

WRESTLING BROTHERHOOD WRESTLING FACILITY

MANKATO, MINNESOTA

ISG PROJECT # 25-32225



SHEET INDEX

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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: 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	32225 G1-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
TITLE

SHEET
G1-10

PROJECT CONTACTS

COMPANY NAME CONTACT PHONE NUMBER

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.

B.M. ELEVATION=850.93

TNMF 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 2025 BY ISG.

PROJECT INDEX:

OWNER:

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

PROJECT ADDRESS / LOCATION:

S:07 T:108N R:26W

1422 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@ISGINC.COM

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT
WRESTLING BROTHERHOOD

WRESTLING FACILITY
MANKATO MINNESOTA

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DRAWN BY	AAQ
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TITLE
LEGENDS AND NOTES

SHEET
G1-20

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



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WRESTLING
BROTHERHOOD

WRESTLING
FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

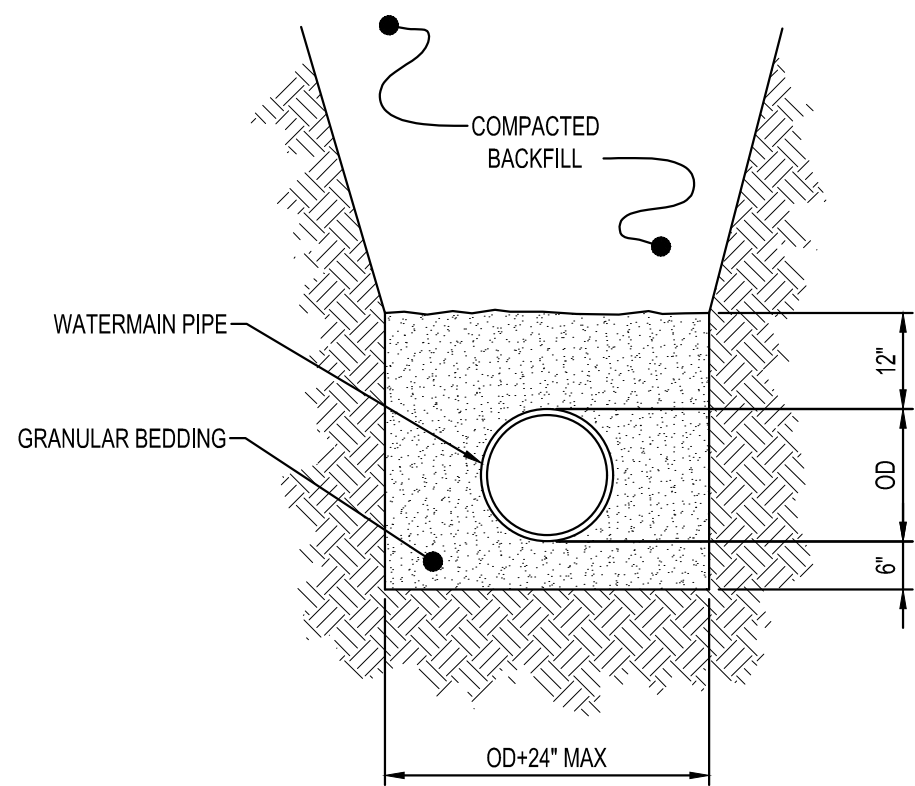
PROJECT NO.	25-32225
FILE NAME	32225 CO-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

DETAILS

SHEET

C0-10

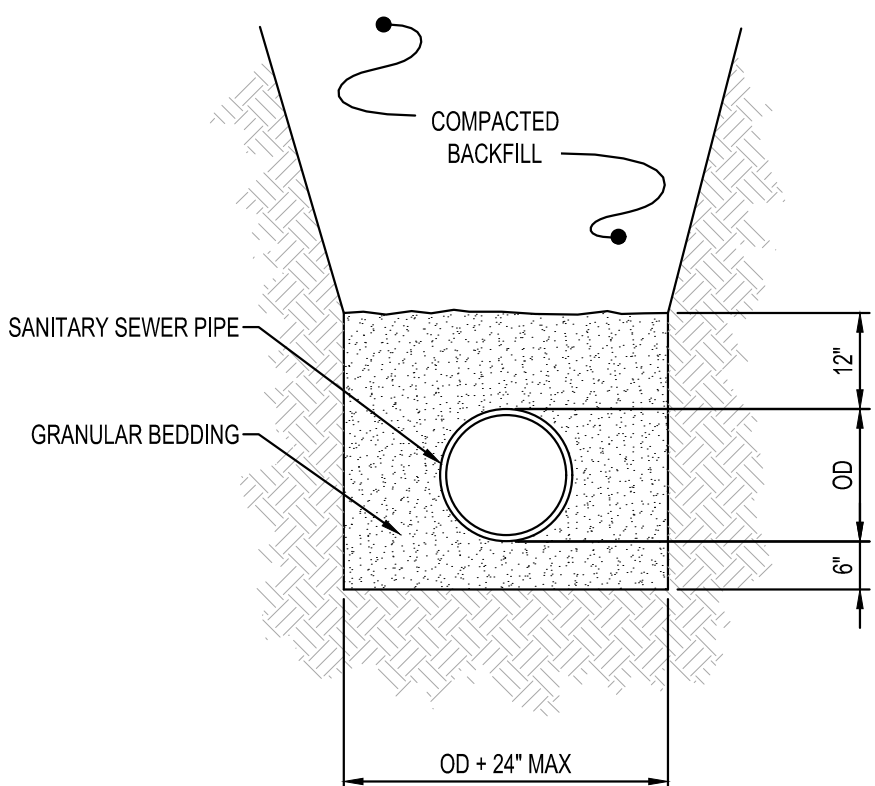


NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
WATERMAIN

NTS

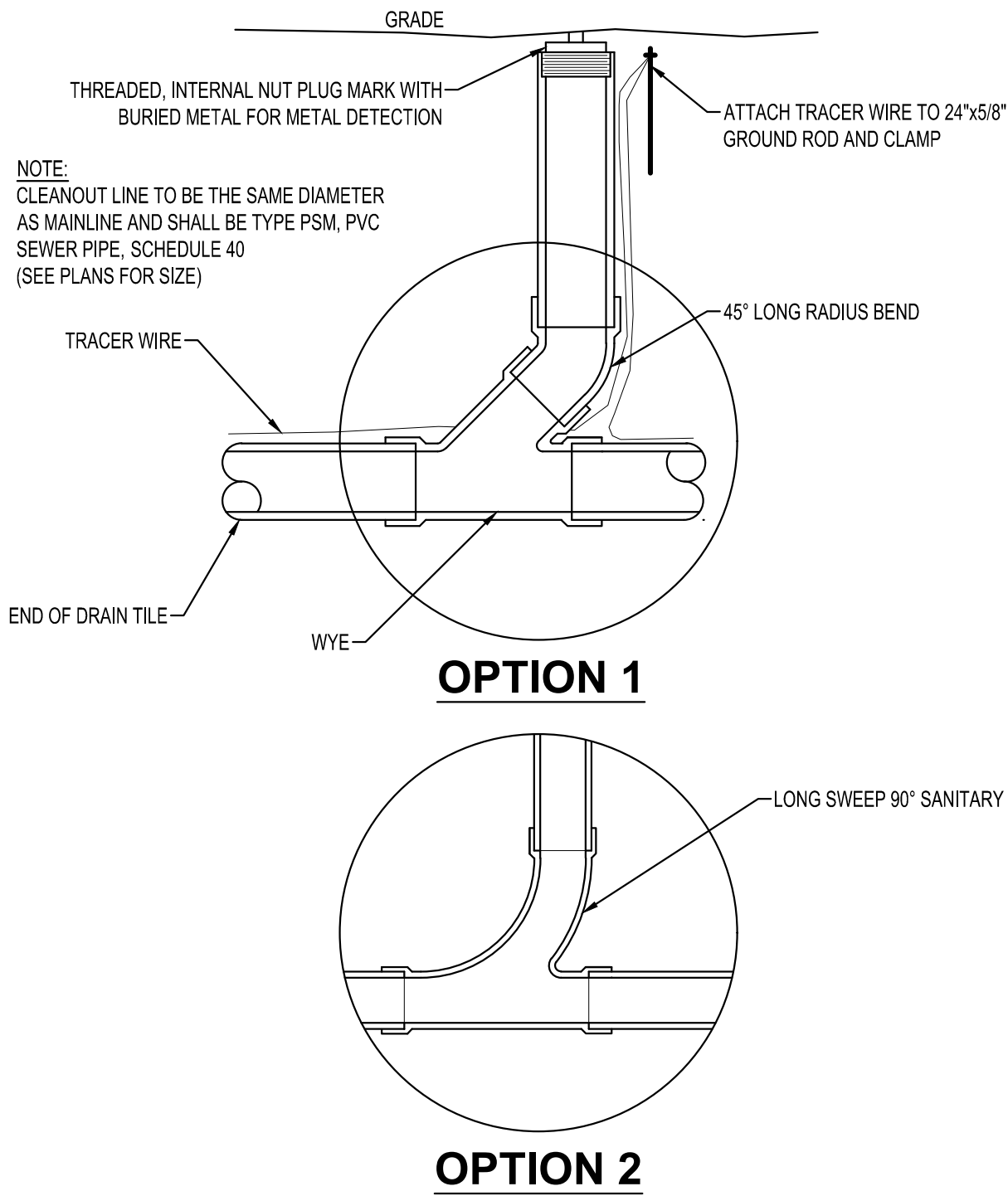


NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

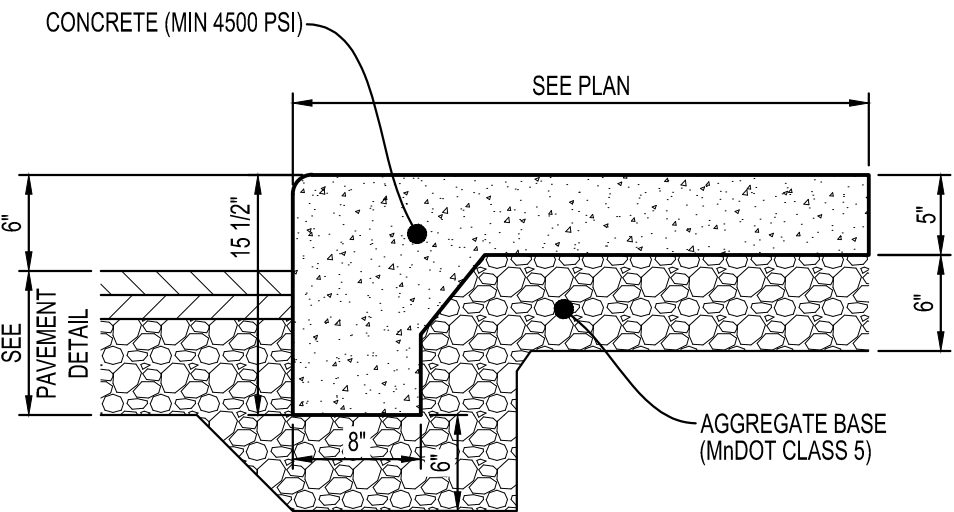
PIPE BEDDING
SANITARY SEWER

NTS



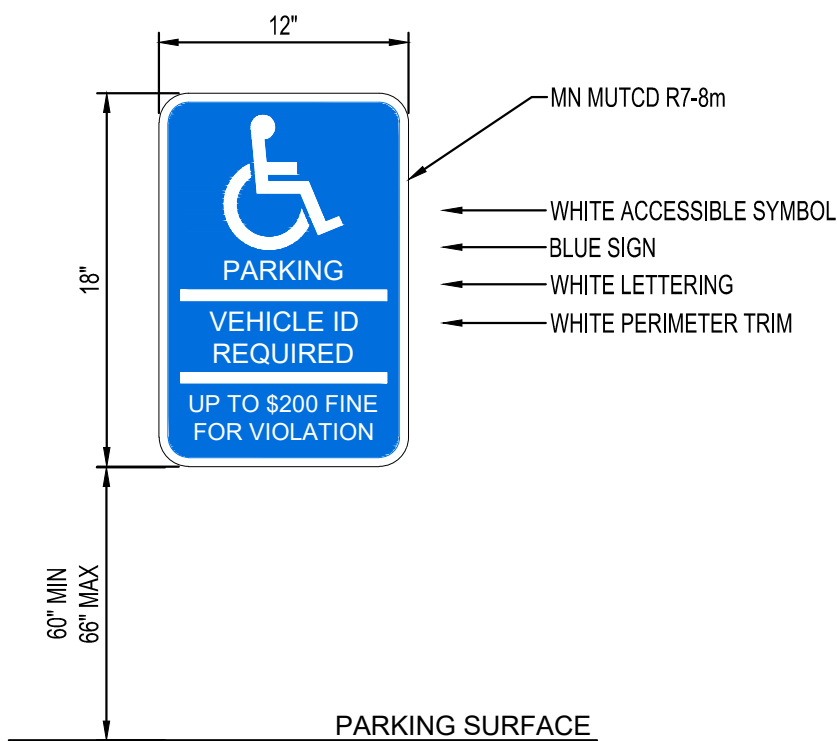
SANITARY CLEANOUT

NTS



TURN DOWN
CONCRETE WALK

NTS

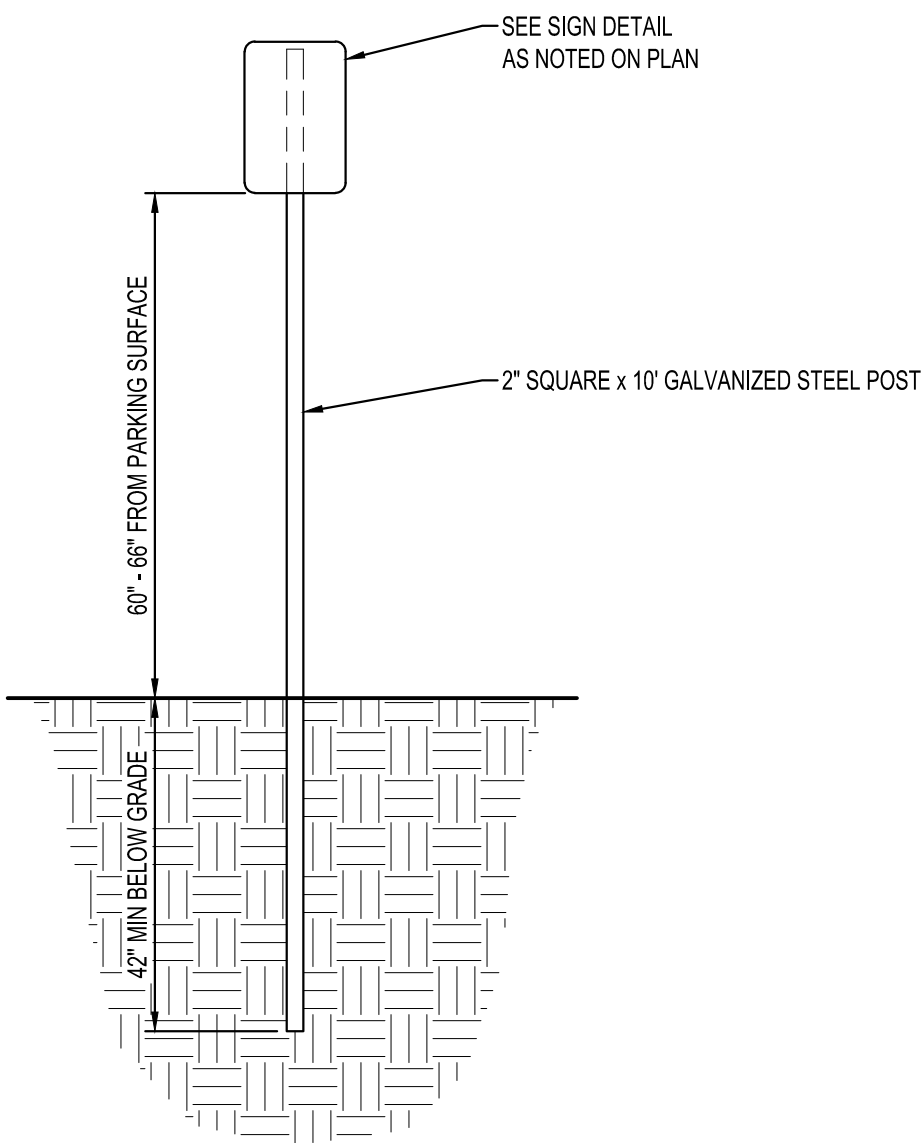


NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH MINNESOTA STATUTES, SECTION 169.346, SUBDIVISION 2, PARAGRAPH (a). SIGN TO BE CENTERED ON PARKING STALL.

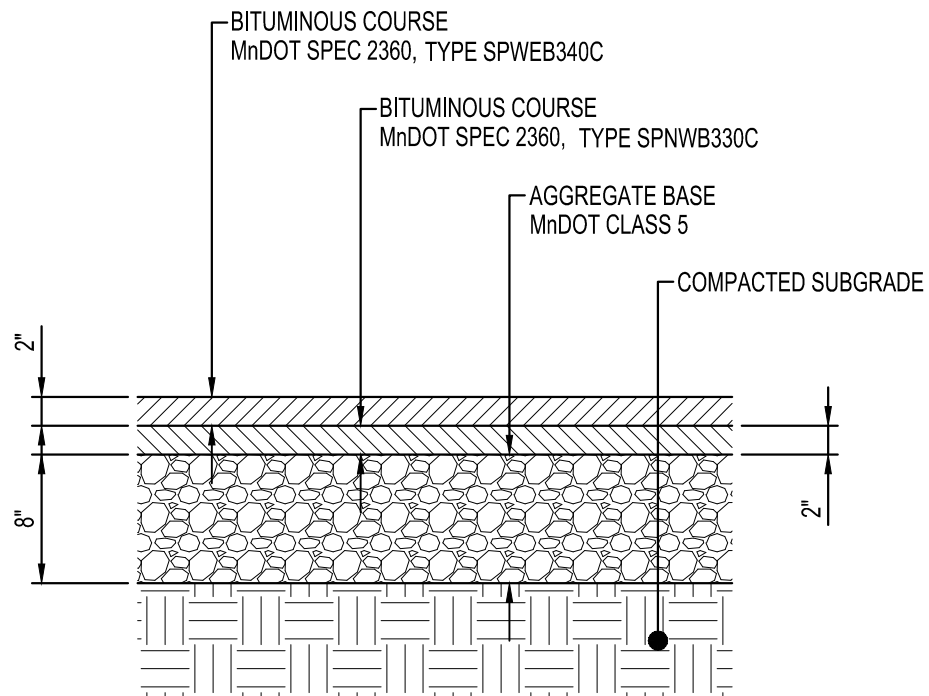
ACCESSIBLE PARKING SIGN

NTS



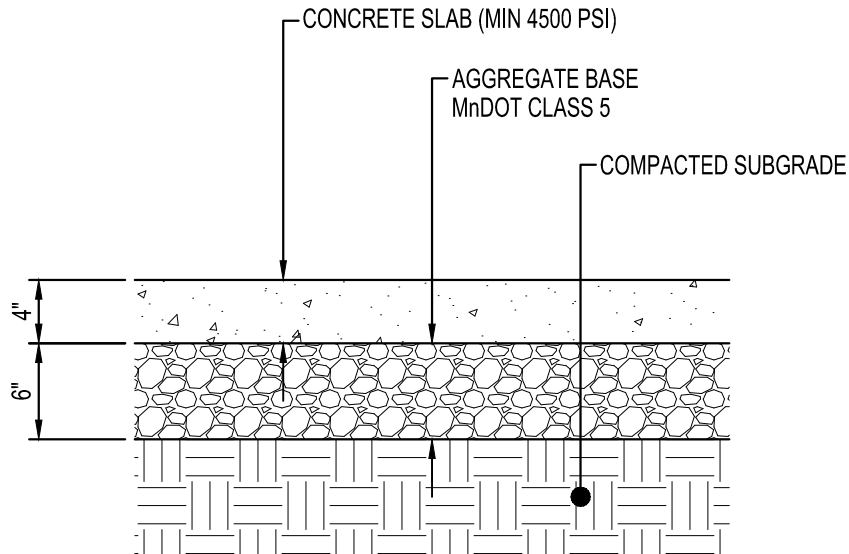
SIGN POST

NTS



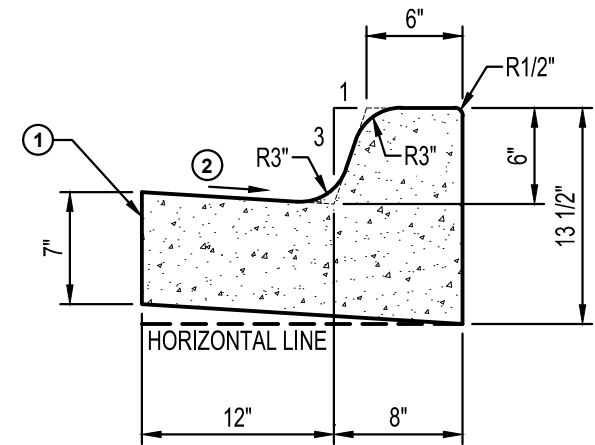
STANDARD
BITUMINOUS PAVEMENT

NTS



CONCRETE WALK

NTS



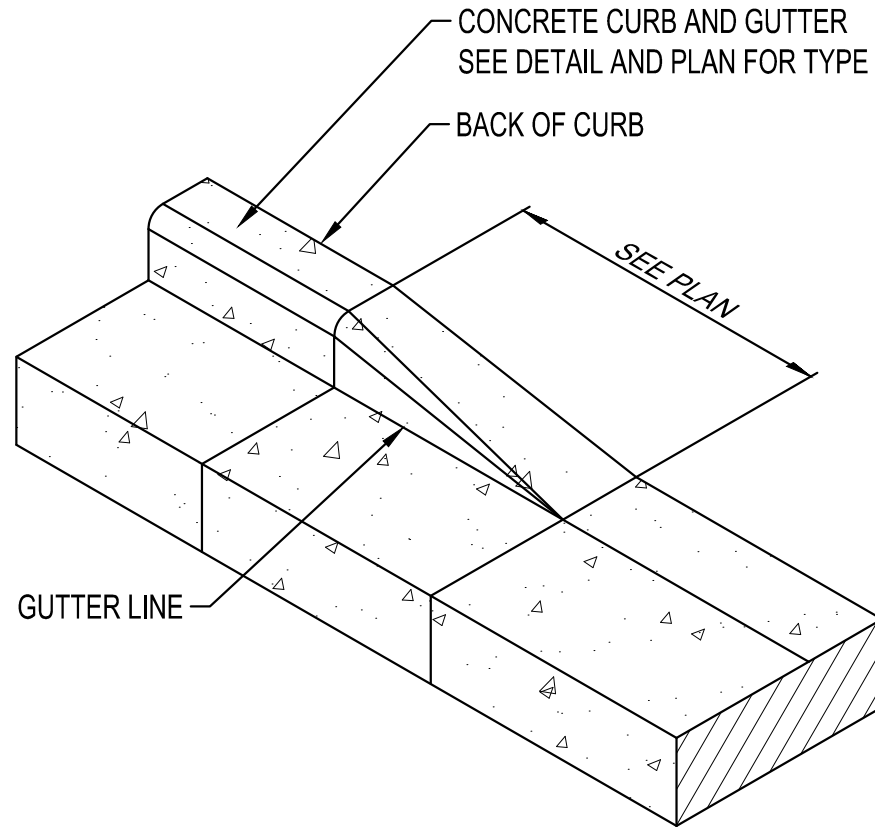
KEY NOTES:

- ① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
② SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

NOTE:

1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 8" THICK MNDOT CLASS 5 AGGREGATE BASE, EXTENDED A MINIMUM OF 12" BEHIND THE BACK OF CURB.

B612
CONCRETE CURB & GUTTER
NTS



CURB TAPER
NTS



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PROJECT

WRESTLING
BROTHERHOOD

WRESTLING
FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C0-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

DETAILS

SHEET

C0-11

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WRESTLING FACILITY

MANKATO MINNESOTA

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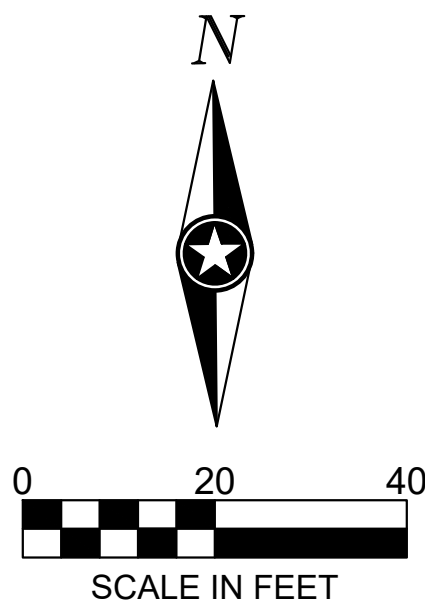
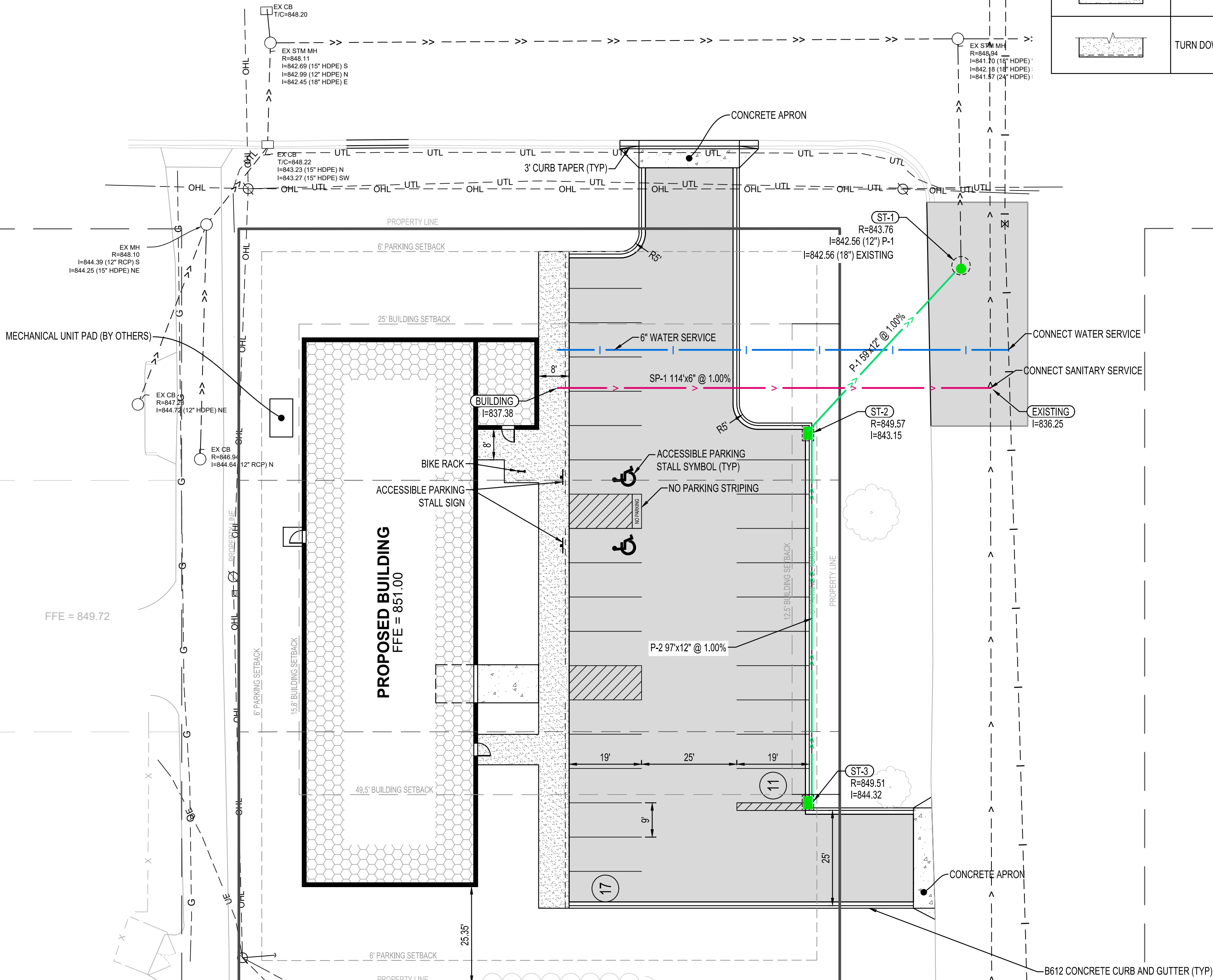
PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

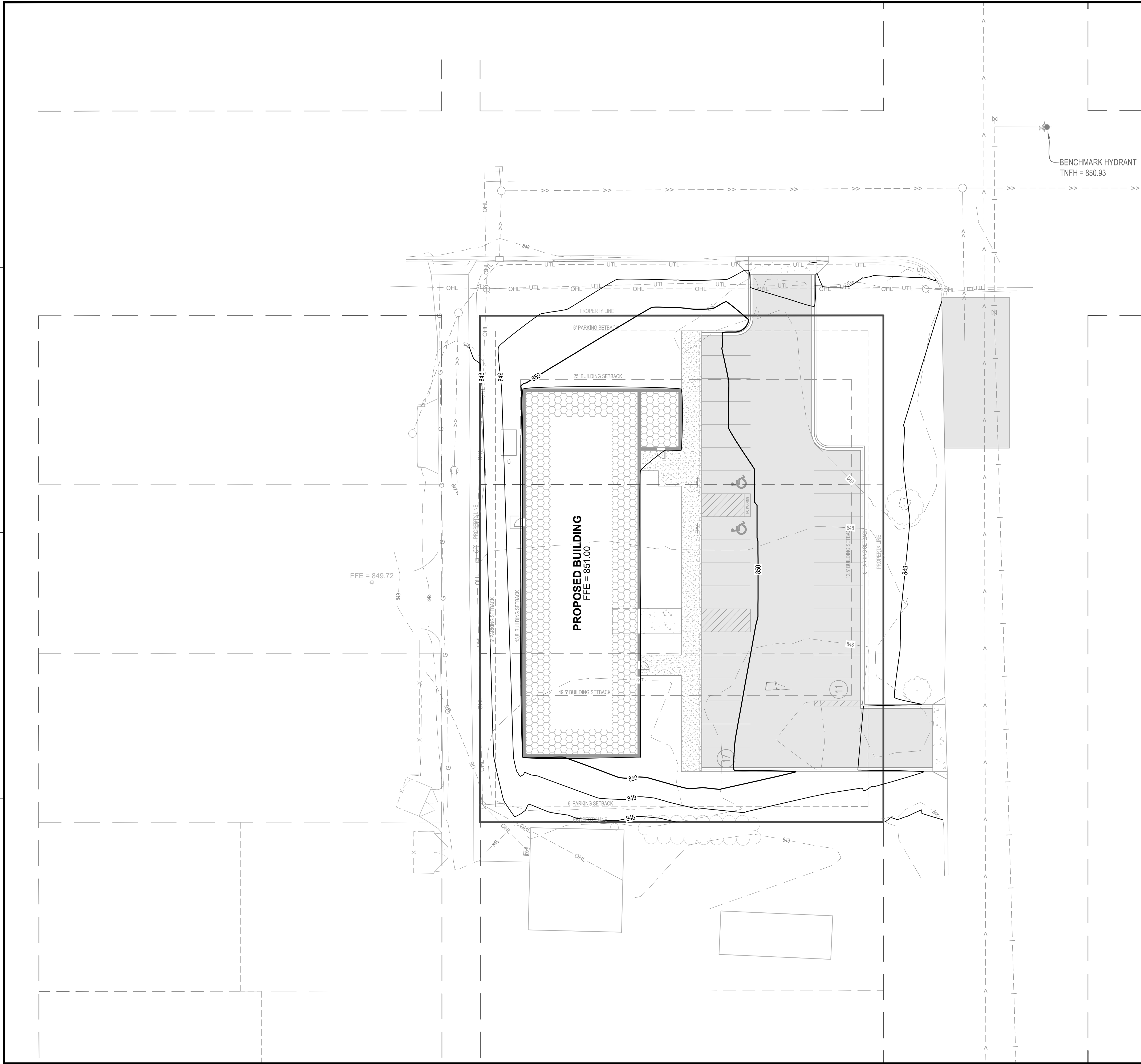
TITLE
SITE AND UTILITY PLAN

SHEET
C3-10

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'
CORNER FRONT YARD	6'	12.5'
SIDE YARD	6'	15.8'
REAR YARD	6'	49.5'
BUILDING REQUIREMENTS		
MAX STRUCTURE GROUND COVER	35%	
MAX BUILDING HEIGHT	35'	
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	26	
ACCESSIBLE	2	
TOTAL	28	

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

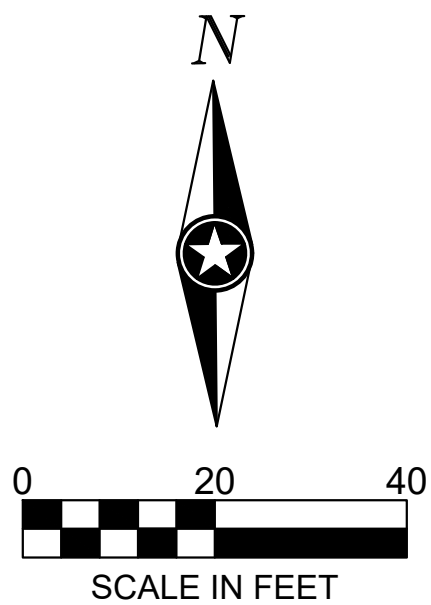




GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE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

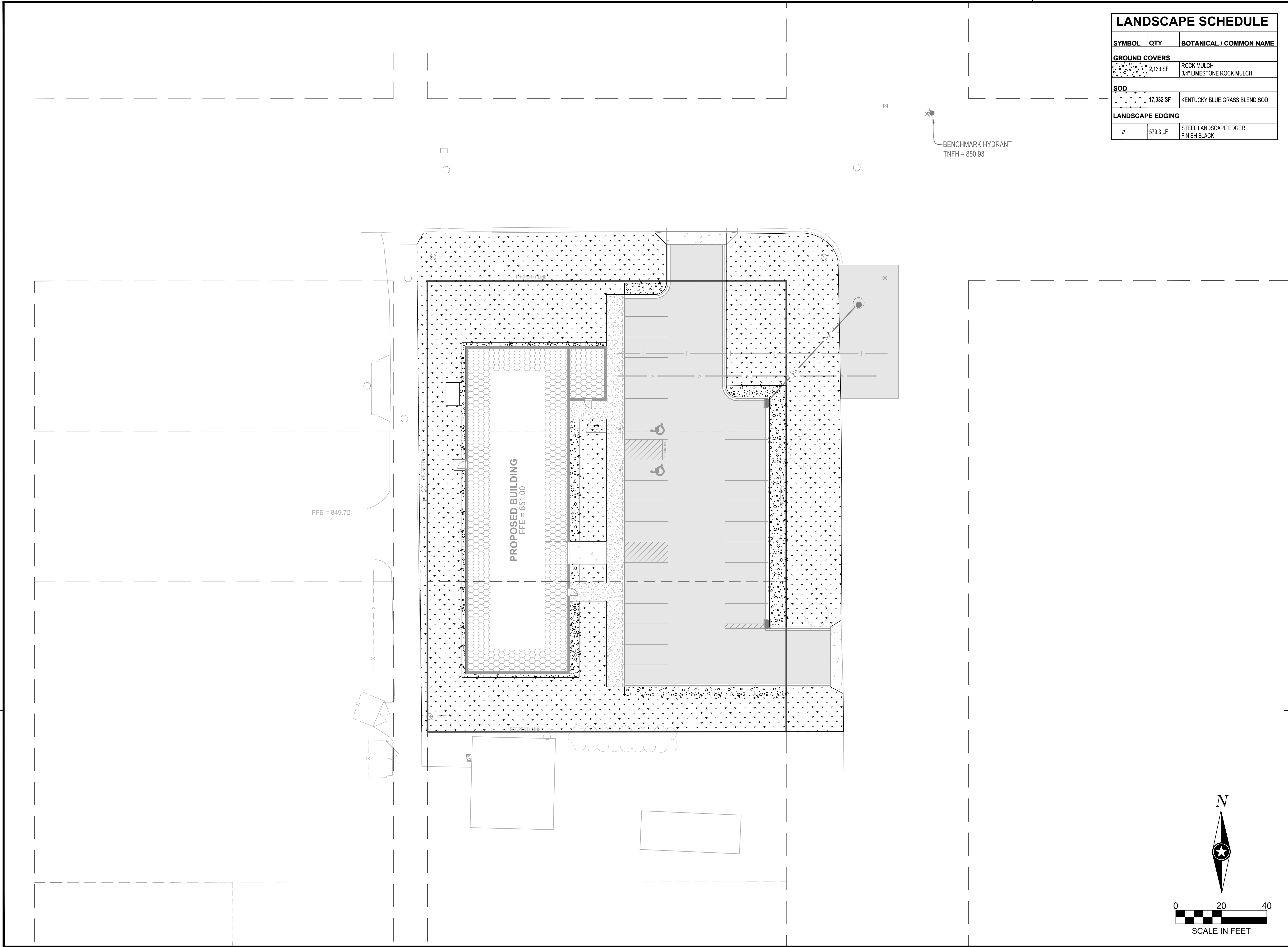
SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,133 SF	ROCK MULCH 3/4" LIMESTONE ROCK MULCH
SOD		
	17,932 SF	KENTUCKY BLUE GRASS BLEND SOD
LANDSCAPE EDGING		
	579.3 LF	STEEL LANDSCAPE EDGER FINISH BLACK



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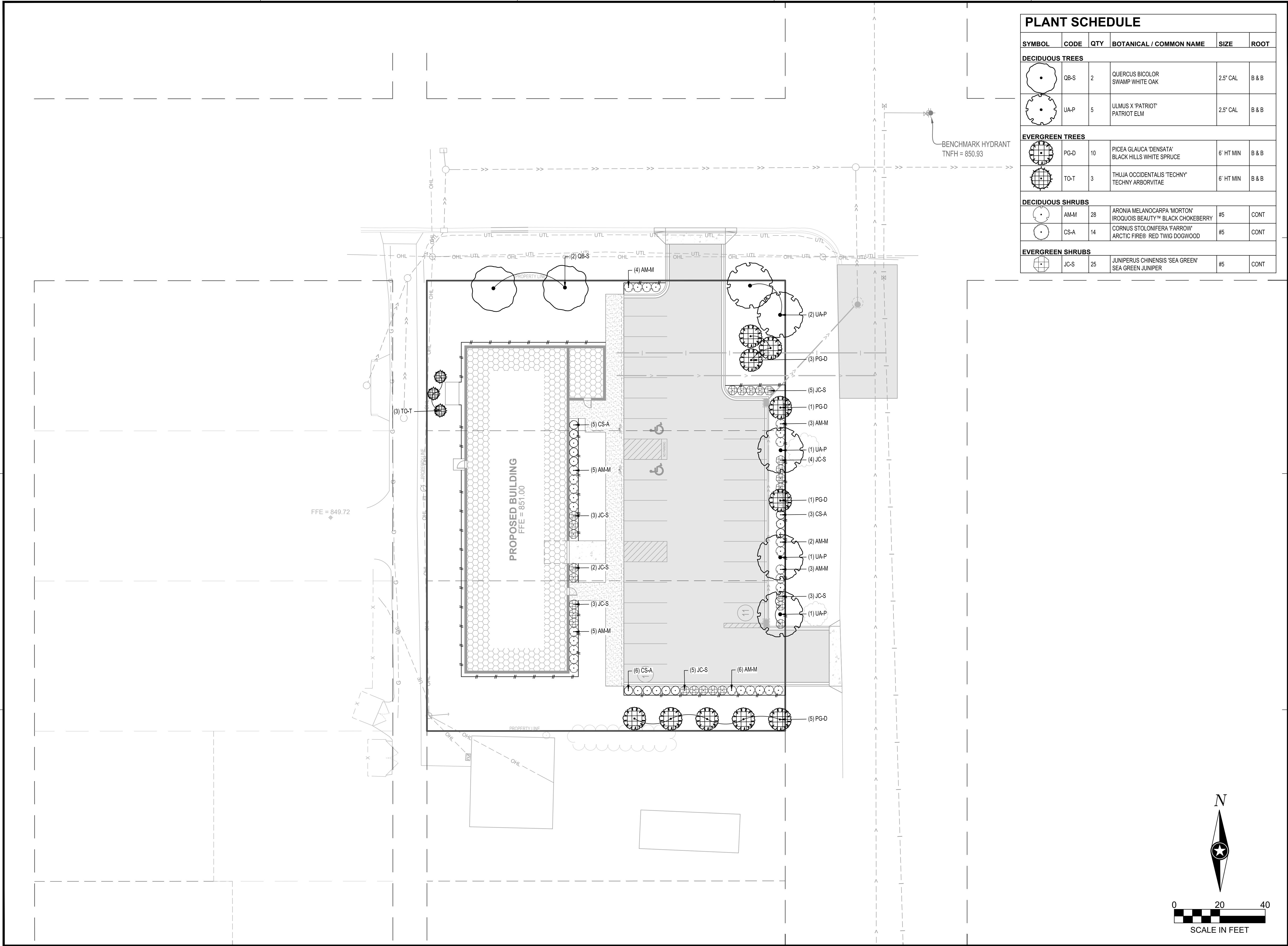
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-LAND
DRAWN BY	NA
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TITLE
SITE RESTORATION PLAN

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	QB-S	2	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	UA-P	5	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	10	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	TO-T	3	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	28	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT
	CS-A	14	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	#5	CONT
EVERGREEN SHRUBS					
	JC-S	25	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	#5	CONT



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TITLE
**SITE PLANTING
PLAN**

SHEET
C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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: LIC. NO. 54848

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225-E2-PHOTOMETRICS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
SITE PHOTOMETRICS PLAN
SHEET
E2-00

LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LFF	MOUNTING/POLE HEIGHT	LAMP LUMENS	LLF WATTS (120-277V)	REMARKS	QUANTITY
Z	LITHONIA LIGHTING	DSX1-P3-30K-70CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN-HS-EGSR-DBLXD	LED FORWARD FACE AREA LIGHT	LED	0.9	25'-0"	9900K	104	ORDER WITH HOUSESIDE SHIELD AND EXTERNAL GLARE SHIELD IF REQUIRED.	2



Specifications	
EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

