

# QUALITY WOODS ADDITION

CHRIS AND COLLIN CRAVEN

April 24, 2024

# Overview

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

# Introduction

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TEAM:

ARCHITECT: Armon Architects

ENGINEER: Bloch Engineering

CONTRACTOR: Kramer Contracting

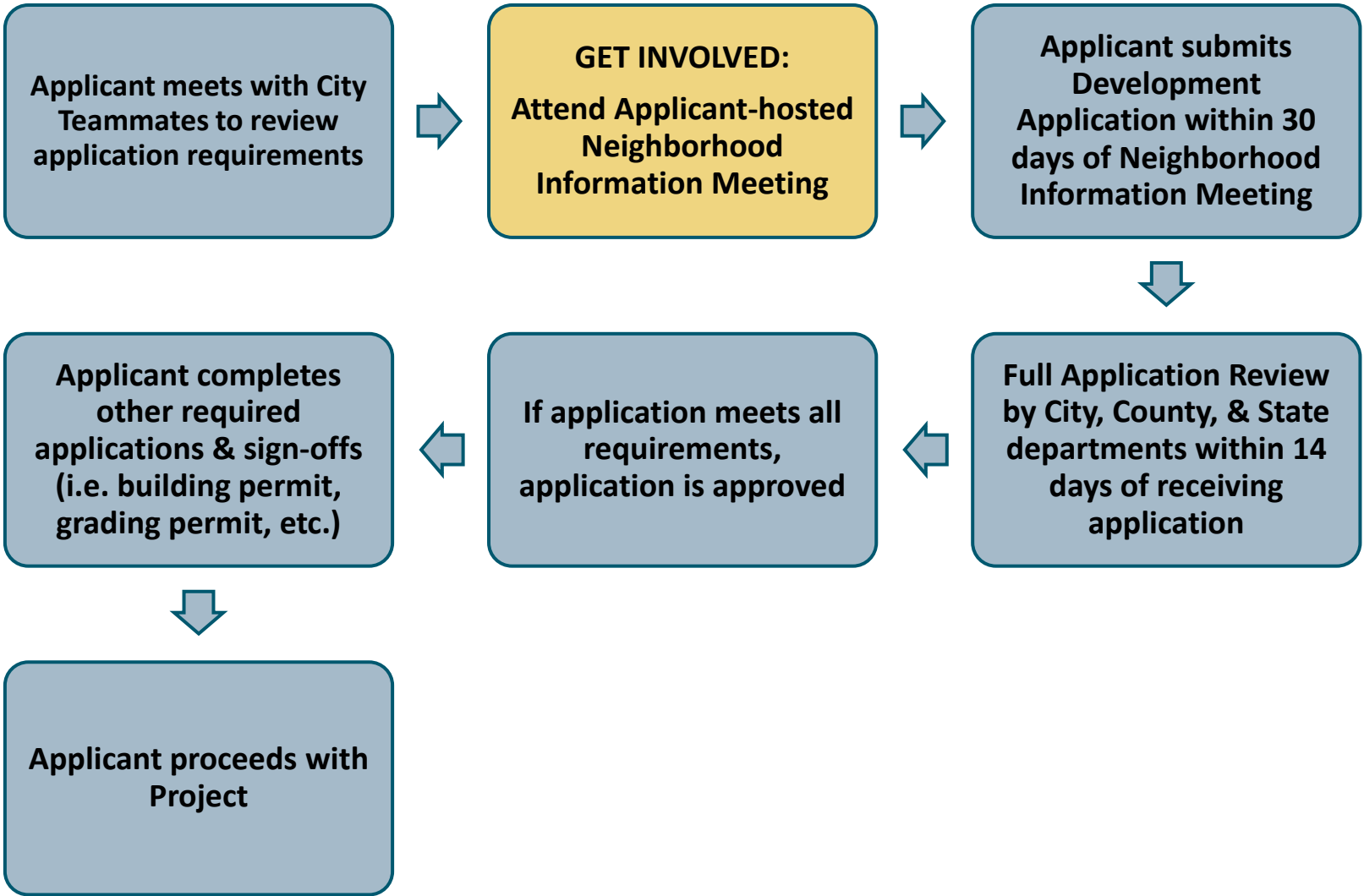


# About our Project

Warehouse addition to existing building.

