

Integrated Technology Engineering Building

Presentation by Mark Welch / G-Cubed Inc. on behalf of

FOV, LLC

April 16th, 2024

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Development Plan
 - Landscape Plan
 - Grading Plan
 - Building Elevations
 - Photometric Plan – plan is in design – will be added once complete
- Traffic Impacts
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Kelly O'marro – FOV LLC.

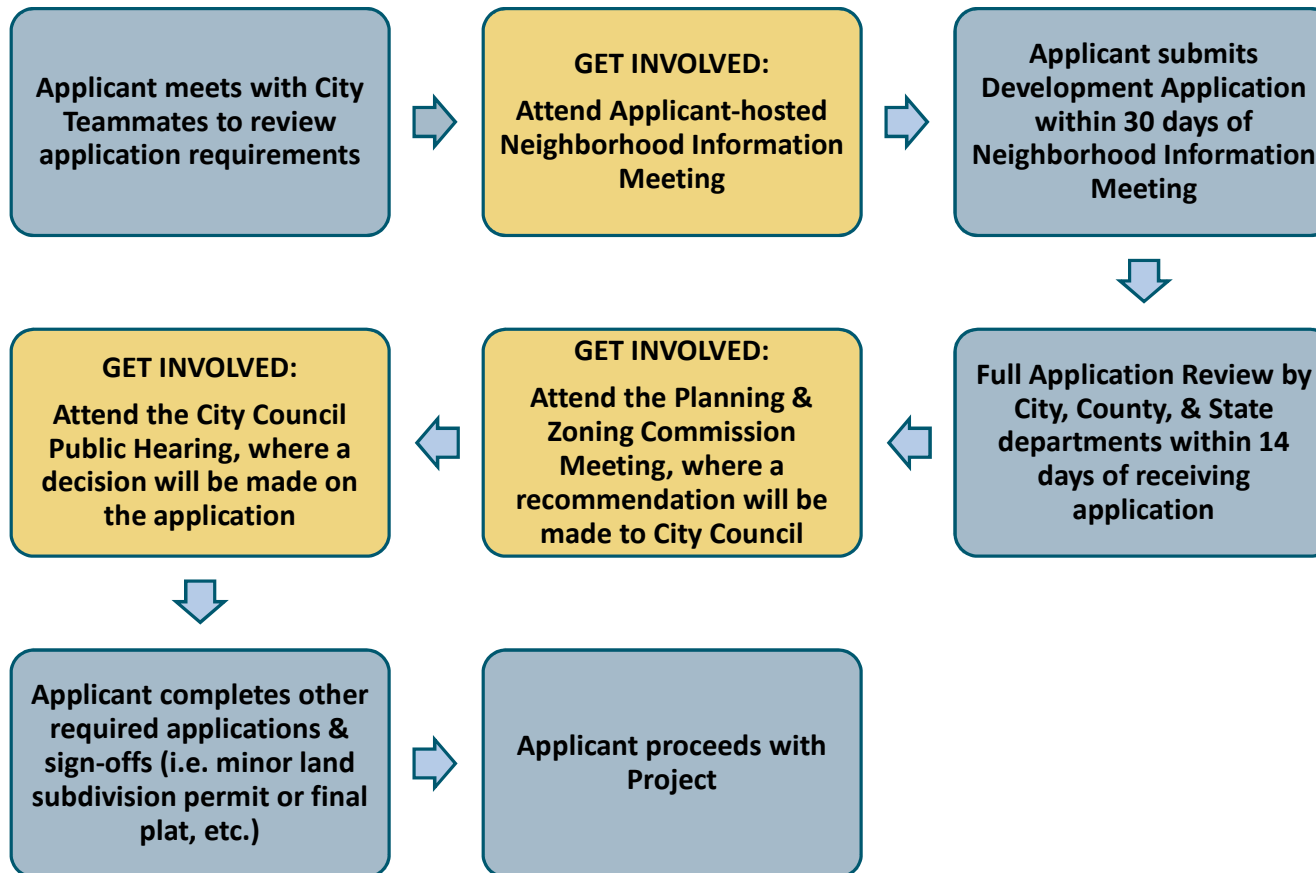
- Owner.

