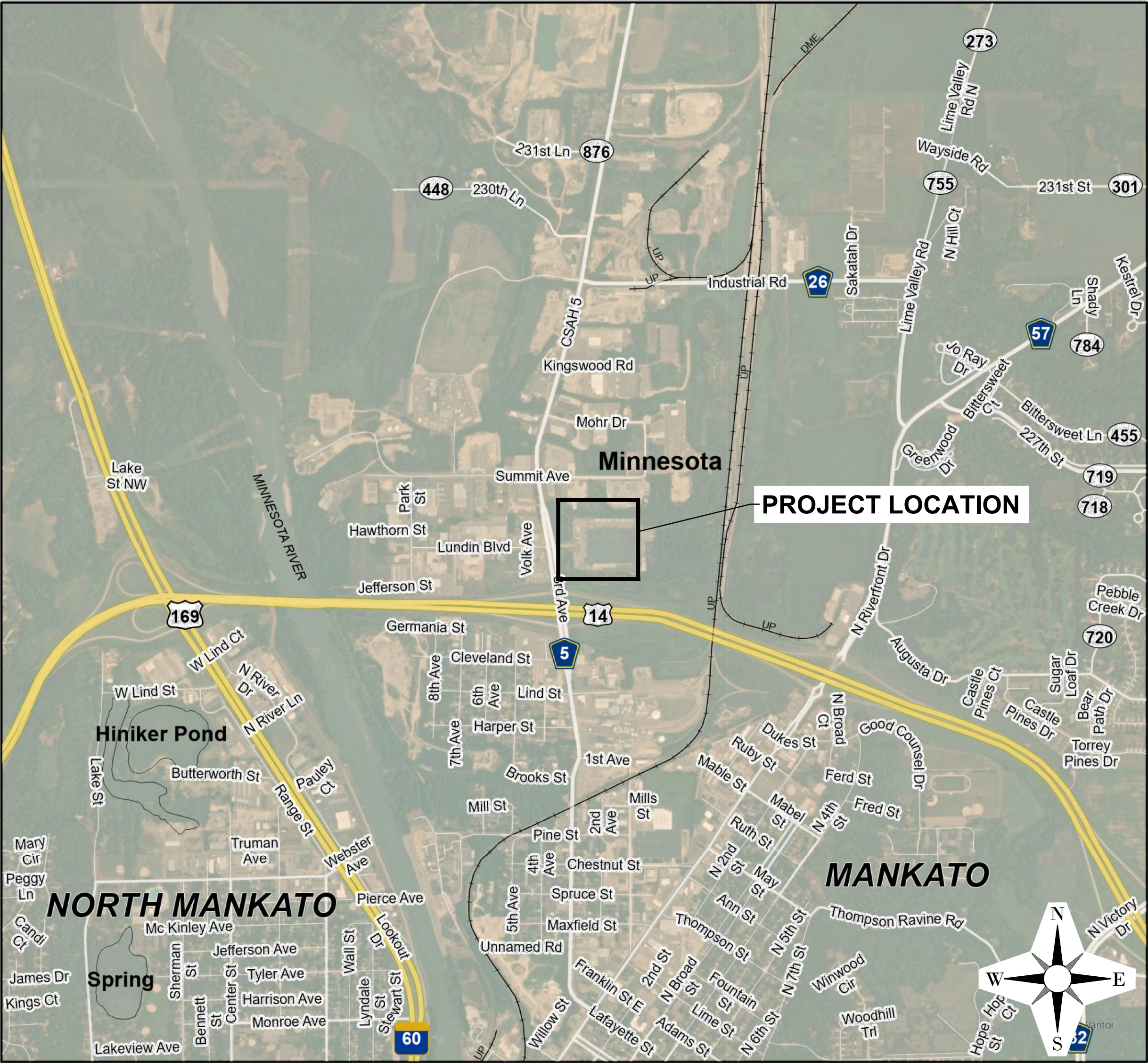


VOLK PROPERTIES LLC VIKING ELECTRIC SITE IMPROVEMENTS

MANKATO, MINNESOTA

ISG PROJECT # 25-33428



LOCATION MAP



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	2415, 3RD AVE, MANKATO, MINNESOTA, 56001	
ZONING:	M-2 (HEAVY INDUSTRIAL)	
SITE/LOT AREA:	2,129,000 SF	(48.9 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	15'	30'
SIDE YARD	6'	15'
REAR YARD	0'	0'
PARKING DATA		
LAND USE CLASSIFICATION	M-2 HEAVY INDUSTRIAL	
PARKING SPACES REQUIRED (CODE)	WAREHOUSE: 3 STALLS + 1 PER EMPLOYEE. CONFERENCE ROOM/ OFFICE SPACES: 1 STALL PER 250 SF. SHOWROOM: 1 STALL PER 200 SF.	
GOVERNING INFORMATION	3 + 15 = 18 7068 SF / 250 SF = 28 2263 SF / 200 SF = 12	
PARKING SPACES REQUIRED	58	
PARKING STALLS PROVIDED		
STANDARD	68	
ACCESSIBLE	3	
TOTAL	71	

SHEET INDEX

- C0-10 TITLE
C0-11 LEGEND AND NOTES
C2-10 EXISTING AND REMOVAL PLAN
C3-10 SITE AND UTILITY PLAN
C4-10 GRADING PLAN

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).

VOLK PROPERTIES LLC VIKING ELECTRIC SITE IMPROVEMENTS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33428
FILE NAME	33428-C0-GENERAL
DRAWN BY	BJK & AJZ
DESIGNED BY	BJK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	-

TITLE
TITLE

SHEET
C0-10

PROJECT INDEX:

OWNER:

VOLK PROPERTIES LLC
2415 3RD AVE
MANKATO, MINNESOTA, 56001
CONTACT: TROY VOLK
PHONE: 507.385.6161
EMAIL: TVOLK@VOLKTRANSFER.COM

PROJECT ADDRESS / LOCATION:

2415 3RD AVE
MANKATO, MINNESOTA

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: BRYAN PETZEL
EMAIL: BRYAN.PETZEL@ISGINC.COM

ISG

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 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.

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=832.16
TNFH LOCATED 32' WEST OF 3RD AVE
AND 3' SOUTH OF LUNDIN BLD

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN SEPTEMBER 2025 BY ISG.

PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

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



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BRYAN M. PETZEL

DATE: LIC. NO.

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PROJECT	VOLK PROPERTIES LLC VIKING ELECTRIC SITE IMPROVEMENTS
MANKATO	MINNESOTA

