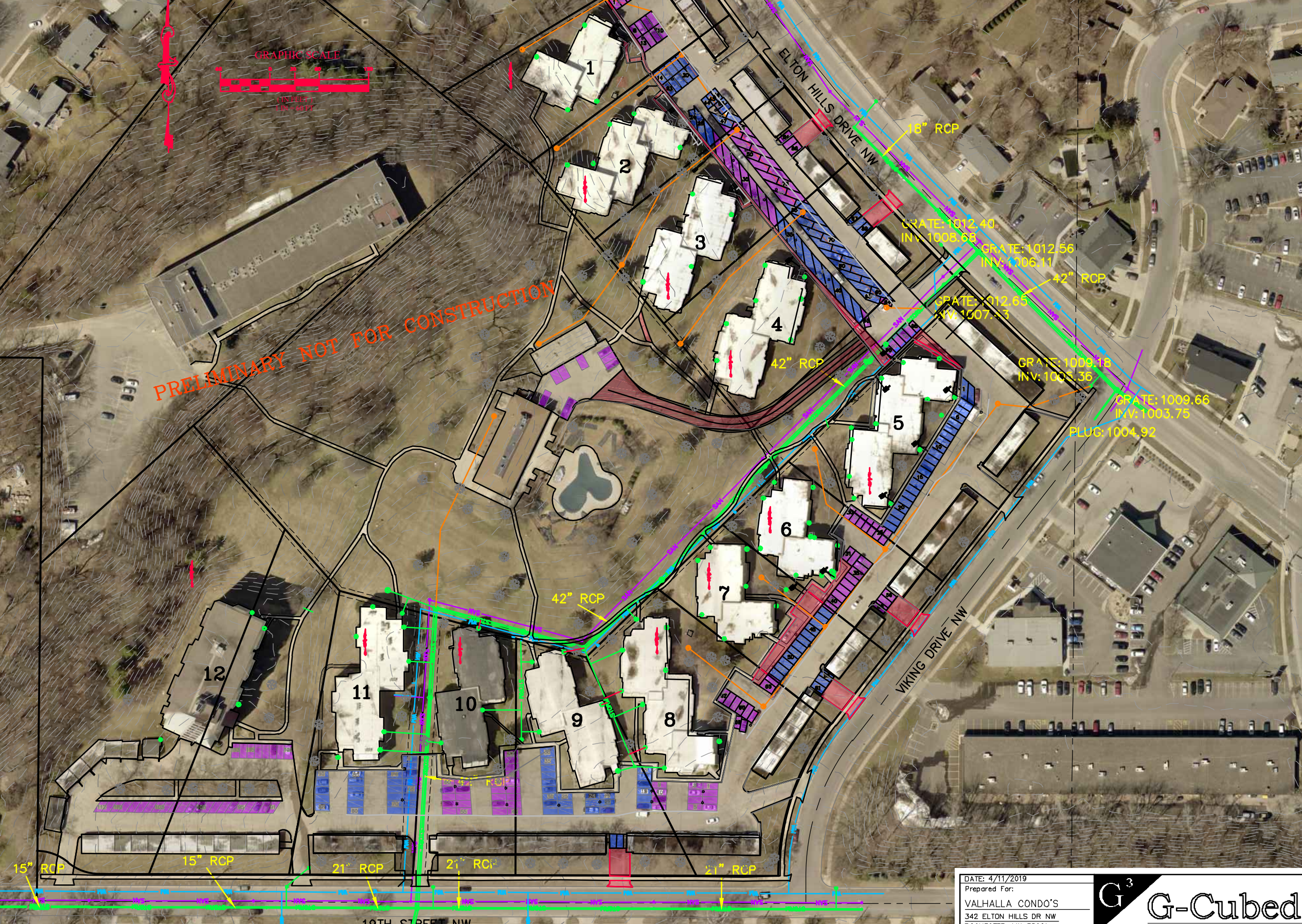


DISCLAIMER: REVISIONS ARE SUGGESTIONS FOR DISCUSSION. NO CONSTRUCTION SHALL BE PLANNED OFF THIS EXHIBIT.

GRAPHIC SCALE



PRELIMINARY NOT FOR CONSTRUCTION



DATE: 4/11/2019  
Prepared For:  
VALHALLA CONDO'S  
342 ELTON HILLS DR NW  
ROCHESTER, MN 55901  
FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING  
SURVEYING  
PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
www.g3cto

**GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:**

- 1) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, AT TOE OF FILL SLOPES AND MAINTAIN UNTIL TURF HAS BEEN WELL ESTABLISHED. (INSTALLATION OF SILT FENCE MUST TAKE PLACE PRIOR TO DISTURBING THE WATERSHED). INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCHBASINS AND INLETS LOCATED WITHIN THE PROJECT AND IMMEDIATELY DOWNSTREAM OF THE PROJECT.
- 2) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 3) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
- 4) THIS PROJECT DOES REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES NOT REQUIRE A PERMANENT STORM WATER MANAGEMENT SYSTEM/TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING LESS THAN ONE ACRE. A SWPPP HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE PART OF THESE PLANS. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN OR WITHIN THE SWPPP SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
- 5) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS.  
 FERTILIZER SHALL 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE.  
 MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE.  
 MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.  
 \*THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST – JUNE 1ST AND JULY 20TH – SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH – NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
- 6) PER CURRENT MPCA REQUIREMENTS. 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. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE (HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF).
- 7) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
- 8) DITCHES WITHIN 200' OF SURFACE WATER OR PROPERTY LINE STABILIZED IN 24 HOURS AFTER CONNECTION.
- 9) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30' ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 3 PER MNDOT 3885.1. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND-SLIDING AND SURFACE EROSION.
- 10) GOVERNING SPECIFICATIONS – THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THEN 2013 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE OLMSTED COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Main Office	164	10641	807	149	19610		3	450	16	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Main Office	\$ 164.00	\$ 9,044.85	\$ 30,666.00	\$ 1,043.00	\$ 57,849.50	\$ -	\$ 1,500.00	\$ 6,750.00	\$ 160.00	\$ 107,017.35

**IMPAIRED/SPECIAL WATERS WITHIN ONE MILE:**  
 ZUMBRO RIVER, SOUTH FORK – FC, INVERTBIO, & T

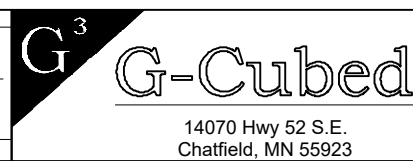
**OWNER**  
 VALHALLA CONDOS  
 342 ELTON HILLS DR NW  
 ROCHESTER, MN 55901

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

PRELIMINARY NOT FOR CONSTRUCTION

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  
 REG. NO. 42736  
 DATE \_\_\_\_\_

DATE: 11/21/2019  
 Prepared For:  
 VALHALLA CONDOS  
 342 ELTON HILLS DR NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE



**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.ggg.to

DESIGNED	MRW	REVISED	BY	DATE
DRAWN	ADB	PRELIMINARY	ADB	12/10/19
CHECKED	MRW			

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**  
 BENCHMARK:

**RESTORATION ITEMS**  
**CONSTRUCTION NOTES**  
**SHEET 2**  
**OF 26 SHEETS**



Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 1	330	192		550	7545	2	2	235	13

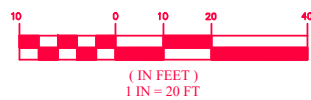
  

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 1	\$ 330.00	\$ 163.20	\$ -	\$ 3,850.00	\$ 22,257.75	\$ 2,000.00	\$ 1,000.00	\$ 3,525.00	\$ 130.00	\$ 33,125.95

NOTES:

- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
- REMOVE & REPLACE 54 LF OF RETAINING WALL ALONG SIDEWALK
- MOVE STAIRS AT MAIN ENTRANCE TO THE WEST RATHER THAN THE EAST

GRAPHIC SCALE



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FILE NO.: 18-093 BASE

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DESIGNED MRW  
 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
 BUILDING 1

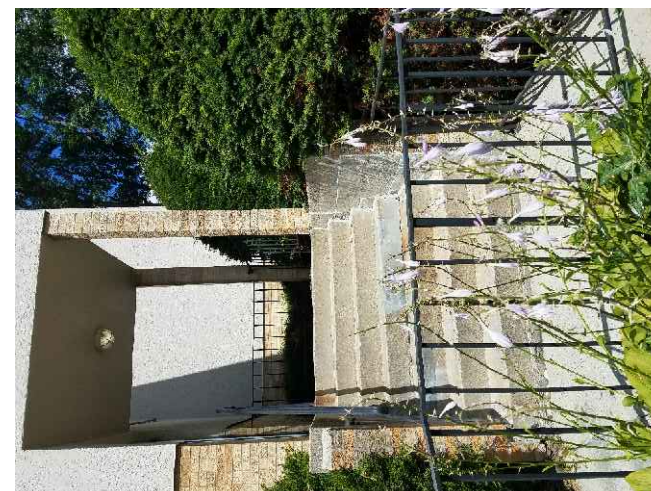
BLD #1 & 2 FRONT YARD



BLD #1 DRIVE APPROACH



BLD #1 MAIN ENTRANCE



BLD #1 PARKING LOT LANDSCAPING



BLD #1 SOUTH PATIOS



PRELIMINARY NOT FOR CONSTRUCTION

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DESIGNED MRW  
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CHECKED MRW

