

1304 Valleyhigh Drive Improvements

Short Elliott Hendrickson, Inc. (SEH)

Friday, February 3, 2023

5:00 PM

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Overview
 - Existing Conditions & Removal Plan
 - Site Plan
 - Elevations Plan
- Traffic Impacts
- Q&A

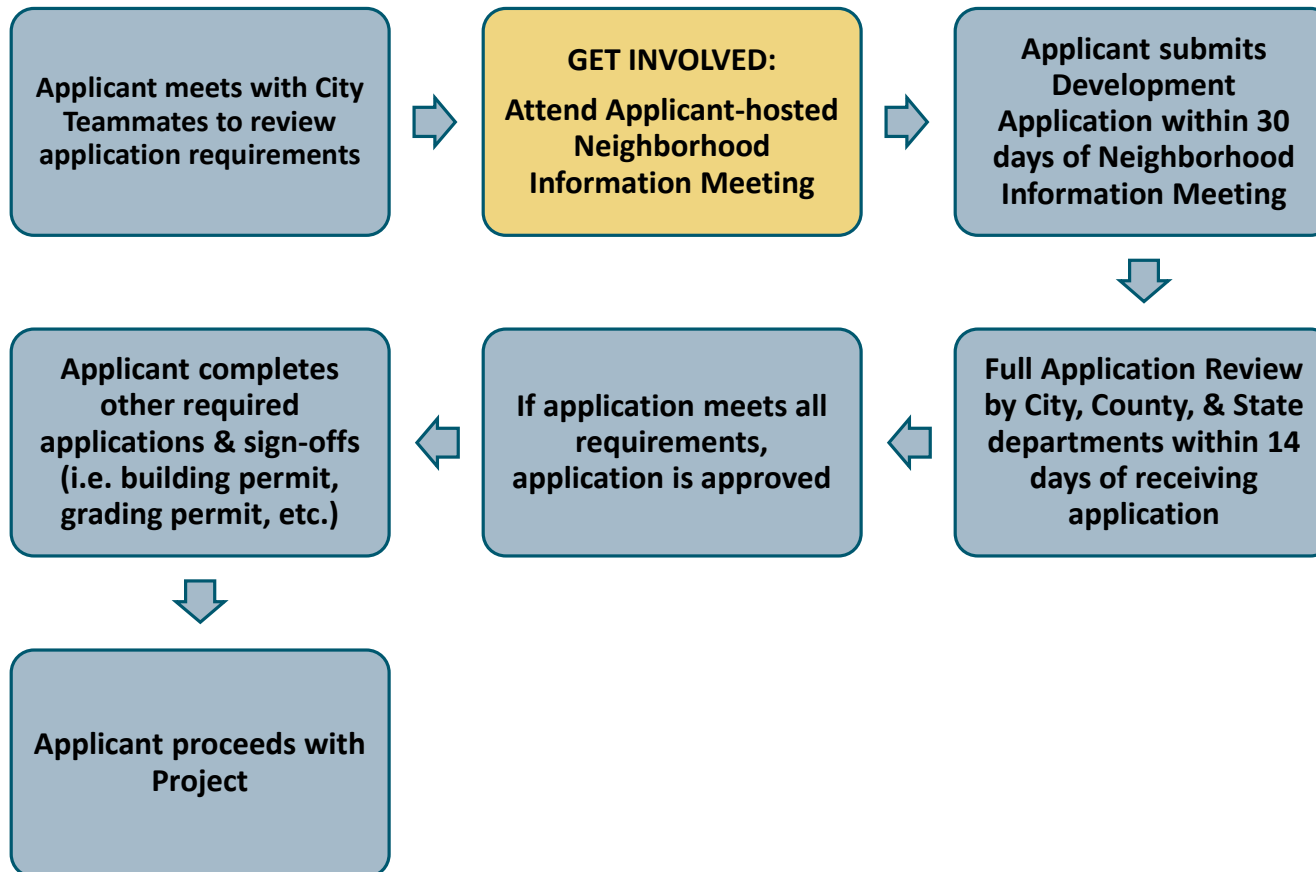
Introduction

- Dan Horsch, PE (MN & NC)
- Civil Engineer/Project Manager at SEH Rochester office
- 9 years of experience

About our Project

- Change of Use triggered SDP approval process
- Sidewalk replacement
- Re-stripping parking, including 2 accessible parking stalls
- Designed to meet ADA standards

The Application Process



Site Overview

1304 Valleyhigh Dr NW

Site - 0.58 Acres

Zoning - Light Industrial (LI)




Usage – Indoor Recreation

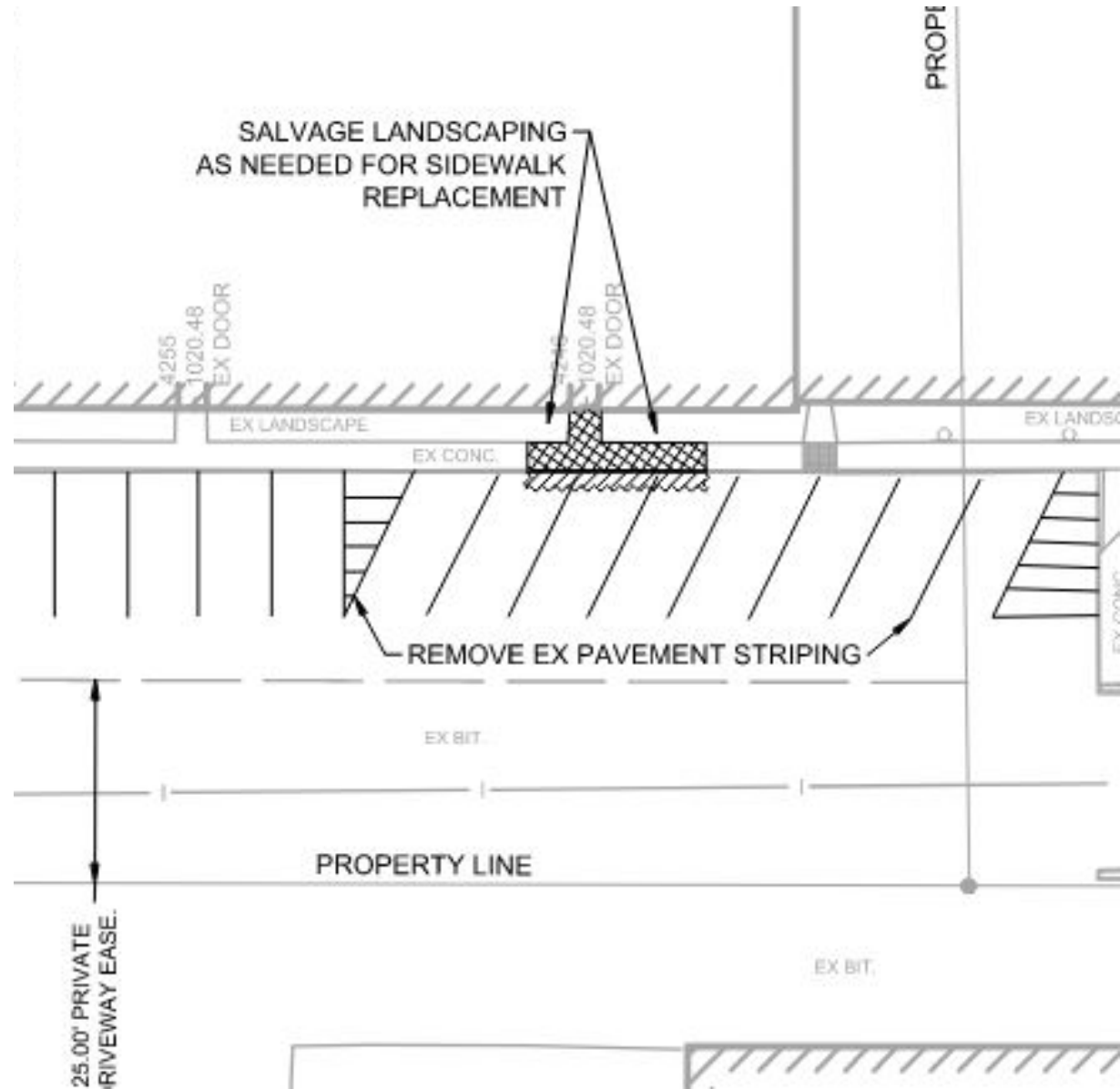
Parking – 34 stalls required (includes on-site and off-site)