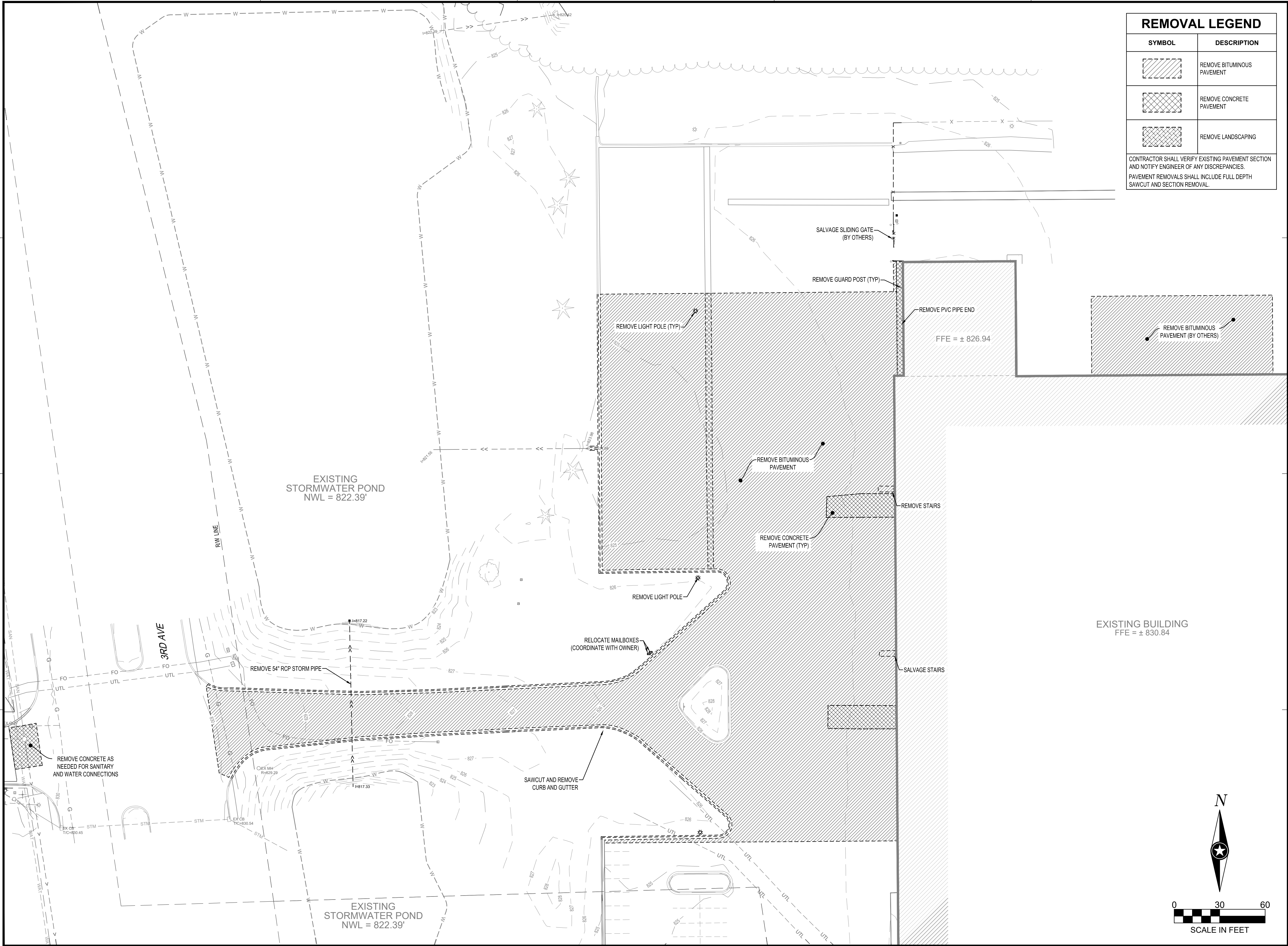
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33428
FILE NAME	33428-C0-GENERAL
DRAWN BY	BJK & AJZ
DESIGNED BY	BJK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE
LEGEND AND NOTES

SHEET
C0-11

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE LANDSCAPING

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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PROJECT

VOLK
PROPERTIES LLC
VIKING ELECTRIC
SITE
IMPROVEMENTS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

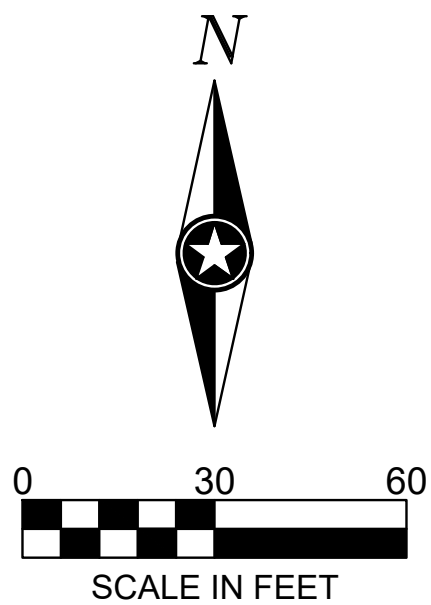
PROJECT NO.	25-33428
FILE NAME	33428-C2-EXIST
DRAWN BY	BJK & AJZ
DESIGNED BY	BJK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE

EXISTING AND
REMOVAL PLAN

SHEET

C2-10



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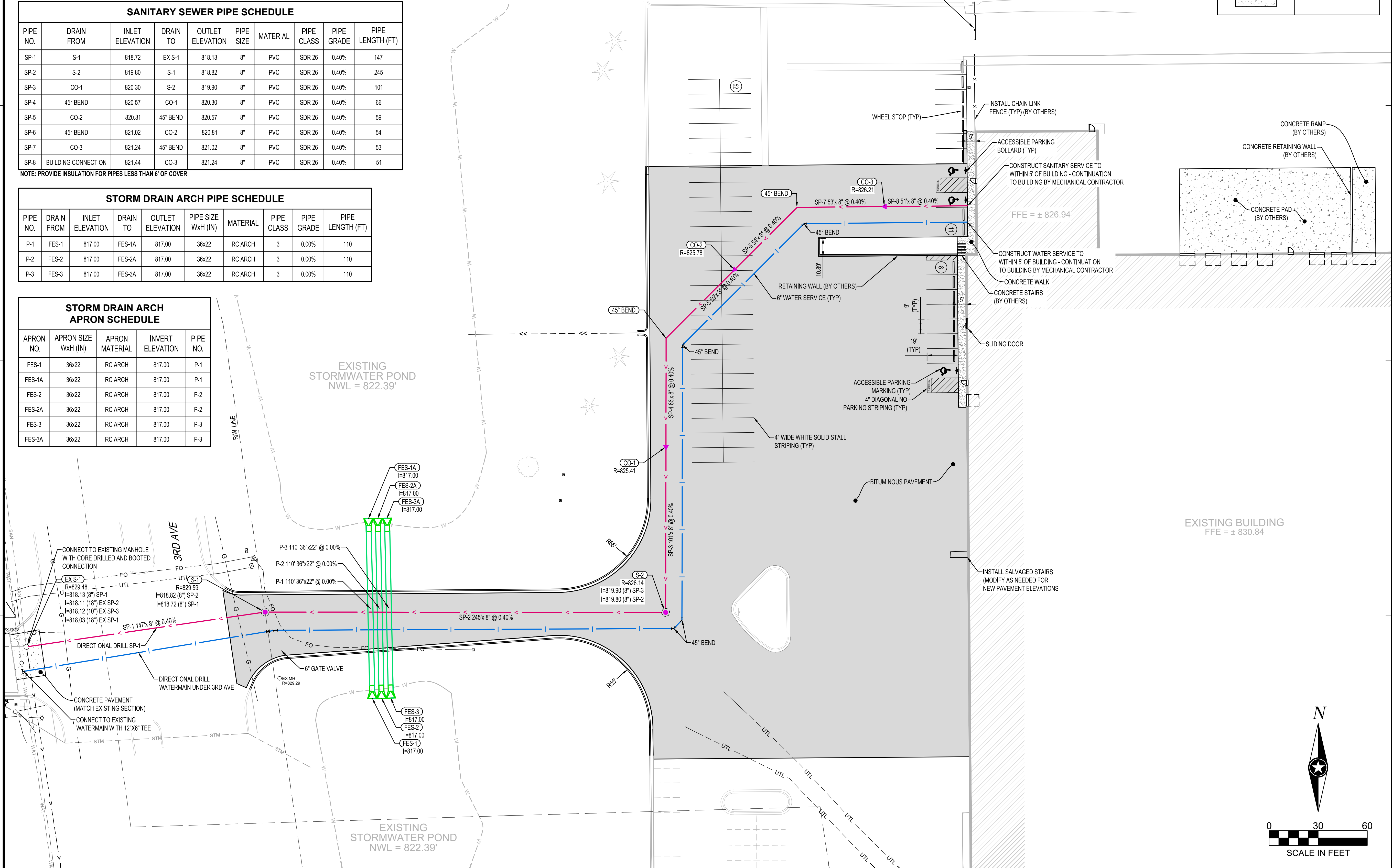
SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
CO-1	CLEANOUT	8 Ø	PVC	SEE DETAIL	5.11	825.41	820.30	SP-3
CO-2	CLEANOUT	8 Ø	PVC	SEE DETAIL	4.97	825.78	820.81	SP-5
CO-3	CLEANOUT	8 Ø	PVC	SEE DETAIL	4.97	826.21	821.24	SP-7
S-1	MnDOT 4007C	48 Ø	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	10.86	829.59	818.72	SP-1
S-2	MnDOT 4007C	48 Ø	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	6.34	826.14	819.80	SP-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	S-1	818.72	EX S-1	818.13	8"	PVC	SDR 26	0.40%	147
SP-2	S-2	819.80	S-1	818.82	8"	PVC	SDR 26	0.40%	245
SP-3	CO-1	820.30	S-2	819.90	8"	PVC	SDR 26	0.40%	101
SP-4	45° BEND	820.57	CO-1	820.30	8"	PVC	SDR 26	0.40%	66
SP-5	CO-2	820.81	45° BEND	820.57	8"	PVC	SDR 26	0.40%	59
SP-6	45° BEND	821.02	CO-2	820.81	8"	PVC	SDR 26	0.40%	54
SP-7	CO-3	821.24	45° BEND	821.02	8"	PVC	SDR 26	0.40%	53
SP-8	BUILDING CONNECTION	821.44	CO-3	821.24	8"	PVC	SDR 26	0.40%	51