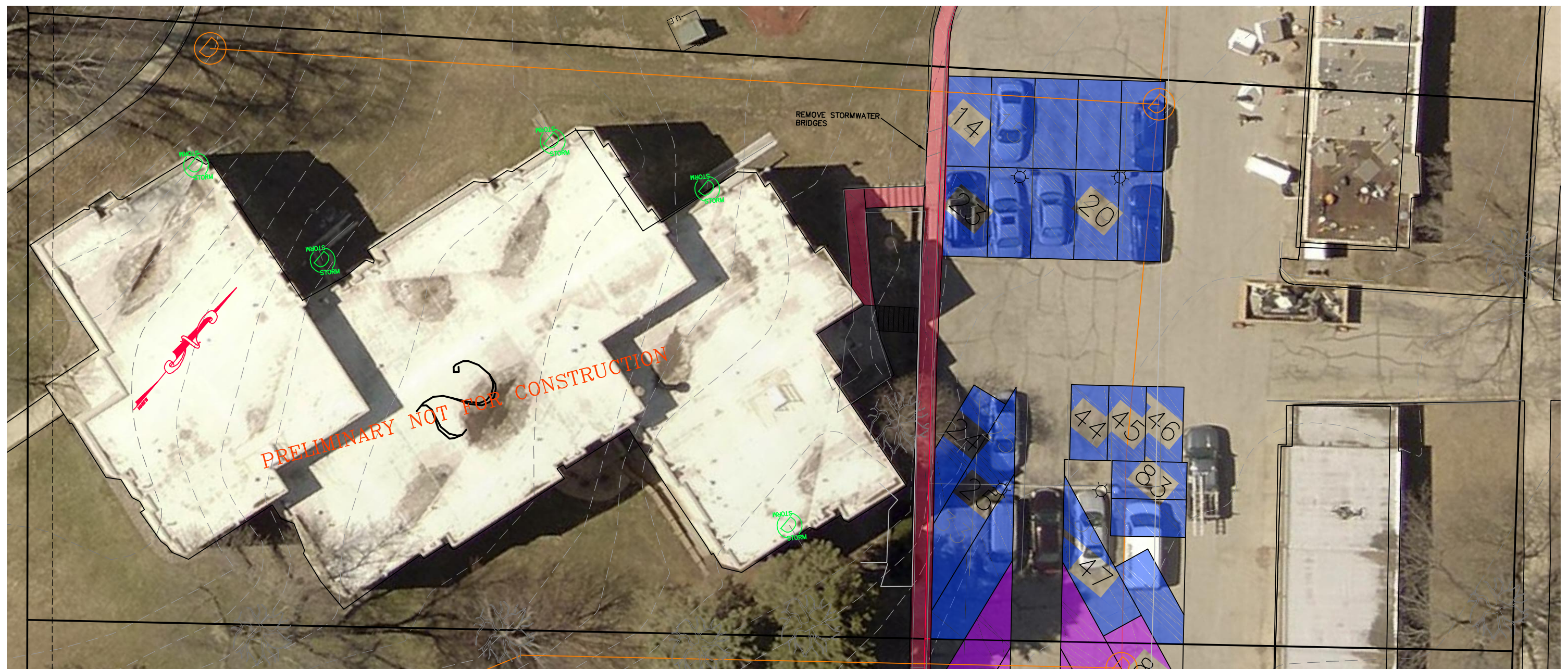
REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
BUILDING 1 IMAGES

SHEET 4  
OF 26 SHEETS



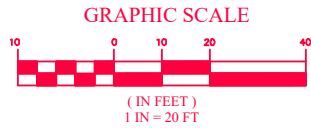
PRELIMINARY NOT FOR CONSTRUCTION

REMOVE STORMWATER BRIDGES

Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 2	344	5479		566	8989	4	2	300	20

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 2	\$ 344.00	\$ 4,657.15	\$ -	\$ 3,962.00	\$ 26,517.55	\$ 4,000.00	\$ 1,000.00	\$ 4,500.00	\$ 200.00	\$ 44,980.70



- NOTES:
- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
  - REMOVE & REPLACE 112 LF OF RETAINING WALL ALONG SIDEWALK
  - TILE BOTTOM OF SWALE ON NORTH/WEST SIDE OF BUILDING
  - ENTRANCE STEPS STRAIGHT VS GOING TO THE EAST

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 DATE \_\_\_\_\_ REG. NO. 42736

DATE: 11/21/2019  
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**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901

FILE NO.: 18-093 BASE

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 Chatfield, MN 55923

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 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.gcg.io

DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK: \_\_\_\_\_

**RESTORATION ITEMS**  
**BUILDING 2**

**SHEET 5**  
**OF 26 SHEETS**

PRELIMINARY NOT FOR CONSTRUCTION

BLD #1 & 2 FRONT YARD



BLD #2 DRIVE APPROACH



BLD #2 MAIN ENTRANCE



BLD #2 NORTH YARD INLET



BLD #2 NORTH YARD



BLD #2 PARKING LOT LANDSCAPING.1



BLD #2 PARKING LOT LANDSCAPING.2



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DESIGNED MRW  
 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
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CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
 BUILDING 2 IMAGES

SHEET 6  
 OF 26 SHEETS



**PRELIMINARY NOT FOR CONSTRUCTION**

REMOVE STORMWATER BRIDGES

NO.15  
STORM

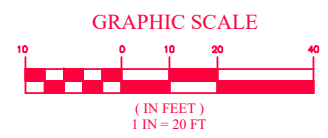
NO.15  
STORM

Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 3	375	9882	28	552	9094	4	2	345	24

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 3	\$ 375.00	\$ 8,399.70	\$ 1,064.00	\$ 3,864.00	\$ 26,827.30	\$ 4,000.00	\$ 1,000.00	\$ 5,175.00	\$ 240.00	\$ 50,705.00

- NOTES:
- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
  - REMOVE & REPLACE 32 LF OF RETAINING WALL ALONG SIDEWALK
  - REMOVE DRIVE ENTRANCE AND REPLACE WITH 3 PARKING STALLS
  - MOVE STAIRS AT MAIN ENTRANCE STRAIGHT RATHER THAN THE EAST



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DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 3**

**SHEET 7**  
**OF 26 SHEETS**

BLD #3 DRIVE APPROACH



BLD #3 MAIN ENTRANCE



BLD #3 PARKING LOT LANDSCAPING



BLD #4 DRIVE APPROACH



PRELIMINARY NOT FOR CONSTRUCTION

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 DATE \_\_\_\_\_ MARK R. WELCH  
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DATE: 11/21/2019  
 Prepared For:  
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 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

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DESIGNED MRW  
 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
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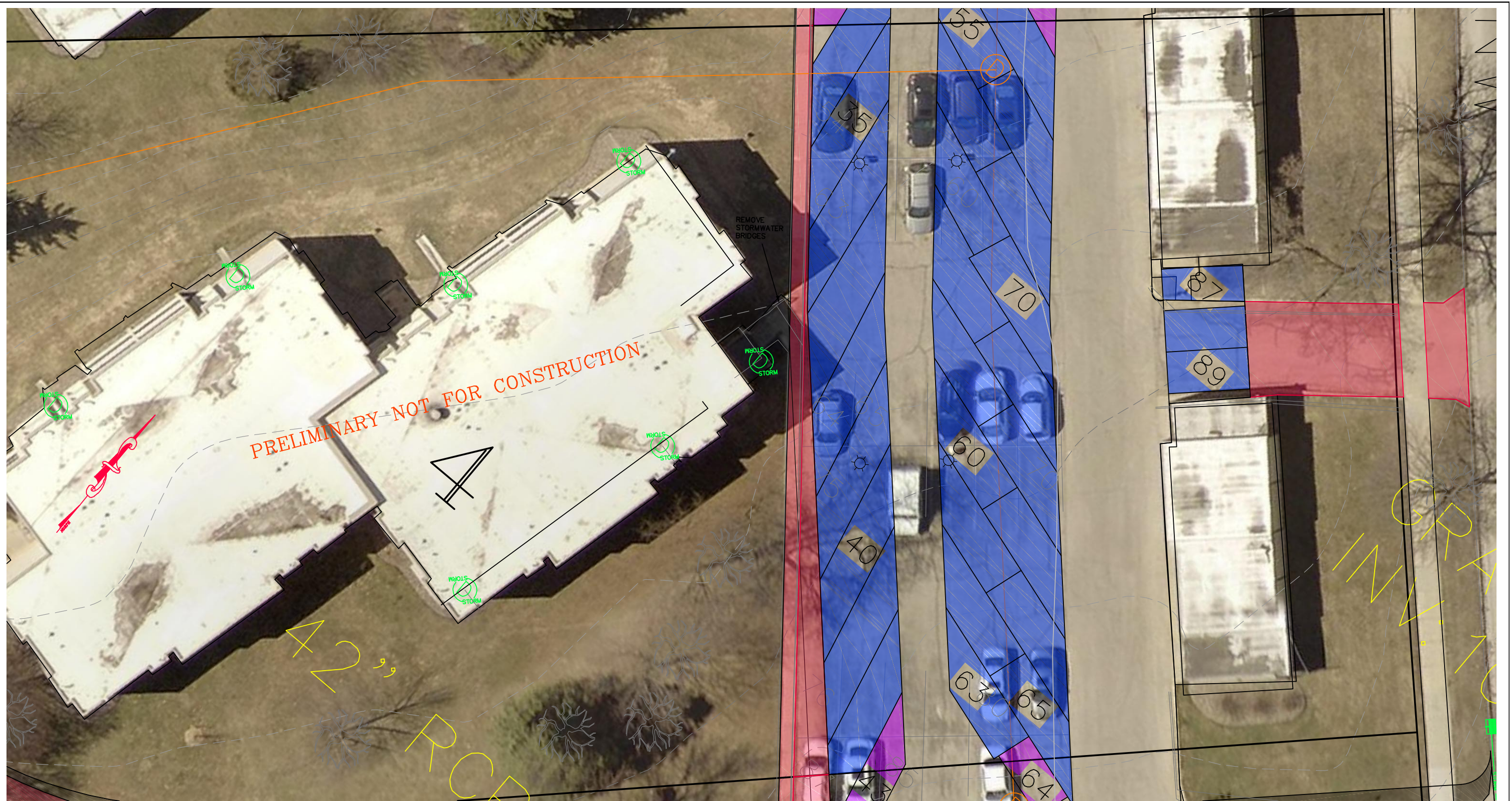
CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
 BUILDING 3 & 4 IMAGES

