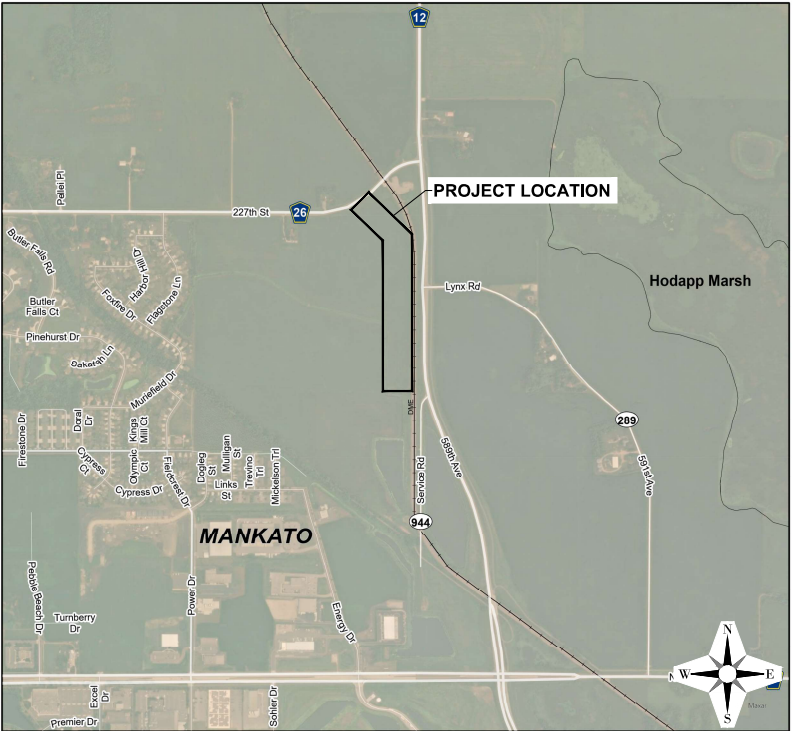


THE STATION

MANKATO, MINNESOTA

ISG PROJECT # 25-32735



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	CSAW 26 MANKATO, MINNESOTA 56001	
ZONING:	XXX	
SITE/LOT AREA:	548,395 SF (12.5 AC)	
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'
PARKING DATA		
LAND USE CLASSIFICATION	MIN-STORAGE, WAREHOUSING, AND GENERAL OFFICE	
PARKING SPACES REQUIRED (CODE)	MIN-STORAGE: ONE PARKING STALL FOR EVERY TWO STORAGE UNITS. A PARKING SPACE ADJACENT TO A STORAGE UNIT MAY BE COUNTED AS ONE PARKING SPACE WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	MIN-STORAGE: 412 UNITS (2 = 208 SPACES) WAREHOUSING: 3 SPACES + 4 EMPLOYEES ON THE LARGEST WORKING SHIFT = 7 SPACES 2,550 SQ. FT. OFFICE AREA: 11 SPACES TOTAL = 224 SPACES	
PARKING STALLS PROVIDED		
STANDARD	275	
ACCESSIBLE	7	
TOTAL	282	

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER
RICKWAY CARPET	ADAM KOPESKY	507.340.0898

SHEET INDEX

C0-10	TITLE
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C3-10	OVERALL SITE PLAN
C3-20	SITE PLAN
C3-21	SITE PLAN
C3-22	SITE PLAN
C3-23	SITE PLAN
C3-30	OVERALL UTILITY PLAN
C3-40	UTILITY PLAN
C3-41	UTILITY PLAN
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C4-10	OVERALL GRADING PLAN
C4-20	DETAILED GRADING PLAN
C4-21	DETAILED GRADING PLAN
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C5-10	OVERALL SITE RESTORATION AND PLANTING PLAN
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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 IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOTHER 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 MANKO 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 APRIL 2023 BY SISU.

