

Overview

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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

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development
Application within 30
days of Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project



Site Plan

BUILDINGS:

6685 10TH AVE. SW ROCHESTER MN 55902

BUILDING HEIGHT @ EAVE: 28' TRUCK MAINTENANCE FACILITY:

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:

PARKING SPACES:

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)

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

- 7 SPACES

- 9 SPACES

TOTAL REQUIRED PARKING SPACES: - 60 SPACES

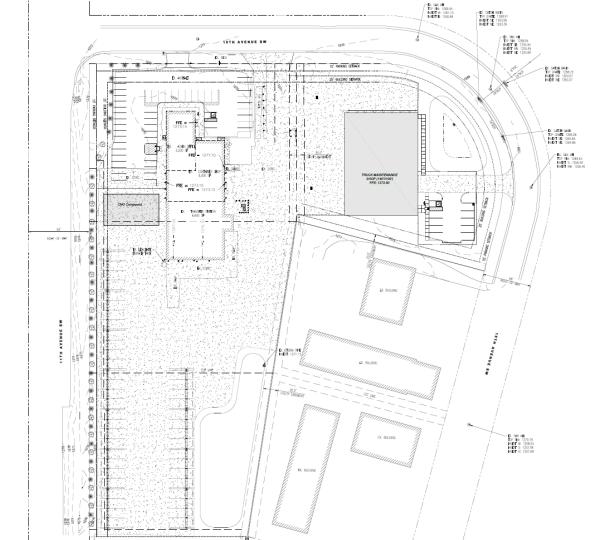
PROVIDED PARKING SPACES: 6670 11TH AVE SW ROCHESTER, MN 55902

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

ADA PARKING SPACES: - 2 SPACES

6685 10TH AVE SW ROCHESTER, MN 55902

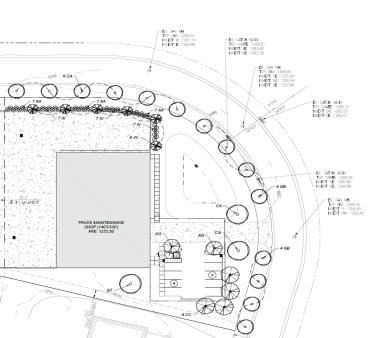
ADA PARKING SPACES: - 1 SPACES TOTAL PROVIDED SPACES: - 63 SPACES

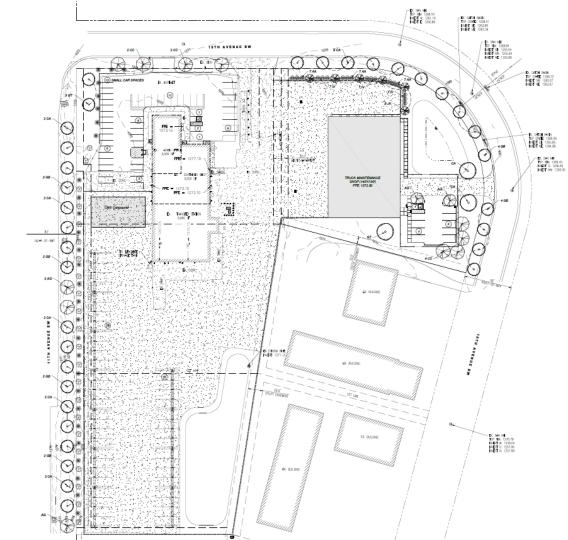


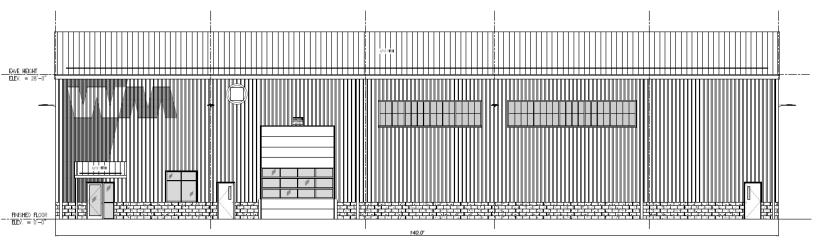
Landscape Plan

LANDSCAPE REQUIREMENTS: LI District

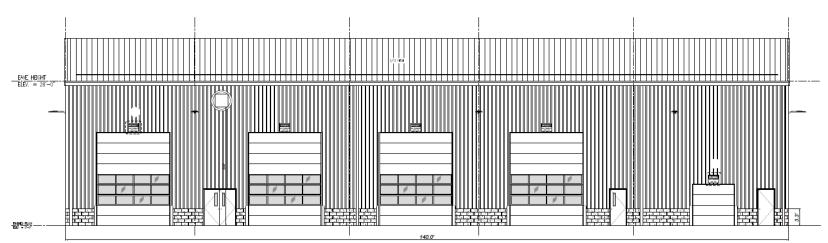
- 3 Canopy Trees
- 4 Understory Trees
- 48 Deciduous or Evergreen Shrubs



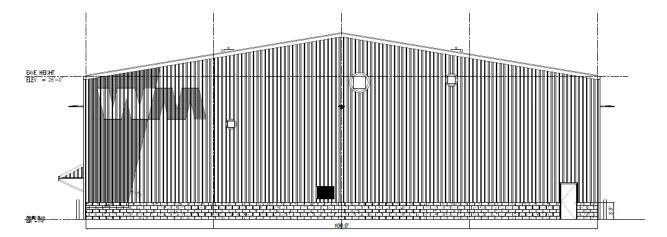




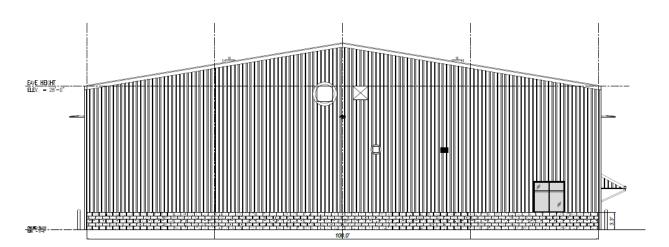
EXTERIOR ELEVATION - EAST
Sale 1'-5'







EXTERIOR ELEVATION - NORTH





Photometric Plan

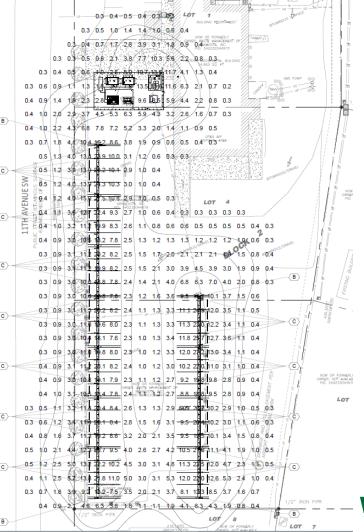
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100 100 100	TRUCK MAINTENANCE	70 10 103 105	*vs *vo *vo *vo
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WALL MOUNT	/ ~	100	10.25
120 WALL (MOUNT HT. 22'-0')			
120 POLE (MOUNT			
нт. 20-0")	17 1		1 11

SITE LIGHTING FIXTURE SCHEDULE									
Description:	SYMBOL	AVG.	MAX	MIN	MAX/MIN	AVG / MI			
New Parking Lot	+	0.0 fc	10.1 fc	0.0 ft	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:
^0	1	SK LED	5,243	37W	ROUND LED LUMINAIRE, LED, EDGE LIT, TYPE V WIDE DISTRIBUTION, 120V, DIM TO 1010 DRIVER, AIRLINK SYNAPSE WIRELESS DISTALL CONTROLLER, BRONZE, SOOOK, S, 240 LUMENS, 37W	EXH-D-EGLED-SL-TSW-UNV-DIM-SG-80CRI-ALSC-BRZ	120	RECESSED (MOUNT HT. 10'-0')
*-	7	SK LED	4,411	20W	LED ARCHITECTURAL WALL SCONCE, TYPE II DISTRIBUTION, 150V, ARLINK SYMAPSE CONTROL SYSTEM, WET LOCATION LISTED, RROUGE, PROVIDE XWM-SW-BLK SURFACE WIRING BOX, 5000K 4,051 LUMRNS, 20W	XWIA-2-LED-4L-SO-UE-BRZ-ALSC	120	WALL (MOUNT HT. 22'-0")
°⊗∎	1	SK LED	20,030	240W	LED AREA FOUTURE WITH FORWARD THROW DISTRIBUTION, 120V, 6-10% DIMMING, ARLINN SYMAPSE CONTROL SYSTEM, WET LOCATION LISTED, BRONZE, MOUNT AT 90 "ON A 25" SQUARE FOLDE WITH BASE COVER, PROVIDE LSI FOLE, 450-63-5116-17-6-BRZ POLE, 5000K, 13, TYTLUMENS, 34WW	SLA-LED-30L-SIL-FT-UNV-DIIA-50-70CRI-ALSC-BRZ	120	POLE (MOUNT HT. 20-0")

CNG Photometric Plan

LUMINARY S	CHEDULE										
SYMBOL	LABEL	QUANTITY	MOUNTING HEIGHT	MANUFACTURER	MODEL	LAMP	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	(
<u></u>	Α	1	22'-6"	LSI INDUSTRIES, INC	SLM-LED-30L-SIL- FT-50-70CRI-90	LED	1	63844	0.9	464	
⊶□	В	4	28'-6"	LSI INDUSTRIES, INC	SLM-LED-30L-SIL- FT-50-70CRI-SINGLE	LED	1	31922	0.9	232	
	O	46	18'-6"	LSI INDUSTRIES, INC	SVC-LED-10L-SC-40	LED	1	10317	0.9	66	2





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