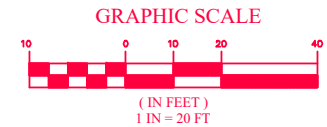
SHEET 8  
 OF 26 SHEETS





**PRELIMINARY - NOT FOR CONSTRUCTION**

REMOVE STORMWATER BRIDGES



Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 4	479	12714	26	626	11633	4	2	375	30

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 4	\$ 479.00	\$ 10,806.90	\$ 988.00	\$ 4,382.00	\$ 34,317.35	\$ 4,000.00	\$ 1,000.00	\$ 5,625.00	\$ 300.00	\$ 61,598.25

- NOTES:**
- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
  - TILE ON WEST SIDE OF BUILDING

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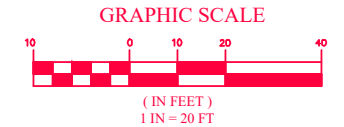
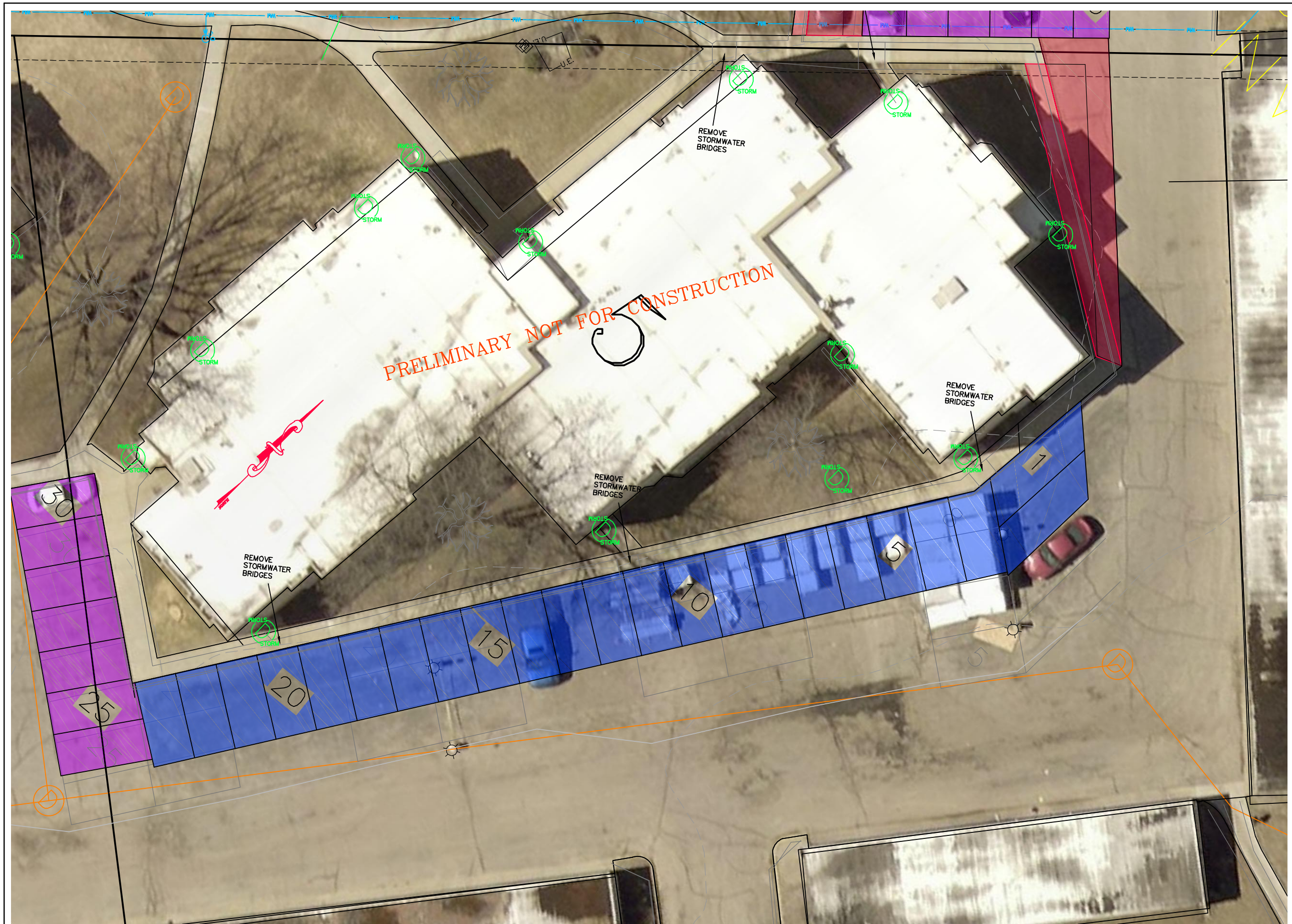
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**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 4**

**SHEET 9**  
**OF 26 SHEETS**



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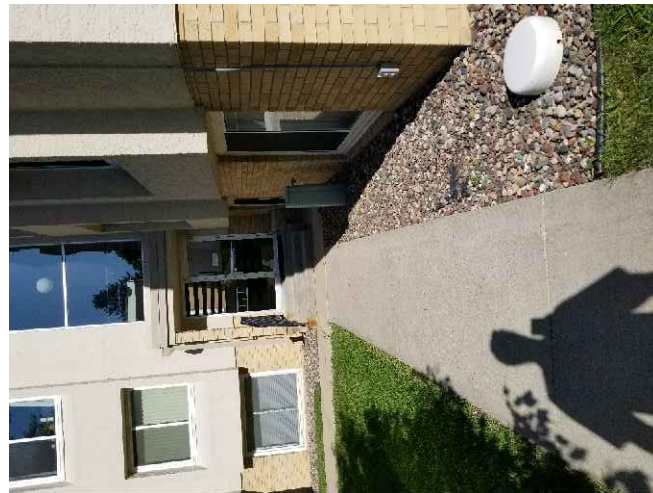
DESIGNED: MRW  
 DRAWN: ADB  
 CHECKED: MRW

REVISED	BY	DATE
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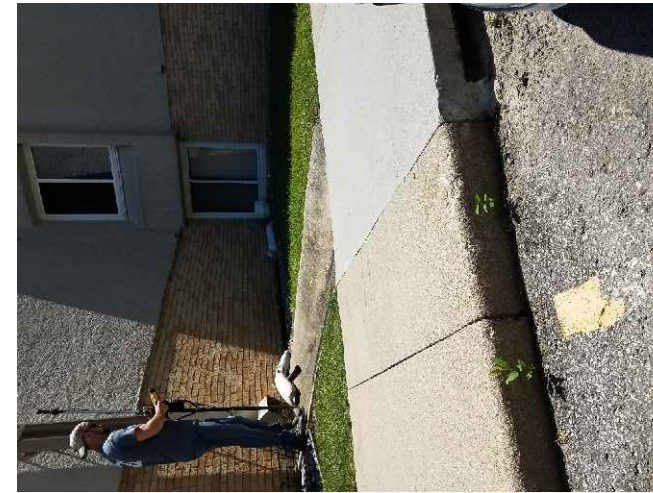
**CITY OF ROCHESTER**  
**VALHALLA CONDOS**  
 BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 5**  
**SHEET 10**  
**OF 26 SHEETS**

