GENERAL & CONSTRUCTION NOTES

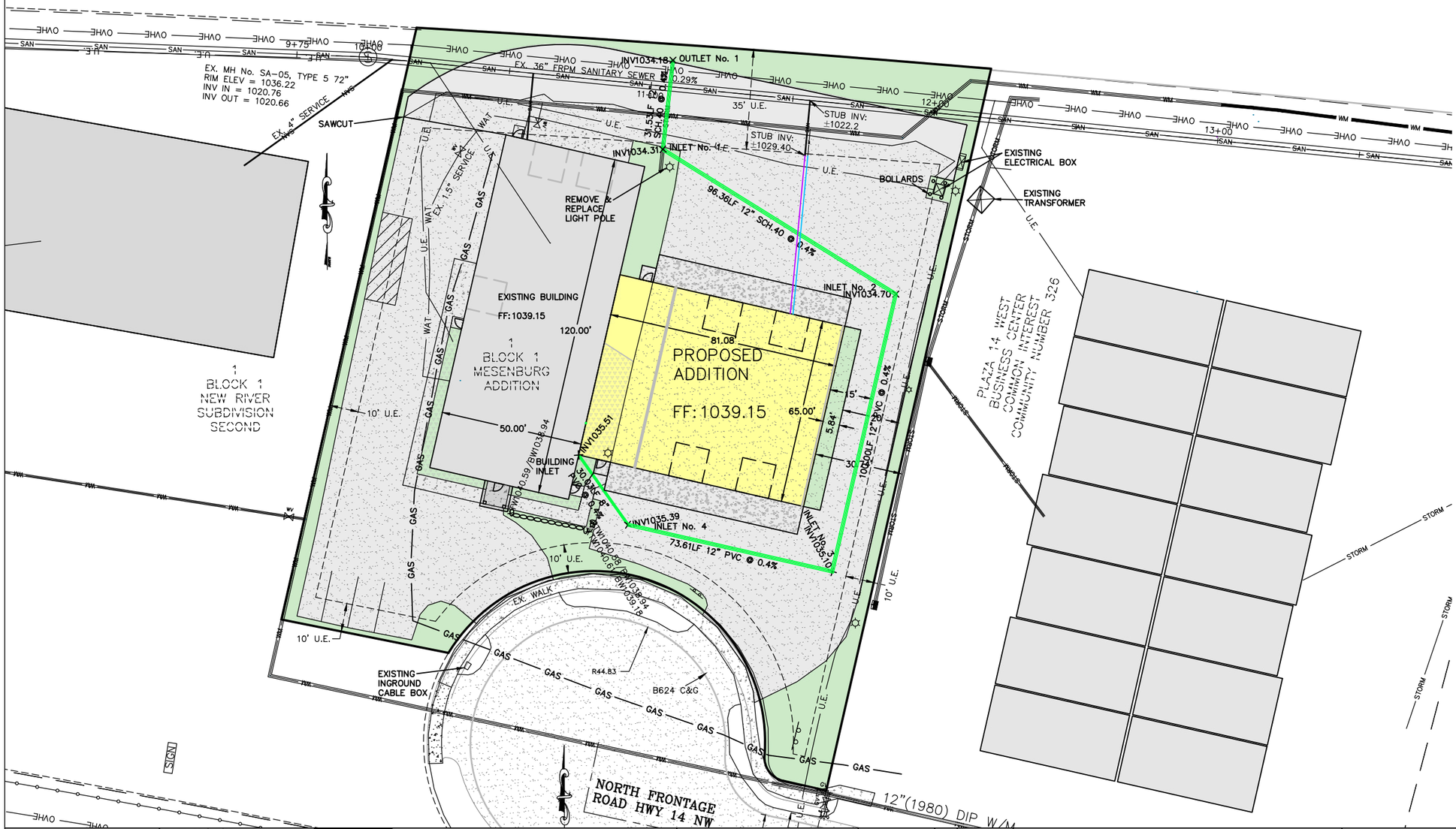
1. ALL CONSTRUCTION TO BE PER LATEST CITY OF ROCHESTER STANDARD DETAILS & SPECIFICATIONS.
2. CONTRACTOR TO OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION BEGINNING.
3. WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE CURRENT VERSION OF THE MINNESOTA PLUMBING CODE CHAPTER 4714 AS ADOPTED BY THE CITY AND THE REQUIREMENTS OF RPU RULES & REGS.
4. PROPOSED WATER SERVICES ARE PRIVATE EXISTING WATER MAIN IS PUBLIC.
5. WATER SERVICE TO BE 7' MIN. (10' MAX.) BURY DEPTH
6. CONTRACTOR/LANDSCAPER SHALL KEEP ALL TREES AND LARGE SHRUBS 10' MIN. CLEAR OF WATER SERVICE/MAIN.
7. CONTRACTOR TO INSTALL SERVICE LINE AND TRANSFORMER CONCRETE PAD A MINIMUM OF 5' CLEAR OF EACH OTHER
8. CONTRACTOR MUST HAVE A CITY INSPECTOR ONSITE AT THE TIME OF SERVICE CONNECTIONS AND ALLOW CITY INSPECTOR TO TAKE GPS SHOTS PRIOR TO BACKFILLING THE TRENCH. IF NO GPS SHOTS ARE TAKEN, CONTRACTOR WILL BE REQUIRED TO RE-EXCAVATE THE TRENCH TO ALLOW FOR GPS SHOTS TO BE TAKEN AT NO ADDITIONAL EXPENSE TO OWNER AND/OR CITY. CONTRACTOR TO CONTACT RPU DISTRIBUTION (507-292-1215) TO NOTIFY THEM OF THE CONNECTION PRIOR TO THE WORK BEGINNING.

