

# Valleyhigh Apartments

Base Camp Properties

4/25/2023

# Overview

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- Q&A

# Introduction

Architect: Momentum Design Group

Planner/Civil Engineer: WSE Massey Engineering & Surveying

Developer: Base Camp Properties

# About our Project

- 152 Apartment Units

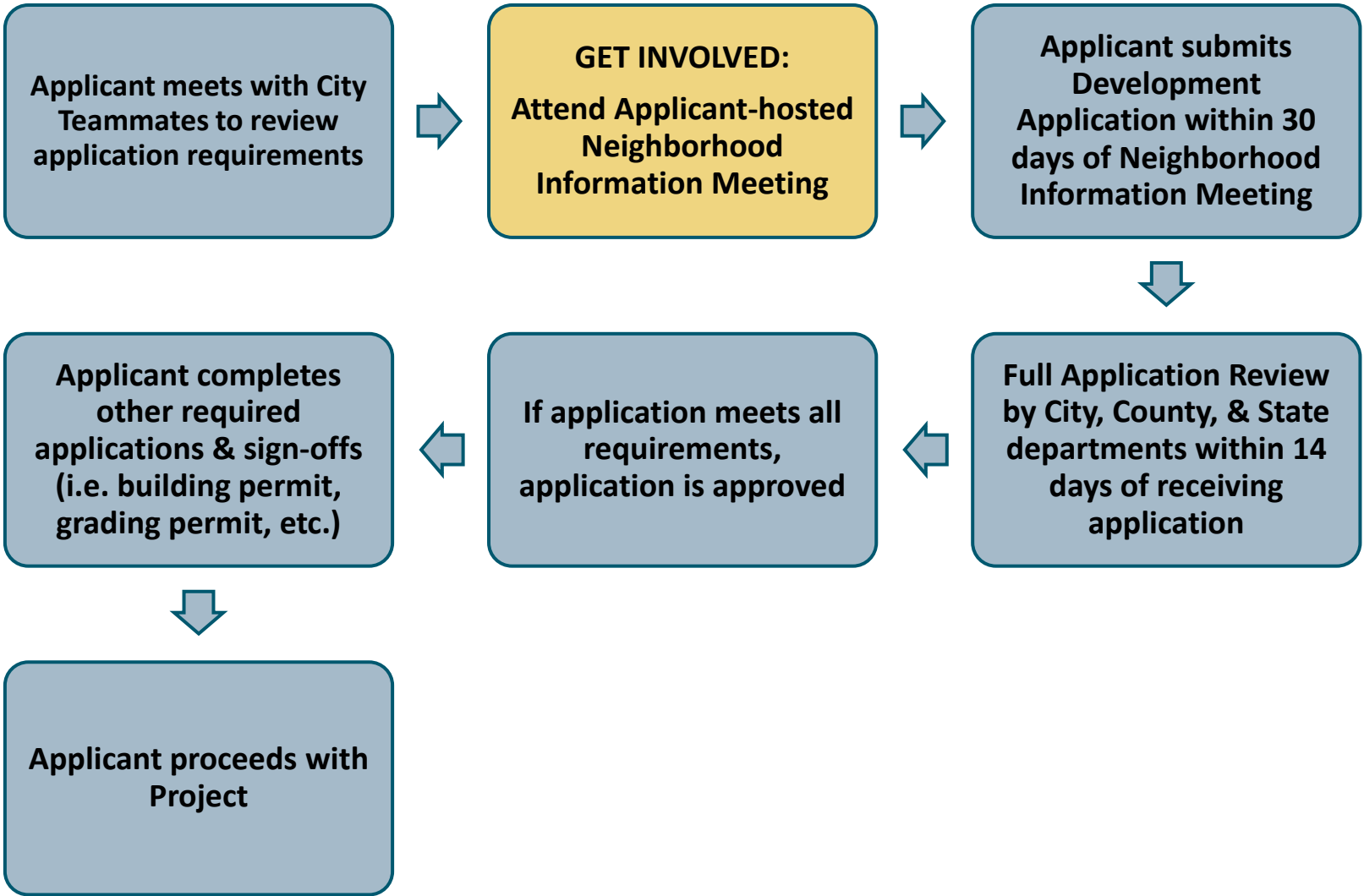
Unit Count		
Name	Count	Area
1 BED	83	55399 SF
1 BED + DEN	15	12673 SF
2 BED	41	41379 SF
ALCOVE	13	6946 SF
Grand total	152	116397 SF

- 4 stories with understory/underground parking.

Gross Building Area Per Floor	
-1 LEVEL	14817 SF
1 LEVEL	55064 SF
2 LEVEL	43159 SF
3 LEVEL	43622 SF
4 LEVEL	43624 SF
Total	200286 SF

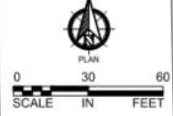


# The Application Process



# Site Plan

	DENOTES EXISTING CONTOURS (2017 OLMSTED COUNTY LGAR)
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING ACCESS AND UTILITY EASEMENTS
	DENOTES PROPOSED CONCRETE SIDEWALK
	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED LANDSCAPING (KENTUCKY BLUEGRASS)
	DENOTES EXISTING TREES/LANDSCAPING
	DENOTES PROPOSED HYDRANT LOCATION
	DENOTES PROPOSED WATERMAIN PIPE
	DENOTES PROPOSED STORM SEWER PIPE
	DENOTES PROPOSED SANITARY PIPE



ARSON, JOSEPH  
PARC: 742024072580  
ZONE R2

SEXTON, ROBERT S  
PARC: 742024074126  
ZONE R2

BANDA, CHESMO T  
PARC: 742024074127  
ZONE R2

LEA, KRISTA MARIE P  
PARC: 742024074128  
ZONE R2

GRAHAM, CYNTHIA A  
PARC: 742024074129  
ZONE R2

ZELKE, AYLENE W  
PARC: 742024074130  
ZONE R2

AMADALPHA, C  
PARC: 742024074131  
ZONE R2

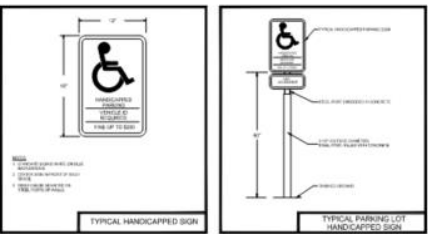
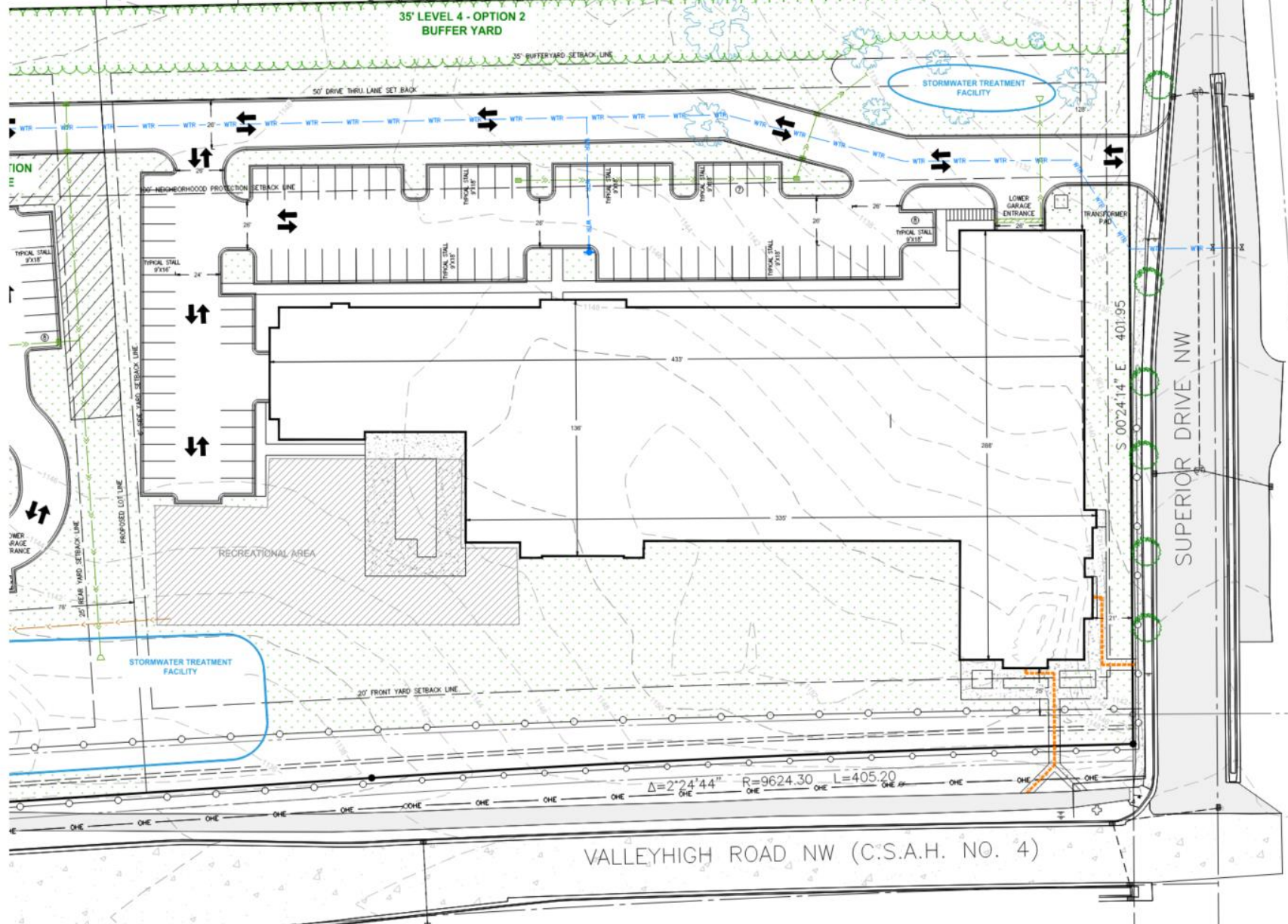
FAZLIC, NUJAZ  
PARC: 742024074132  
ZONE R2

REYNOLDS PROPERTIES OF  
ROCHESTER, LLC  
PARC: 742024074133  
ZONE R2

N 88°53'43" E  
771.81

## PROPOSED 3-STORY MULTI-FAMILY RESIDENTIAL STRUCTURE

PARCEL ID: 742024072580		
SITE CAPACITY CALCULATION (ZONED R-3)		
GROSS AREA = 5.03 ACRES/219,078 SF NET BUILDABLE AREA = 219,078 SF		
4 STORY MULTI-FAMILY RESIDENTIAL BUILDING 122 UNITS		
DESCRIPTION	PER CODE	PROVIDED
FLOOR AREA RATIO	1.5	0.91
LANDSCAPED AREA	35%	>36%
BUILDING HEIGHT	48'	<48'
MINIMUM LOT SIZE	3,500 SF MIN 30' WIDTH	5.03 AC
SETBACKS:		
FRONT	20' MIN	25'
SIDE	6", 16" SUM MIN	78"
REAR	25' MIN	128'
STREET SIDE	12' MIN	21'
PARKING:		
0.5 PER DU MIN	76	PARKING UNDER BUILDING 153
1.5 PER DU MAX	228	SURFACE PARKING 91
0.1 PER DU VISITORS	16	TOTAL 244
BUFFERYARD		
NORTH	LEVEL 4-OPTION 2	LEVEL 4-OPTION 2
SOUTH	N/A	N/A
EAST	N/A	N/A
WEST	N/A	N/A
RECREATION AREAS (10% GROSS FLOOR AREA)	20,030 SF	INTERIOR - - EXTERIOR BALCONIES (170 SF) - - TOTAL - -



## PLANTING SCHEDULE-BOULEVARD TREES

TREE SPECIES	QUANTITY
HICKORY, SHAGBARK	8

VALLEYHIGH ROAD NW (C.S.A.H. NO. 4)

# Landscape Plan

A Level 4 bufferyard is required along the north property line in addition to neighborhood protection setbacks.

A level 4 bufferyard, Option 2, is 35' wide with the following planting schedule for this site:

Level 4, Option 2	
35' Bufferyard	
Canopy	22
Understory	39
Shrubs	83



# Building Elevation



South Elevation - View From Valleyhigh Road

1/16" = 1'-0"



East Elevation - View From Superior Drive

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



North Elevation - View From Access Road

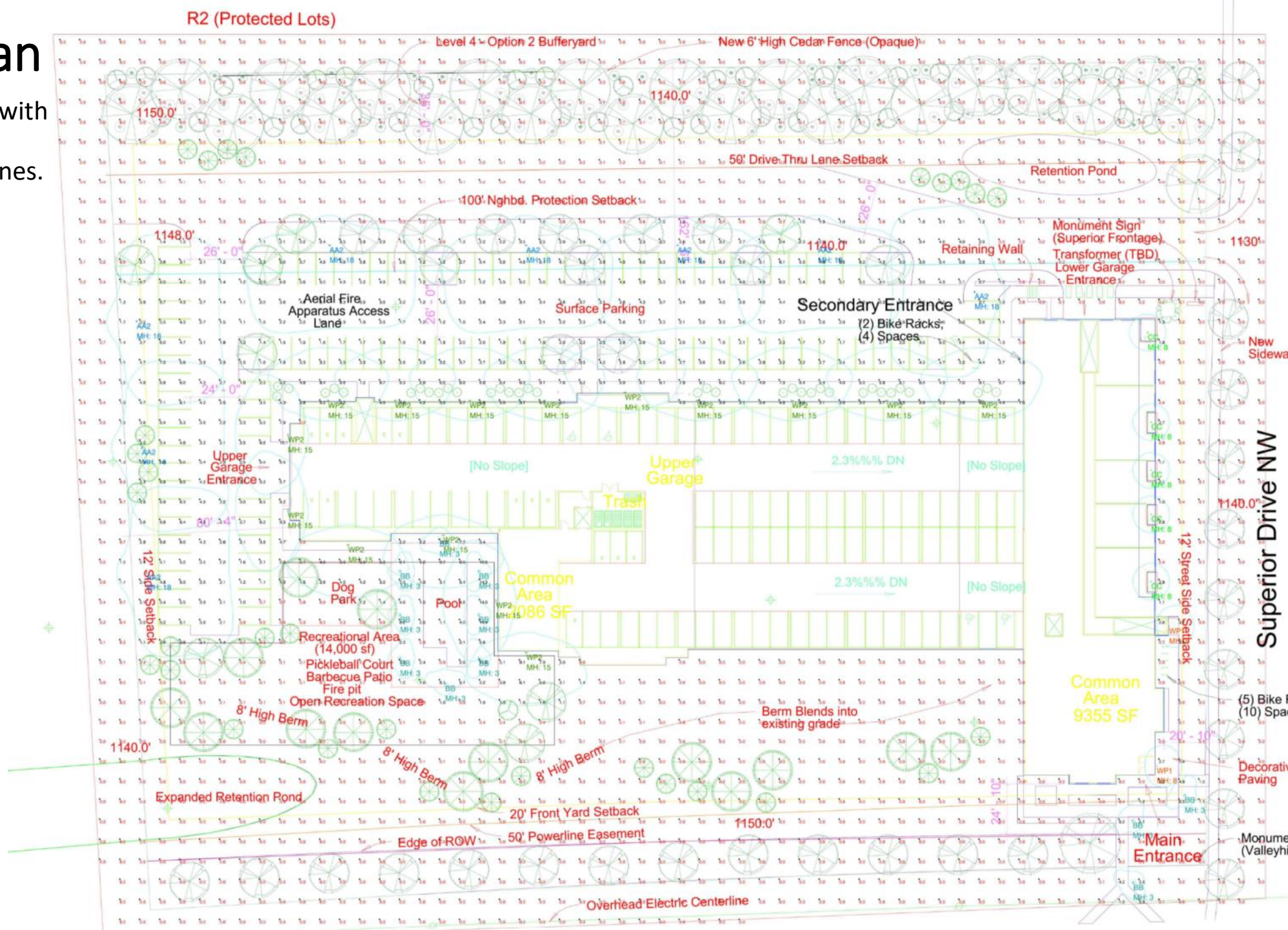
1/16" = 1'-0"

The East-west length of the building is approximately 490' and up to 245' from north to south. The proposed first level elevation is 1145'.



# Photometric Plan

Proposed lighting will comply with City requirements limiting illumination across property lines.



# Traffic Impacts

Daily Average Trip Generation is estimated at 1,449 trip per weekday.

A Traffic Impact Study Waiver will be applied for.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).