BLD #5 MIDDLE REAR ENTRANCE



BLD #5 NW ROOF DRAIN TO SIDEWALK BRIDGE



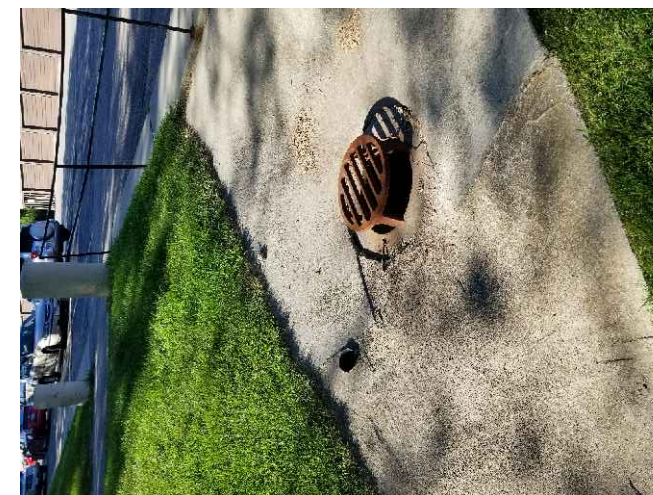
BLD #5 REAR INLET LOOKING NE



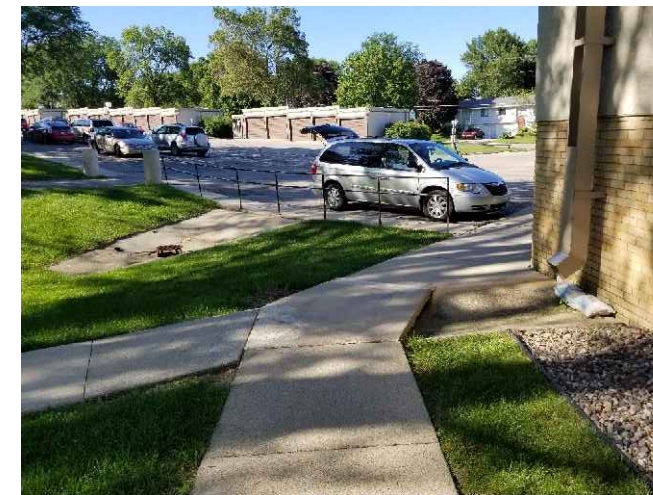
BLD #5 REAR INLET.2



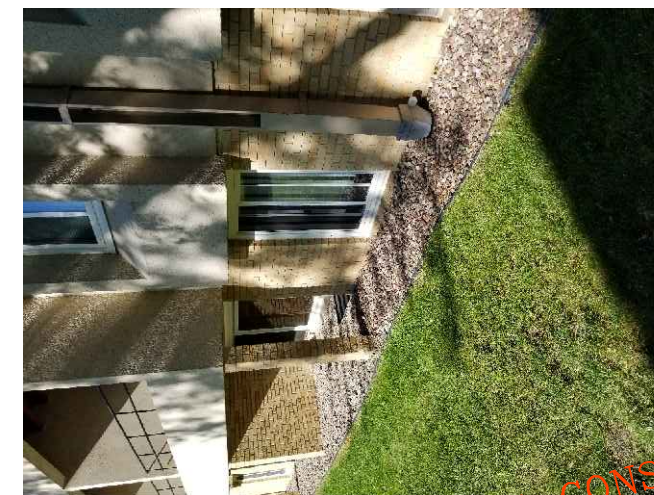
BLD #5 REAR INLET



BLD #5 REAR SIDEWALK BRIDGE TO INLET



BLD #5 SW CORNER ROOF DRAIN



BLD #5 WEST BACKYARD



PRELIMINARY NOT FOR CONSTRUCTION

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 5	1074	19146		385	18654	3	1	330	23	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 5	\$ 1,074.00	\$ 16,274.10	\$ -	\$ 2,695.00	\$ 55,029.30	\$ 3,000.00	\$ 500.00	\$ 4,950.00	\$ 230.00	\$ 83,522.40

NOTES:

- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
- REMOVE STORMWATER BRIDGES WITHIN SIDEWALK
- CONNECT SUMP PUMPS TO STORM DRAIN PIPES

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  
 REG. NO. 42736

DATE: 11/21/2019  
 Prepared For:  
 VALHALLA CONDOS  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING  
 Ph. 507-867-1666  
 Fax 507-867-1665  
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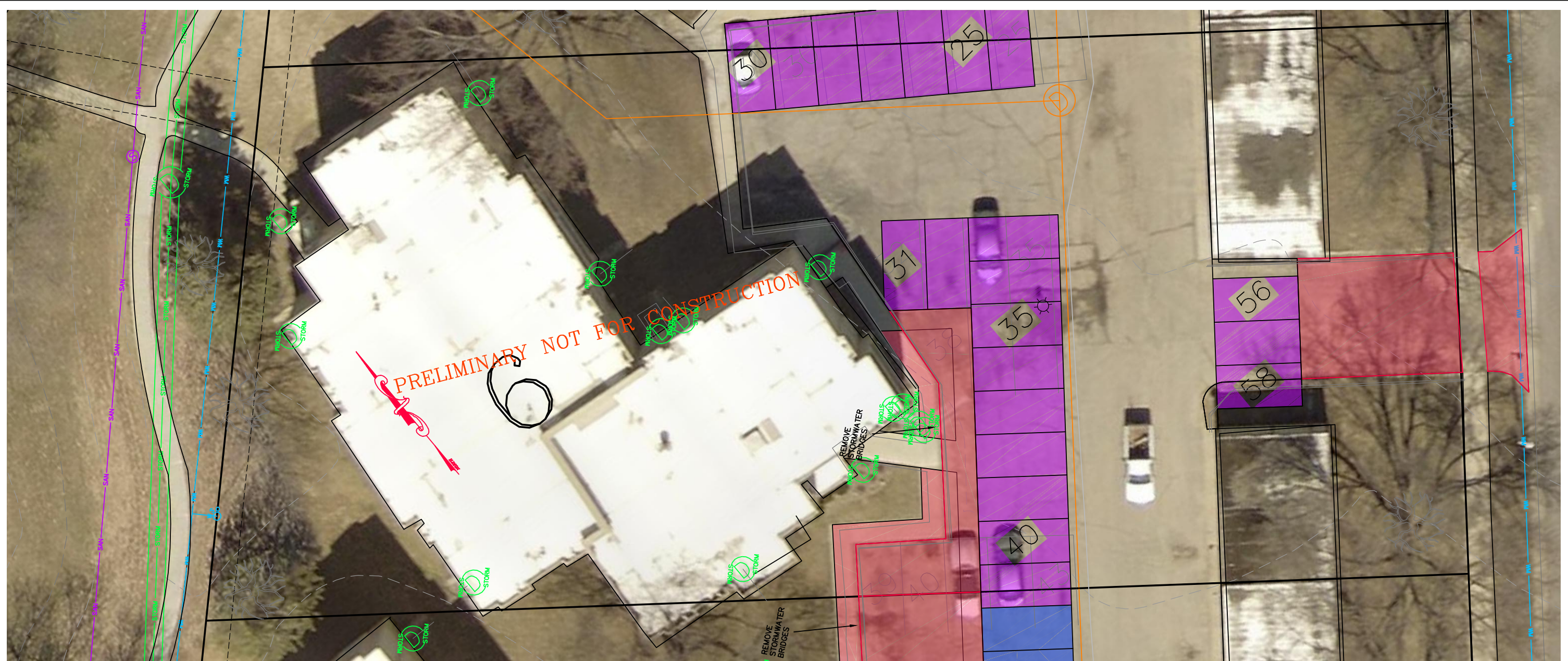
DESIGNED MRW  
 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK:

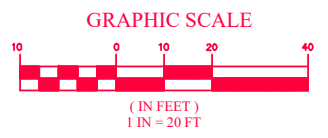
RESTORATION ITEMS  
 BUILDING 5 IMAGES



**NOTES:**

- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
- REMOVE DRIVE ENTRANCE AND REPLACE WITH 3 PARKING STALLS
- CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- CONNECT SUMP PUMPS TO STORM DRAIN PIPES

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 6	278	9350	32	290	7829	1	2	270	21	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 6	\$ 278.00	\$ 7,947.50	\$ 1,216.00	\$ 2,030.00	\$ 23,095.55	\$ 1,000.00	\$ 1,000.00	\$ 4,050.00	\$ 210.00	\$ 40,617.05



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DATE: 11/21/2019  
 Prepared For:  
**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
 Ph. 507-867-1666  
 Fax 507-867-1665  
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DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 6**

**SHEET 12**  
**OF 26 SHEETS**

BLD #6 & 7 BACKYARD SWALE



BLD #6 EAST INSIDE CORNER STAIRWELL



BLD #6 EAST INSIDE CORNER



BLD #6 NE CORNER ROOF DRAIN



BLD #6 REAR ENTRANCE



BLD #6 REAR INLET LOOKING SW



BLD #6 REAR INLET



PRELIMINARY NOT FOR CONSTRUCTION

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MARK R. WELCH  
REG. NO. 42736  
DATE \_\_\_\_\_

DATE: 11/21/2019  
Prepared For:  
VALHALLA CONDOS  
342 ELTON HILLS DR. NW  
ROCHESTER, MN 55901  
FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING  
SURVEYING  
PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
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DRAWN ADB  
CHECKED MRW