About our Project

Location: South of the New Life Worship Center driveway along 34th Ave NW, Rochester, MN

Proposal: The construction of an approximately 5000 sq ft building and parking lot. The building will be a mix of office and testing/waerhouse area

The Application Process

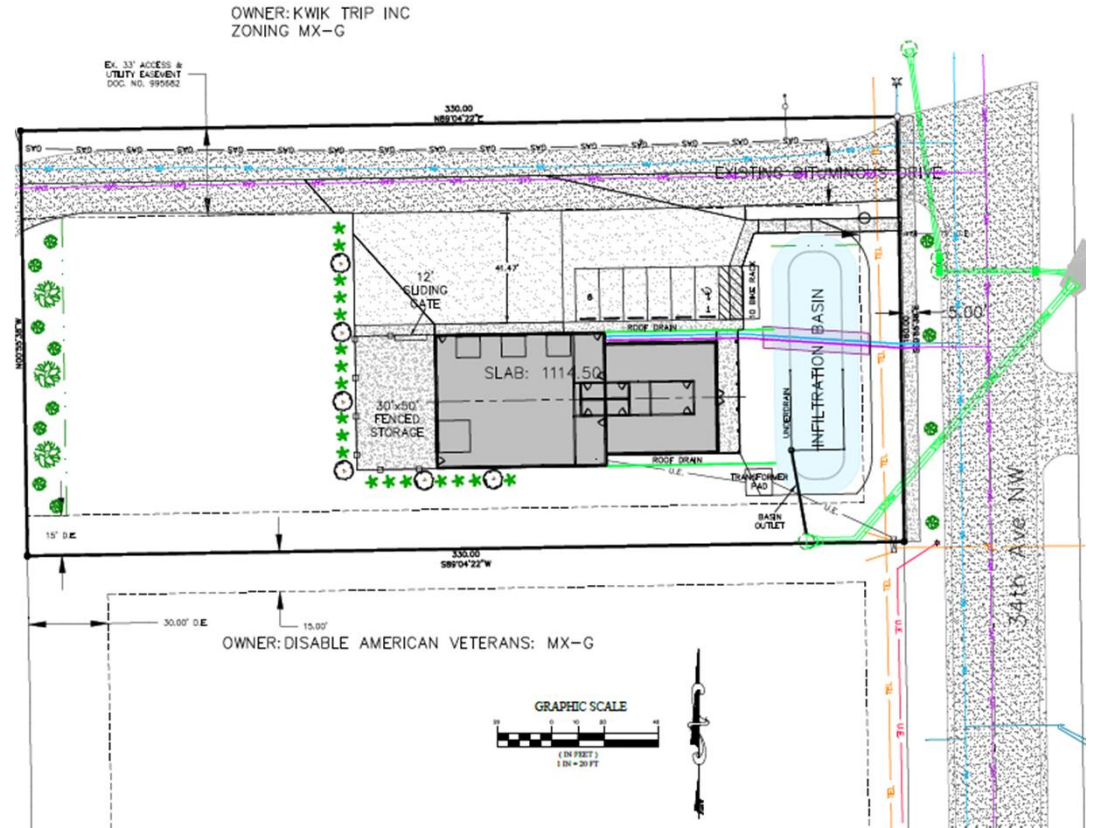


Site Development Plan

- MX-G -- Mixed Use General

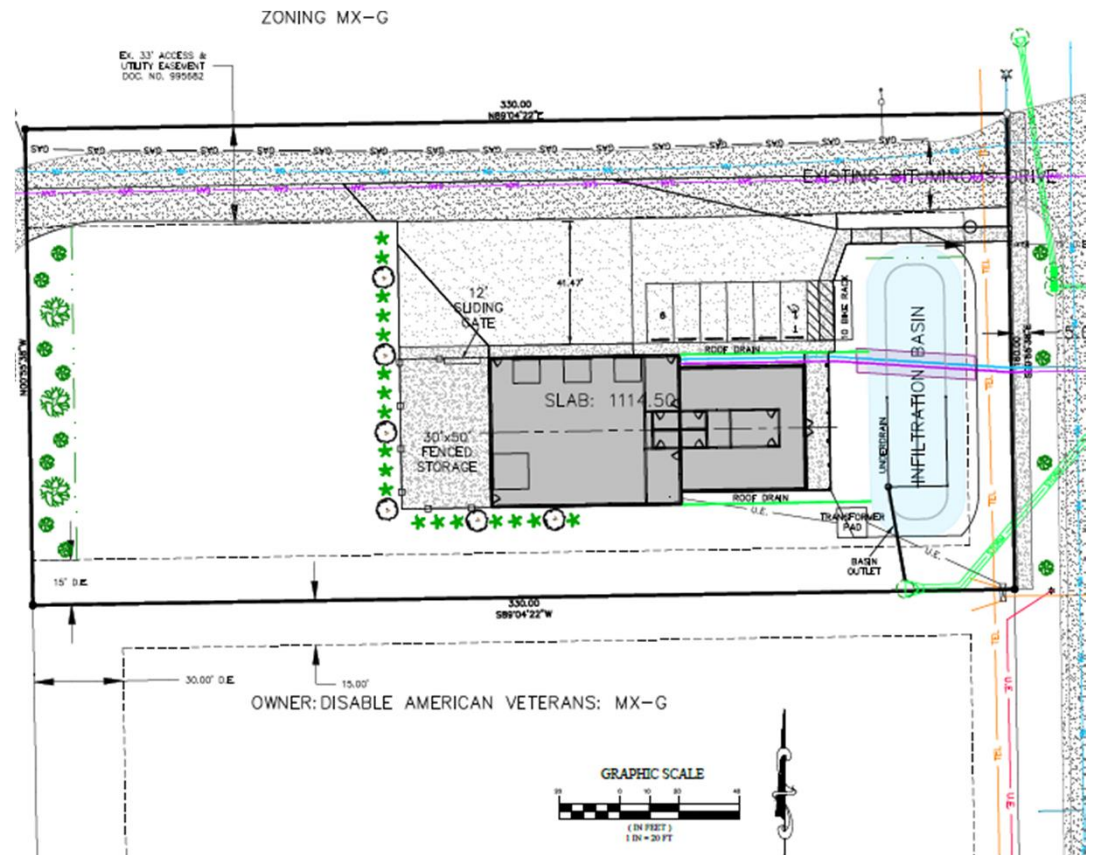
Click grey arrows to view add'l map layers. X

