

Norsq Rochester Townhomes

Neighborhood Information Meeting



March 26, 2024

Meeting Overview

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

Project Team



Westwood



Developer:

Norsq Development

Architect:

Practic Design

Civil Engineer:

Westwood Professional Services

Traffic Consultant:

TC2

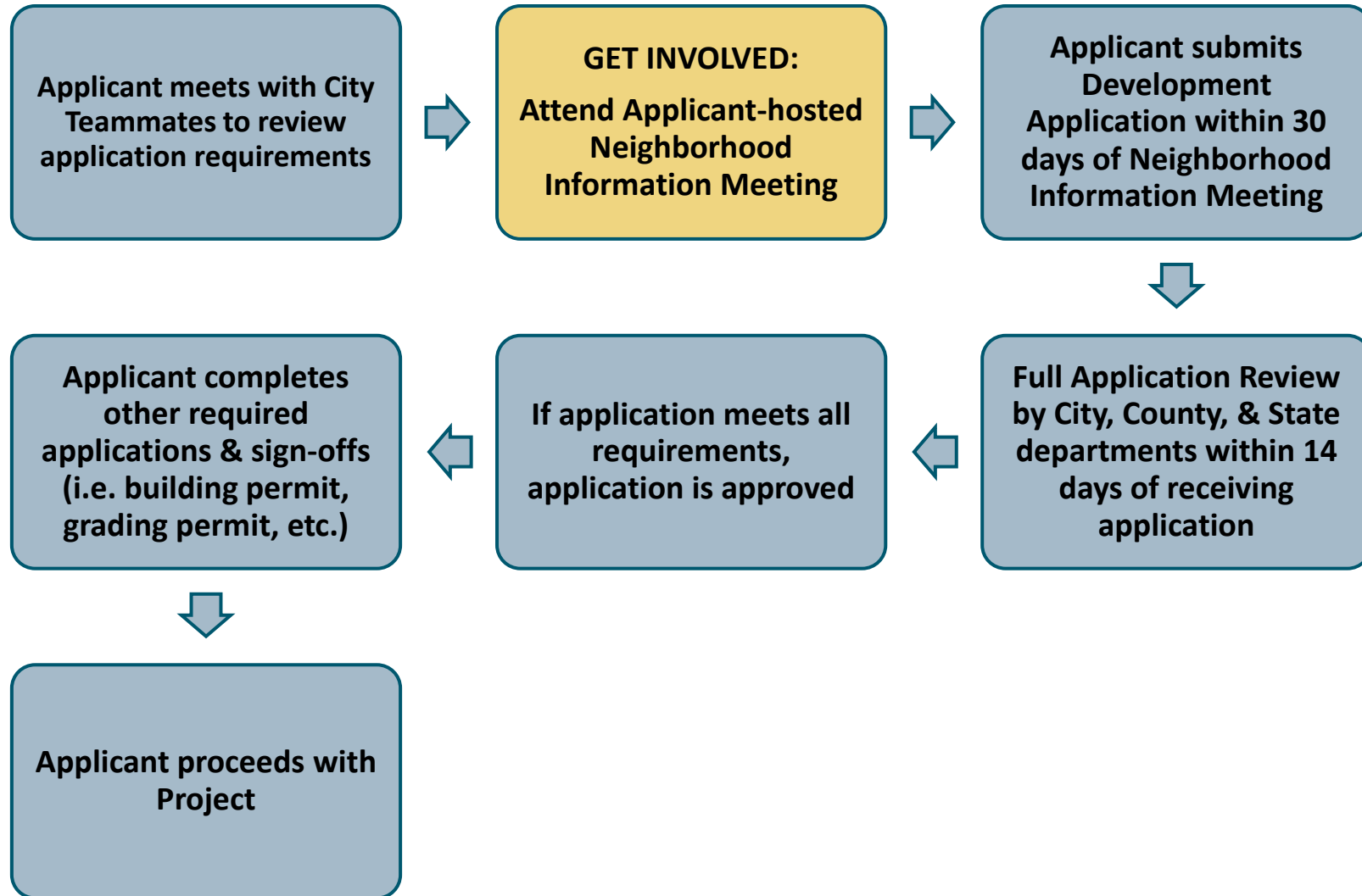
Development Consultant:

