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 SHUTOFF	
	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	
	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 FOREMAIN	
	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.

LOCATION MAP

0 500 1,000
SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1011 PREMIER DRIVE MANKATO, MINNESOTA 56001	
ZONING:	I-1 LIGHT INDUSTRIAL	
SITE/LOT AREA:	54,616 SF	(2.2 AC)
EXISTING IMPERVIOUS:	68,444 SF	(1.6 AC)
PROPOSED IMPERVIOUS:	47,202 SF	(1.1 AC)
REMOVED IMPERVIOUS NOT BEING RECONSTRUCTED:	3,804 SF	(0.1 AC)
NET NEW AND RECONSTRUCTED IMPERVIOUS:	43,448 SF	(1.0 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	10'	30'
SIDE YARD	0'	10'
REAR YARD	0'	0'

INTERIOR LANDSCAPE REQUIREMENTS

PARKING AREA	24,002 SF
REQUIRED LANDSCAPE AREA (5% OF PARKING AREA)	1,200 SF
PROVIDED LANDSCAPE AREA	7,488 SF

PARKING DATA

LAND USE CLASSIFICATION:	CLINIC
PARKING SPACES REQUIRED (CODE):	ONE SPACE PER EACH 250 SQ. FT. OF FLOOR AREA, PLUS ONE SPACE PER STAFF MEMBER
DOCUMENTATION:	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED:	15,490 SQ. FT. GROSS FLOOR AREA / 250 SQ. FT. = 62 SPACES + 70 STAFF MEMBERS = 132 SPACES
PARKING STALLS PROVIDED	
STANDARD (EXISTING)	88
ACCESSIBLE (EXISTING)	3
STANDARD (PROPOSED)	47
ACCESSIBLE (PROPOSED)	2
TOTAL	132
BICYCLE PARKING REQUIREMENTS	
PARKING SPACES REQUIRED (CODE)	NONRESIDENTIAL USES HAVING AN OFF-STREET PARKING REQUIREMENT OF 40 OR MORE AUTOMOBILE SPACES SHALL PROVIDE OFF-STREET BICYCLE PARKING SPACES EQUAL TO 1% OF THE TOTAL NUMBER OF AUTOMOBILE OFF-STREET PARKING SPACES PROVIDED
BICYCLE PARKING SPACES PROVIDED	5% OF 132 AUTOMOBILE PARKING SPACES = 7 BICYCLE PARKING SPACES
BICYCLE PARKING SPACES PROVIDED	
TOTAL	7

CIVIL SHEET INDEX

C0-10 SITE DATA
C0-20 DETAILS
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE AND UTILITY PLAN
C3-11 SITE CIRCULATION
C4-10 GRADING PLAN
C5-10 SITE RESTORATION
C5-20 PLANTING PLAN
C5-30 LANDSCAPE DETAILS
E2-00 SITE PHOTOMETRIC
E3-00 LIGHT FIXTURE SCHEDULE AND DETAIL