ISG

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DATE: _____ LIC. NO.: _____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
TITLE NAME	32735-C0-TITLE
DRAWN BY	AKD
DESIGNED BY	AKQNH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	4/11/24
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

C0-10

PROJECT INDEX:

OWNER:
AJK MANKATO HOLDINGS, LLC
33546 15TH STREET
JANESVILLE, MINNESOTA 56048
PHONE: 507.340.0898

PROJECT ADDRESS / LOCATION:
S:33 T:109N R:26W
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

LOT DATE: 2/26/2024 4:41 PM

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	
	MAIL BOX	
	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
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	DITCH / SWALE	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

ABBREVIATIONS		
ADA AMERBONS WITH DISABILITIES ACT	GC GENERAL CONTRACTOR	PVC POLYVINYL CHLORIDE
ADD ADDENDUM	GFE GARAGE FLOOR	PVMT PAVEMENT
AFF ABOVE FINISHED FLOOR	QL GALLONS PER MINUTE	QTY QUANTITY
AGG AGGREGATE	GV GATE VALVE	R RIM
APPROX APPROXIMATE	HD HOPE	RAD RADIUS
ARCH ARCHITECT	HD HIGH DENSITY POLYETHYLENE	RCF REINFORCED CONCRETE PIPE
ARCHITECTURAL BASEMENT FLOOR ELEVATION	HD HEAVY DUTY HANDHOLE	RD ROOF DRAIN
BTE BUILDING	HMA HOT MIX ASPHALT	RHW RIGHT OF WAY
BM BENCHMARK	HORZ HORIZONTAL	SAN SANITARY
CAD COMPUTER-AIDED DESIGN	HR HOUR	SCH SCHEDULE
CB CATCH BASIN	HVL HIGH WATER LEVEL	SF SQUARE FOOT
CFS CUBIC FEET PER SECOND	HVY HIGHWAY	SPEC SPECIFICATION
CF CUBIC FOOT	HYD HYDRANT	SG SQUARE
CI CAST IRON	I INVERT	STA STATION
CI CAST IRON PIPE	ID INSIDE DIAMETER	STM STORM
CIP CAST IN PLACE	IN INCH	SY SQUARE YARD
CPC CONCRETE	INV INVERT	TIC TOP OF CURB
CJ CONTROL JOINT	IP IRON PIPE	TEL TELEPHONE
CL CENTERLINE	IPS IRON PIPE SIZE	TEMP TEMPORARY
CMP CORRUGATED METAL PIPE	J-BOX JUNCTION BOX	THRU THROUGH
CO CLEANOUT	JT JOINT	TNFB TOP NUT OF FIRE
CONC CONCRETE	LF LINEAR FEET	TRANS TRANSFORMER
CONST CONSTRUCTION	LN LINEAR	TV TELEVISION
CONT CONTINUOUS	LPS LOW PRESSURE	TAV TOP OF WALL
CR COUNTY ROAD	LS LUMP SUM LOWEST	TV TYPICAL UTILITY
CY CUBIC YARD	LSO STRUCTURAL OPENING	UT UNDERGROUND UTILITY
CAG CURB AND GUTTER DEMOLITION	MAX MAXIMUM	VOP VITRIFIED CLAY PIPE
DI DROP IN TAKE	MB MAIL BOX	WO WITHOUT
DN DIAMETER	MECH MECHANICAL	W WITH
DN DIMENSION	MH MANHOLE	YD YARD
DS DOWNSPOUT	MM MINIMUM	YR YEAR
EA EACH	MISC MISCELLANEOUS	
ELEC ELECTRICAL	NO NUMBER	
ELEV ELEVATION	NTS NOT TO SCALE	
EOF EMERGENCY OVERFLOW	NNL NORMAL WATER LEVEL	
EQ EQUAL	OC ON CENTER	
EX EXISTING	OCW ON CENTER EACH WAY	
FIG FORM GRADE	OH OVERHEAD	
FDC FIRE DEPARTMENT CONNECTION	OHM ORDINARY HIGH WATER LEVEL	
FDN FOUNDATION	OHV OVERHEAD HIGH VOLTAGE	
FES FINISHED END SECTION	OZ OUNCE	
FFE FINISHED FLOOR ELEVATION	PC PORTLAND CEMENT CONCRETE	
FPM FEET PER MINUTE	PE PEDESTAL	
FPS FEET PER SECOND	PEB PERFORATED	
FT FOOT FEET	PL PROPERTY LINE	
FTG FOOTING	PP POLYPROPYLENE	
GA GAUGE	PS POUNDS PER SQUARE INCH	
GAL GALLON		
GALV GALVANIZED		