- MX-G Mixed Use General
- MX-I Mixed Use Institutional
- MX-D Mixed Use Downtown Business
- MX-D Mixed Use Downtown Fringe
- MX-D Mixed Use Downtown Medical
- MX-T Transit Oriented Development Corridor
- MX-T Transit Oriented Development Node
- MX-T Transit Oriented Development Village
- R-1 Mixed Use Single Family
- R-2 Low Density Small Lot
- R-2x Low Density Residential Infill
- R-3 Medium Density Residential
- R-4 High Density Residential
- BP Business Park
- LI Light Industrial



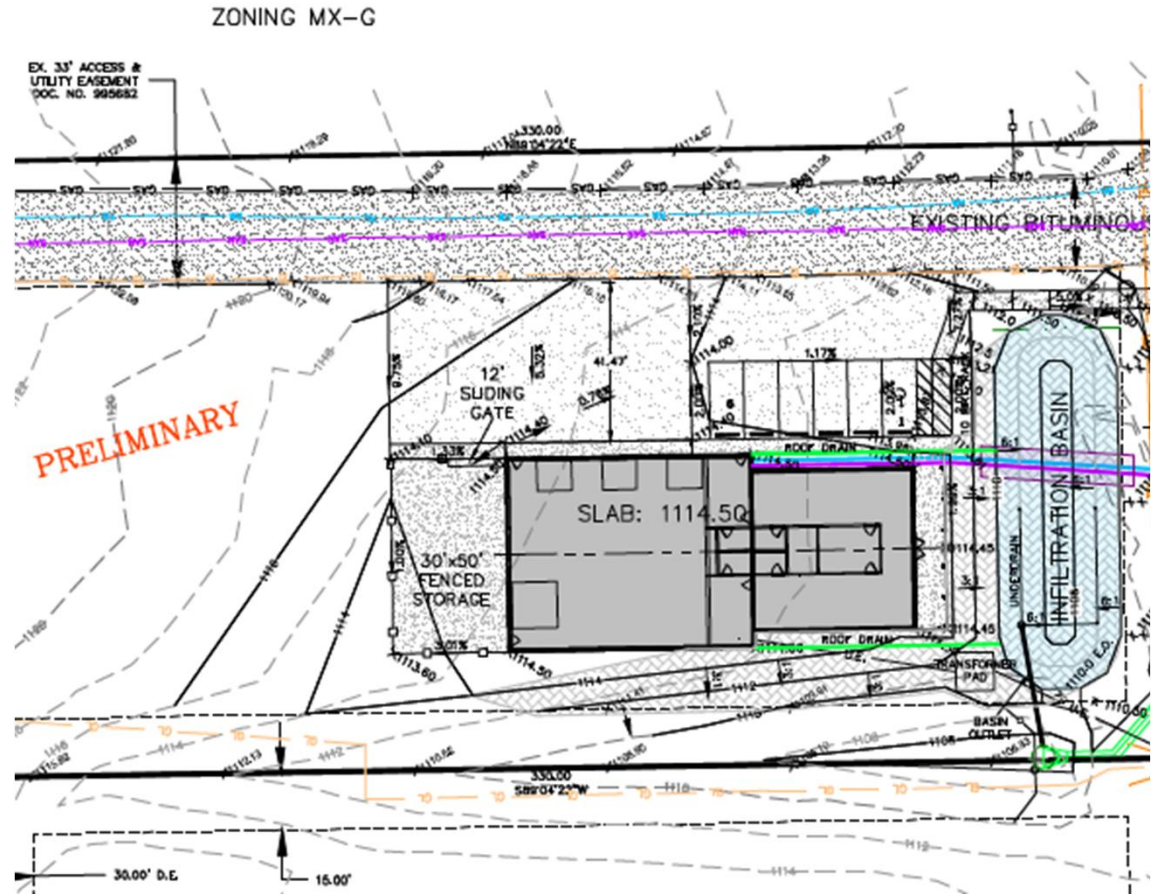
Landscape Plan

- 4 Boulevard Trees Required along 34th Ave NW
- For MX-G zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The Preliminary Landscape Plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 6 understory and 18 deciduous or evergreen shrubs required
- Table 400.06-3 identifies the required bufferyard level to be Level 2 Bufferyard, as it is a Non-Residential Mixed-Use District adjacent to a Non-Residential Agricultural and Residential Use District. Per Table 400.06-4, Bufferyard may be either Minimum width of 15 feet, 3 canopy plantings, 4 understory plantings, and 8 shrubs or Minimum width of 25 feet, 2 canopy planting, 3 understory plantings, and 6 shrubs.



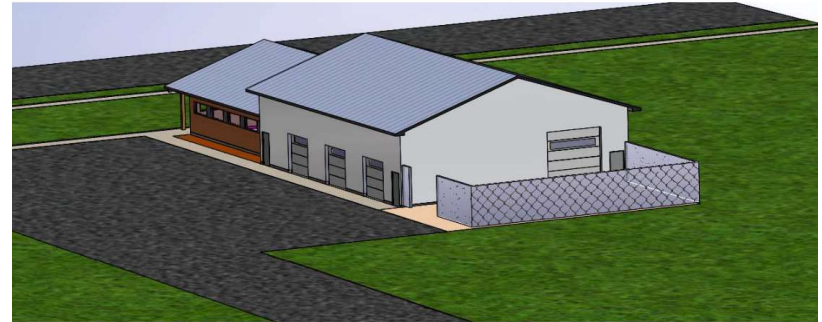
Grading Plan

- The natural ground slopes west to east
- Access will make use of the existing drive to New Life Worship Center
- Stormwater treatment is required for rate control so rates of runoff do not exceed existing 2, 10 and 100 year rates
- An infiltration basin has been designed between the building and 34th Ave NW which allows for capture, treatment and a controlled outlet into an existing stormwater pipe in the southeast corner of the property.