Measure Group

Project Information- Quick Facts

- 186 Units - Market Rate Rental Townhomes
- 2 & 3 Story Buildings- Each Unit will have 2 stall Garage
- Amenity Center

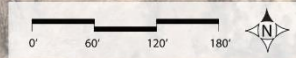
The Application Process



ILLUSTRATIVE NEIGHBORHOOD PLAN

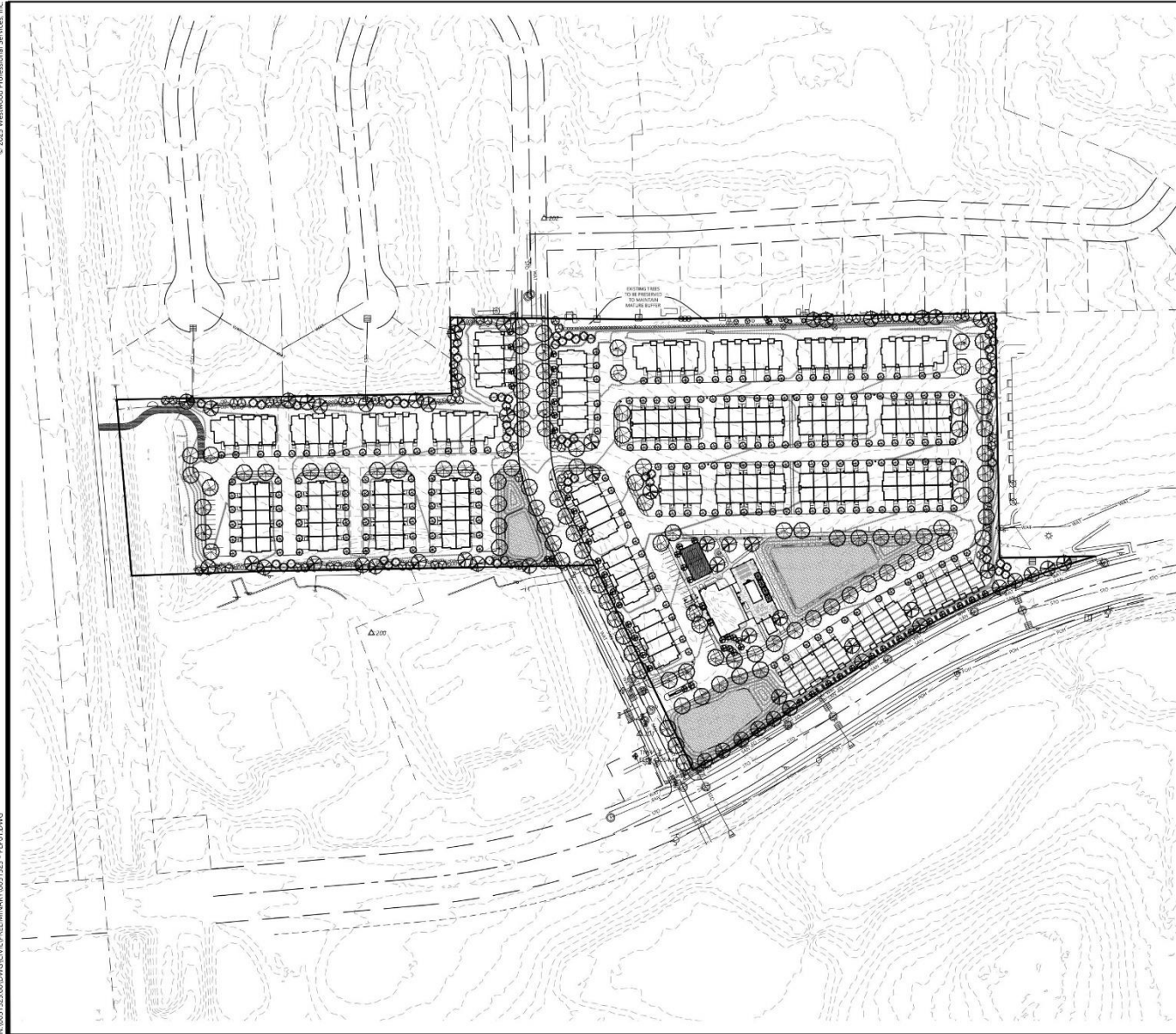


SITE DATA	
Total Gross Site Area:	18.51 AC
Lot 1 - Townhomes:	12.01 AC
Lot 2 - Townhomes:	5.05 AC
Public Right of Way - Arboretum Drive NW:	0.64 AC
Gross Density:	10.04 Un./AC (186 Units / 18.51 AC)
Net Residential Density:	10.40 Un./AC (186 Units / 17.87 AC)
Townhomes:	186 Units
• 4-Four Unit Row TH Buildings (Rear Loaded):	16 Units
• 2-Five Unit Row TH Buildings (Rear Loaded):	10 Units
• 1-Six Unit Row TH Building (Rear Loaded):	6 Units
• 7-Four Unit Row TH Buildings:	28 Units
• 2-Five Unit Row TH Buildings:	10 Units
• 1-Six Unit BTB TH Building:	6 Units
• 11-Ten Unit BTB TH Buildings:	110 Units
Parking provided:	801 Spaces
- Garage / Driveway (4/Unit):	744 Spaces
- Guest Surface Parking:	57 Spaces
Ratio:	4.31 Spaces / Un.