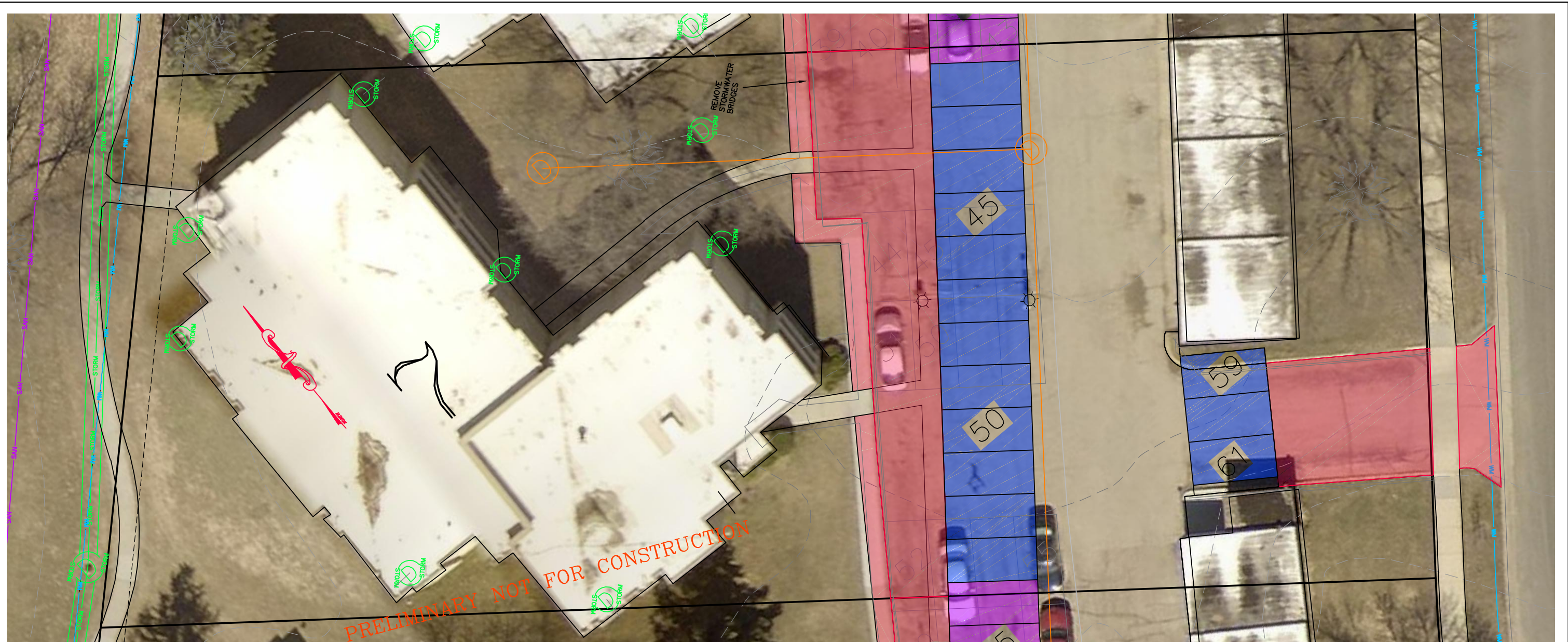
REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
BUILDING 6 IMAGES

SHEET 13  
OF 26 SHEETS



Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 7	464	8573	32	574	5782	2	2	210	15

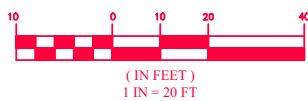
  

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 7	\$ 464.00	\$ 7,287.05	\$ 1,216.00	\$ 4,018.00	\$ 17,056.90	\$ 2,000.00	\$ 1,000.00	\$ 3,150.00	\$ 150.00	\$ 36,191.95

**NOTES:**

- REMOVE & REPLACE WITH 5' SIDEWALKS AND BITUMINOUS
- REMOVE DRIVE ENTRANCE AND REPLACE WITH 3 PARKING STALLS
- CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- CONNECT SUMP PUMPS TO STORM DRAIN PIPES
- REPLACE THE CANOPY AND STAIRS AT THE REAR ENTRANCE

**GRAPHIC SCALE**



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 MARK R. WELCH  
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DATE: 11/21/2019  
 Prepared For:  
**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
 Ph. 507-867-1666  
 Fax. 507-867-1665  
 www.gcg.to

DESIGNED: MRW  
 DRAWN: ADB  
 CHECKED: MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 7**

BLD #6 & 7 BACKYARD SWALE



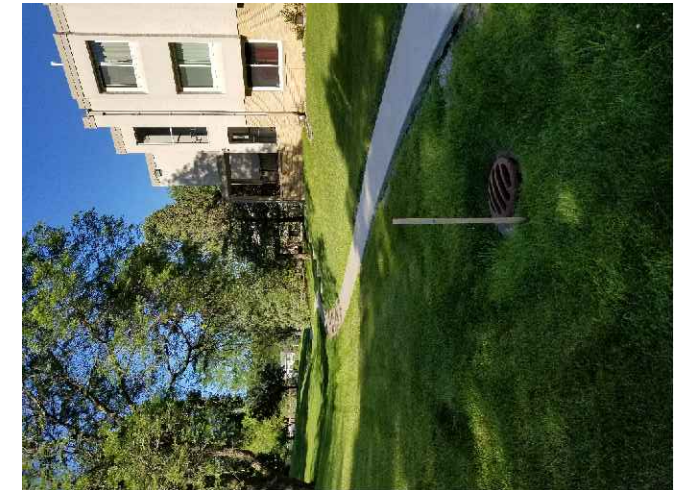
BLD #7 NW CORNER ROOF DRAIN



BLD #7 & 8 BACKYARD SWALE



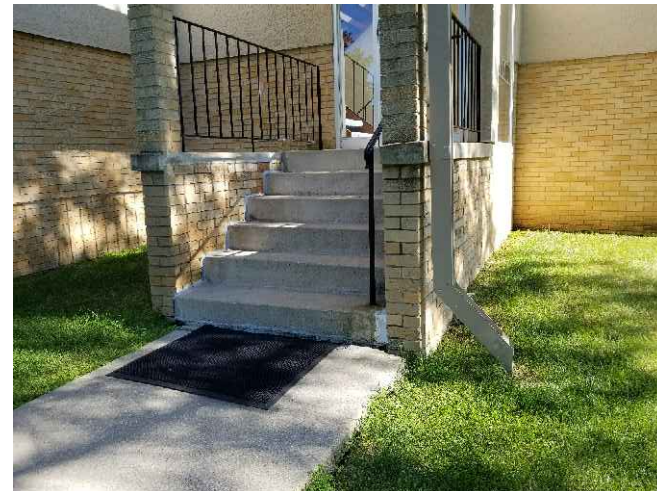
BLD #7 & 8 INLET



BLD #7 FRONTYARD



BLD #7 REAR ENTRANCE



PRELIMINARY NOT FOR CONSTRUCTION

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DATE: 11/21/2019  
 Prepared For:  
 VALHALLA CONDOS  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
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 14070 Hwy 52 S.E.  
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ENGINEERING  
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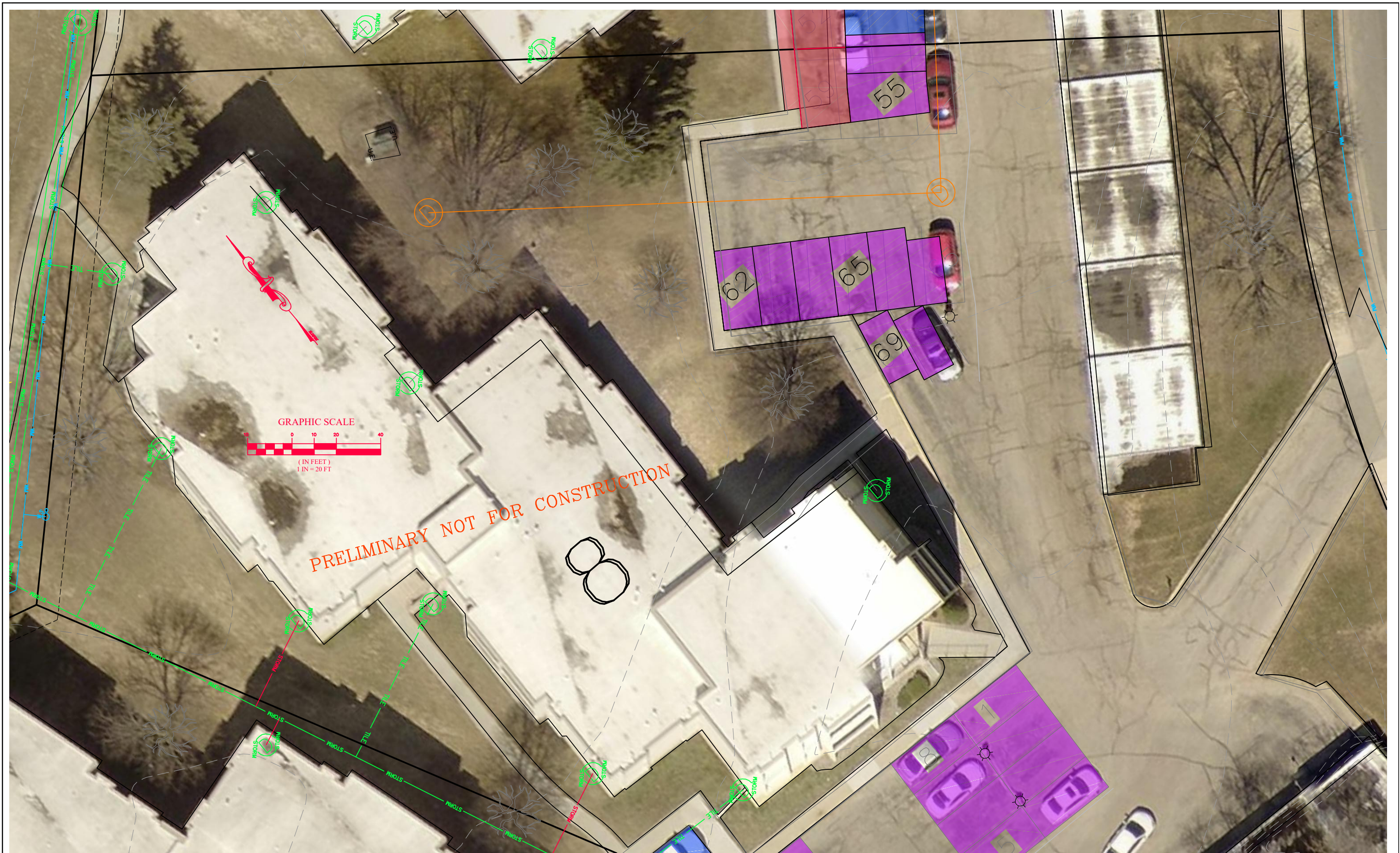
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 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
 BUILDING 7 IMAGES