OWNER
MESENBURG PROPERTIES, LLC
4521 NORTH FRONTAGE ROAD HWY 14 NW
ROCHESTER, MN 55901
(507)-282-5747
dan@svmrochester.com

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
markw@ggg.to

SHEET INDEX

SHEET 1	SITE OVERVIEW
SHEET 2	SITE DEVELOPMENT PLAN
SHEET 3	UTILITY PLAN
SHEET 4	GRADING PLAN
SHEET 5-6	SWPPP
SHEET 7	LANDSCAPE PLAN



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 IN = 20 FT

LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
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- UNDERGROUND ELECTRIC LINES
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- 2.00% PROPOSED SLOPE
- INLET BARRIER (PER ROCH. STD. PLATE 7-05)
- BITUMINOUS SURFACING
- CONCRETE SURFACING

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MARK R WELCH
DATE 8/6/2026 REG. NO. 42736

DATE: 05/14/26
Prepared For:
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ROCHESTER, MN 55901
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DESIGNED MRW
DRAWN ATW
CHECKED MRW

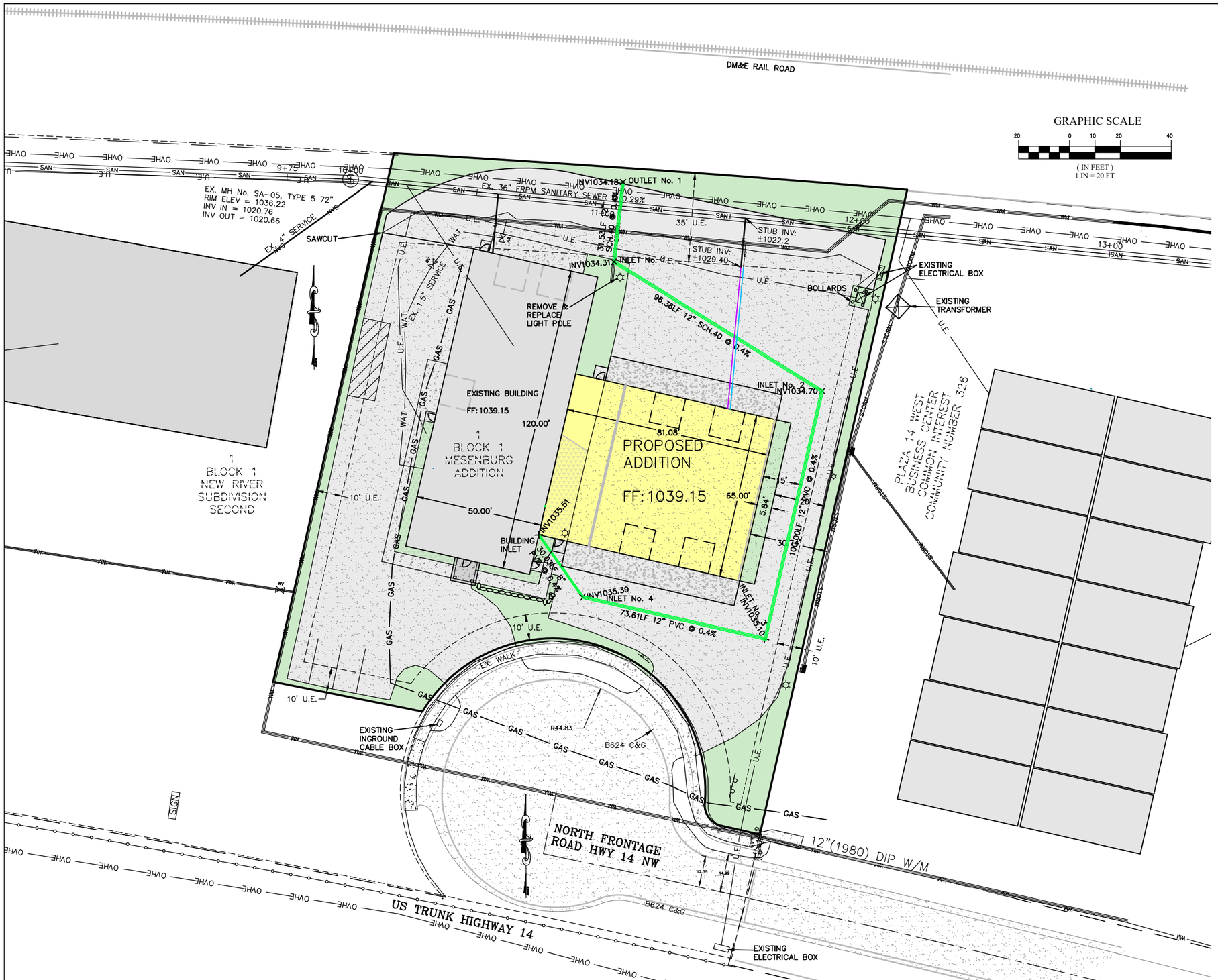
REVISED	BY	DATE
SUBMITTAL	JLF	8/6/2026

CITY OF ROCHESTER
OLMSTED COUNTY

SERVICEMASTER ADDITION
SITE OVERVIEW

BENCHMARK:

SHEET 1
OF 7 SHEETS



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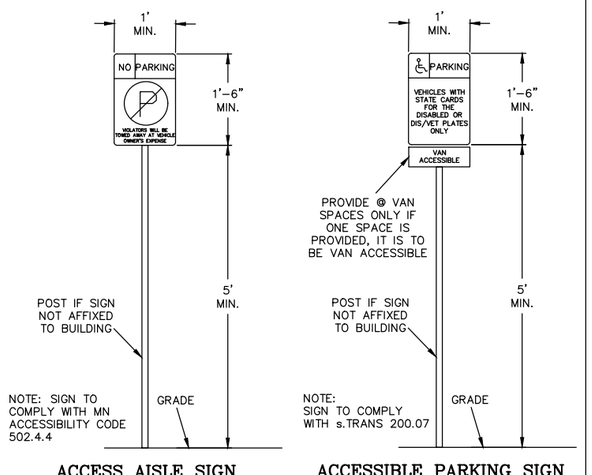
SITE SUMMARY	ServiceMaster Addition
PARID	742932090178
PROPERTY ADDRESS	4521 N Frontage RD HWY 14 NW
PROPERTY AREA	42,344 SF
PROPERTY ACREAGE	0.98 AC
ZONING	
ZONING CLASSIFICATION	SI(Special Industrial)
BUILDING USAGE	Construction Office Building
BUILDING AREA	5,265 SF
PARKING CALCULATIONS	
Minimum Parking: 1 per 500 sq feet Maximum Parking: 1 per 300 sq feet	21 spaces required=21 provided with 1 being handicapped
Visitor Parking: N/A	No residences
LANDSCAPE AREA	
Landscape Area Required = Min. 5%	17% Provided
RECREATION AREA	
Recreation Space Required = N/A	N/A



ACCESS AISLE SIGN — ACCESSIBLE PARKING SIGN

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CITY OF ROCHESTER
OLMSTED COUNTY