SITE PLAN

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PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT O.C.	SPACING	MATURE SIZE
DECIDUOUS TREES				
ACCOLADE ELM / ULMUS JAPONICA X WILSONIANA 'MORTON' TM	2.5' CAL	8.6B	AS SHOWN	H 70' W 40' 50'
AMERICAN SENTRY LINDEN / TILIA AMERICANA 'MCKENTRY'	2.5' CAL	8.6B	AS SHOWN	H 35-40' W 15-20'
AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	2.5' CAL	8.6B	AS SHOWN	H 50' W 30'
BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5' CAL	8.6B	AS SHOWN	H 50-60' W 25-30'
FALL FIESTA MAPLE / ACER SACCHARUM 'BAISTA'	2.5' CAL	8.6B	AS SHOWN	H 60-75' W 50'
HACKBERRY / CELTIS OCCIDENTALIS	2.5' CAL	8.6B	AS SHOWN	H 40-60' W 40'
NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD'	2.5' CAL	8.6B	AS SHOWN	H 40-60' W 40'
PRINCETON ELM / ULMUS AMERICANA 'PRINCETON'	2.5' CAL	8.6B	AS SHOWN	H 40' W 40-50'
PRINCETON SENTRY® MAIDENHAIR TREE / GINKGO BILOBA 'PNI 2720'	2.5' CAL	8.6B	AS SHOWN	H 40-50' W 15-20'
RED OAK / QUERCUS RUBRA	2.5' CAL	8.6B	AS SHOWN	H 50-70' W 50-70'
RIVER BIRCH / BETULA NIGRA	6 HT. CLUMP	8.6B	AS SHOWN	H 40-60' W 30-40'
RIVER BIRCH / BETULA NIGRA	6 HT. CLUMP	8.6B	AS SHOWN	H 40-60' W 30-40'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5' CAL	8.6B	AS SHOWN	H 50-60' W 40'
SKYLINE HONEY LOCUST / GLIOSTYIA THACANTHOS 'INERMIS SKYCELE'	2.5' CAL	8.6B	AS SHOWN	H 50' W 30-35'
STREET KEEPER HONEY LOCUST / GLIOSTYIA THACANTHOS 'INERMIS DRAVES'	2.5' CAL	8.6B	AS SHOWN	H 40-50' W 15-20'
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5' CAL	8.6B	AS SHOWN	H 50-60' W 50-60'
WHITE OAK / QUERCUS ALBA	2.5' CAL	8.6B	AS SHOWN	H 60-80' W 60-80'
WHITESPINE BIRCH / BETULA POPULIFOLIA 'WHITESPINE'	2.5' CAL	8.6B	AS SHOWN	H 40-45' W 30'
EVERGREEN TREES				
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6 HT.	8.6B	AS SHOWN	H 30-40' W 20-30'
COLUMBIAN WHITE PINE / PINUS STROBUS 'FASTIGIATA'	6 HT.	8.6B	AS SHOWN	H 40' W 15'
CONCLOCH® / ABIES CONOCLACH	6 HT.	8.6B	AS SHOWN	H 25-30' W 25-30'
NORWAY SPRUCE / PICEA ABIES	6 HT.	8.6B	AS SHOWN	H 60-80' W 25-30'
PONDEROSA PINE / PINUS PONDEROSA	6 HT.	8.6B	AS SHOWN	H 60-80' W 25-30'
PRAIRIE STATEMANN® SWISS STONE PINE / PINUS CEMBRA 'HERMANN'	6 HT.	8.6B	AS SHOWN	H 25-30' W 10-12'
WHITE PINE / PINUS STROBUS	6 HT.	8.6B	AS SHOWN	H 50-80' W 30-40'
ORNAMENTAL TREES				
ARMSTRONG GOLD® MAPLE / ACER RUBRUM 'JFS KW7B'	1.5' CAL	8.6B	AS SHOWN	H 40' W 12'
AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6 HT. CLUMP	8.6B	AS SHOWN	H 30-40' W 15-20'
DAKOTA PINNACLE BIRCH / BETULA PLATYPHYLLA 'FARGO'	1.5' CAL	8.6B	AS SHOWN	H 30' W 8'
IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	1.5' CAL	8.6B	AS SHOWN	H 20-25' W 10-15'
KNOXED SPIRIT® OAK / QUERCUS ROBUR 'BICOLOR TADLER'	2.5' CAL	8.6B	AS SHOWN	H 30' W 6'
PARKLAND PILLAR BIRCH / BETULA PLATYPHYLLA 'PARKP'	1.5' CAL	8.6B	AS SHOWN	H 35-40' W 6-7'
PRAIRIE GOLD QUAKING ASPEN / POPULUS TREMULOIDES 'NE ARB'	1.5' CAL	8.6B	AS SHOWN	H 30' W 15'
PRAIRIE SENTINEL HACKBERRY / CELTIS OCCIDENTALIS 'JFS-KSUT'	1.5' CAL	8.6B	AS SHOWN	H 40' W 10-12'
PRAIRIE COCKATOP® MAULES X PRANIBIRME	1.5' CAL	8.6B	AS SHOWN	H 15-20' W 20-20'
QUAKING ASPEN / POPULUS TREMULOIDES	1.5' CAL	8.6B	AS SHOWN	H 40-60' W 20-20'
REGAL PRIME OAK / QUERCUS X WARE 'LONG'	1.5' CAL	8.6B	AS SHOWN	H 40-60' W 20-25'
SILVER WHISPERS® SWISS STONE PINE / PINUS CEMBRA 'KLEIN'	6 HT.	8.6B	AS SHOWN	H 12' W 6'
SWEDISH COLUMNAR ASPEN / POPULUS TREMULA 'ERECTA'	1.5' CAL	8.6B	AS SHOWN	H 40' W 10'
THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI 'INERMIS'	6 HT. CLUMP	8.6B	AS SHOWN	H 15-20' W 15-20'
WEeping WHITE SPRUCE / PICEA GLAUCA 'PENICULA'	6 HT. BB	8.6B	AS SHOWN	H 15-20' W 3'-4'
WYCKITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WYCKITA BLUE'	6 HT.	8.6B	AS SHOWN	H 25-15' W 4'-6'

ABBREVIATIONS: 8.6B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN = MINIMUM O.C. = ON CENTER SP = SPREAD
 QTY = QUANTITY CONT. = CONTAINER
 NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE REQUIREMENTS

