFICATION
CI	CAST IRON	ID	INSIDE DIAMETER	STA	STATION
CIP	CAST IRON PIPE	IN	INCH	STM	STORM
CPC	CAST IRON PIPE	INV	INVERT	SY	SQUARE YARD
CJ	CONTROL JOINT	P	PIPE	TIC	TOP OF CURB
CL	CENTERLINE	PS	PIPE SIZE	TEL	TELEPHONE
CMP	CORRUGATED METAL PIPE	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CO	CLEANOUT	JT	JOINT	THRU	THROUGH
CONC	CONCRETE	LN	LINEAR FEET	TNTH	TOP NOT OF FIRE HYDRANT
CONST	CONSTRUCTION	LPS	LOW PRESSURE	TRANS	TRANSFORMER
CONT	CONTINUOUS	LS	LUMP SUM	TV	TELEVISION
CR	COUNTY ROAD	LSO	LOWEST	TW	TOP OF WALL
CY	CUBIC YARD	MECH	MECHANICAL	TYP	TYPICAL
C&G	CURBS AND GUTTER	MAX	MAXIMUM	UT	UNDERGROUND TELEPHONE
DEMO	DEMOLITION	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
DI	DROP IN TAKE	MECH	MECHANICAL	W/O	WITHOUT
DM	DIMENSION	MN	MINIMUM	W	WITH
DS	DOWNSPOUT	MISC	MISCELLANEOUS	YD	YARD
EA	EACH	NO	NUMBER	YR	YEAR
ELEC	ELECTRICAL	NTS	NOT TO SCALE		
ELEV	ELEVATION	NWL	NORMAL WATER LEVEL		
EOF	EMERGENCY OVERFLOW	OC	ON CENTER		
EQ	EQUAL	OCW	ON CENTER EACH WAY		
EX	EXISTING	OH	OVERHEAD		
FIG	FORM GRADE	OH/H	OVERHEAD HIGH		
FDC	FIRE DEPARTMENT CONNECTION	OW	OVERHEAD		
FDN	FOUNDATION	OWD	OVERHEAD DOOR		
FES	FINISHED FLOOR ELEVATION	OZ	OUNCE		
FFE	FINISHED FLOOR ELEVATION	PCC	PORTLAND CEMENT CONCRETE		
FPM	FEET PER MINUTE	PC	CONCRETE		
FPS	FEET PER SECOND	PE	PEDESTAL		
FT	FOOT, FEET	PERF	PERFORATED		
FTG	FOOTING	PL	PROPERTY LINE		
GA	GAL	PP	POLYPROPYLENE		
GAL	GALLON				
GALV	GALVANIZED				



PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

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NATHAN J. HERMER

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225

FILE NAME 32225_C3-EXIST

DRAWN BY AAG

DESIGNED BY AAG/NJH

REVIEWED BY NJH

ORIGINAL ISSUE DATE 11-1-24

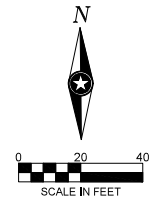
CLIENT PROJECT NO. -

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10



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PROJECT

**WRESTLING
BROTHERHOOD**

**WRESTLING
FACILITY**

MANKATO MINNESOTA

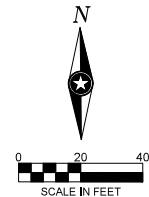
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PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE

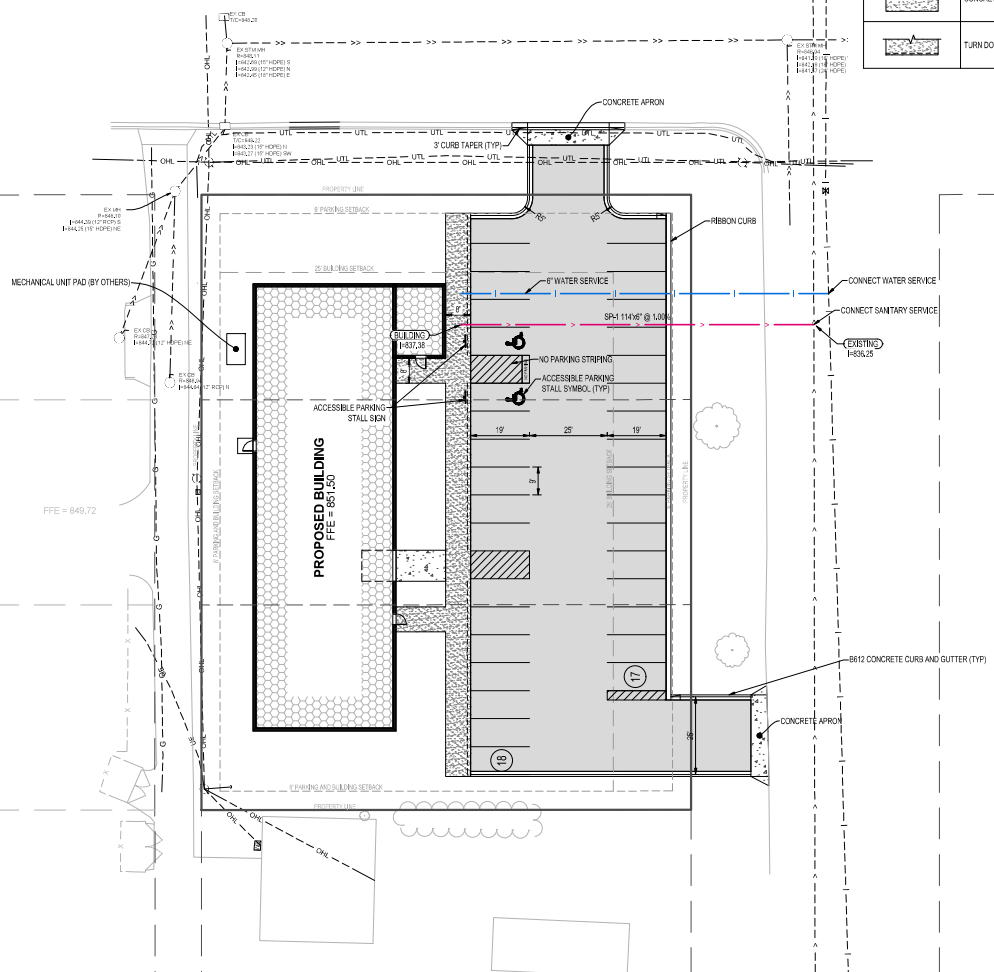
**SITE AND UTILITY
PLAN**

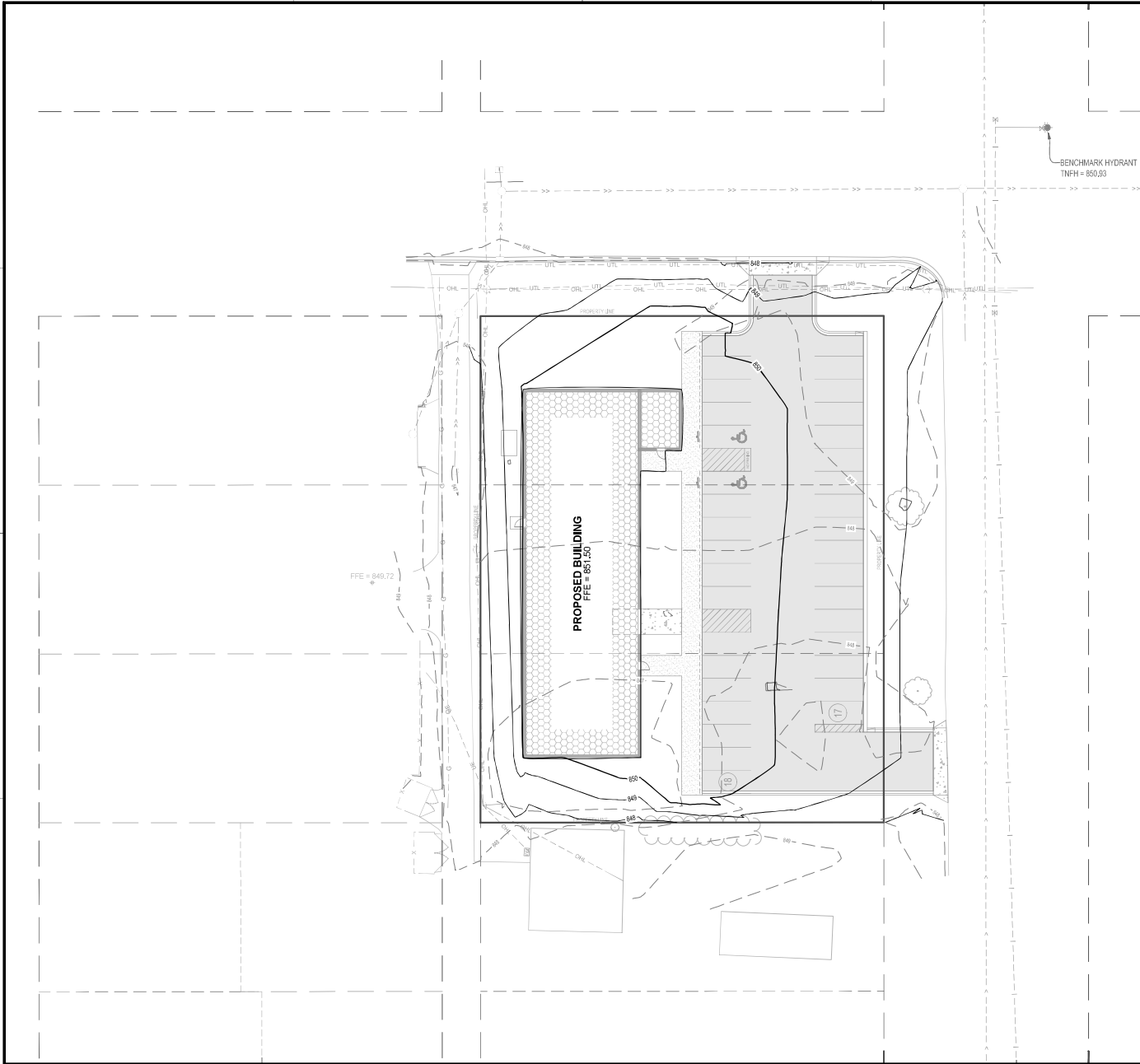
SHEET



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56011	
ZONING:	R-3 LIMITED MULTIPLE DWELLING DISTRICT	
SITE/LOT AREA:	40,572 SF	(0.9 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	6'
BUILDING REQUIREMENTS		
MAX STRUCTURE GROUND COVER	35%	
MAX BUILDING HEIGHT	30'	
PARKING DATA		
LAND USE CLASSIFICATION	GYMNASIUM	
PARKING SPACES REQUIRED (CODE)	ONE PARKING SPACE FOR EACH FOUR PERSONS OF THE MAXIMUM OCCUPANT LOAD	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	108 OCCUPANTS / 4 = 27 SPACES	
PARKING STALLS PROVIDED		
STANDARD	34	
ACCESSIBLE	2	
TOTAL	36	

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK





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 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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WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225
FILE NAME 32225 C4-GRADE
DRAWN BY AAQ
DESIGNED BY AAQ/NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