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 REG. NO. 42736  
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DATE: 11/21/2019  
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**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901

FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
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 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

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 Ph. 507-867-1666  
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REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK: \_\_\_\_\_

**RESTORATION ITEMS**  
**BUILDING 8**

**SHEET 16**  
**OF 26 SHEETS**



BLD #7 & 8 BACKYARD SWALE



BLD #7 & 8 INLET



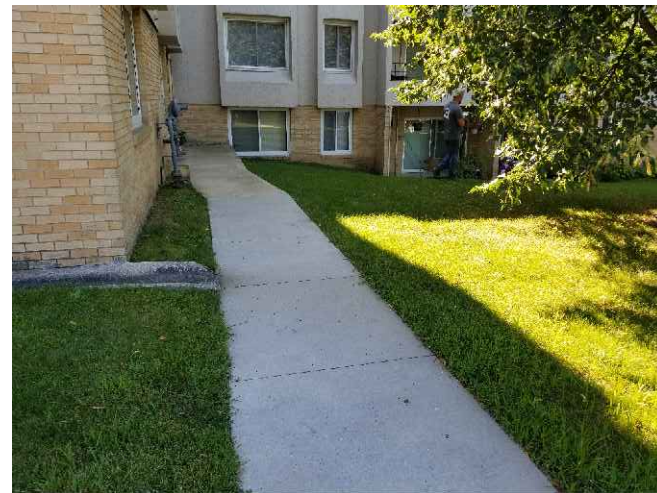
BLD #8 & 9 BACKYARD SWALE



BLD #8 & 9 FRONT YARD



BLD #8 EAST ENTRANCE



BLD #8 EAST SIDE YARD



BLD #8 REAR ENTRANCE



BLD #8 SW CORNER



BLD #8 WEST BACKYARD.1



BLD #8 WEST BACKYARD.2



NOTES:

- REMOVE & REPLACE BITUMINOUS
- REMOVE & REPLACE SIDEWALKS IN BAD CONDITION OR AS NEEDING TO IMPROVE GRADING
- CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- CONNECT SUMP PUMPS TO STORM DRAIN PIPES
- REMOVE CONCRETE AND BIKE RACK BY THE BACK ENTRANCE

PRELIMINARY NOT FOR CONSTRUCTION

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 8	48	15638	32	102	15443	1	2	145	22	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 8	\$ 48.00	\$ 13,292.30	\$ 1,216.00	\$ 714.00	\$ 45,556.85	\$ 1,000.00	\$ 1,000.00	\$ 2,175.00	\$ 220.00	\$ 65,002.15

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MARK R. WELCH  
REG. NO. 42736

DATE: 11/21/2019  
Prepared For:  
VALHALLA CONDOS  
342 ELTON HILLS DR. NW  
ROCHESTER, MN 55901  
FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
www.gcg.to

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DRAWN ADB  
CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
BUILDING 8 IMAGES

SHEET 17  
OF 26 SHEETS



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DATE: 11/21/2019  
 Prepared For:  
**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901

FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
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 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

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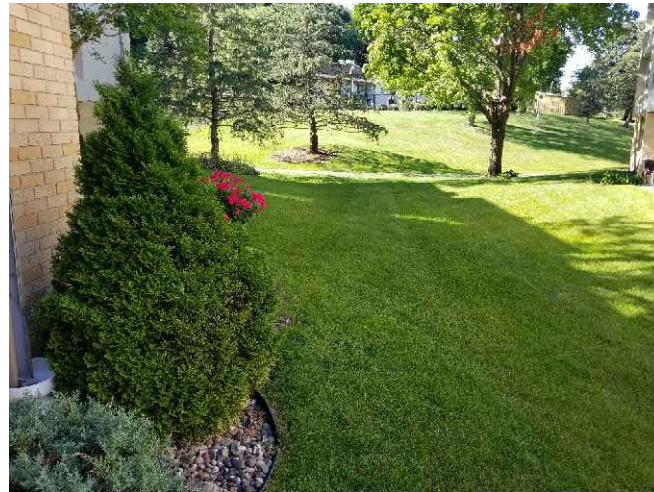
**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 9**

**SHEET 18**  
**OF 26 SHEETS**

BLD #8 & 9 BACKYARD SWALE



BLD #8 & 9 FRONT YARD



BLD #9 & 10 BACKYARD



BLD #9 & 10 FRONTYARD



BLD #9 NE CORNER ROOF DRAIN



BLD #9 NE INLET



BLD #9 NW CORNER



NOTES:

- REMOVE & REPLACE BITUMINOUS
- REMOVE & REPLACE SIDEWALKS IN BAD CONDITION OR AS NEEDING TO IMPROVE GRADING
- REMOVE DRIVE ENTRANCE AND REPLACE WITH 2 PARKING STALLS
- CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- INLET PROTECTION FROM PINE CONES

PRELIMINARY NOT FOR CONSTRUCTION

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 9		14267			13239				26	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 9	\$ -	\$ 12,126.95	\$ -	\$ -	\$ 39,055.05	\$ -	\$ -	\$ -	\$ 260.00	\$ 51,182.00

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MARK R. WELCH  
DATE: \_\_\_\_\_ REG. NO. 42736

DATE: 11/21/2019  
Prepared For:  
**VALHALLA CONDOS**  
342 ELTON HILLS DR. NW  
ROCHESTER, MN 55901  
FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
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14070 Hwy 52 S.E.  
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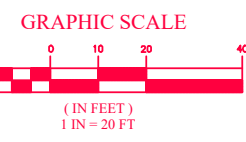
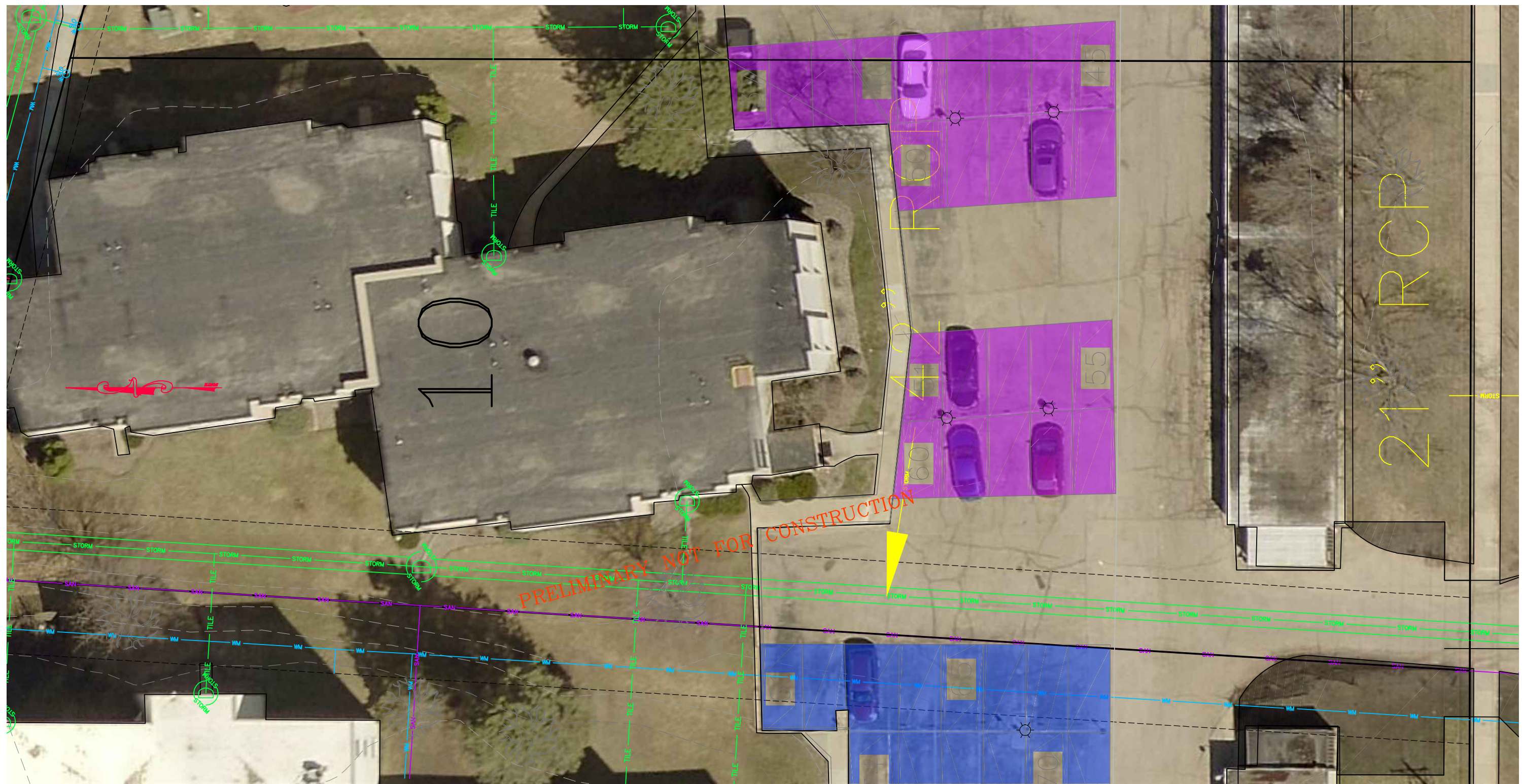
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PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 9 IMAGES**



Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 10		10218			10346				24	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 10	\$ -	\$ 8,685.30	\$ -	\$ -	\$ 30,520.70	\$ -	\$ -	\$ -	\$ 240.00	\$ 39,206.00

- NOTES:**
- REMOVE & REPLACE BITUMINOUS
  - REMOVE & REPLACE SIDEWALKS IN BAD CONDITION OR AS NEEDING TO IMPROVE GRADING
  - CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
  - REMOVE DEAD END SIDEWALK TO NOWHERE

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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REG. NO. 42736

DATE: 11/21/2019  
Prepared For:  
**VALHALLA CONDOS**  
342 ELTON HILLS DR. NW  
ROCHESTER, MN 55901

FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

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DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

BENCHMARK:

**RESTORATION ITEMS**  
**BUILDING 10**

**SHEET 20**  
**OF 26 SHEETS**

PRELIMINARY NOT FOR CONSTRUCTION

BLD #9 & 10 BACKYARD



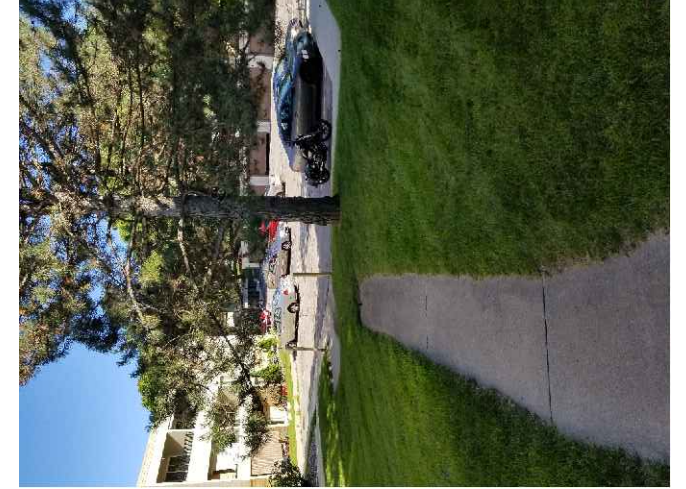
BLD #9 & 10 FRONTYARD



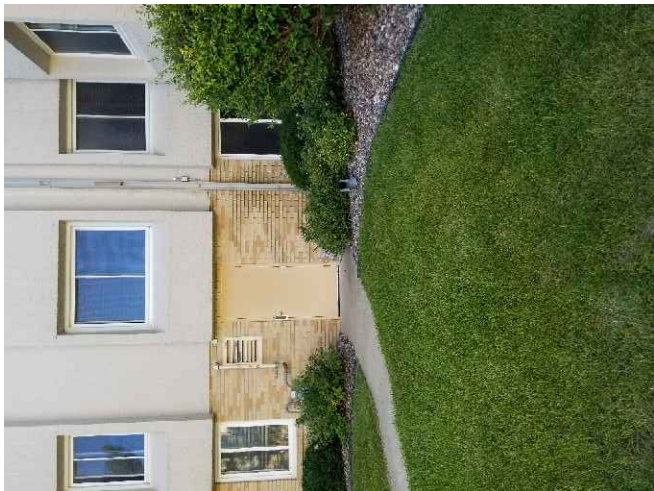
BLD #10 & 11 BACKYARD INLET



BLD #10 DEAD END WALK



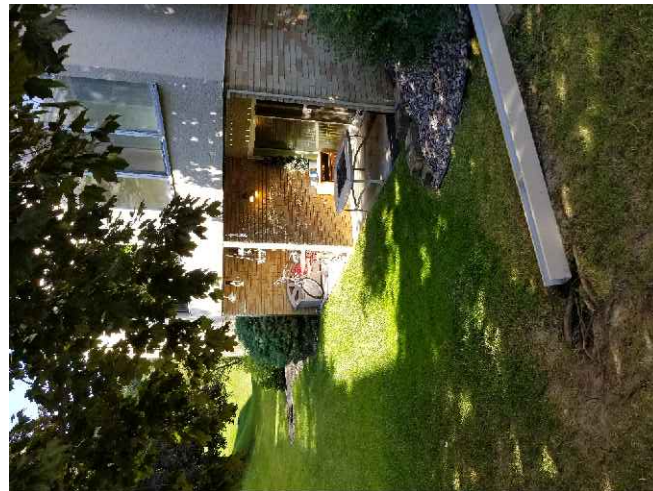
BLD #10 EAST ENTRANCE



BLD #10 NE CORNER ROOF DRAIN



BLD #10 SW CORNER



BLD #10 WEST INLET



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MARK R. WELCH  
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DATE: 11/21/2019  
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 VALHALLA CONDOS  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

ENGINEERING  
 SURVEYING  
 PLANNING  
 Ph. 507-867-1666  
 Fax 507-867-1665  
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CITY OF ROCHESTER  
 VALHALLA CONDOS

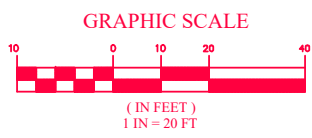
BENCHMARK:

RESTORATION ITEMS  
 BUILDING 10 IMAGES

SHEET 21  
 OF 26 SHEETS



PRELIMINARY NOT FOR CONSTRUCTION



Valhalla Condo's Quantity Table									
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)
Bldg # 11		11504		695	12863				25

Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 11	\$ -	\$ 9,778.40	\$ -	\$ 4,865.00	\$ 37,945.85	\$ -	\$ -	\$ -	\$ 250.00	\$ 52,589.25

**NOTES:**

- REMOVE & REPLACE BITUMINOUS
- REMOVE & REPLACE SIDEWALKS IN BAD CONDITION OR AS NEEDING TO IMPROVE GRADINGCONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- REMOVE & REPLACE 84 LF OF RETAINING WALL ALONG SIDEWALK
- GRADE SWALE ALONG WEST WALL TO NORTH INLET
- GRADE AND PAVE 5' SIDEWALK ALONG WEST SIDE OF BUILDING TO SIDE ENTRANCE

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  
 REG. NO. 42736  
 DATE \_\_\_\_\_

DATE: 11/21/2019  
 Prepared For:  
**VALHALLA CONDOS**  
 342 ELTON HILLS DR. NW  
 ROCHESTER, MN 55901  
 FILE NO.: 18-093 BASE

