## CIVIL CONSTRUCTION PLANS FOR

**W. CIRCLE DR. NW & 41st ST. NW**  
**ROCHESTER, MN 55901 (741743082353 PARCEL A)**  
**SECTION 17, TOWNSHIP 107N, RANGE 14W, OLmSTED COUNTY**

### DESIGN AND DEVELOPMENT CONTACTS:
- **OWNER/DEVELOPER:** W. CIRCLE DR. NW & 41st ST. NW (P.O. BOX 26955)  
  ROCHESTER, MN 55901  
  TEL: (507) 280-1509  
  CONTACT: MARK BAKER
- **CIVIL ENGINEER:** CORE STATES GROUP  
  6600 MALL DRIVE NW, SUITE 200  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2440  
  CONTACT: SCOTT TROSEN
- **ARCHITECT:** CORE STATES GROUP  
  6600 MALL DRIVE NW, SUITE 200  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2427  
  CONTACT: ROBERT L. SWANSON, P.E.
- **SURVEYOR:** TROŞEN LAND SURVEYING, LLC  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55904  
  TEL: (507) 328-2427  
  CONTACT: JERRY NORMAN

### GOVERNING AGENCIES CONTACTS:
- **PLANNING AND ZONING:** CITY OF ROCHESTER COMMUNITY DEVELOPMENT  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2960  
  CONTACT: LINDSEY BARTOLOMEI, PE
- **BUILDING DEPARTMENT:** CITY OF ROCHESTER BUILDING AND ZONING  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2400  
  CONTACT: TOM LIVINGSTON
- **FIRE DEPARTMENT:** ROCHESTER FIRE DEPARTMENT  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55904  
  TEL: (507) 328-2400  
  CONTACT: JERRY NORMAN
- **SANITARY SEWER:** ROCHESTER PUBLIC UTILITIES  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2960  
  CONTACT: ROBERT L. SWANSON, P.E.
- **WATER:** ROCHESTER PUBLIC UTILITIES  
  201 4TH STREET SE, ROOM 108  
  ROCHESTER, MN 55901  
  TEL: (507) 328-2960  
  CONTACT: ROBERT L. SWANSON, P.E.
- **GAS:** MINNESOTA ENERGY RESOURCES  
  6500 CHIPPEWA STREET SUITE 200  
  ST. LOUIS, MO 63109  
  TEL: (314) 771-2600  
  CONTACT: ROBERT L. SWANSON, P.E.
- **CELLULAR TELEPHONE / INTERNET:** CIVIL CONSTRUCTION  
  201 4TH STREET SE, ROOM 108  
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  ROCHESTER, MN 55901  
  TEL: (507) 328-2440  
  CONTACT: SCOTT TROSEN

### PROPERTY DESCRIPTION:
- **PROJECT SITE:** LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
  - BOUNDARY OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 394 FEET TO A DISTANCE OF 46 FEET, THENCE EAST 46 FEET TO A DISTANCE OF 3, LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
  - THENCE FROM THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 394 FEET TO A DISTANCE OF 46 FEET, THENCE EAST 46 FEET TO A DISTANCE OF 3, LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
  - FLOODPLAIN:
    - EXCEPT THAT PORTION OF LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
    - BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 46 FEET TO A DISTANCE OF 3, LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
    - THENCE FROM THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 46 FEET TO A DISTANCE OF 3, LOT 3, BLOCK 1, NORTHERN HILLS COMMERCIAL PARK SECOND, QUANTITY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

### FLOOD NOTE:
- The flood densities determined herein do not represent the complete flood insurance rate map (FIRM) area for the project site and do not represent the flood zone designation for all areas of the City and County. For more information, contact the Federal Emergency Management Agency (FEMA).

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### PROJECT VICINITY:

- **PROJECT SITE:**
  - A diagram of the project site is included in the cover sheet.

### COVER SHEET:
- The cover sheet contains the following information:
  - PROPERTY DESCRIPTION:
  - FLOOD NOTE:
  - SHEET INDEX:
  - PROJECT VICINITY:
  - CIVIL CONSTRUCTION PLANS FOR:
  - W. CIRCLE DR. NW & 41st ST. NW
  - ROCHELST, MN 55901 (741743082353 PARCEL A)
  - SECTION 17, TOWNSHIP 107N, RANGE 14W, OLmSTED COUNTY

### SCALE:
- The scale of the plans is 1" = 200'.

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ALL CONCRETE FOR ENCASEMENTS SHALL MEET THE AUTHORITY HAVING JURISDICTION STANDARDS.

THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.) A SIMILAR HORIZONTAL DISTANCE OF 5 FEET SHALL BE MAdE BETWEEN EXISTING UTILITIES AND THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) USE OF PROPER PERSONAL PROTECTIVE EQUIPMENT, SITE DYNAMICS, AND THE EFFECT OF THE WORK ON THE COMMUNITY. NO WORK SHALL PROCEED UNTIL SAFETY MEASURES ARE IN PLACE AND BE CONSIDERED COMPLETE TO SATISFACTORY LEVEL.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, RIVERSIDES, ETC) ARE FREE FROM WEEDS, PRAIRIE, AND AGRICULTURAL GRASS. VEGETATION IS OBTAINED.

THE CONTRACTOR SHALL ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 30 DAYS PRIOR TO THE PROPOSED DATE OF INSTALLATION ON OR NEAR THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO ACQUIRE ACCESS TO THE PLUMB AND LOCATED ACCORDING TO THE PLANS. THE CITY OF ST. LOUIS, PERMITTED TO BE LOCATED IN THE PUBLIC WORKS DEPARTMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) USE OF PROPER PERSONAL PROTECTIVE EQUIPMENT, SITE DYNAMICS, AND THE EFFECT OF THE WORK ON THE COMMUNITY. NO WORK SHALL PROCEED UNTIL SAFETY MEASURES ARE IN PLACE AND BE CONSIDERED COMPLETE TO SATISFACTORY LEVEL.

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