- TOTAL LANDSCAPING REQUIRED: 472 SHRUBS & 329 TREES
- BOULEVARD TREES: 36 TREES
 - ONE OVERSTORY TREE PER 35 LINEAR FEET OF CITY BOULEVARD (ARBORITUM DR. 1.245 LF)
- MX S ZONING TREES (2.087 LF): 210 SHRUBS & 70 TREES
 - THREE SHRUBS PER 50 LINEAR FEET OF LOT FRONTAGE MIN 3' HT. & 3" O.C.
 - ONE OVERSTORY TREE PER 30 LINEAR FEET OF LOT FRONTAGE
- LEVEL 2 BUFFER (3.111 LF): 250 SHRUBS & 219 TREES
 - MINIMUM WIDTH 15'
 - 1 CANOPY PLANTINGS PER 100 LF
 - 4 UNDERSTORY PLANTINGS PER 100 LF
 - 8 SHRUBS PER 100 LF
- PARKING LOT TREES: 12 SHRUBS & 4 TREES
 - 2% OF INTERNAL PARKING LOT AREA MUST CONSIST OF LANDSCAPE ISLANDS
 - ONE OVERSTORY TREE & THREE SHRUBS PER 400 SQ. FT. (10044 SF. PARKING (1,206 SF. ISLANDS REQUIRED))

GENERAL NOTES

- TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED PARKING LOT, SIDEWALK, AND UTILITY LOCATIONS.
- PARKING LOT TREES SHALL BE PLANTED 10' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- STREET TREES SHALL BE PLANTED MIN 5' FROM BACK OF CURB OR SIDEWALK IN A LOCATION THAT DOES NOT INTERFERE WITH INDIVIDUAL SEWER, WATER CONNECTIONS, AND EASMENTS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A DRIP LINE OR SPRAY SYSTEM AS APPROPRIATE FOR THE PROPOSED PLANTINGS IN THE SPECIFIC AREA.
- MECHANICALS TO BE SCREENED WITH ADEQUATE VEGETATION.

LANDSCAPE PROVISIONS

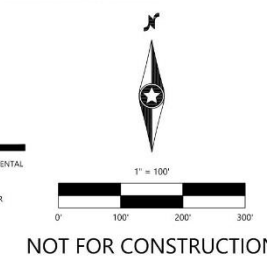
TOTAL LANDSCAPING PROVIDED:	601 TREES
+ OVERSTORY DECIDUOUS STREET TREES	315 TREES
+ OVERSTORY DECIDUOUS TREES	115 TREES
+ EVERGREEN TREES	60 TREES
+ ORNAMENTAL TREES	115 TREES
+ SHRUBS	302 SHRUBS
ADDITIONAL SHRUBS TO BE PROVIDED WITH TOWNHOMES UNITS, VARIETY DRIFT	3,844 SF.
+ PARKING LOT ISLANDS	

GROUND COVER LEGEND

- NATIVE SEED MIX MIN 35-241 MESSIC PRAIRIE GENERAL (0.7 AC)
- SEEDING MASS-FOX SEDGE / CAREX VULPINODEA (0.7 AC) (INFILTRATION BASIN)
- ALL STREET BOULEVARDS TO BE SOODED.
- ALL DISTURBED AREAS TO BE SOODED UNLESS NOTED OTHERWISE.

PLANT LEGEND

- DECIDUOUS OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS OVERSTORY TREE



DESIGNED:	RMG
CHECKED:	RMG
DRAWN:	BSP
HORIZONTAL SCALE:	1"=100.00'
VERTICAL SCALE:	2"= 20.00'

INITIAL ISSUE: 03/01/24
 REVISIONS:
 03/01/24 NEIGHBORHOOD MEETING

PREPARED FOR:
NÖRSQ COMPANIES
 210 QUEENSLAND LANE N.
 PLYMOUTH, MN 55447

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NICHOLAS T. MEYER
 DATE: 03/01/24 LICENSE NO.: 53774

