

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 CLOSE STOP	
	WATER STOP-OUT	
	FIRE PROTECTION VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONOPPIPE REEL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	LIGHT POLE	
	LIGHT POLE	
	GROUND LIGHT	
	CUP WIRE	
	TRANSFORMER	
	HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAIL BOX	
	TRAFFIC SIGNAL	
	BIKE	
	STREET SIGN	
	WHEEL STOP	
	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WELL AND WASH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
---	STORM DRAIN	---
---	SEWER MAIN	---
---	SANITARY SEWER	---
---	SANITARY SEWER OVERHEAD	---
---	WATER MAIN	---
---	GAS	---
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	UNDERGROUND TV	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRAIL OR	---
---	WETLAND	---
---	WATER EDGE	---
---	DRIVE/SHAKE	---
---	FENCE LINE	---
---	TREE LINE	---
---	PROPERTY LOT LINE	---
---	RIGHT OF WAY LINE	---
---	ACCESS CONTROL	---
---	EASEMENT LINE	---

NOTES:
 CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

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0 200 400
SCALE IN FEET

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PROJECT ADDRESS/LOCATION:	80 SOUTH FRONT STREET SUITE 101, SUITE 1000		
ZONING:	CBD - CENTRAL BUSINESS DISTRICT - FINES OUT - CREATION GATEWAY (CZ-CL)		
SITE/LOT AREA:	10,006 SF	(2.36 AC)	
EXISTING IMPERVIOUS:	118,720 SF	(2.73 AC)	
PROPOSED IMPERVIOUS:	128,132 SF	(2.96 AC)	
DISTURBED AREA:	136,671 SF	(3.11 AC)	
BUILDING COVERAGE AREA:	81,708 SF	(1.86 AC)	
INTERIOR LANDSCAPE:	900 SF	(0.02 AC)	

REQUIRED SETBACKS			
	FRONTING	BUILDING	
FRONT YARD	0'	0' TO 15' MAX	
SIDE YARD	3'	0'	
REAR YARD	3'	0'	

PARKING DATA	
PARKING SPACES REQUIRED	242
PARKING SPACES PROPOSED	260

C0-10 SITE DATA
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-00 SITE CODE PLAN
C3-10 SITE PLAN
C3-20 UTILITY PLAN
C3-50 PRIVATE AMENITY DECK PLAN
C4-10 GRADING PLAN
C5-10 SITE PLANTING PLAN

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.

DATE _____ LIC. NO. _____

THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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MANKATO MINNESOTA

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ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2026 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). 1986 ADJUSTMENT (NAD83(1986)) 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.

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY 2026 BY ISG.

B.M. ELEVATION=779.68
TINP LOCATED AT THE NORTHEAST CORNER
OF THE INTERSECTION OF RIVERFRONT DRIVE
AND WARREN STREET