NOTE: PROVIDE INSULATION FOR PIPES LESS THAN 6' OF COVER

STORM DRAIN ARCH PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE WxH (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	FES-1	817.00	FES-1A	817.00	36x22	RC ARCH	3	0.00%	110
P-2	FES-2	817.00	FES-2A	817.00	36x22	RC ARCH	3	0.00%	110
P-3	FES-3	817.00	FES-3A	817.00	36x22	RC ARCH	3	0.00%	110

STORM DRAIN ARCH APRON SCHEDULE				
APRON NO.	APRON SIZE WxH (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	36x22	RC ARCH	817.00	P-1
FES-1A	36x22	RC ARCH	817.00	P-1
FES-2	36x22	RC ARCH	817.00	P-2
FES-2A	36x22	RC ARCH	817.00	P-2
FES-3	36x22	RC ARCH	817.00	P-3
FES-3A	36x22	RC ARCH	817.00	P-3



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK



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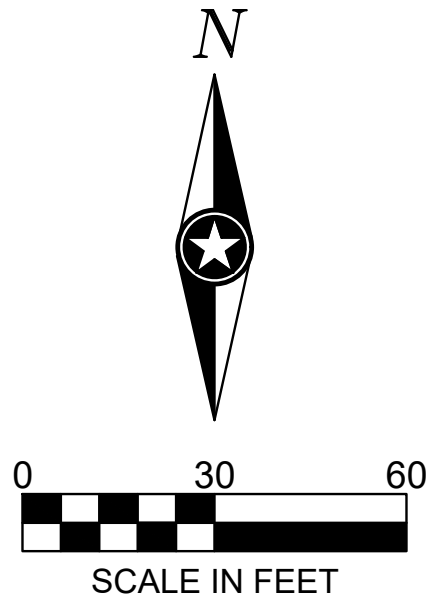