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	CF	CUBIC FOOT	DIA	DIAMETER	FFE	FINISHED FLOOR ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OC	ON CENTER	PVC	POLYVINYL CHLORIDE	STA	STATION	W/	WITH
ADD	ADDENDUM	CIP	CAST IRON PIPE	DB	DOWNSPOUT	FPM	FEET PER MINUTE	HD	HEAVY DUTY	LIN	LINEAR	OCEW	ON CENTER EACH WAY	PVMT	PAVEMENT	STU	STUBS	YD	YARD
AFF	ABOVE FINISHED FLOOR	CIPC	CAST IN PLACE CONCRETE	EA	EACH	FPS	FEET PER SECOND	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OD	OUTSIDE DIAMETER	QTY	QUANTITY	SY	SQUARE YARD	YR	YEAR
AGG	AGGREGATE	CJ	CONTROL JOINT	EG	EXISTING GROUND	FT	FOOT	HMA	HOT MIX ASPHALT	LS	LUMP SUM	OH	OVERHEAD	RI	RIM	TC	TOP OF CURB		
APPROX	APPROXIMATE	CL	CENTERLINE	ELEC	ELECTRICAL	FTG	FOOTING	HORIZ	HORIZONTAL	LOWEST	LOWEST	OHWL	ORDINARY HIGH WATER LEVEL	RIC	RADIUS	TEL	TELEPHONE		
ARCH	ARCHITECT, ARCHITECTURAL	CMP	CORRUGATED METAL PIPE	ELEV	ELEVATION	GA	GAUGE	HR	HOUR	LSO	STRUCTURAL OPENING	ROP	REINFORCED CONCRETE PIPE	RCP	CONCRETE PIPE	TEMP	TEMPORARY		
BFE	BASEMENT FLOOR ELEVATION	CO	CLEANOUT	EOR	EMERGENCY OVERFLOW	GAL	GALLON	HWL	HIGH WATER LEVEL	OHD	OVERHEAD DOOR	CZ	CLAYICE	RD	ROOF DRAIN	THRU	THROUGH		
BIT	BITUMINOUS	CONC	CONCRETE	EQ	EQUAL	GALV	GALVANIZED	HWY	HIGHWAY	MAX	MAXIMUM	RBAR	REINFORCING BAR	PCC	PORTLAND CEMENT CONCRETE	TBRPM	TOP NUT OF FIRE HYDRANT		
BLDG	BUILDING	CONST	CONSTRUCTION	EX	EXISTING	GC	GENERAL CONTRACTOR	HYD	HYDRANT	MB	MAIL BOX	REM	REMOVE	PED	PEDESTAL	TRANS	TRANSFORMER		
BM	BENCHMARK	CONT	CONTINUOUS	FG	FINISHED GROUND	GD	GROUND	INVERT	INVERT	MECH	MECHANICAL	ROW	RIGHT OF WAY	PEDESTRIAN	PEDESTRIAN	TV	TELEVISION		
CAD	COMPUTER AIDED DESIGN	CR	COUNTY ROAD	FIRE	FIRE DEPARTMENT CONNECTION	GFE	GARAGE FLOOR ELEVATION	ID	INSIDE DIAMETER	MH	MANHOLE	PERF	PERFORATED	RW	RIGHT OF WAY	TYP	TOP OF WALL		
CB	CATCH BASIN	CY	CUBIC YARD	FIRC	FIRE CONNECTION	GL	GUTTER LINE	IN	INCH	MIN	MINIMUM	PL	PROPERTY LINE	SAN	SANITARY	TYP	TYPICAL		
CFS	CUBIC FEET PER SECOND	CMP	CURB AND GUTTER	FDN	FOUNDATION	GPM	GALLONS PER MINUTE	IPS	IRON PIPE SIZE	MISC	MISCELLANEOUS	PP	POLYPROPYLENE	SCH	SCHEDULE	UT	UTILITY UNDERGROUND		
		DEMO	DEMOLITION	FES	FLARED END SECTION	GV	GATE VALVE	JBOX	JUNCTION BOX	NO	NUMBER	PSI	POUNDS PER SQUARE INCH	SF	SQUARE FOOT	VCP	TELEPHONE VITRIFIED CLAY PIPE		
		DI	DROP INLET					JT	JOINT	NTS	NOT TO SCALE			SPEC	SPECIFICATION	WD	WITHOUT		
										NWL	NORMAL WATER LEVEL			SQ	SQUARE				

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 ENTIRE 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 THIS 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 "GOPHER 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 MNDOT 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, 2020 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 FEBRUARY, MARCH, AND APRIL 2025 BY ISG.

ISG

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.

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL COOKAS

DATE _____ LIC. NO. 59522

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PROJECT

MANKATO SURGERY CENTER EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32122
FILE NAME	32122-C-SITE-DATA
DRAWN BY	AAG
DESIGNED BY	AAG/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

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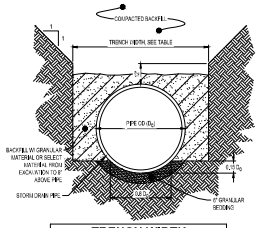
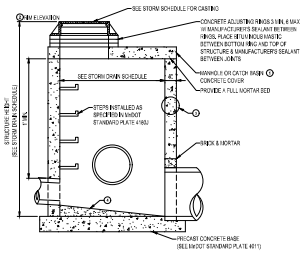


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D_0 + 24"
42" TO 84"	1.5 x D_0
90" OR OVER	D_0 + 36"

NOTES:

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

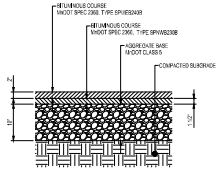
NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS



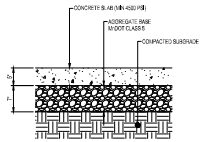
KEY NOTES:

1. WHEN USED AS A CATCH BASIN AND REQUIRING A RECTANGULAR OPENING, USE 4020 CONCRETE COVER.
2. WHEN REFERRING TO A CURB CATCH BASIN, USE TOP MACK OF CURB ELEVATION.
3. WALL CONSTRUCTION MAY BE: CLASS II PRECAST PIPE (MNDOT STANDARD PLATE 3009); CAST IN PLACE CONCRETE MEETING THE REQUIREMENTS OF CLASS III PIPE; OR MASONRY CONSTRUCTION, BRICK OR BLOCK (MNDOT STANDARD PLATE 4009).
4. PROVIDE MORTAR FILLETS TO FIT BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

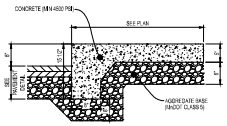
4020
MANHOLE OR CATCH BASIN
NTS



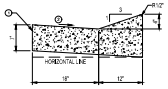
STANDARD
BITUMINOUS PAVEMENT
NTS



STANDARD
CONCRETE PAVEMENT
NTS



TURN DOWN
CONCRETE WALK
NTS



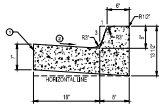
KEY NOTES:

1. LONGITUDINAL JOINT WHEN ADJACENT TO FIXED PAVEMENT OR BASE.
2. SLOPE (QUIRT) NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

NOTE:

1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 6" THICK MNDOT CLASS 5 AGGREGATE BASE, EXTENDED A MINIMUM OF 12" BEHIND THE BACK OF CURB.

D418
CONCRETE CURB & GUTTER
NTS



KEY NOTES:

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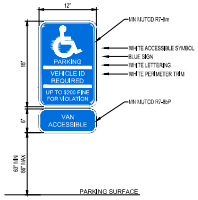
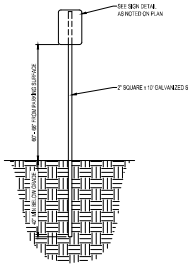
B618
CONCRETE CURB & GUTTER
NTS



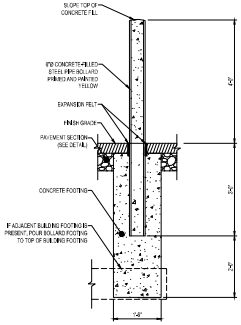
NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH MINNESOTA STATUTES, SECTION 169.346, SUBDIVISION 2, PARAGRAPH (a). SIGN TO BE CONTAINED ON PARKING STALL.

ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE)
NTS



SIGN POST
NTS



PIPE BOLLARD - PAINTED
NTS

ISG

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PROJECT

MANKATO SURGERY CENTER EXPANSION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32122
FILE NAME	32122-C0-DETAILS
DRAWN BY	AAD
DESIGNED BY	AAD/WIP
REVIEWED BY	BMP
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CLIENT PROJECT NO.	-

TITLE

DETAILS

SHEET

C0-20

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