25'x120' = 3000 SF TOTAL ADDITION

# The Application Process



# Site Plan

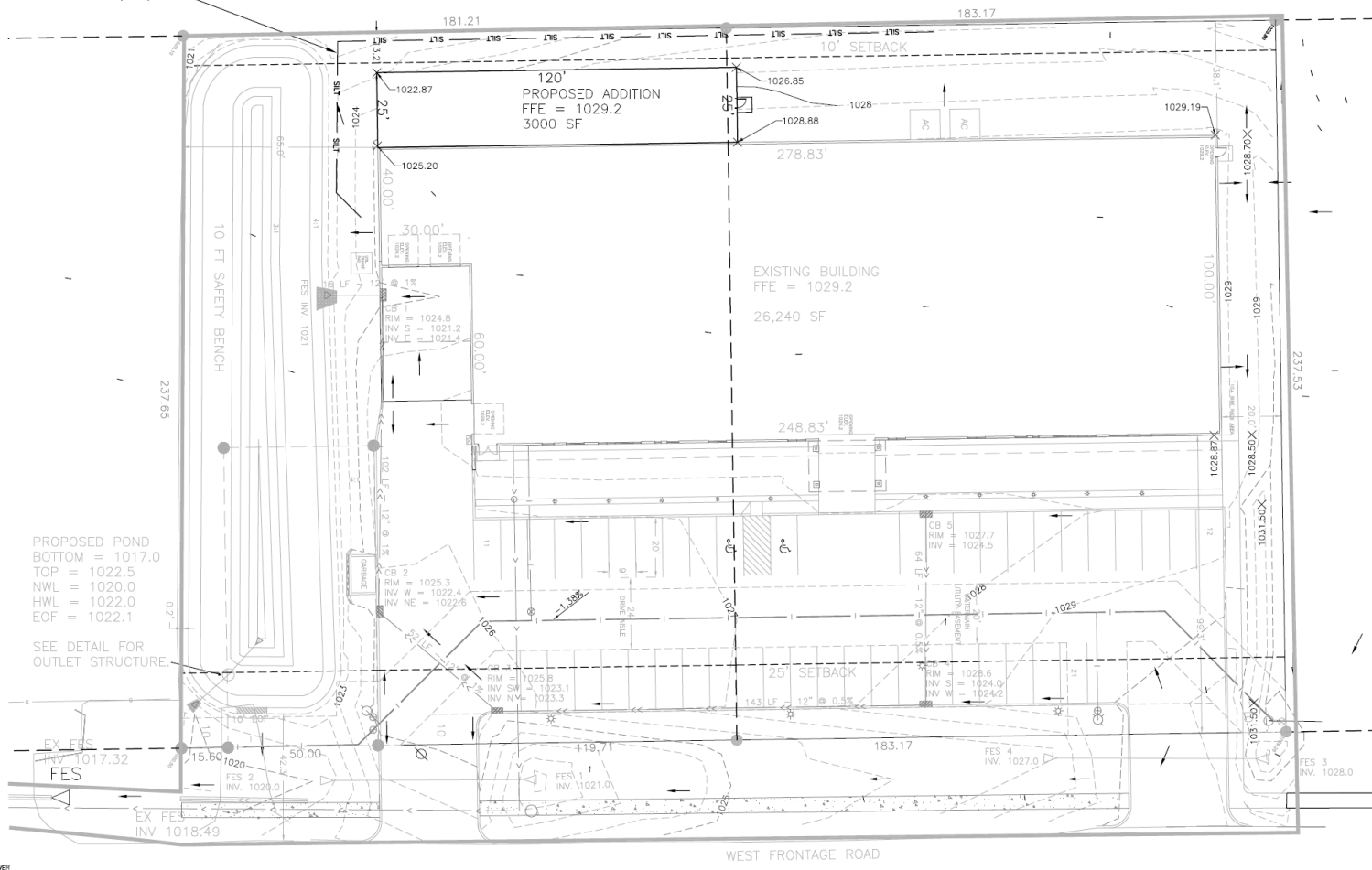
Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

# SITE AND GRADING PLAN

## QUALITY WOODS FURNITURE, ROCHESTER MN

**LEGEND**

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- CURB
- TRANSFORMER
- ELECTRIC METER
- TV PEDIESTAL
- TELEPHONE PEDIESTAL
- AIR CONDITIONER
- HAND HOLE
- SEWAPHORE
- GAS METER
- SANITARY SEWER
- STORM SEWER
- WATERMAN
- UNDERGROUND GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOIL BORING
- SINK
- DECIDUOUS TREE
- CONIFEROUS TREE
- DOTTED TREE AND BRUSH LIMITS
- DOTTED PROPOSED DRIVEWAY
- DOTTED PROPOSED ELEVATION
- CURB STOP
- CLEAN OUT
- BUSH
- BARRICADE GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- ECHIDNA
- WATER SPOUT
- TRENCH DRAIN
- MONITORING WELL
- STORM DIFFUSER
- SATELLITE DISH
- TELEPHONE
- ELECTRIC PEDIESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL
- DENOTES ELEC. LINE
- DENOTES FENCE LINE
- DENOTES FIBER OPTIC
- DENOTES GAS LINE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES TELEPHONE LINE
- DENOTES TV LINE
- DENOTES OVERHEAD UTL.
- DENOTES WATERMAN
- DENOTES WETLAND
- DENOTES RAIL ROAD