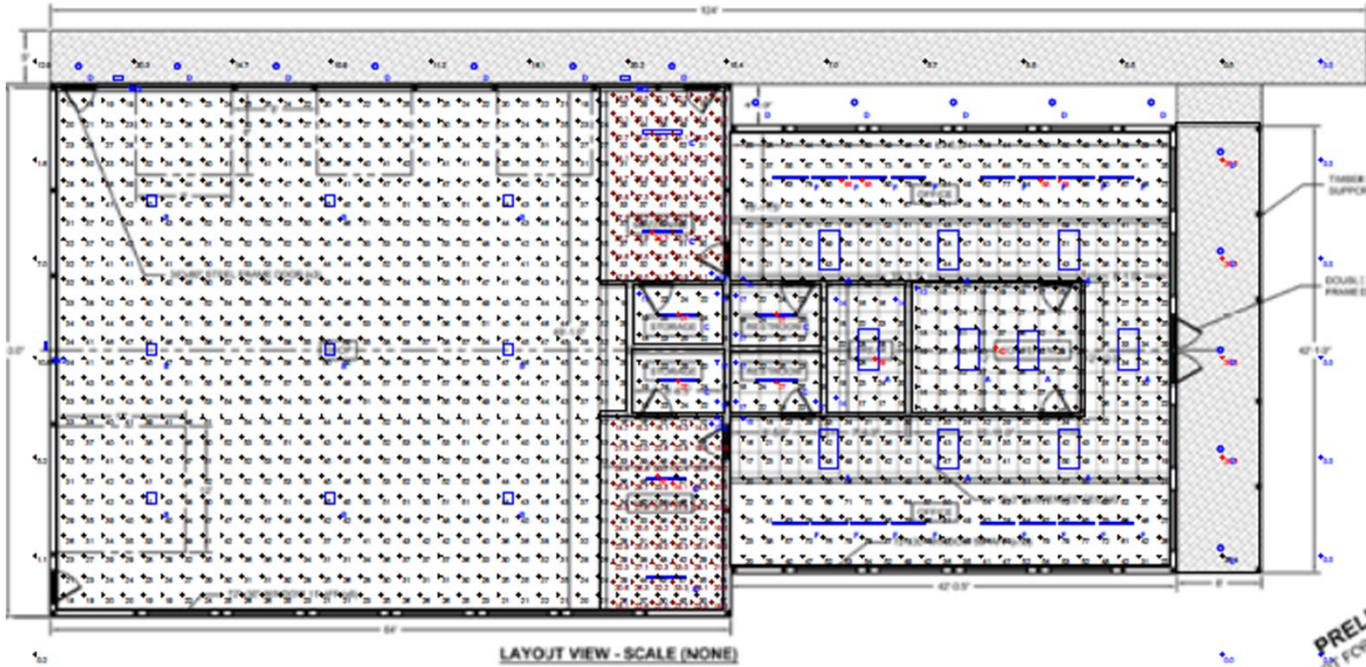




Building
Elevations



Photometric Plan



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	L.F.
[Symbol A]	A	10	Uthman Lighting	26174 600 ADP LP640	2'x 4' 600, Curved Refrac, RCKC 4000 K,	1	3549	0.4
[Symbol B]	B	8	Uthman Lighting	UPH 3300LM 300-00L WD 40K RCKC	Compact Pro HighBay, 13000 lumens, Standard efficiency, 4000K color temp, wide distribution, 60 x 60 RCKC.	1	15883	0.4
[Symbol C]	C	12	Uthman Lighting	USA 148 ALCC RWGLT (WWS) RCKC (4000LM 4000K)	CONTOUR LED Single Side Light, 4P, SWITCHABLE LUMENS (3300LM / 4000LM / 5000LM), 120-277V, SWITCHABLE WWS (JDSK, 4000K, 5000K), 80 CRI, 94% to 9000LM 4000K	1	4206	0.4
[Symbol D]	D	17	Uthman Lighting	LOW 4013 LOGAR L30	6W LUM, 4000K, 3300LM, CLEAR, 30MM-SPICULAR REFLECTOR, C085	1	1516	0.4
[Symbol F]	F	16	Uthman Lighting	114 4000LM RCKC 40K RWGLT	UTHMAN LOWBAY 40, 4000 lumens, RCKC, 4000K, 120-277V	1	4922	0.4
[Symbol W1]	W1	9	Uthman Lighting	WPL1 LED W40K RWGLT	WPL1 LED W40K, 3300LM 4000K CLEAR TRANSPARENT 120-277 VOLT	1	2913	0.4
[Symbol W2]	W2	3	Uthman Lighting	WPL2 LED 40K RWGLT	WPL2 LED W40K, 3300LM 4000K CLEAR TRANSPARENT 120-277 VOLT	1	3096	0.4

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Above Waist	+	24.9 Fc	36.3 Fc	14.5 Fc	2.4:1	1.7:1
Desk	+	21.5 Fc	29.5 Fc	14.5 Fc	2.0:1	1.5:1
Cart	+	24.5 Fc	42.0 Fc	12.0 Fc	3.5:1	2.9:1
Footcandle Calculated @ Grade	+	4.0 Fc	26.5 Fc	0.0 Fc	N/A	N/A
Office	+	14.0 Fc	38.0 Fc	10.0 Fc	3.8:1	3.1:1
Entrance	+	21.0 Fc	27.0 Fc	17.0 Fc	1.6:1	1.2:1
Reception	+	21.0 Fc	27.0 Fc	17.0 Fc	1.6:1	1.2:1
Shop	+	40.0 Fc	65.0 Fc	9.0 Fc	7.2:1	4.4:1
Storage	+	21.0 Fc	27.0 Fc	17.0 Fc	1.6:1	1.2:1
Storage	+	21.0 Fc	27.0 Fc	17.0 Fc	1.6:1	1.2:1
Above Waist	+	24.5 Fc	36.3 Fc	14.5 Fc	2.4:1	1.7:1

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculators are shown @ 30" A.F.F.

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Traffic Impacts – Performed by SSTS

- This building will generate approximately 5 AM peak hour trips, 5 PM peak hour trips, and 57 total weekday trips.
- Note there is an existing driveway across the property to access New Life Worship Center. This access will no longer be the primary access when the extension of Winesap Drive NW is completed. We are not aware of an agreement/requirement to remove the access to the church property.

Q&A