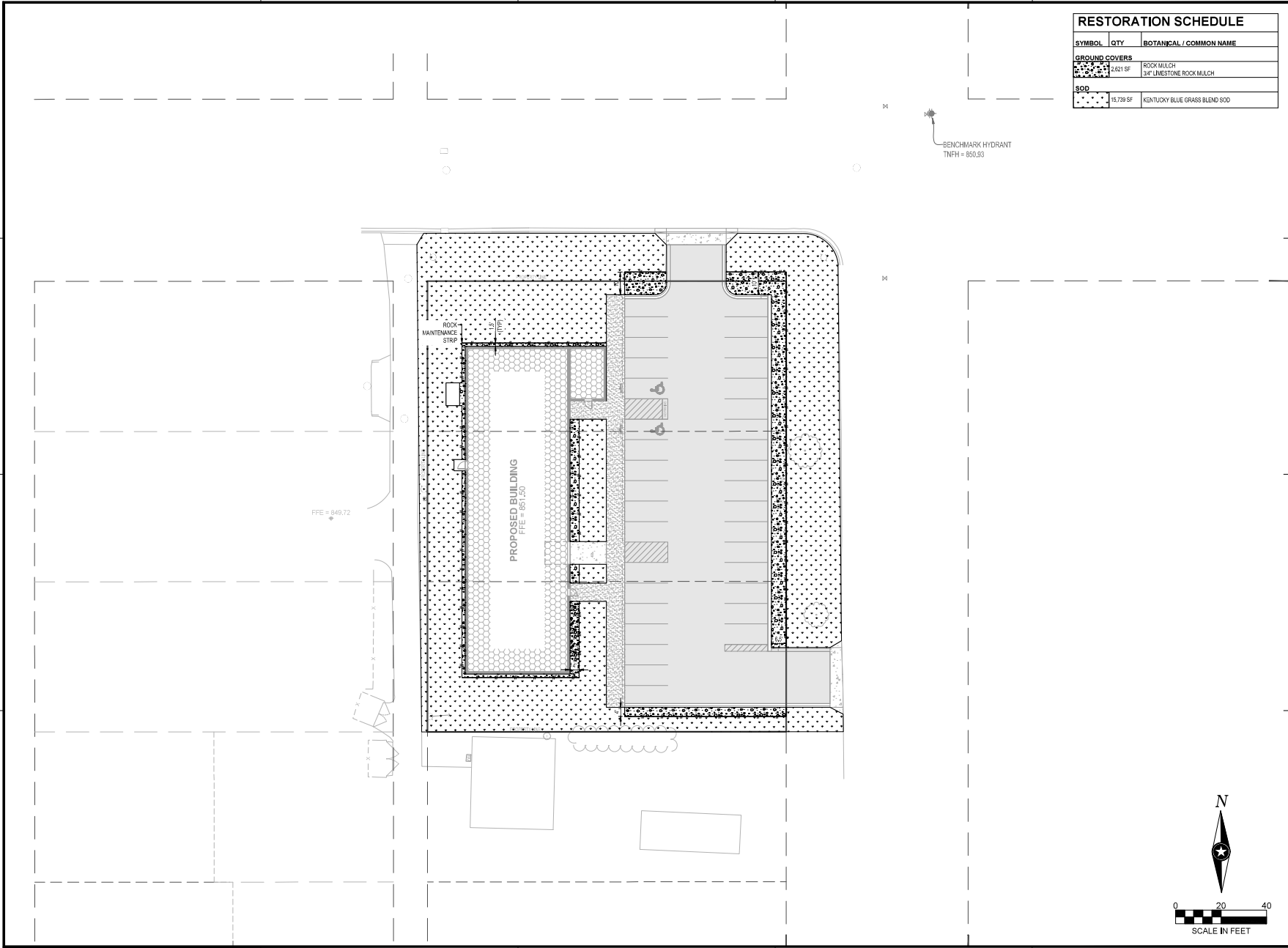
TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION



RESTORATION SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,621 SF	ROCK MULCH
		3/4" Limestone ROCK MULCH
SOD		
	19,739 SF	KENTUCKY BLUE GRASS BLEND SOD