BENCHMARK:

SERVICEMASTER ADDITION
SITE DEVELOPMENT PLAN

SHEET 2
OF 7 SHEETS

WATER SERVICE CONNECTION NOTE:

CONNECT TO THE EXISTING 1.5" WATER SERVICE STUB AND EXTEND TO THE BUILDING. FIELD VERIFY WATERMAIN CONNECTION INVERT ELEVATION. (PER ROCHESTER SERVICE CONNECTION SPEC C150 AND CITY DETAIL PLATES 4-01 & 6-11)

WATER SERVICE SIZE TO BE VERIFIED BY BUILDING PLUMBER

SANITARY SEWER CONNECTION NOTE (EAST BUILDING):

CONNECT TO THE EXISTING 4" SANITARY SEWER SERVICE STUB, SANITARY SERVICE CONNECTION INVERT ELEVATION OF APPROXIMATELY 1029.40. SANITARY SEWER LINE SHALL BE EXTENDED 55.8 LF SDR 26 TO THE BUILDING @ 2.00%. ESTIMATED BUILDING INVERT ELEVATION OF 1030.52. CLEANOUTS SHALL BE INSTALLED AT BENDS AND AT ANY WYES. SANITARY CLEANOUTS PER ROCH. STD. PLATE 1-06. (PER ROCHESTER SERVICE CONNECTION SPEC C150 AND CITY DETAIL PLATES 4-01 & 6-11).

STORM SEWER NOTES:

OUTLET No. 1
F&I 12" CMP APRON
OUTLET INV: 1034.18

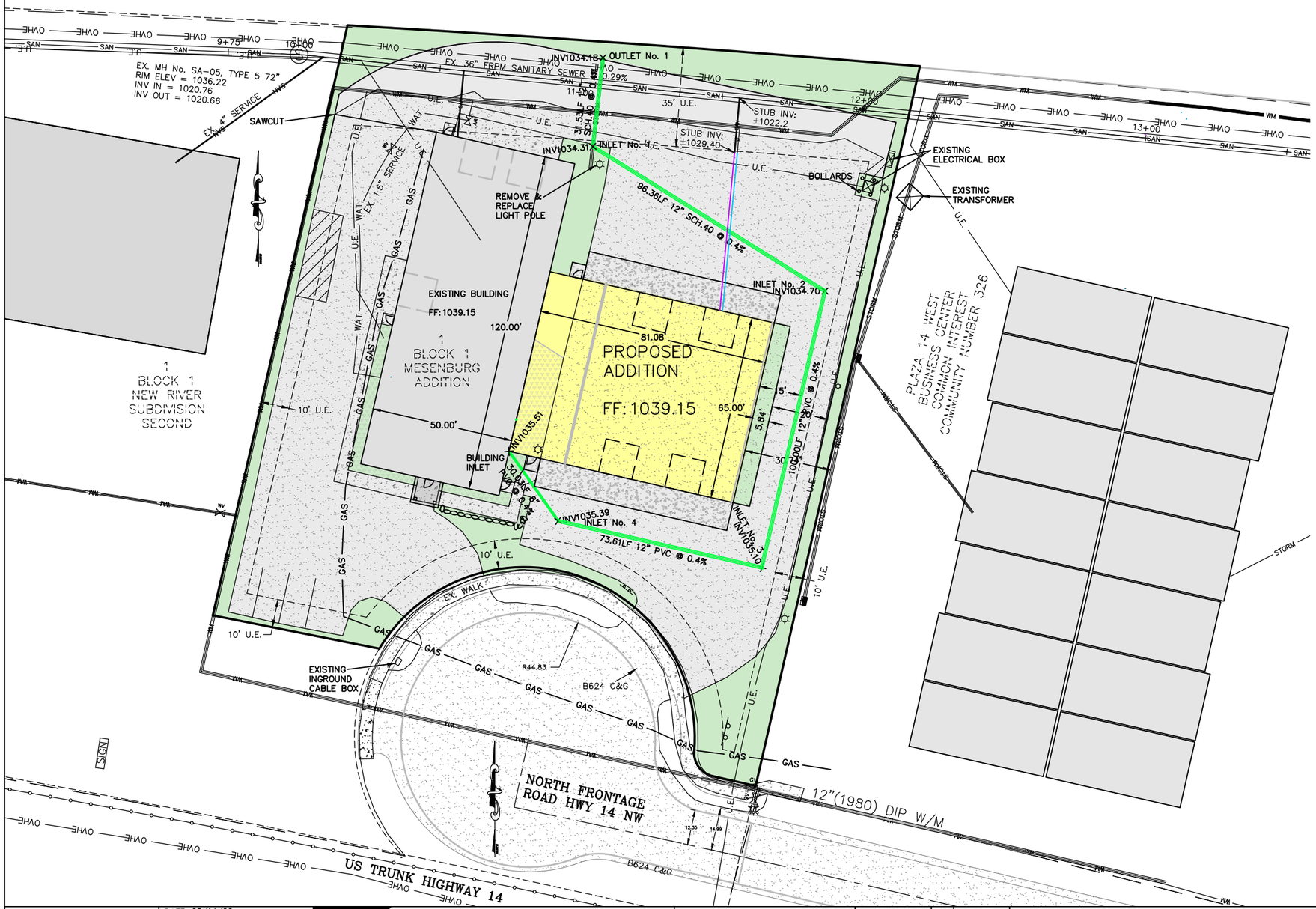
INLET No. 1
F&I TYPE H MH
GRATE: 103
INVERT: 1034.31

INLET No. 2
F&I TYPE H MH
GRATE: 1038.50
INVERT: 1034.70

INLET No. 3
F&I TYPE H MH
GRATE: 1038.50
INVERT: 1035.10

INLET No. 4
F&I TYPE H MH
GRATE: 1038.50
INVERT: 1035.39

BUILDING INLET
INVERT: 1035.51



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- LIGHT POLE
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- MAJOR CONTOUR
- MINOR CONTOUR
- WM — WATERMAIN
- SAN — SANITARY SEWER
- STORM — STORM SEWER
- OVHE — OVERHEAD ELECTRIC LINES
- U.E. — UNDERGROUND ELECTRIC LINES
- TEL — UNDERGROUND COMMUNICATIONS LINE
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- GAS — GAS LINE
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CITY OF ROCHESTER
OLMSTED COUNTY

SERVICEMASTER ADDITION
UTILITY PLAN

BENCHMARK:

PARCEL IDENTIFICATION NUMBER	742932090178
ITEM	AREA
PARCEL AREA	0.98 AC
DISTURBED AREA	0.56 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	0.80 AC
PRE-DEVELOPMENT PERVIOUS AREA	0.18 AC
POST DEVELOPMENT IMPERVIOUS AREA	0.81 AC
POST DEVELOPMENT PERVIOUS AREA	0.17 AC
PROPOSED NEW IMPERVIOUS AREA	0.01 AC
RAW CUT	365 CY
RAW FILL	185 CY
DEVELOPABLE AREA	0.98 AC

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CITY OF ROCHESTER
OLMSTED COUNTY

SERVICEMASTER ADDITION
GRADING PLAN

BENCHMARK:
.

SHEET 4
OF 7 SHEETS

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION:

A. PROJECT NAME: SERVICEMASTER ADDITION

B. DESCRIBE THE PROJECT LOCATION (ADDRESS/CITY OR TOWNSHIP/COUNTY/LATITUDE/LONGITUDE):
ADDRESS OR DESCRIBE AREA: SEC. 29 – 107 – 014; PID#74.29.32.090178
CITY OR TOWNSHIP: ROCHESTER STATE: MN ZIP CODE: 55901
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44°02'27.32"N | 92°31'57.54"W

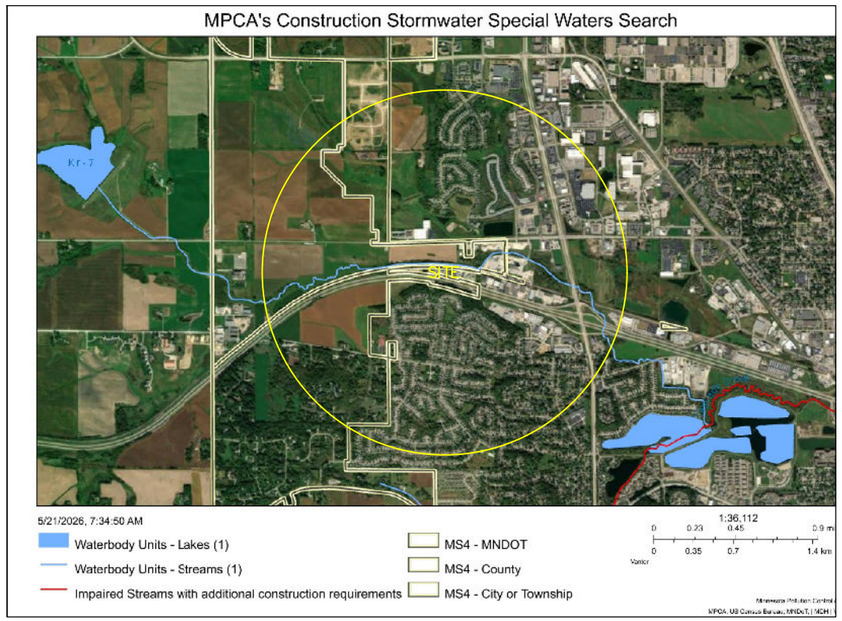
C. DESCRIBE THE CONSTRUCTION ACTIVITY (TYPE OF CONSTRUCTION, PHASES, TIMELINES, POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS, ETC.):
THIS PROJECT IS FOR THE ADDITION TO THE BUILDING AT SERVICEMASTER OF ROCHESTER. A 5265 SQFT ADDITION WILL BE CONSTRUCTED. THIS PROJECT WILL BE COMPLETED IN ONE PHASE DURING THE SUMMER/FALL OF 2026. THE POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IS MINIMAL PROVIDED THE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE PROJECT IS ADHERED TO.

D. NUMBER OF TOTAL ACRES TO BE DISTURBED: 0.56 ACRES
E. PRE-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 0.80 ACRES
F. POST-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 0.81 ACRES
G. TOTAL NEW IMPERVIOUS SURFACE AREAS: 0.01 ACRES

II. RECEIVING WATERS:

A. LIST ALL WATERS WITHIN ONE MILE (NEAREST STRAIGHT-LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE BOTH DURING OR AFTER CONSTRUCTION.

WATER BODY ID	NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
07040004-632	UNNAMED CREEK	CREEK	NO	NO



III. PROJECT PLANS & SPECIFICATIONS:

A. CONSTRUCTION AND GRADING PLAN SETS AS WELL AS A DRAINAGE REPORT HAVE BEEN PREPARED FOR THIS PROJECT. THIS SWPPP SHALL BE A PART OF THE PLANS AND ON-SITE WITH THE CONTRACTOR DURING ACTIVE CONSTRUCTION. THE DRAINAGE REPORT INCLUDES ALL STORMWATER CALCULATIONS FOR COMPLIANCE WITH THE NPDES PERMIT AND ARE AVAILABLE AT THE OFFICE OF THE ENGINEER. MARK WELCH OF G-CUBED MAY BE CONTACTED VIA EMAIL FOR ELECTRONIC COPIES OF THE PLANS AND DRAINAGE REPORT (markw@ggg.to).

IV. ENVIRONMENTAL REVIEW

A. WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES THIS PROJECT?
NO

1. IF YES, IS THE ENVIRONMENTAL REVIEW PROCESS COMPLETE? (NOTE: APPLICATION FOR NPDES PERMIT MAY NOT BE MADE UNTIL REVIEWS/APPROVALS ARE COMPLETE)
N/A
2. WHO IS THE RESPONSIBLE GOVERNMENTAL UNIT (E.G. CITY, TOWNSHIP, COUNTY, STATE OR FEDERAL AGENCY)?
N/A
3. WHAT IS THE TYPE OF ENVIRONMENTAL REVIEW DOCUMENT? (E.G. WETLAND DELINEATION, ENVIRONMENTAL REPORT, EAW, EIS, AUAR, OTHER)?
N/A
4. COMPLETION DATE FOR ENVIRONMENTAL REVIEW? (MM/DD/YYYY)
N/A
5. HAS MITIGATION IDENTIFIED IN THE ENVIRONMENTAL REVIEW BEEN INCORPORATED INTO THE SWPPP?
N/A