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.gcg.to

DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

**CITY OF ROCHESTER**  
**VALHALLA CONDOS**

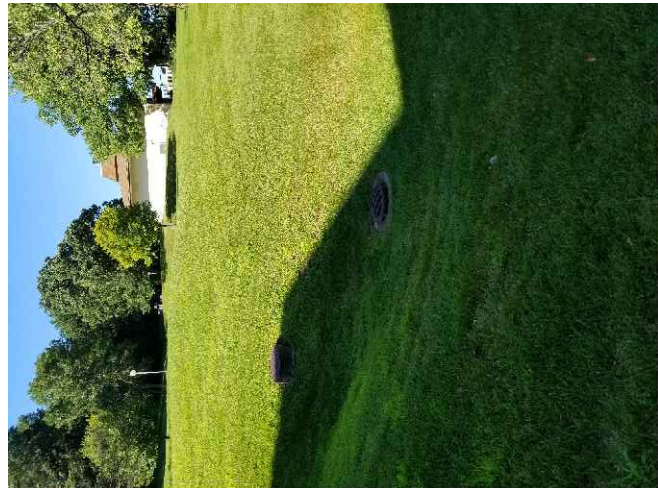
BENCHMARK: \_\_\_\_\_

**RESTORATION ITEMS**  
**BUILDING 11**

**SHEET 22**  
**OF 26 SHEETS**

PRELIMINARY NOT FOR CONSTRUCTION

BLD #10 & 11 BACKYARD INLET



BLD #11 EAST ROOF DRAIN



BLD #11 MAIN ENTRANCE



BLD #11 NORTH INLET LOOKING EAST



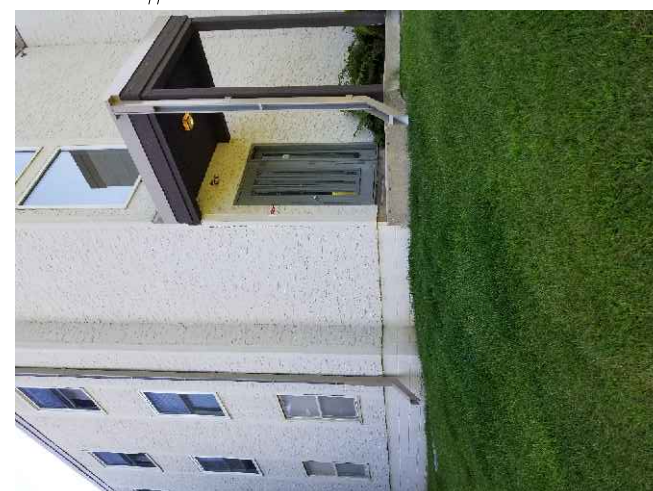
BLD #11 NORTH INLET



BLD #11 NW BACKYARD



BLD #11 NW ROOF DRAINS



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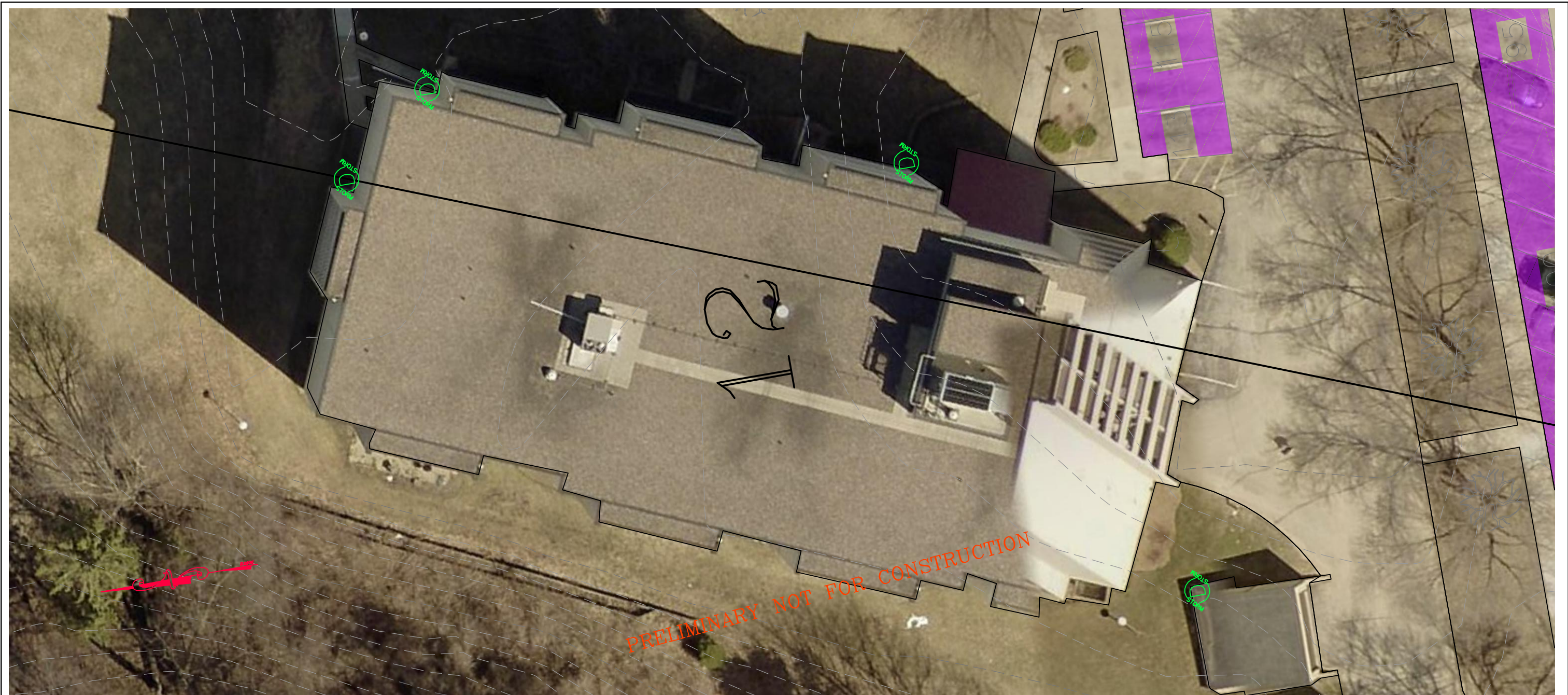
REVISED	BY	DATE
PRELIMINARY	ADB	12/10/19

CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
BUILDING 11 IMAGES

SHEET 23  
OF 26 SHEETS



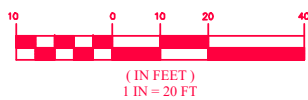
PRELIMINARY NOT FOR CONSTRUCTION

Valhalla Condo's Quantity Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Ex Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	
Bldg # 12		23751			23751				30	
Valhalla Condo's Estimated Costs Table										
	Ex Sidewalk Removals (SQ FT)	Ex Bituminous Removals (SQ FT)	New Curb & Gutter (LF)	New Sidewalk (SQ FT)	New Bituminous (SQ FT)	Light Poles	Subdrain Structures	Drain Tile (LF)	Pavement Striping (parking spaces)	Totals:
Bldg # 12	\$ -	\$ 20,188.35	\$ -	\$ -	\$ 70,065.45	\$ -	\$ -	\$ -	\$ 300.00	\$ 90,253.80

**NOTES:**

- REMOVE & REPLACE BITUMINOUS
- REMOVE & REPLACE SIDEWALKS IN BAD CONDITION OR AS NEEDING TO IMPROVE GRADING
- CONNECT DOWN SPOUTS TO UNDERGROUND DRAINTILES
- REMOVE STORMWATER BRIDGES WITHIN SIDEWALK

**GRAPHIC SCALE**



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DATE: 11/21/2019  
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 ROCHESTER, MN 55901  
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CITY OF ROCHESTER  
 VALHALLA CONDOS

BENCHMARK: \_\_\_\_\_

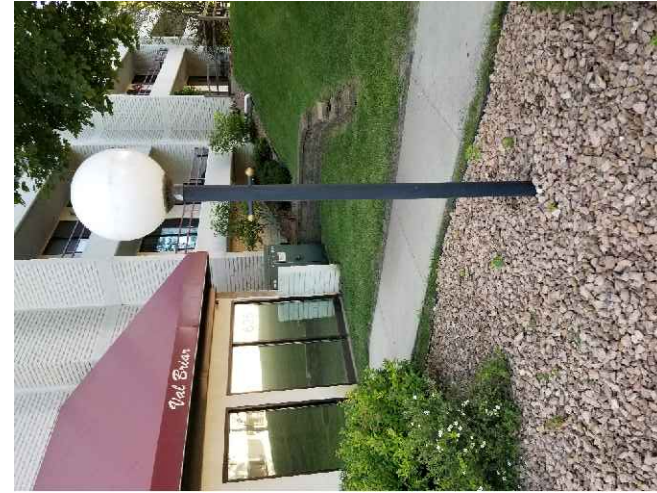
RESTORATION ITEMS  
 BUILDING 12



BLD #12 ENTRANCE—BRIDGE ROOF DRAIN



BLD #12 MAIN ENTRANCE



BLD #12 NE CORNER ROOF DRAIN



BLD #12 NE CORNER SIDEWALK BRIDGE



BLD #12 NE STAIRWELL



BLD #12 NW CORNER



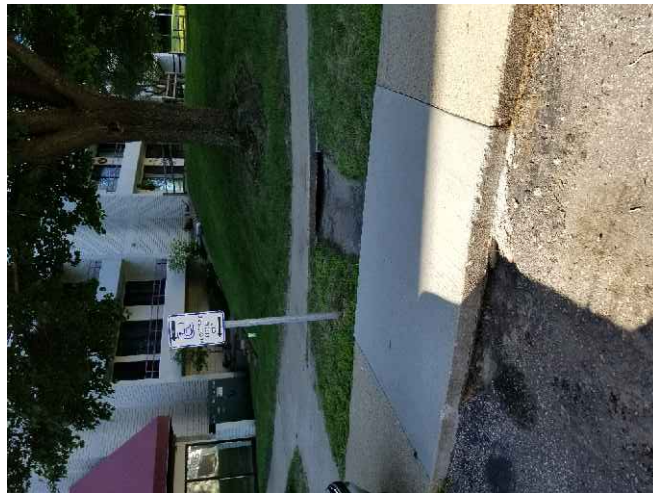
BLD #12 PARKING GARAGE ROOF DRAIN



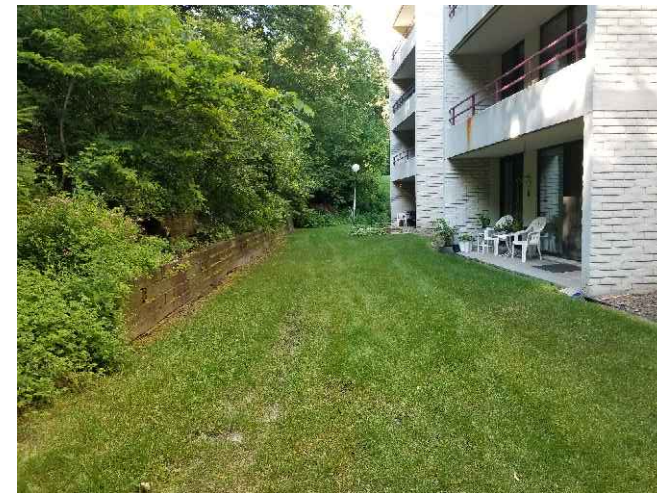
BLD #12 PARKING GARAGE VENT



BLD #12 SIDEWALK BRIDGES



BLD #12 WEST BACKYARD



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CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
BUILDING 12 IMAGES

SHEET 25  
OF 26 SHEETS

EAST PARKING LOT FLUME TO SIDEWALK



MAIN DRIVE APPROACH



PARKING LOT INLET NEAR FRONT OFFICE ENTRANCE



PARKING LOT INLET NEAR MAIN ENTRANCE



WEST POOL ENTRANCE



PRELIMINARY NOT FOR CONSTRUCTION

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CITY OF ROCHESTER  
VALHALLA CONDOS

BENCHMARK:

RESTORATION ITEMS  
MISCELLANEOUS IMAGES

SHEET 26  
OF 26 SHEETS