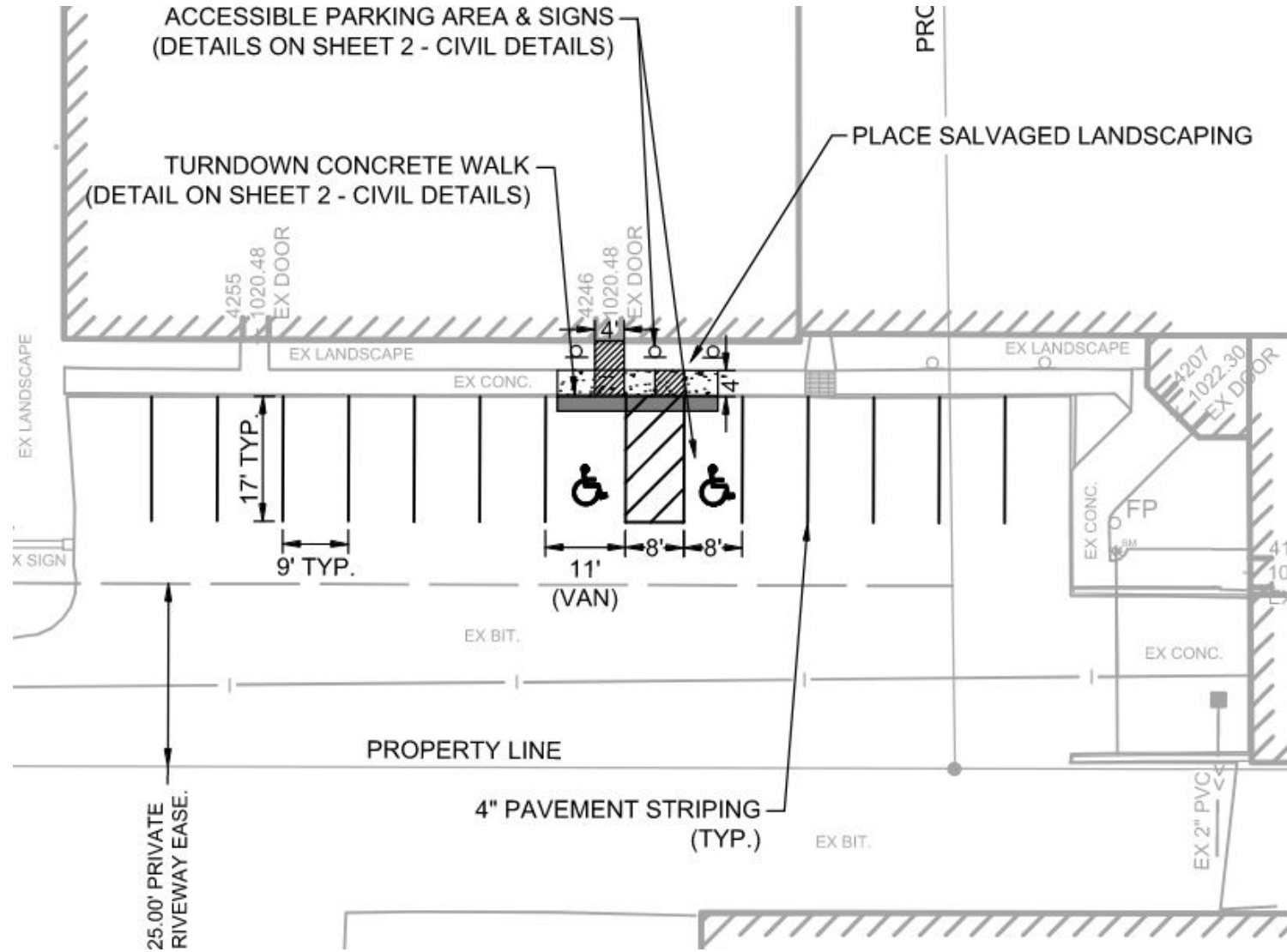
Existing Conditions & Removals Plan

REMOVALS

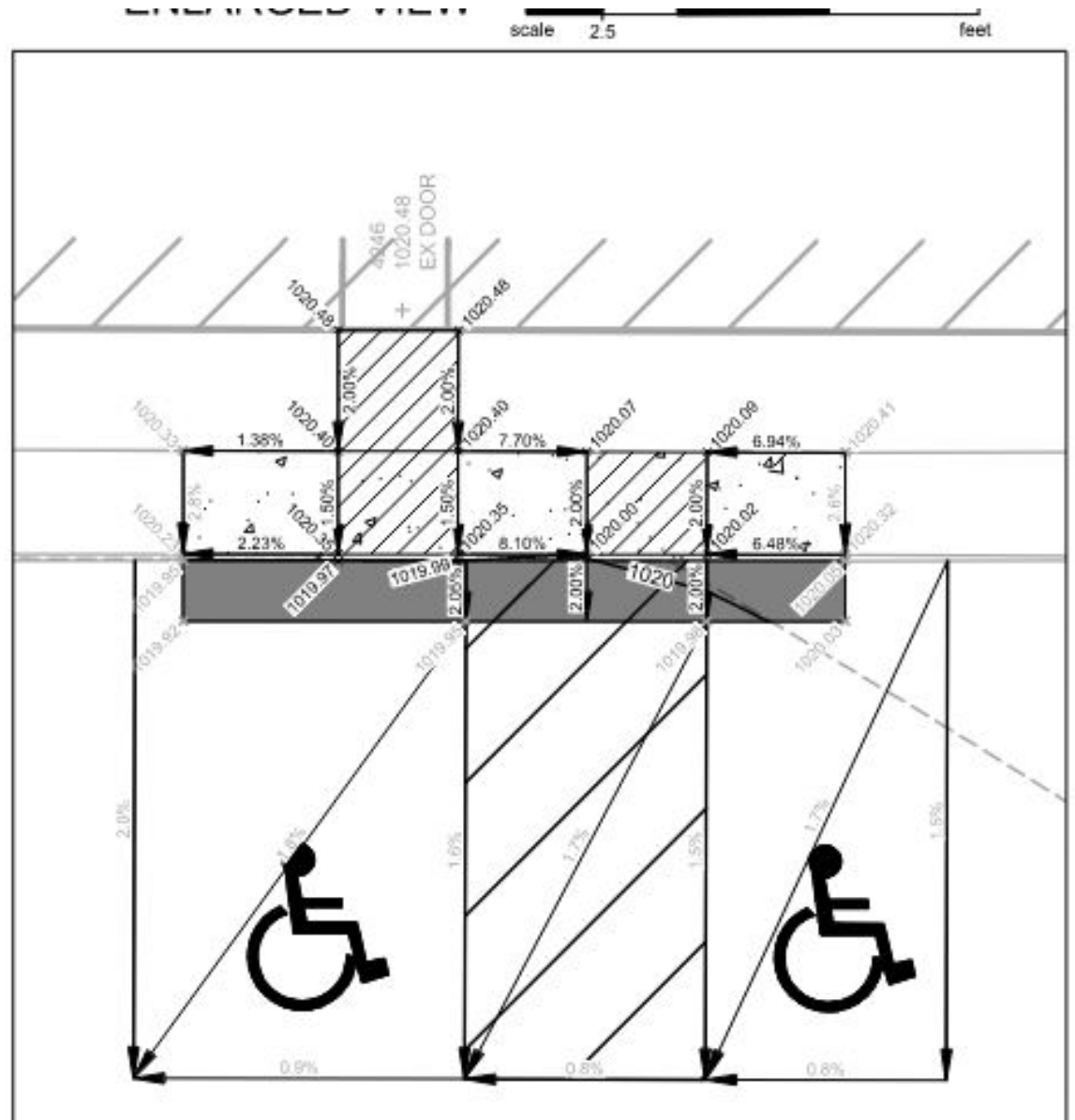
	CONCRETE SIDEWALK REMOVAL ±80 SF
	SAWCUT ±26 LF
	BITUMINOUS PAVEMENT REMOVAL ±44 SF



Site Plan



Elevations Plan



Traffic Impacts

- A traffic impact study waiver is being applied for.
- Not anticipated to be needed.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).