NÖRSQ
 ROCHESTER, MINNESOTA

Westwood
 Project: (852) 937-8100 12777 Minnetonka Drive, Suite 8000
 Fax: (852) 937-8822 Minneapolis, MN 55433
 T916768 (852) 937-8100 westwood.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
04 OF **04**
OVERALL PRELIMINARY LANDSCAPE PLAN
 PROJECT NUMBER: 0051523 DATE: 03/01/24

LANDSCAPE PLAN

CLUBHOUSE ELEVATIONS



Wall Schedule

Type	Area	Percentage
Veneer - 4" LP SmartSide Lap Siding Horizontal - Dark	2969 SF	57%
Veneer - 6" LP SmartSide Lap Siding Horizontal - Woodstone	688 SF	13%
Veneer - LP SmartSide Panel - Dark	137 SF	4%
Veneer - LP SmartSide Panel Board & Batten - Light	1363 SF	26%



① East Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

Wall Schedule

Type	Area	Percentage
Veneer - 4" LP SmartSide Lap Siding Horizontal - Dark	2845 SF	32%
Veneer - 6" LP SmartSide Lap Siding Horizontal - Light	1475 SF	16%
Veneer - 6" LP SmartSide Lap Siding Horizontal - Woodtone	1224 SF	13%
Veneer - LP SmartSide Panel - Dark	529 SF	6%
Veneer - LP SmartSide Panel Board & Batten - Light	1654 SF	21%



② North Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"