V. TEMPORARY EROSION PREVENTION PRACTICES:

A. DESCRIBE THE TEMPORARY EROSION PREVENTION BMP's EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:

1. METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES:
SOILS SHALL BE TEMPORARILY STABILIZED USING DISC ANCHORED MULCH, EROSION CONTROL BLANKET OR AN APPROVED EQUIVALENT. SOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED USING SIMILAR MEASURES, BUT COULD ALSO INCLUDE PLASTIC SHEETING OR TARP.
2. METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS:
ALL DITCH/SWALE WETTED PERIMETERS SHALL BE LINED WITH EROSION CONTROL BLANKET. ROCK CHECKS MAY ALSO BE USED AS A REDUNDANT BMP SHOULD EROSIVE CONDITIONS BE PRESENT AND WARRANT THEIR INSTALLATION.
3. METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS:
RIP RAP SHOULD BE UTILIZED AT ALL PIPE OUTLETS AND BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PROPERTY EDGE. RIP RAP SHOULD FOLLOW STANDARD INSTALLATION PRACTICES TO ENSURE UNDERMINING OF PIPE OUTLETS AND WASHOUTS DO NOT OCCUR.
4. METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE:
CONSTRUCTION SHOULD BE PHASED SUCH THAT ONLY PORTIONS OF THE SITE THAT NEED TO BE DISTURBED ARE DISTURBED AND THAT CONSTRUCTION VEHICLES AND EQUIPMENT MINIMIZE TRAVEL OVER GREEN SPACE AREAS. NON-COMPACTED SOILS AND DIRECTING STORMWATER FLOW TO VEGETATED AREAS ARE BMP's IN THEMSELVES AS BOTH PROMOTE INFILTRATION OF STORMWATER INTO SOIL.

B. DESCRIBE TIMELINES TO BE IMPLEMENTED AT THIS SITE FOR COMPLETING THE INSTALLATION OF THE EROSION PREVENTION BMP's LISTED UNDER SECTION V.
PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON-SITE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED IN CONJUNCTION WITH PERIMETER CONTROLS TO ENSURE TRACKING ON PUBLIC ROADWAYS IS MINIMIZED OR NON-EXISTENT. ONCE THE SITE IS DEVELOPED AS SHOWN ON THE PLANS, THE SLOPES SHALL BE SEEDED, FERTILIZED AND BLANKETED IMMEDIATELY UPON FINISHING GRADING. STABILIZATION SHALL BE COMPLETE WITHIN 7 CALENDAR DAYS. ONCE FLATTER AREAS ARE GRADED, THEY SHOULD BE SEEDED AND HAVE MULCH DISC ANCHORED WITH STABILIZATION ALSO BEING COMPLETE WITHIN 7 CALENDAR DAYS. INLET PROTECTION SHALL BE USED AT ALL NEW INLETS WITHIN THE PROJECT AS THEY ARE INSTALLED TO KEEP SEDIMENT TRANSPORT MINIMIZED.

C. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION:
DEVELOPMENT SHOULD BE PHASED SUCH THAT ONLY ACTIVE AREAS ARE DISTURBED TO PREVENT ANY EROSION ISSUES. PROPER CONSTRUCTION PHASING IS IMPORTANT IN THAT IT GREATLY REDUCES THE POTENTIAL FOR SEDIMENT TO TRAVEL OFF-SITE. ADDITIONALLY, ALL AREAS THAT ARE PROPOSED GREEN SPACE/VEGETATIVE SHOULD BE KNOWN BY THE CONTRACTOR SUCH THAT CONSTRUCTION EQUIPMENT AND VEHICLES MINIMIZE SOIL COMPACTION OVER THOSE AREAS.

VI. TEMPORARY SEDIMENT CONTROL PRACTICES:

A. DESCRIBE THE METHODS OF SEDIMENT CONTROL BMP's TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.

1. METHODS TO BE USED FOR DOWN-GRADIENT PERIMETER CONTROL:
DOWN-GRADIENT PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UP-GRADIENT LAND DISTURBING ACTIVITY AND SHALL REMAIN IN-PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
2. METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SILT FENCE, BIOROLLS OR APPROVED EQUIVALENT SHALL BE INSTALLED AT THE BASE OF STOCKPILES ON THE DOWN-GRADIENT PERIMETER. REDUNDANT BMP's SUCH AS PLASTIC SHEETING OR TARP COULD ALSO BE USED IF THE SOIL STOCKPILE(S) ARE HIGHLY ERODABLE.
3. METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
INLET BAGS, INLET BOXES OR APPROVED ALTERNATIVES SHALL BE USED FOR STORM DRAIN INLET PROTECTION.
4. METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
ROCK CONSTRUCTION PADS SHOULD BE INSTALLED AT ALL ENTRANCES TO THE SITE TO MITIGATE OR HALT THE TRACKING OF SEDIMENT ON PUBLIC ROADWAYS. IF SEDIMENT IS TRACKED ONTO PUBLIC ROADWAYS, THEY SHOULD BE SWEPT WITHIN ONE (1) CALENDAR DAY OF DISCOVERY.
5. IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION OR FILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
THE CONTRACTOR SHOULD BE MADE AWARE AND UNDERSTAND WHERE THE AREAS OF PROPOSED GREEN SPACE/VEGETATIVE COVER ARE LOCATED AND LIMIT THEIR TRAVEL OVER THESE AREAS TO MINIMIZE SOIL COMPACTION.
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
N/A, NO SURFACE WATERS ON SITE.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS:
N/A; SEDIMENTATION TREATMENT CHEMICALS ARE STRICTLY PROHIBITED ON-SITE.

B. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14 [OF THE NPDES PERMIT]:
N/A

C. WILL THE PROJECT INCLUDE DEWATERING, BASIN DRAINING?
NO

D. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO

VII. PERMANENT STORMWATER MANAGEMENT SYSTEM:

A. WILL THE PROJECT RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS SURFACES OR RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS IN TOTAL IF THE PROJECT IS PART OF A LARGER PLAN OF DEVELOPMENT?
NO

B. IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON-SITE (SEE SECTION 15 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEM 16.14 THROUGH ITEM 16.21. IF INFILTRATION IS PROHIBITED, IDENTIFY OTHER METHODS OF STORMWATER TREATMENT USED (e.g., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING, OR EQUIVALENT METHOD):
N/A

C. ATTACHED DESIGN PARAMETERS FOR THE PLANNED PERMANENT STORMWATER MANAGEMENT SYSTEM, INCLUDING VOLUME CALCULATIONS, DISCHARGE RATE CALCULATION, CONSTRUCTION DETAILS INCLUDING BASIN DEPTH, OUTLET CONFIGURATIONS, LOCATION, DESIGN OF PRE-TREATMENT DEVICES AND TIMING FOR INSTALLATION.
N/A

VIII. INSPECTION & MAINTENANCE ACTIVITIES

A. IDENTIFY THE TRAINED INDIVIDUAL(S) RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMP's AT THE SITE:

G-CUBED, INC.:
JASON KAPPERS, MARK WELCH, ANDREW BUCK, RYAN MCCORMICK, JACOB FRANK, AUSTIN HINES

CONTRACTOR:
_____

B. ATTACH TRAINING DOCUMENTATION FOR EACH INDIVIDUAL (SEE BELOW FOR G-CUBED, INC. TRAINED INDIVIDUALS):

G-CUBED, INC. TRAINED INDIVIDUALS

UNIVERSITY OF MINNESOTA **Mark R. Welch** Construction Installer (May 31 2027) Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Jason W. Kappers** Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2027)	UNIVERSITY OF MINNESOTA **Jacob Frank** Construction Site Management (May 31 2026) Design of Construction SWPPP (May 31 2028)
UNIVERSITY OF MINNESOTA **Andrew Buck** Construction Site Management (May 31 2026) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Ryan McCormick** Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Austin Hines** Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)

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.
MARK R WELCH
DATE 8/6/2026 REG. NO. 42736

DATE: 05/14/26
Prepared For:
MESENBURG PROPERTIES, LLC
4521 NORTH FRONTAGE ROAD HWY 14 NW
ROCHESTER, MN 55901
FILE NO.: 26-108 Base.dwg

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DESIGNED MRW
DRAWN ATW
CHECKED MRW

REVISED	BY	DATE
SUBMITTAL	JLF	8/6/2026

CITY OF ROCHESTER
OLMSTED COUNTY

SERVICEMASTER ADDITION
SWPPP

BENCHMARK:
.

VIII. INSPECTION & MAINTENANCE ACTIVITIES (CONTINUED):

C. DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE, INCLUDING:

1. A DESCRIPTION OF RECORD-KEEPING REQUIREMENTS AND CONTENT: (SEE ITEM 11.12):

RECORD-KEEPING REQUIREMENTS SHALL ADHERE TO SECTION 11.12 OF THE NPDES PERMIT:

SECTION 11.12

PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

a. DATE AND TIME OF INSPECTIONS; AND
b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
e. DATE OF ALL RAINFALL EVENTS GREATER THAN ½ INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (i.e. COLOR, ODOR, SETTLED OR UNSETTLED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS; AND
h. ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10. [MINN. R. 7090].

2. FREQUENCY OF INSPECTIONS (SEE ITEM 11.2 AND ITEM 11.11 OF THE PERMIT):

FREQUENCY OF INSPECTIONS SHALL ADHERE TO SECTIONS 11.2 AND 11.11 OF THE NPDES PERMIT:

SECTION 11.2

PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.b, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN ½ INCH IN 24 HOURS. [MINN. R. 7090]

SECTION 11.11

PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE AS DESCRIBED IN 11.2 AS FOLLOWS:

a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE; INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
d. FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 HAVE BEEN MET. [MINN. R. 7090]

3. AREAS TO BE INSPECTED AND MAINTAINED (SEE ITEM 11.3 THROUGH 11.6 AND 11.9 OF THE PERMIT):

SECTION 11.3

a. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP's. [MINN. R. 7090]

SECTION 11.4

a. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP's AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP's WITH FUNCTIONAL BMP's BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THIS AREA. [MINN. R. 7090]

SECTION 11.5

DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]

SECTION 11.6

PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

SECTION 11.9

PERMITTEES MUST INSPECT AND PHOTOGRAPH DEWATERING DISCHARGES AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS DURING OPERATION. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION. [MINN. R. 7090]

IX. POLLUTION PREVENTION MANAGEMENT MEASURES:

A. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:

BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS SHALL BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

B. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS:

PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS SHOULD ALSO BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

C. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (e.g., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING SECONDARY CONTAINMENT IF APPLICABLE:

HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. DISPOSAL OF HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE AT APPROVED FACILITIES OR OTHERWISE APPROVED BY THE LGU.

D. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:

PER MINN. R. 7035.08, SUBP. 1, THE OWNER AND OCCUPANT OF ANY PREMISES, BUSINESS ESTABLISHMENT, OR INDUSTRY AND/OR THE REFUSE COLLECTION SERVICE ARE RESPONSIBLE FOR THE SATISFACTORY COLLECTION AND TRANSPORTATION OF ALL SOLID WASTE ACCUMULATED AT A PREMISE, BUSINESS ESTABLISHMENT, OR INDUSTRY TO A SOLID WASTE DISPOSAL, TRANSFER, OR PROCESSING FACILITY THAT IS AUTHORIZED TO ACCEPT THE WASTE.

PER MINN. R. 7035.08, SUBP. 2, VEHICLES OR CONTAINERS USED FOR THE COLLECTION AND TRANSPORTATION OF GARBAGE AND SIMILAR PUTRESCIBLE WASTES, OR REFUSE CONTAINING SUCH MATERIALS, MUST BE COVERED, LEAKPROOF, DURABLE, AND OF EASILY CLEANABLE CONSTRUCTION. THEY MUST BE CLEANED TO PREVENT NUISANCES, POLLUTION, OR INSECT BREEDING, AND MUST BE MAINTAINED IN GOOD REPAIR. VEHICLES OR CONTAINERS USED FOR THE TRANSPORTATION OF MUNICIPAL SOLID WASTE COMBUSTOR ASH MUST BE COVERED TO PREVENT FUGITIVE DUST EMISSIONS AND CONSTRUCTION TO PREVENT LEAKING OF FLUID WHICH HAS BEEN IN CONTACT WITH ASH.

E. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7041:

PORTABLE TOILETS MUST BE POSITIONED SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. DISPOSAL OF SANITARY WASTES SHALL BE IN ACCORDANCE WITH MINN. R. CH. 7041.

F. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES TO THAT WASTES DO NOT CONTACT THE GROUND:

CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ALL WASHOUT FACILITIES CONSTRUCTED ONSITE MUST BE IN APPROVED COMMUNAL LOCATIONS AND/OR LOCATED ON THE INDIVIDUAL LOT BEING DEVELOPED. ONSITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE.