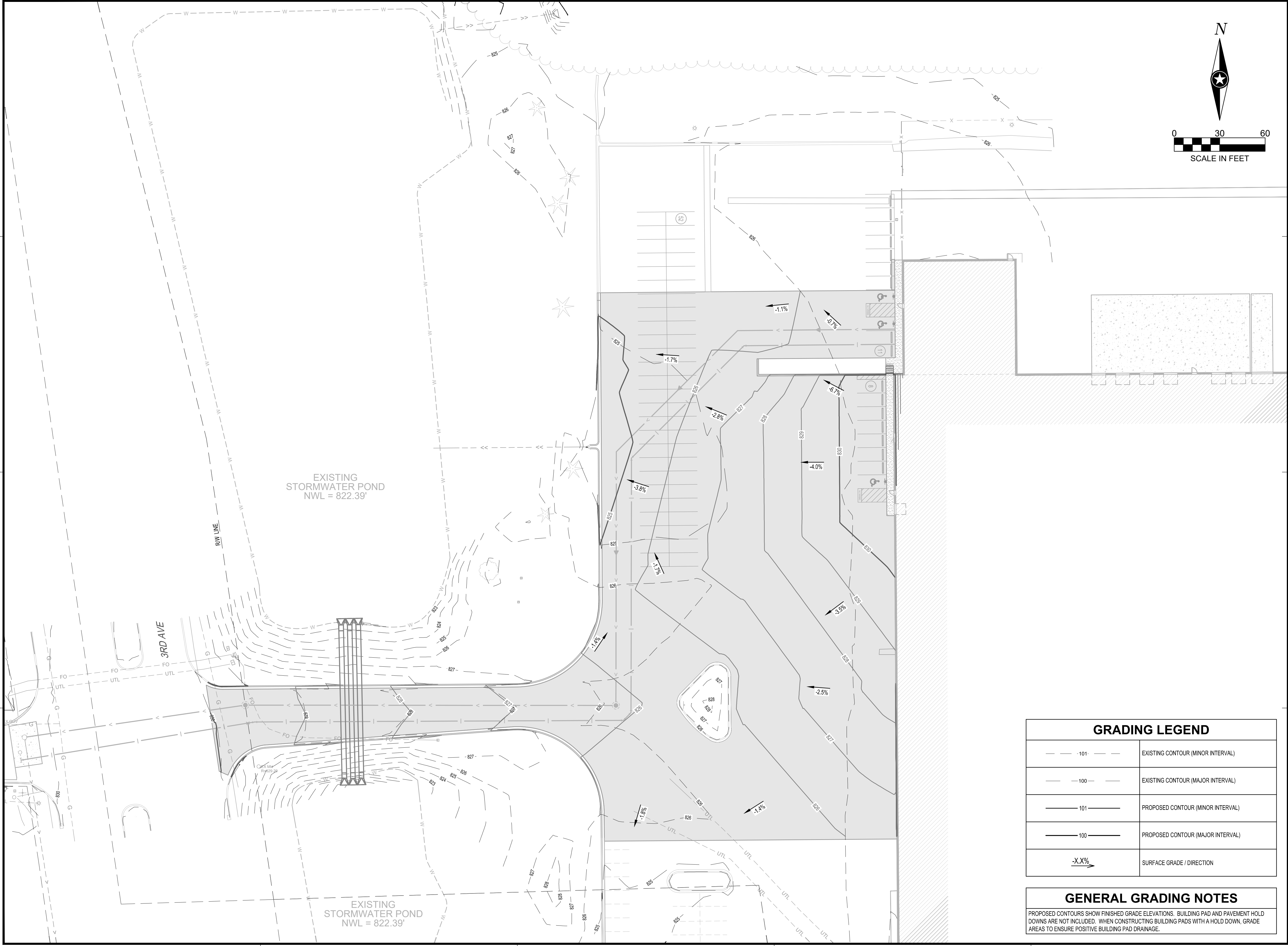
PROJECT	
VOLK PROPERTIES LLC VIKING ELECTRIC SITE IMPROVEMENTS	
MANKATO	MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33428
FILE NAME	33428-C3-SITE
DRAWN BY	BJK & AJZ
DESIGNED BY	BJK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE
SITE AND UTILITY PLAN
SHEET
C3-10

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PROJECT
**VOLK
PROPERTIES LLC
VIKING ELECTRIC
SITE
IMPROVEMENTS**
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33428
FILE NAME	33428-C4-GRADE
DRAWN BY	BJK & AJZ
DESIGNED BY	BJK
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE
GRADING PLAN

SHEET
C4-10

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	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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