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32736
FILE NAME 32736-CR-TITLE
DRAWN BY AAO
DESIGNED BY AAO/NH
REVIEWED BY NH
ORIGINAL ISSUE DATE 2/26/24
CLIENT PROJECT NO. -

TITLE

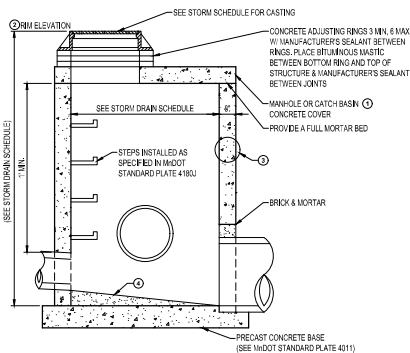
LEGENDS AND NOTES

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION

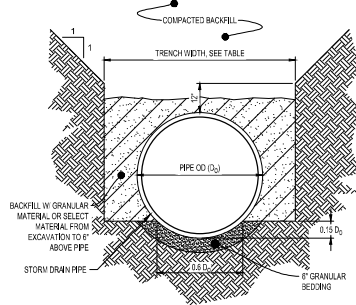
1.0 DATE: 2/12/2016 4:08 PM



KEY NOTES:

- ① WHEN USED AS A CATCH BASIN AND REQUIRING A RECTANGULAR OPENING, USE 4022 CONCRETE COVER.
- ② WHEN REFERRING TO A CURB CATCH BASIN, USE TOP BACK OF CURB ELEVATION.
- ③ WALL CONSTRUCTION MAY BE CLASS II PRECAST PIPE (M/DOT STANDARD PLATE 3000); CAST IN PLACE CONCRETE MEETING THE REQUIREMENTS OF CLASS II PIPE; OR MASONRY CONSTRUCTION, BRICK OR BLOCK (M/DOT STANDARD PLATE 4000).
- ④ PROVIDE MORTAR RILLETS TO FF BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

4020
MANHOLE OR CATCH BASIN
NTS

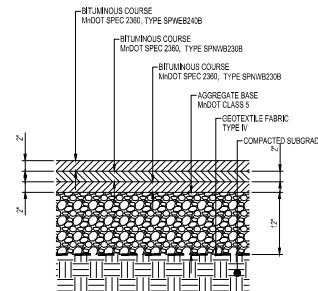


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	$D_p + 24"$
42" TO 54"	$1.5 \times D_p$
60" OR OVER	$D_p + 36"$

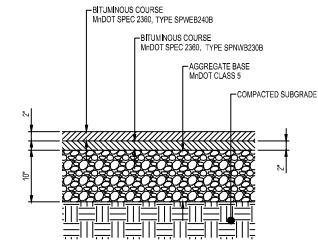
NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION.

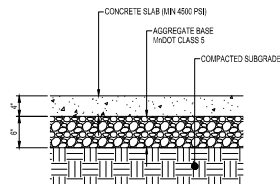
NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS



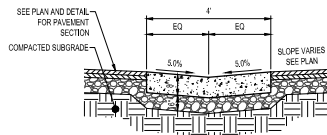
RIGHT TURN LANE
BITUMINOUS PAVEMENT
NTS



STANDARD
BITUMINOUS PAVEMENT
NTS



CONCRETE WALK
NTS



CONCRETE VALLEY GUTTER
NTS



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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32735
FILE NAME 32735-CA-SITE DETAILS
DRAWN BY AAO
DESIGNED BY AAO/NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE 2/12/2016
CLIENT PROJECT NO. -

TITLE

DETAILS

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION