



April 24, 2023

Neighborhood Information Meeting

WM Rochester Hauling Expansion

6670 11th Ave. SW, Rochester, MN.

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Introduction

Diversified Engineering, Inc.

Nick Berner P.E.

Project Manager

WM

Jason Dauer

Michael Miller

About our Project

This project is for the expansion of the WM Rochester hauling facility and will include:

- New CNG compliant Maintenance Shop (14,000 SF)
- CNG compound & Time-Filled Truss System
- Retention Pond & Existing Pond Expansion
- Hard Surface Replacement

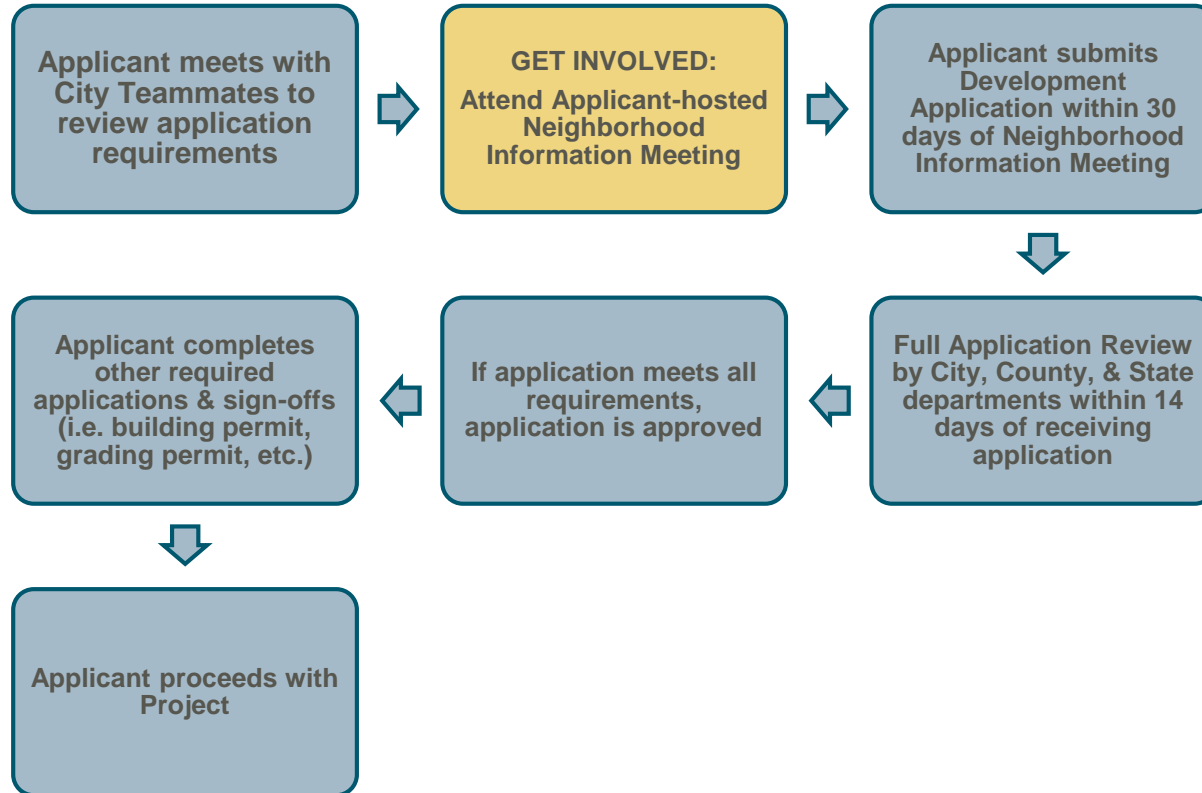
Zoning District: LI (Light Industrial)

Current Use: Vacant Land

Proposed Use: Repair and Maintenance Shop



The Application Process



Site Plan

BUILDINGS:

6685 10TH AVE SW ROCHESTER MN 55902
TRUCK MAINTENANCE FACILITY:

BUILDING HEIGHT @ EAVE: 28'

6670 11TH AVE SW ROCHESTER, MN 55902
EX. ADMINISTRATION BUILDING:

BUILDING HEIGHT @ EAVE: 20'

EX. MAINTENANCE SHOP:

BUILDING HEIGHT @ EAVE: 20'

EX. TRANSFER STATION:

BUILDING HEIGHT @ EAVE: 35'

CNG COMPOUND:

OPEN AIR NO STRUCTURE

FLOOR AREA RATIO (FAR):

TRUCK MAINTENANCE BUILDING(14,000 SF)

- 0.32 ACRES

TOTAL PROPERTY AREA:

- 5.32 ACRES

FAR= 6.02%

PARKING SPOTS:

REQUIRED PARKING SPACES:

6670 11TH AVE SW ROCHESTER, MN 55902

EXISTING OFFICE (5,500 SF)

PER TABLE 400.08-1 (1 SPACE / 500 SF)(5,500 SF / 500)

- 11 SPACES

EXISTING CONTAINER SHOP (6,000 SF)

PER TABLE 400.08-1 (1 SPACE / 1000 SF) (6,000 SF / 1000)

- 6 SPACES

EXISTING TRANSFER STATION (6,660 SF)

PER TABLE 400.08-1 (1 SPACE / 1000 SF) (6,660 SF / 1000)

- 7 SPACES

6685 10TH AVE SW ROCHESTER, MN 55902

NEW TRUCK MAINTENANCE SHOP (14,000 SF) PER TABLE 400.08-1

2 SPACES / BAY + 1 SPACE / 600 SF: (6 BAYS X 2) + (14,000 SF / 600 SF)

- 36 SPACES

TOTAL REQUIRED PARKING SPACES:

- 60 SPACES

PROVIDED PARKING SPACES:

6670 11TH AVE SW ROCHESTER, MN 55902

PARKING SPACES:

SMALL CAR SPACES: (12 SPACES)

- 51 SPACES

PER TABLE 400.08-4 (30% MAX SMALL CAR SPACES) (12 / 51 = 23.5%)

ADA PARKING SPACES:

- 2 SPACES

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PARKING SPACES:

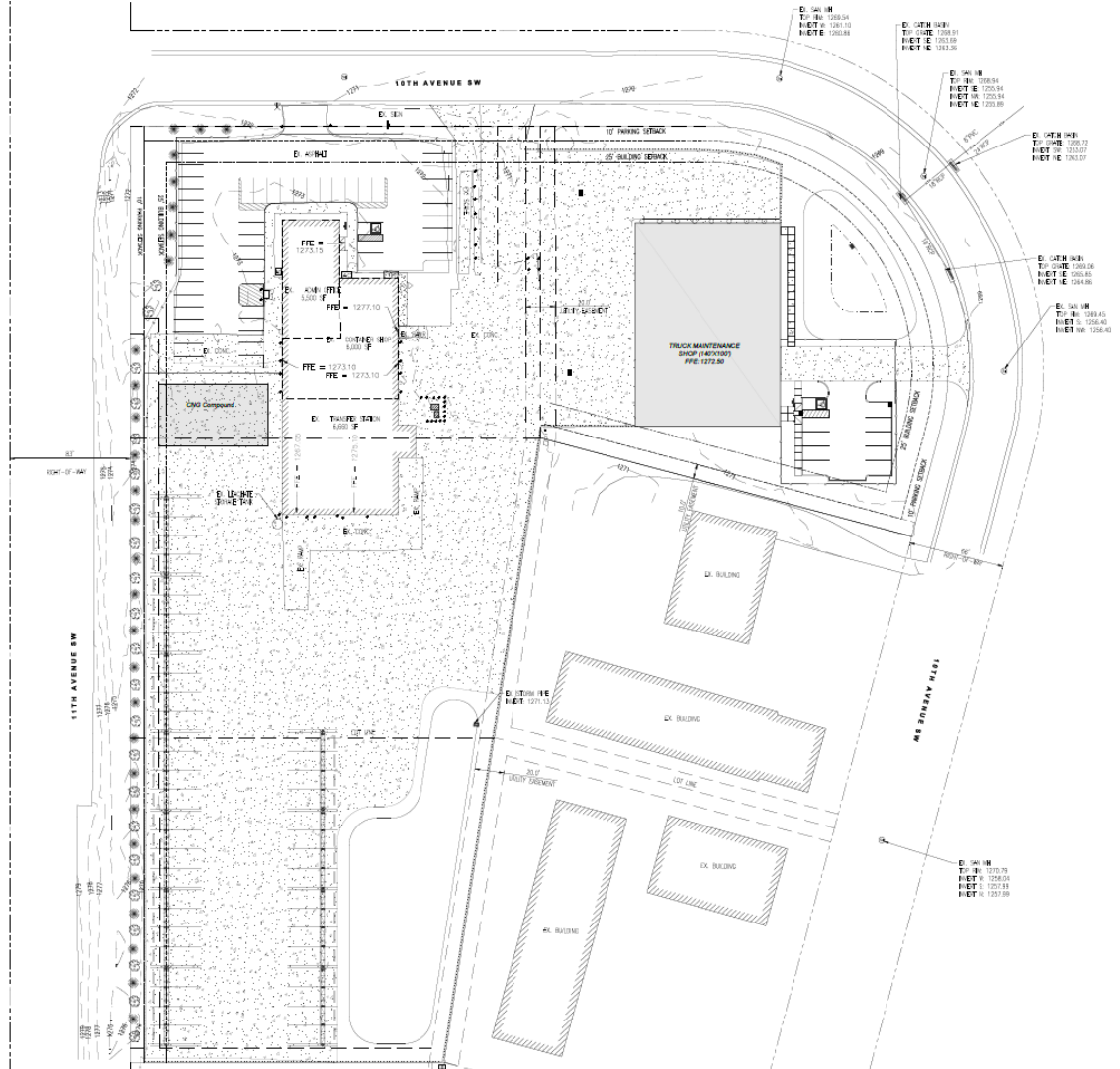
ADA PARKING SPACES:

- 9 SPACES

- 1 SPACES

TOTAL PROVIDED SPACES:

- 63 SPACES



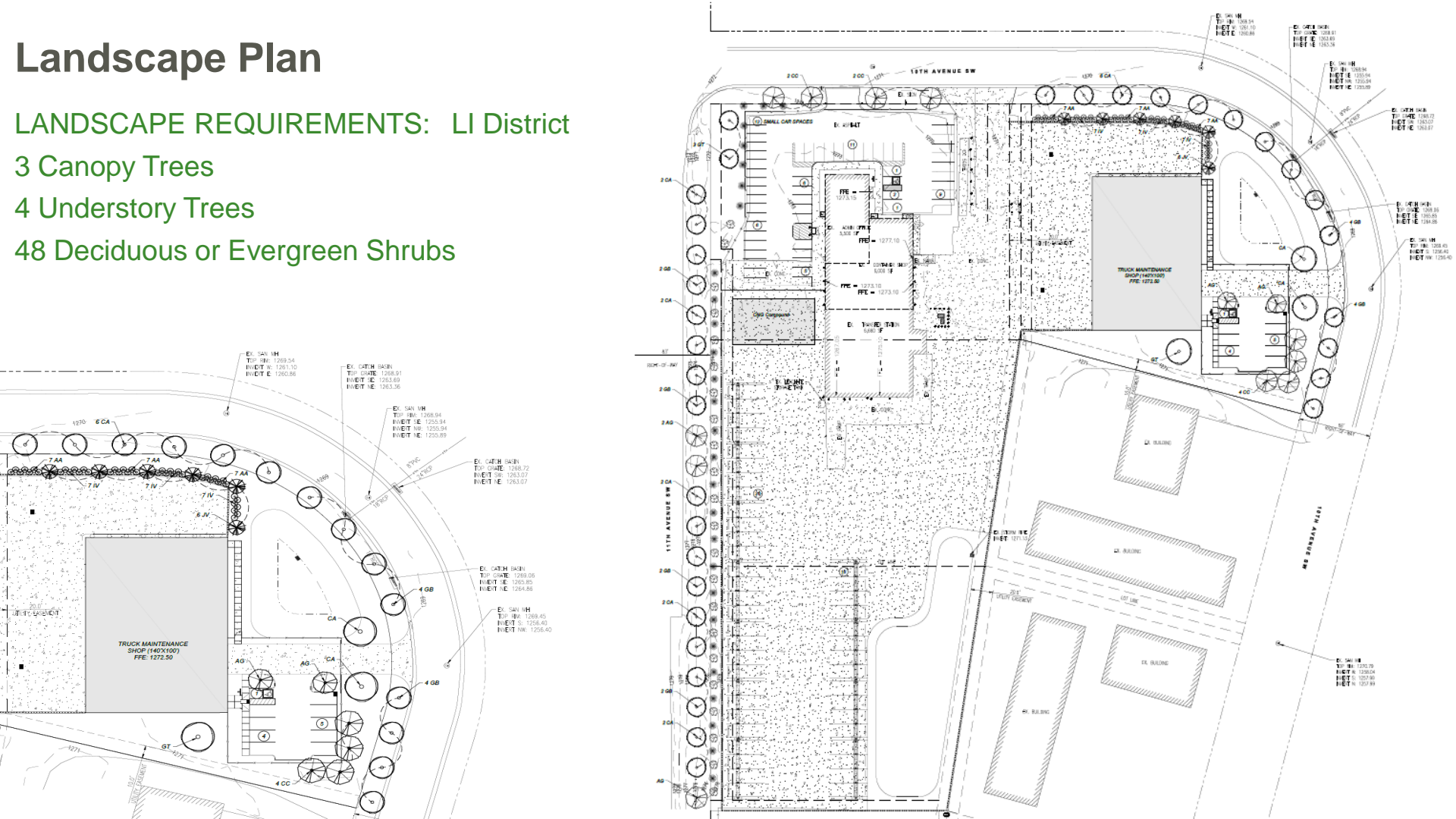
Landscape Plan

LANDSCAPE REQUIREMENTS: LI District

3 Canopy Trees

4 Understory Trees

48 Deciduous or Evergreen Shrubs



EX. SAV. H
TOP: 1269.54
INVERT: 1261.10
INVERT: 1260.86

EX. CATCH BASIN
TOP: 1268.93
INVERT: 1263.69
INVERT: 1263.36

EX. SAV. H
TOP: 1268.94
INVERT: 1255.94
INVERT: 1255.94
INVERT: 1255.89

EX. CATCH BASIN
TOP: 1268.72
INVERT: 1263.07
INVERT: 1263.07

EX. CATCH BASIN
TOP: 1269.05
INVERT: 1262.85
INVERT: 1264.86

EX. SAV. H
TOP: 1269.45
INVERT: 1256.45
INVERT: 1256.45

EX. SAV. H
TOP: 1269.54
INVERT: 1261.10
INVERT: 1260.86

EX. CATCH BASIN
TOP: 1268.93
INVERT: 1263.69
INVERT: 1263.36

EX. SAV. H
TOP: 1268.94
INVERT: 1255.94
INVERT: 1255.94
INVERT: 1255.89

EX. CATCH BASIN
TOP: 1268.72
INVERT: 1263.07
INVERT: 1263.07

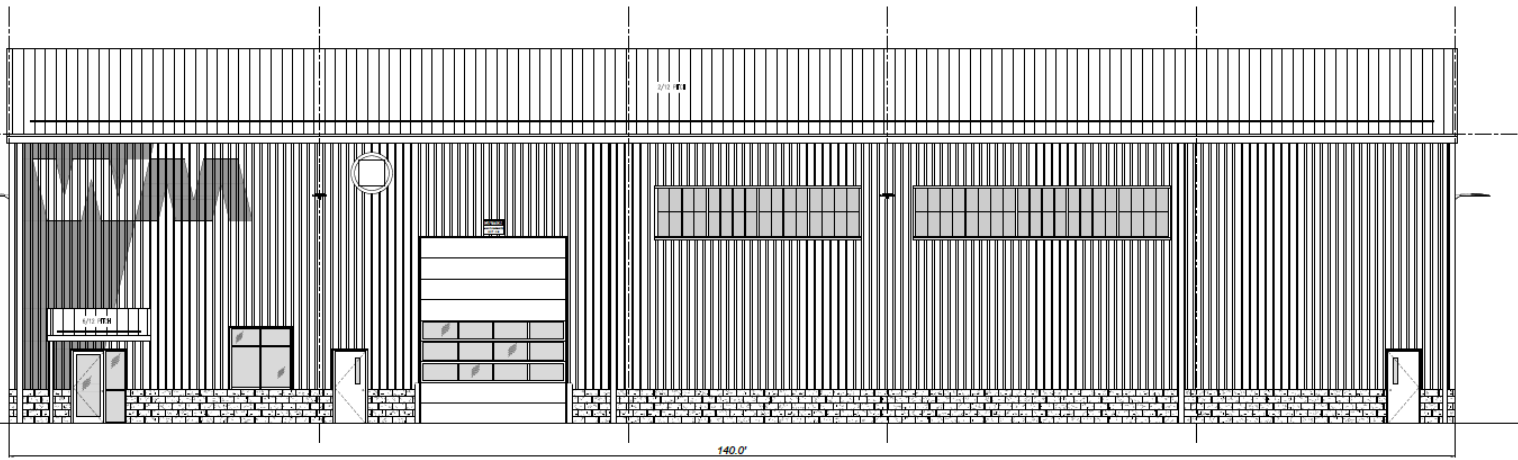
EX. SAV. H
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INVERT: 1260.85
INVERT: 1264.86

EX. SAV. H
TOP: 1268.45
INVERT: 1256.45
INVERT: 1256.45

EX. SAV. H
TOP: 1270.75
INVERT: 1266.04
INVERT: 1267.86
INVERT: 1267.86

EAVE HEIGHT
ELEV. = 28'-0"

FINISHED FLOOR
ELEV. = 0'-0"

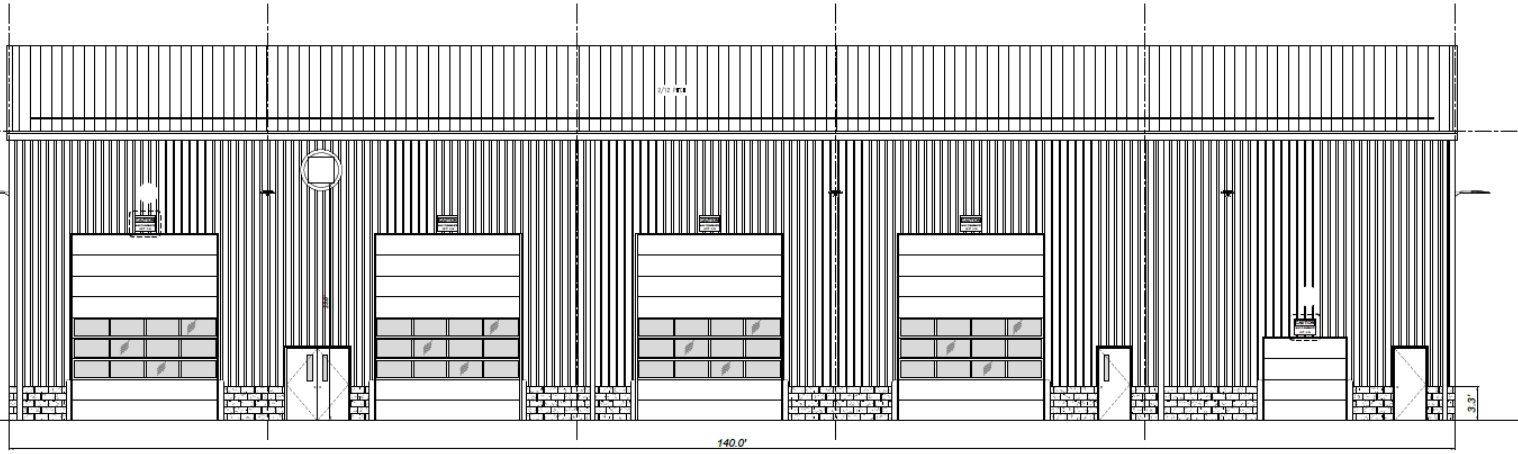


EXTERIOR ELEVATION - EAST

Scale: 1" = 2'

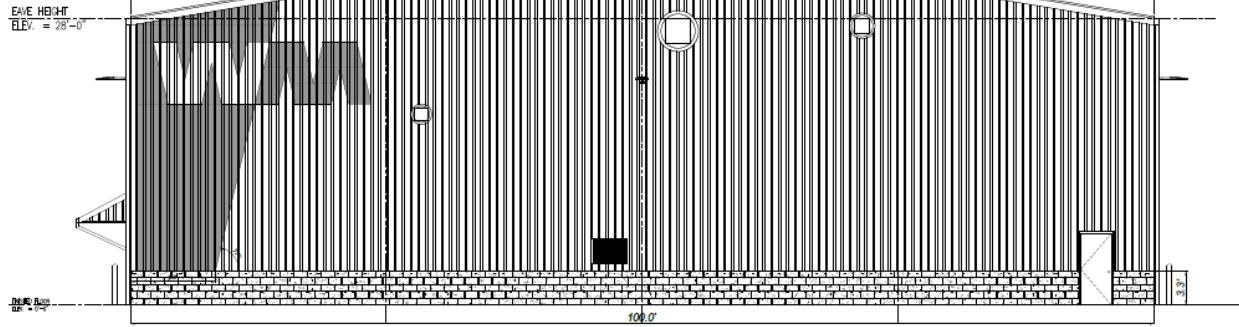
EAVE HEIGHT
ELEV. = 28'-0"

FINISHED FLOOR
ELEV. = 0'-0"

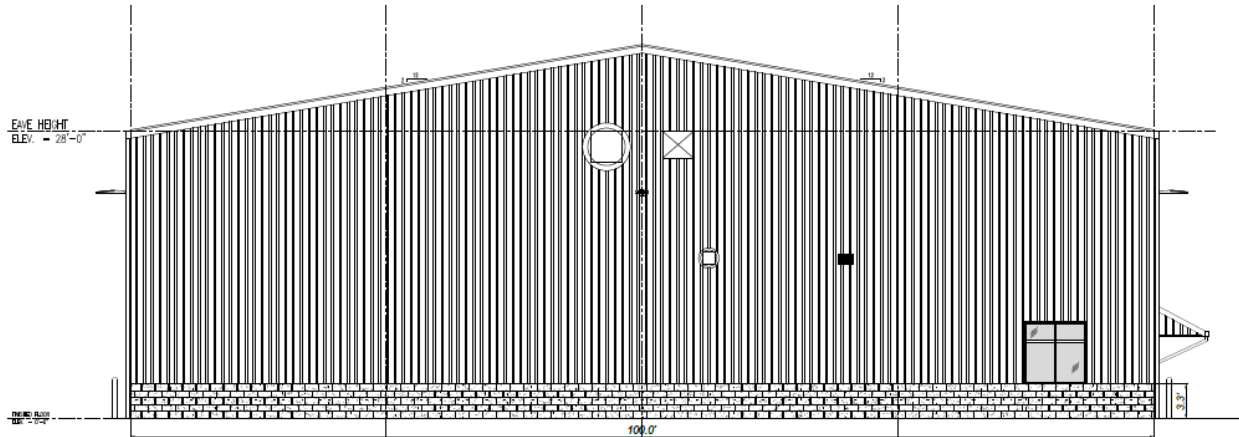


EXTERIOR ELEVATION - WEST

Scale: 1" = 2'

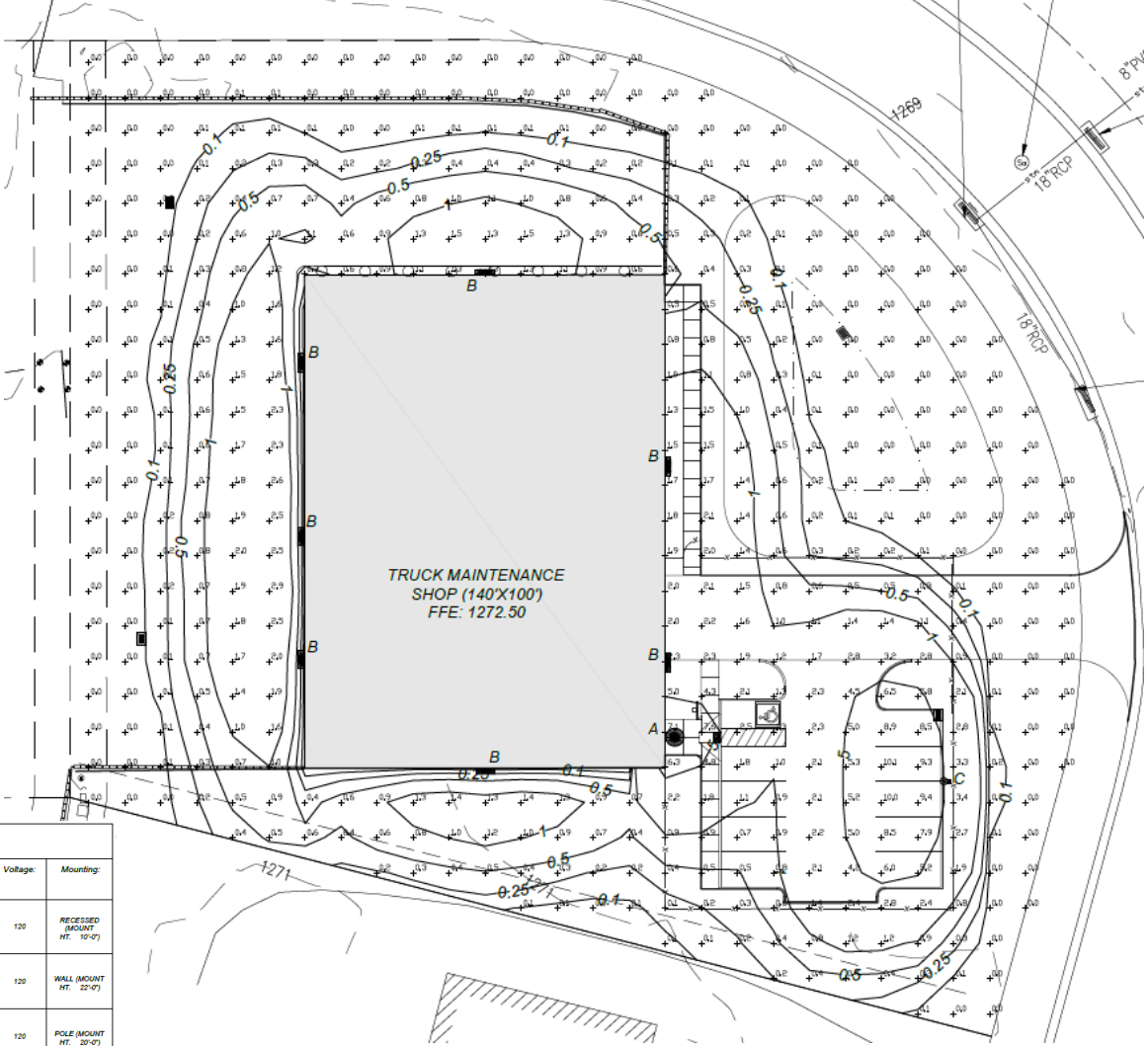


EXTERIOR ELEVATION - NORTH
Scale 1/4" = 1'-0"



EXTERIOR ELEVATION - SOUTH
Scale 1/4" = 1'-0"

Photometric Plan



SITE LIGHTING FIXTURE SCHEDULE

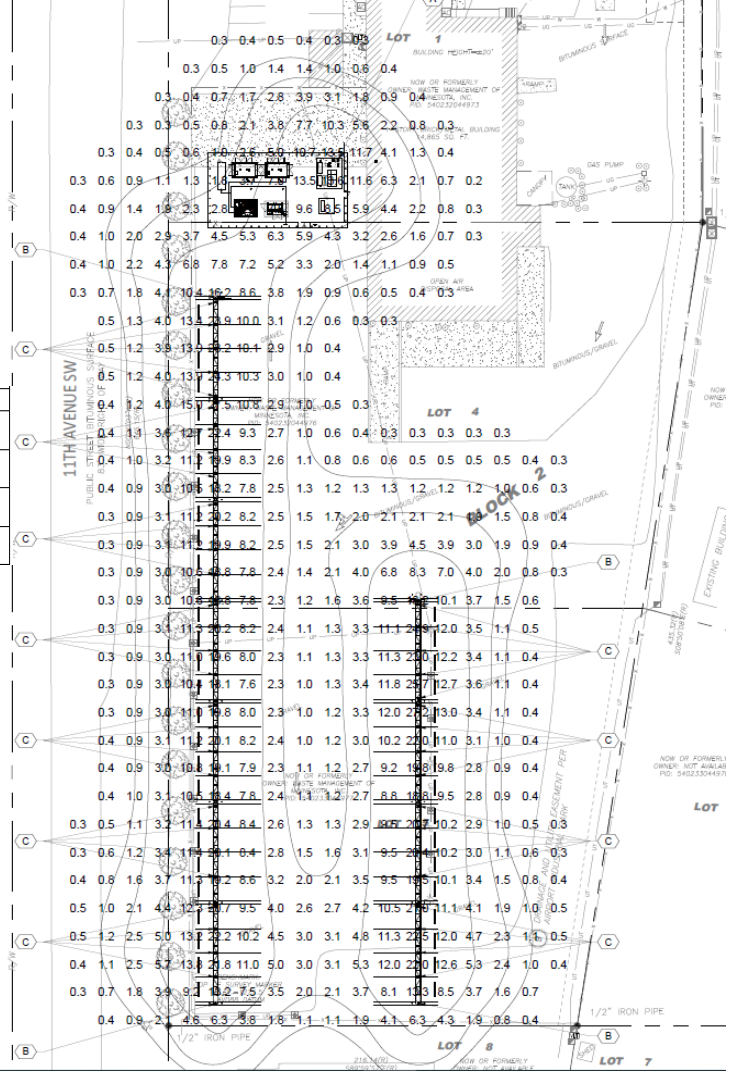
Description:	SYMBOL	AVG.	MAX	MIN	MAX / MIN	AVG / MIN
New Parking Lot	+	0.9 fc	10.1 fc	0.0 fc	N/A	N/A

SITE LIGHTING FIXTURE SCHEDULE

Fixture ID/Symbol	Fixture Qty:	Lamp Type:	Lamp Lumens:	Fixture Watts:	Description:	Manufacturer Catalog No.:	Voltage:	Mounting:
A	1	SK LED	5,243	37W	ROUND LED LUMINAIRE, LED, EDGE LIT, TYPE V WIDE DISTRIBUTION, 120V, DIM TO 10% DRIVER, AIRLINK SYNAPSE WIRELESS DIGITAL CONTROLLER, BRONZE, 5000K, 5,243 LUMENS, 37W	ECHO-EGLED-TL-TSH-UNV-DM-50-60CR-ALSC-BRZ	120	RECESSED (MOUNT HT. 10'-0")
B	7	SK LED	4,411	20W	LED ARCHITECTURAL WALL SCIENCE, TYPE II DISTRIBUTION, 120V, AIRLINK SYNAPSE CONTROL SYSTEM, WET LOCATION LISTED, BRONZE, PROVIDE XWM-SW-BLK SURFACE WIRING BOX, 5000K, 4,051 LUMENS, 20W	XWM-2-LED-4L-50-UE-BRZ-ALSC	120	WALL (MOUNT HT. 22'-0")
C	1	SK LED	20,000	249W	LED AREA FIXTURE WITH FORWARD THROW DISTRIBUTION, 120V, 0-10% DIMMING, AIRLINK SYNAPSE CONTROL SYSTEM, WET LOCATION LISTED, BRONZE, MOUNT AT 90° ON A 35" SQUARE POLE WITH BASE COVER, PROVIDE LSI POLE, 450-82-311-17-0-BRZ POLE, 5000K, 31,177 LUMENS, 249W	SLM-LED-30L-SIL-FT-UNV-DM-50-70CR-ALSC-BRZ	120	POLE (MOUNT HT. 20'-0")

CNG Photometric Plan

LUMINARY SCHEDULE										
SYMBOL	LABEL	QUANTITY	MOUNTING HEIGHT	MANUFACTURER	MODEL	LAMP	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	A	1	22'-6"	LSI INDUSTRIES, INC	SLM-LED-30L-SIL-FT-50-70CRI-90	LED	1	63844	0.9	464
	B	4	28'-6"	LSI INDUSTRIES, INC	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE	LED	1	31922	0.9	232
	C	46	18'-6"	LSI INDUSTRIES, INC	SVC-LED-10L-SC-40	LED	1	10317	0.9	66



Traffic Impacts

Received a waiver from Sam Budzyna, PE, PTOE with the city of Rochester because the traffic impact is under the required threshold. No additional / reduction in traffic to the area

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).

Thank You