

THE STATION

MANKATO, MINNESOTA

ISG PROJECT # 25-32735



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	CSAW 26 MANKATO, MINNESOTA 56001	
ZONING:	XXX	
SITE/LOT AREA:	546,385 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:	MINI-STORAGE, WAREHOUSING, AND GENERAL OFFICE	
	MINI-STORAGE: ONE PARKING SPACE FOR EVERY TWO STORAGE UNITS. A PARKING SPACE ADJACENT TO A STORAGE UNIT MAY BE COUNTED AS ONE PARKING SPACE.	
PARKING SPACES REQUIRED (CODE)	WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT.	
	GENERAL OFFICE: STANDARD ONE PARKING SPACE PER EACH 200 SQ. FT. OF GROSS FLOOR AREA.	
COVERING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	MINI-STORAGE: 400 UNITS / 2 = 200 SPACES WAREHOUSING: 30 SPACES 2,500 SQ. FT. OFFICE AREA: 11 SPACES TOTAL = 266 SPACES	
PARKING STALLS PROVIDED		
STANDARD	275	
ACCESSIBLE	7	
TOTAL	282	

PROJECT CONTACTS		
COMPANY NAME	CONTACT	PHONE NUMBER
RICKWAY CARPET	ADAM KOPECKY	507.340.0898

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PROJECT GENERAL NOTES

1. 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.
2. 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.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. 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.
6. 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.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. 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.
9. THE CONTRACTOR IS TO CONTACT "GOPIHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1169).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MANDATORY 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 SURVEY CONSISTS OF DATA COLLECTED IN APRIL, 2023 BY SISU.



THEREBY 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.

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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	AAQ
DESIGNED BY	AAQ/NUH
REVIEWED BY	NUH
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.CM



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PROJECT _____

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32736
FILE NAME	32736-C0-11.DWG
DRAWN BY	AAQ
DESIGNED BY	AAQ/NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	11/14/2024
CLIENT PROJECT NO.	-

TITLE

LEGENDS AND NOTES

SHEET

C0-11

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	
	GUT WIRE	
	TRANSFORMER	
	HAND-HOLE	
	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

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

ABBREVIATIONS

ADA AMERICAN WITH DISABILITIES ACT	CC CONTRACTOR	PVC POLYVINYL CHLORIDE
ADD ADDENDUM	CFC CARGAGE FLOOR	PAVT PAVEMENT
AFF ABOVE FINISHED FLOOR	GL GUTTER LINE	QTY QUANTITY
AGG AGGREGATE	GPW GALLONS PER MINUTE	R RIM
APPROX APPROXIMATE	GV GATE VALVE	RAO RADIUS
ARCH ARCHITECT	HOPE HIGH DENSITY POLYETHYLENE	RCO REINFORCED CONCRETE PIPE
BITE BASEMENT 1st FLOOR	HOPE HIGH DENSITY POLYETHYLENE	RD ROOF DRAIN
BLDG BUILDING	HM HOT MIX ASPHALT	REBAR REINFORCING BAR
BM BENCHMARK	HORIZ HORIZONTAL	REI REMOVE
CAO COMPUTER-AIDED DESIGN	HR HOUR	ROW RIGHT OF WAY
CB CATCH BASIN	HAL HIGH WATER LEVEL	SAO SANITARY SOEDULE
CFS CUBIC FEET PER SECOND	HAY HIGHWAY	SF SQUARE FOOT
CI CAST IRON	HYD HYDRANT	SPEC SPECIFICATION
CI CAST IRON PIPE	ID INSIDE DIAMETER	STA STATION
CPC CAST IN PLACE CONCRETE	IN INCH	STM STORM
CJ CONTROL JOINT	INV INVERT	SY SQUARE YARD
CL CENTERLINE	IRP IRON PIPE	TIC TOP OF CURB
COR CORRUGATED	JT JOINT	TEL TELEPHONE
CO CLEANOUT	LF LINEAR FEET	TEMP TEMPORARY
CONC CONCRETE	LS LOW PRESSURE	THRU THROUGH
CONST CONSTRUCTION	LS LOW PRESSURE	TINW TOP HUT OF FIRE TRANSFORMER
CONT CONTINUOUS	LS LOW PRESSURE	TV TELEVISION
CR COUNTY ROAD	LSO STRUCTURAL OPENING	TYP TYPICAL
CY CUBIC YARD	MAX MAXIMUM	UT UNDERGROUND
CMB CURB AND GUTTER	MB MAIL BOX	UT TELEPHONE
DEMO DEMOLITION	MECH MECHANICAL	VOP VITRIFIED CLAY PIPE
DI DROP IN TAKE	MIN MINIMUM	WO WITHOUT
DN DIAMETER	MIN MINIMUM	YO YARD
DM DIMENSION	MSB MISCELLANEOUS	YR YEAR
DS DOWNSPROUT	NO NUMBER	
E4 E4	NTS NOT TO SCALE	
ELEC ELECTRICAL	NAIL NORMAL WATER LEVEL	
ELEV ELEVATION	OC ON CENTER EACH	
EOF OVERFLOW	OC ON CENTER EACH	
EQ EQUAL	OC ON CENTER EACH	
EA EXISTING	OC ON CENTER EACH	
FIG FORM GRADE	OH OVERHEAD	
FDC FIRE DEPARTMENT CONNECTION	OHV OVERHEAD HIGH WATER LEVEL	
FDN FOUNDATION	OHV OVERHEAD HIGH WATER LEVEL	
FES FINISHED FLOOR SECTION	OC OVERHEAD DOOR	
FFE FINISHED FLOOR ELEVATION	OC OVERHEAD DOOR	
FPW FEET PER MINUTE	OC OVERHEAD DOOR	
FPS FEET PER SECOND	OC OVERHEAD DOOR	
FT FOOT, FEET	OC OVERHEAD DOOR	
FTG FOOTING	OC OVERHEAD DOOR	
GA GAUGE	OC OVERHEAD DOOR	
GAL GALLON	OC OVERHEAD DOOR	
GALV GALVANIZED	OC OVERHEAD DOOR	