X. PERMIT TERMINATION CONDITIONS

A. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:

PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

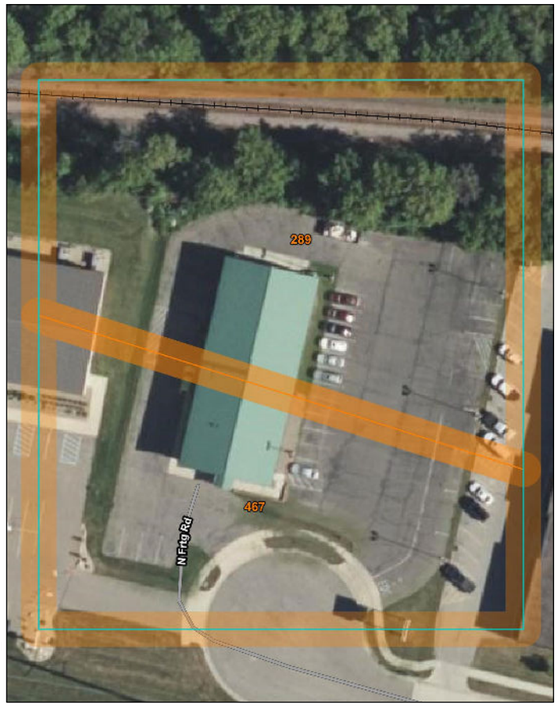
B. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT:

PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM AND STORMWATER CONVEYANCE SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 OF THE PERMIT AND IS OPERATING AS DESIGNED.

C. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP's:

COMMON METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP's ARE ACCEPTABLE; SO LONG AS ALL TEMPORARY SYNTHETIC DEVICES ARE REMOVED PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). PERMITTEES MAY LEAVE BMP's DESIGNED TO DECOMPOSE ON-SITE IN PLACE.

USDA NRCS WEB SOIL SURVEY MAP & MAP UNIT LEGEND



Map Unit Legend

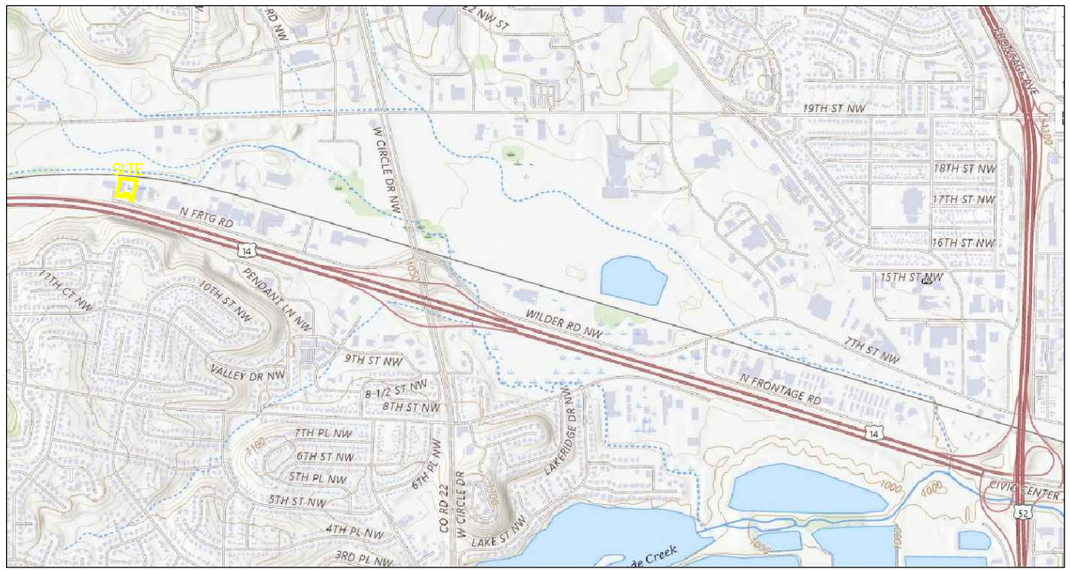
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
289	Radford silt loam	1.1	56.9%
467	Sawmill silty clay loam	0.9	43.1%
Totals for Area of Interest		2.0	100.0%

SOIL CLASSIFICATION — HYDROLOGIC SOIL GROUP (HSG)

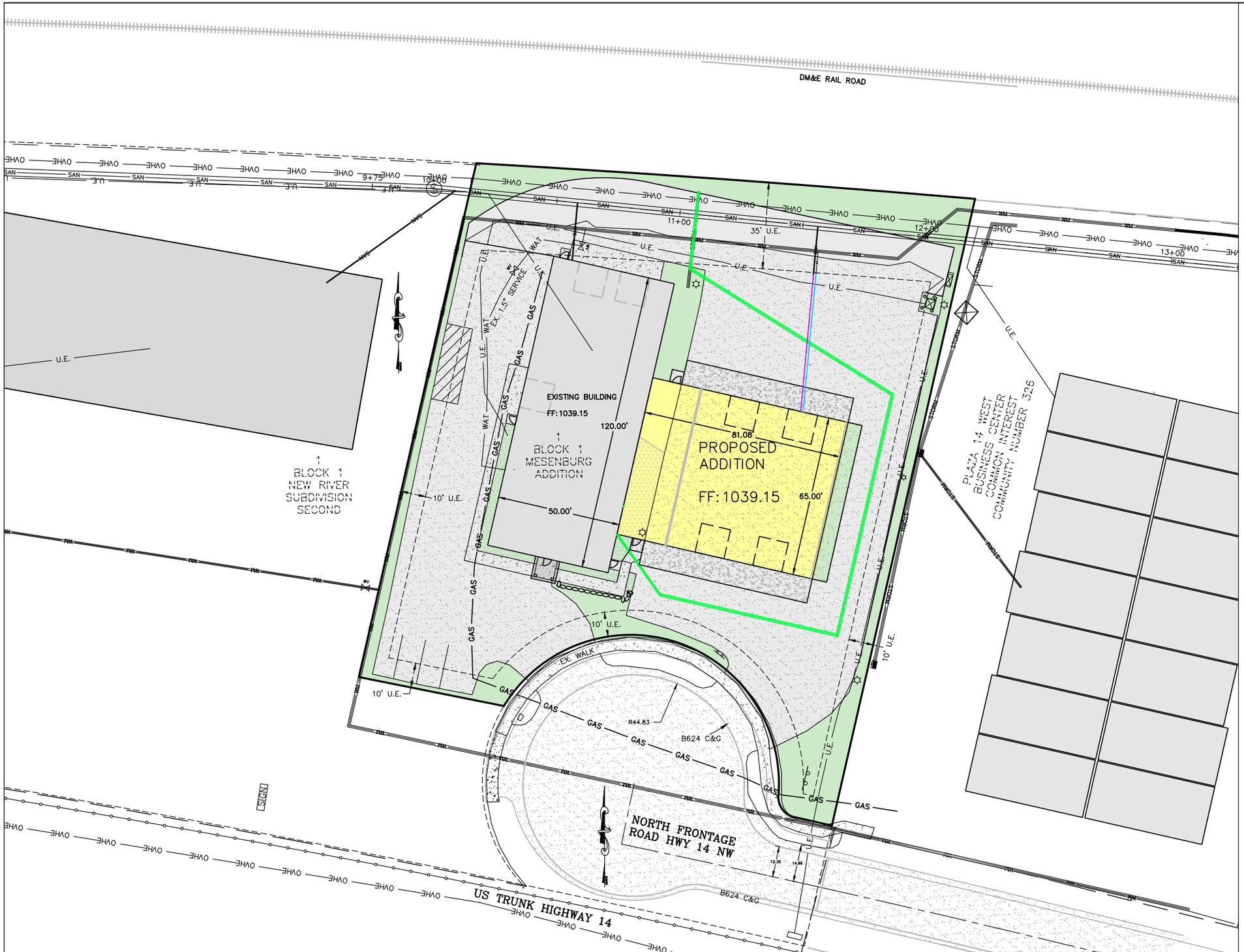
*289 – RADFORD SILT LOAM.....B/D
*476 – SAWMILL SILTY CLAY LOAM.....B/D

*WILL BE DISTURBED WITH DEVELOPMENT OF SERVICEMASTER ADDITION

USGS QUAD MAP – MINNESOTA – OLMSTED COUNTY – 7.5-MINUTE SERIES



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: 05/14/26	G-Cubed	ENGINEERING SURVEYING PLANNING	DESIGNED MRW	REVISED / SUBMITTAL	BY: JLF	DATE: 8/6/2026	CITY OF ROCHESTER OLMSTED COUNTY	SERVICEMASTER ADDITION SWPPP
MARK R WELCH	Prepared For: MESENBURG PROPERTIES, LLC	14070 Hwy 52 S.E. Chatfield, MN 55923	Ph. 507-867-1666 Fax 507-867-1665 www.ggg.to	DRAWN ATW					
DATE 8/6/2026 REG. NO. 42736	4521 NORTH FRONTAGE ROAD HWY 14 NW ROCHESTER, MN 55901			CHECKED MRW				BENCHMARK: .	SHEET 6 OF 7 SHEETS
	FILE NO.: 26-108 Base.dwg								



LANDSCAPE AREA

EXISTING BOULEVARD TREE

SHRUB

UNDERSTORY TREE

CANOPY TREE

BOULEVARD TREES
THE LOT FRONTAGE SUMS TO 188.06 LF ALONG NORTH FRONTAGE ROAD HWY 14 NW. BOULEVARD TREES ARE TO BE PLANTED AT A RATE OF 1 TREE PER 50 LF OF FRONTAGE FOR RESIDENTIAL PROPERTIES. 8 BOULEVARD TREES ARE REQUIRED FOR THE SITE. 4 BOULEVARD TREES WERE PREVIOUSLY PLANTED, 4 NEW BOULEVARD TREES ARE REQUIRED.

GENERAL LANDSCAPING
NOT REQUIRED – PROPERTY IS ZONED SI

BUFFERYARD
A LEVEL 4 BUFFERYARD IS REQUIRED BETWEEN THE PROPOSED SITE AND THE EXISTING LOT TO THE NORTH. THE NEIGHBORING LOT TO THE NORTH IS A PROTECTED LOT AND THE PROPOSED LOT IS REGULATED. DUE TO THIS THERE IS A LEVEL 4 BUFFERYARD REQUIRED AND THE SITE IS SUBJECT TO THE REGULATED LOT STANDARDS. A MODIFIED VERSION OF THE LEVEL 4 BUFFERYARD IS SHOWN INCLUDING A 6' PRIVACY FENCE FROM THE EASEMENT EDGE OFF OF 3RD AVE TO JUST PAST THE FRONT OF THE EXISTING GARAGE OF THE NORTH LOT. PLANTINGS OF 3 CANOPY TREES, 3 UNDERSTORY TREES, AND 6 SHRUBS PER 100 FEET ARE SHOWN WITHIN A 10' WIDE BUFFERYARD AREA.

PLANTING IN EASEMENTS
60.400.060B.11.b.4 – TREES SHALL NOT BE PLANTED IN UTILITY EASEMENTS. OTHER PLANTINGS, AS DESCRIBED IN 60.400.060B15, PLANTING IN EASEMENTS, MAY BE SUBSTITUTED WITH THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.

60.400.060B.15
a. VEGETATION LOCATED ON UTILITY EASEMENTS SHALL BE PLACED SO THAT IT DOES NOT INTERFERE WITH THE FREE MOVEMENT OF SERVICE VEHICLES, OR PLACEMENT AND OPERATION OF UTILITY FACILITIES
b. GROUND COVER, GRASS, AND NATIVE GRASSES, OR HEDGES UNDER THREE FEET IN HEIGHTS MAY BE INSTALLED IN OR PERMITTED TO REMAIN IN THE PUBLIC UTILITY EASEMENT
c. PLANTINGS IN UTILITY EASEMENTS SHALL BE PLACED AT THE RISK OF THE PROPERTY OWNER, AND SHALL NOT INTERFERE WITH REASONABLE ACCESS TO THE UTILITY FACILITY. UTILITY COMPANIES WILL NOT REPLACE PLANTINGS OR LANDSCAPING REMOVED OR DAMAGED DURING WORK WITHIN THE EASEMENT AREA.

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.

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CITY OF ROCHESTER
OLMSTED COUNTY

SERVICEMASTER ADDITION
LANDSCAPE PLAN

BENCHMARK:

SHEET 7
OF 7 SHEETS