2 STORY BUILDINGS

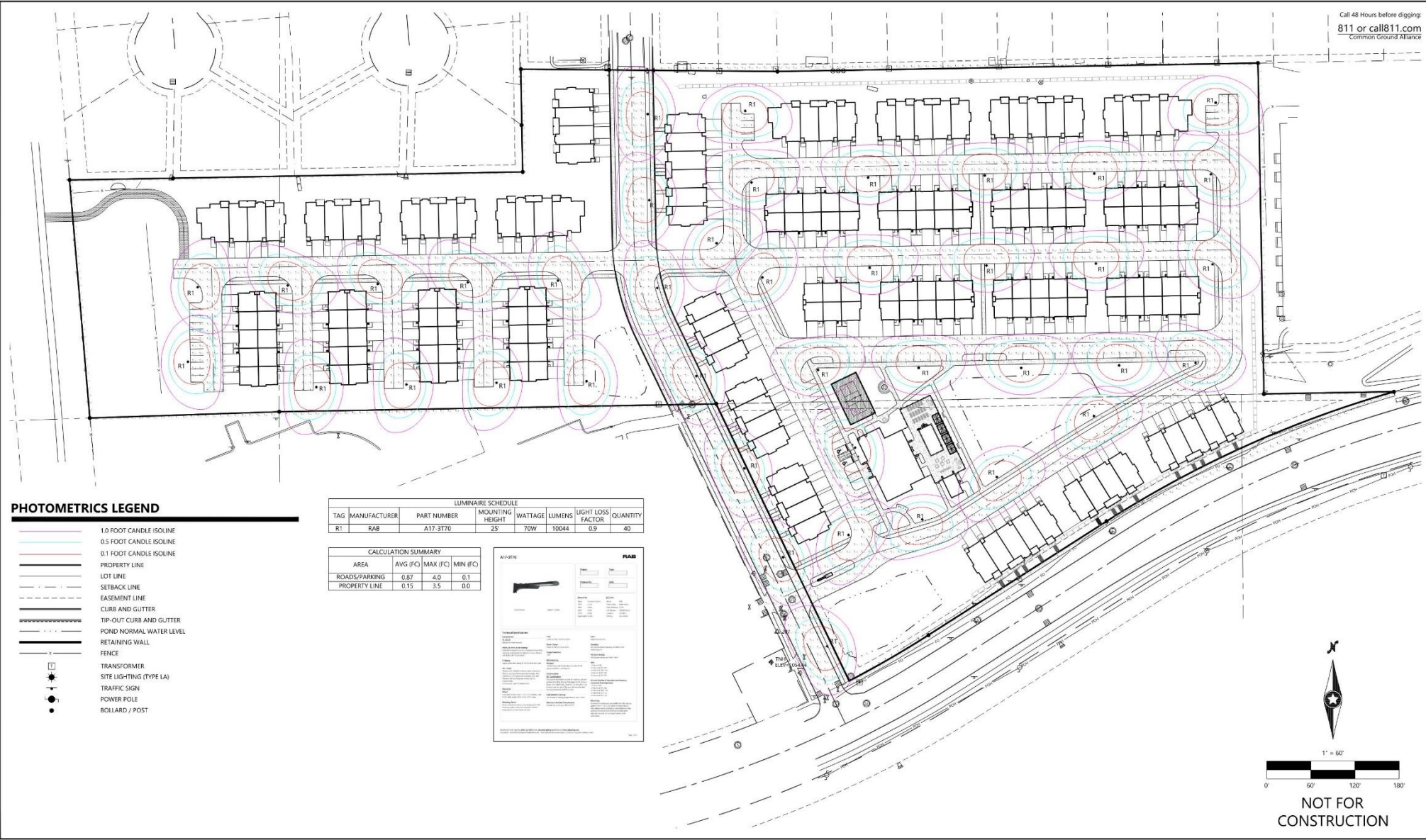
3 STORY BUILDINGS



Wall Schedule

Type	Area	Percentage
Veneer - 4" LP SmartSide Lap Siding Horizontal - Dark	3128 SF	41%
Veneer - 4" LP SmartSide Lap Siding Horizontal - Light	1799 SF	24%
Veneer - 6" LP SmartSide Lap Siding Horizontal - Woodstone	660 SF	9%
Veneer - LP SmartSide Panel - Dark	874 SF	11%
Veneer - LP SmartSide Panel Board & Batten - Light	1192 SF	16%





PHOTOMETRICS LEGEND

- 1.0 FOOT CANDLE ISOLINE
- 0.5 FOOT CANDLE ISOLINE
- 0.1 FOOT CANDLE ISOLINE
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CURB AND GUTTER
- TIP-OUT CURB AND GUTTER
- POND NORMAL WATER LEVEL
- RETAINING WALL
- FENCE
- TRANSFORMER
- SITE LIGHTING (TYPE LA)
- TRAFFIC SIGN
- POWER POLE
- BOLLARD / POST

LUMINAIRE SCHEDULE						
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR
R1	RAB	A17-3170	25'	70W	10044	0.9
						40

CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
ROADS/PARKING	0.87	4.0	0.1
PROPERTY LINE	0.15	3.5	0.0

DESIGNED:	RMB	INITIAL ISSUE:	03/01/24
CHECKED:	RMB	REVISIONS:	
DRAWN:	BSP	03/01/24	NEIGHBORHOOD MEETING
HORIZONTAL SCALE:	50:0000"		
VERTICAL SCALE:	1" = 60' - 0"		

PREPARED FOR:
NÖRSQ COMPANIES
210 QUEENSLAND LANE N.
PLYMOUTH, MN 55447

WE HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN WAGNER/OWNER
DATE: 03/01/24 LICENSE NO. 83258

NÖRSQ
ROCHESTER, MINNESOTA

Westwood
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Westwood Professional Services, Inc.

SITE LIGHTING
PHOTOMETRIC PLAN

SHEET NUMBER:
03 OF **04**

PROJECT NUMBER: 0051523 DATE: 03/01/24

PHOTOMETRIC PLAN

Traffic Impacts

In short, traffic impacts from this project will not require signalization or significant loss of intersection functionality.

A total of approximately 1,290 Trips per day will be generated from this development, nearly all of them going to 41st.

Required Approvals

- ***Major Land Subdivision Preliminary Plat***
 - *Planning Commission*
 - **City Council (Public Hearing)**
- ***Final Plat***
 - *Will aggregate the existing parcels into two to lots and dedicate the remaining ROW needed for the planned connection of Arboretum Lane to 41st Street NW.*
 - **City Council (Public Hearing)**
- ***Site Development Plan***
 - *City Staff Review*

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).