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225

FILE NAME 32225 CS-LAND

DRAWN BY NA

DESIGNED BY NA

REVIEWED BY NA

ORIGINAL ISSUE DATE 11-1-2024

CLIENT PROJECT NO. -

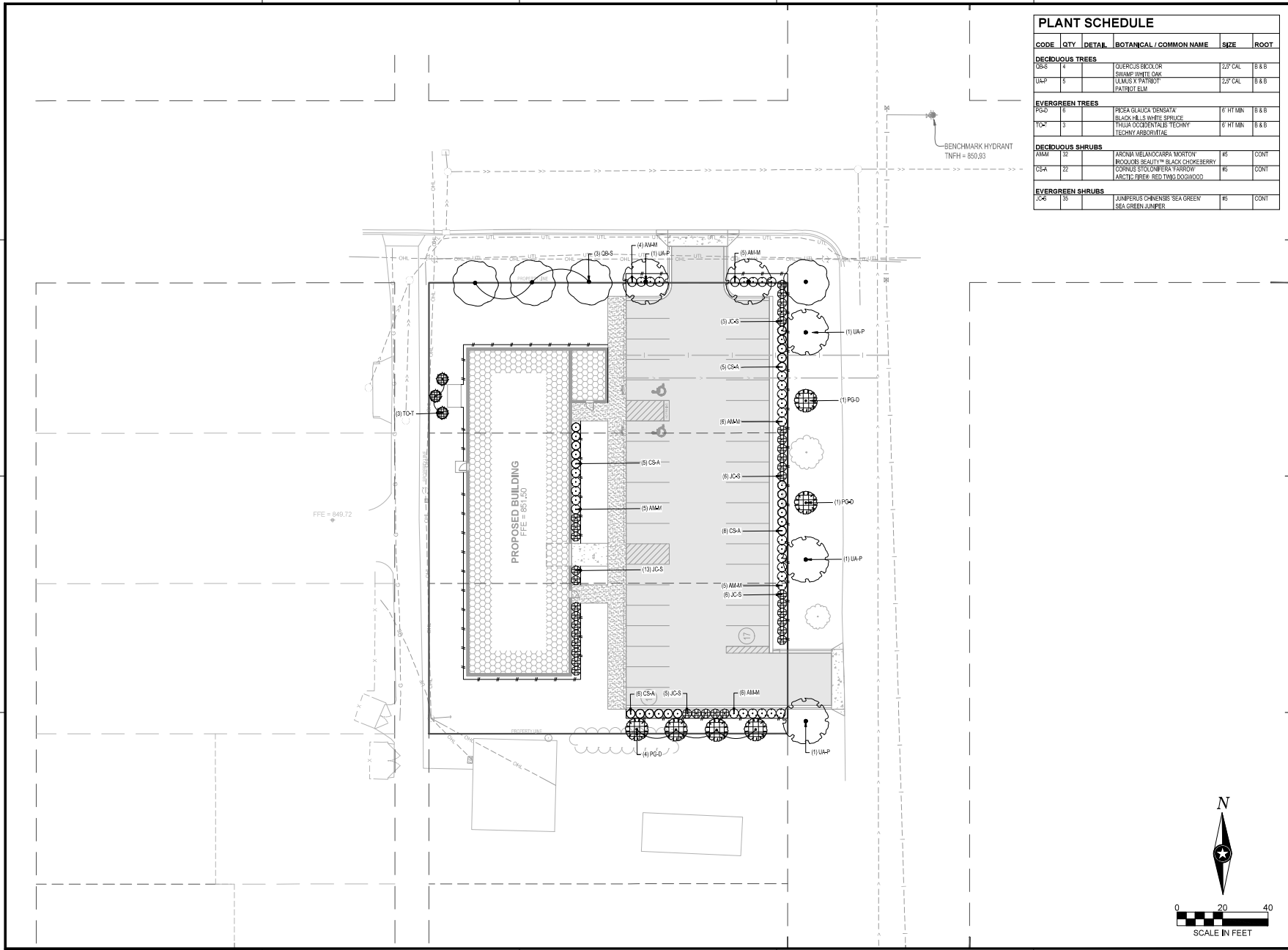
TITLE

SITE RESTORATION PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE					
CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
QAS	4		QUERCUS BRUCOL	2.5" CAL	B & B
UAP	5		SWAMP WHITE OAK	2.5" CAL	B & B
			ULMUS X PATRIOT		
			PATRIOT ELM		
EVERGREEN TREES					
PGO	1		PICEA GLAUCA DENSATA	6" HT MIN	B & B
TO-T	3		BLACK H&S WHITE SPRUCE	6" HT MIN	B & B
			THUJA OCCIDENTALIS TECHNY		
			TECHNY ARBORVITAE		
DECIDUOUS SHRUBS					
AMM	32		ARONIA MELANOCARPA MORTON	#5	CONT
CS-A	22		INOQUIS BEAUTY™ BLACK CHERRYBERRY	#5	CONT
			CORNUS STOLONIFERA FRAXOR		
			ARCTIC PREP- RED TWIG DOGWOOD		
EVERGREEN SHRUBS					
JCS	35		JUNIPERUS CHINENSIS SEA GREEN	#5	CONT
			SEA GREEN JUNIPER		

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225

FILE NAME 32225 CS-LAND

DRAWN BY NA

DESIGNED BY NA

REVIEWED BY NA

ORIGINAL ISSUE DATE 11/11/24

CLIENT PROJECT NO. -

TITLE

SITE PLANTING PLAN

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION