

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-2	843.15	ST-1	842.56	12	PVC	SCH 40	1.00%	59
P-2	ST-3	844.26	ST-2	843.35	12	PVC	SCH 40	1.00%	91

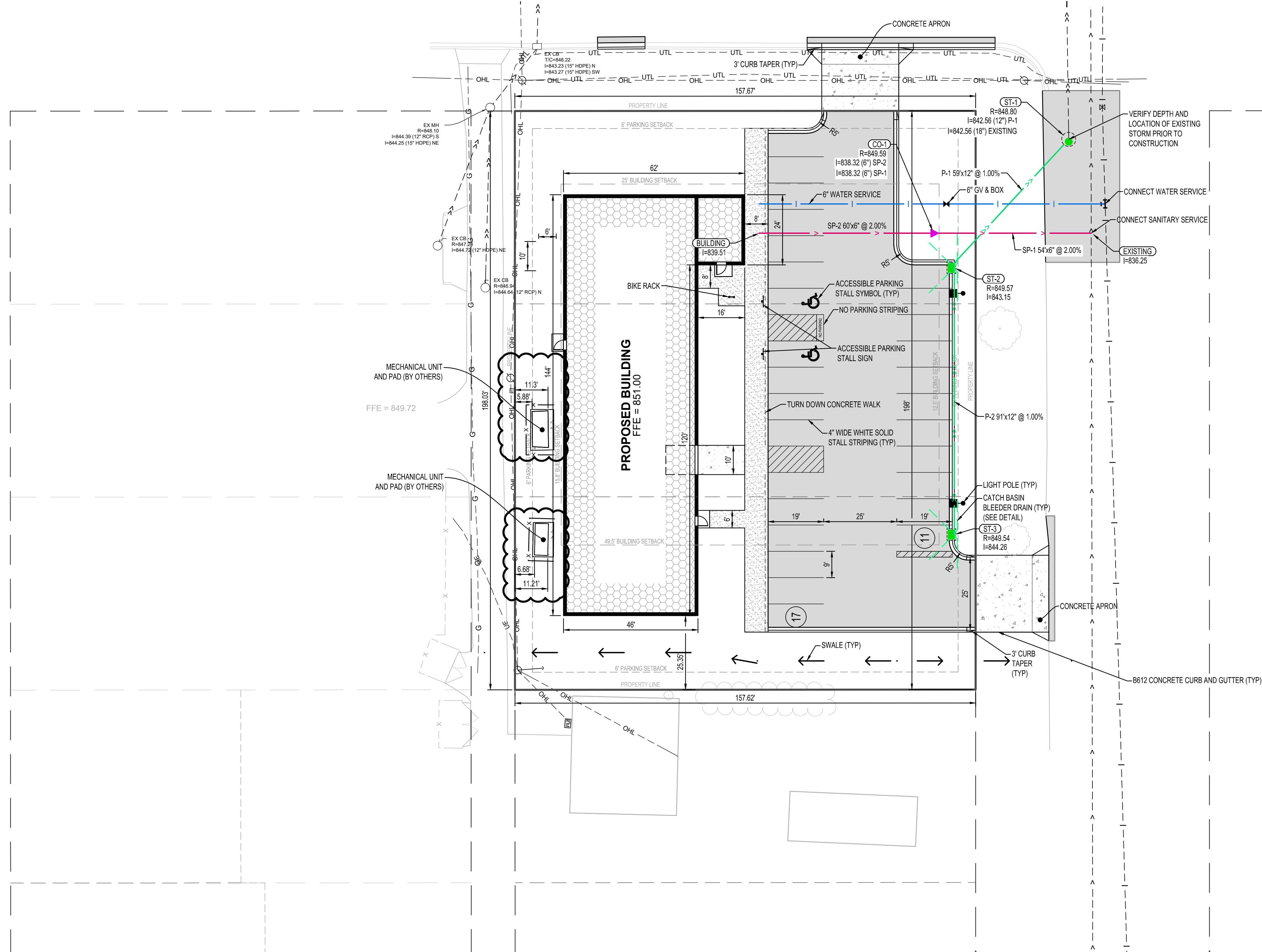
STORM DRAIN STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE	
ST-1	MnDOT 4020	48 Ø	RC	MNDOT 700-7 W/ 715 COVER	6.24	848.80	842.56	EXISTING	
ST-2	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	6.42	849.57	843.15	P-1	
ST-3	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-V	5.28	849.54	844.26	P-2	

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	CO-1	838.32	EXISTING	837.24	6"	PVC	SCH 40	2.00%	54
SP-2	BUILDING	839.51	CO-1	838.32	6"	PVC	SCH 40	2.00%	60

SANITARY SEWER STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE	
CO-1	CLEANOUT	6 Ø	PVC	SEE DETAIL	11.27	849.59	838.32	SP-1	

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

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56001	
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'
PARKING SURFACE REQUIREMENTS IN SETBACKS		
	MAX COVERAGE	PROPOSED COVERAGE
FRONT YARD	3,942 SF x 35.00% = 1,380 SF	1,164 SF / 3,942 SF = 29.53%
CORNER FRONT YARD	1,544 SF x 35.00% = 541 SF	504 SF / 1,544 SF = 32.64%
SIDE YARD	N/A	N/A
REAR YARD	7,803 SF x 35.00% = 2,731 SF	2,332 SF / 7,803 SF = 29.89%
BUILDING REQUIREMENTS		
MAX STRUCTURE GROUND COVER	31,215 SF x 35.00% = 10,925 SF	
PROPOSED STRUCTURE GROUND COVER	7,008 SF / 31,215 SF = 22.45%	
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	



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

Nathan J. Hermer

DATE: 08/05/26 LIC. NO. 54848

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PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
10/22/25	PROPOSAL REQUEST #1	AAQ
03/16/26	PLAN REVISION	AAQ
03/20/26	PLAN REVISION	AAQ
08/05/26	SUPPLEMENTAL INSTRUCTION #1	NJH

PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	09/09/25
CLIENT PROJECT NO.	-

TITLE
SITE AND UTILITY PLAN

SHEET
C3-10