- SITE GRADING NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GORNER STATE ONE CALL AT (651) 454-0002.
  2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS (TOPOGRAPHIC/SURVEY SHOT-BASED SURFACE).
  4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
  5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  6. CONTRACTOR SHALL GRADE EXISTING GRAVEL EDGES AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND GRAVEL AREAS.
  8. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS OWN EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
  9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAVE.
  10. POND SHALL BE CONSTRUCTED WITH IMPERMEABLE LINER TO MINIMIZE INFILTRATION. PER NPDES REQUIREMENTS WITHIN URMIA AREA, LINERS TO BE CONSTRUCTED USING ON SITE CLAY MATERIALS (IF POSSIBLE), COMPACTED TO 100% DENSITY.
  11. MPCA CONSTRUCTION STORMWATER GENERAL PERMIT IS REQUIRED FOR THIS CONSTRUCTION ACTIVITY.

- EROSION CONTROL NOTES:**
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
  2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOI AND BIOTENTION AREA.
  3. SEED MANDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC.
  4. BIOTENTION AREA SEED MANDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND ON 10' PERIMETER AROUND POND, WHERE IT WILL TRANSITION TO THE 35-241 MIX IN REMAINDER OF POND OUTLET.
  5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MANDOT SPEC. 386.61 OR SOODED AND STAKED.
  6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES, MULCH ON POND BOTTOM.
  7. PLACE TURF REINFORCEMENT MAT (TRIM MANDOT CATEGORY 3) BETWEEN PAVEMENT EDGE AND POND TOP TO PREVENT EROSION AT PAVEMENT DISCHARGE AREAS. TM TO BE COVERED WITH 4 INCHES OF TOPSOIL, SEED, AND CATEGORY 3 EC BLANKET PLACED ON TOP.

PROPOSED POND  
 BOTTOM = 1017.0  
 TOP = 1022.5  
 NWL = 1020.0  
 HWL = 1022.0  
 EOF = 1022.1

SEE DETAIL FOR  
 OUTLET STRUCTURE

<b>REVISIONS</b>		<b>NO.</b>	<b>DATE</b>	<b>BY / DESCRIPTION</b>
1		1		PRELIMINARY
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.				
PRELIMINARY KRISTLE L. BLOCH 12-12-2023 DATE				46883 D.C. NO.
QUALITY WOODS FURNITURE 1231 W FRONTAGE RD HWY 52 NW ROCHESTER, MN 55901 OWNER: CHRIS CRAVEN 1431 HWY 52 W FRONTAGE RD ROCHESTER, MN 55901 507-259-7081 CCRAVENSALES@GMAIL.COM				
<b>BLOCH ENGINEERING</b> BLOCH ENGINEERING, PLLC blochengineering.com 3210 XEON ST NW CAMBRIDGE, MN 55008 krystal@blochengineering.com				
DRAWN BY: KLB JOB NO. 23-23				
SHEET <b>C2</b>	SHEETS X			

1 inch = 20 feet  
 Scale in Feet

# Landscape Plan

Not applicable – landscaping completed with the new building. Newly graded areas will be seeded mulched.



# Building Elevation

25' X 120' = New addition dimensions

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

SIGNATURE  
DATE  
PRINTED NAME  
NUMBER DATE

PRELIMINARY  
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

QUALITY WOODS ADDITION  
1231 WEST FRONTAGE ROAD  
HIGHWAY 52 NW, ROCHESTER, MN 55901

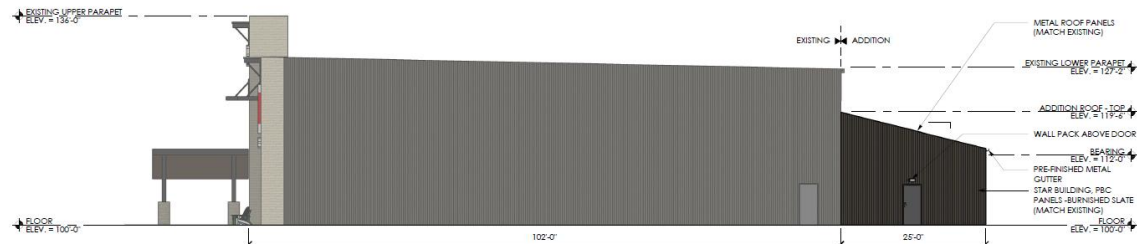
01 JAN 2024  
DATE

J. GELLE  
DRAWN BY

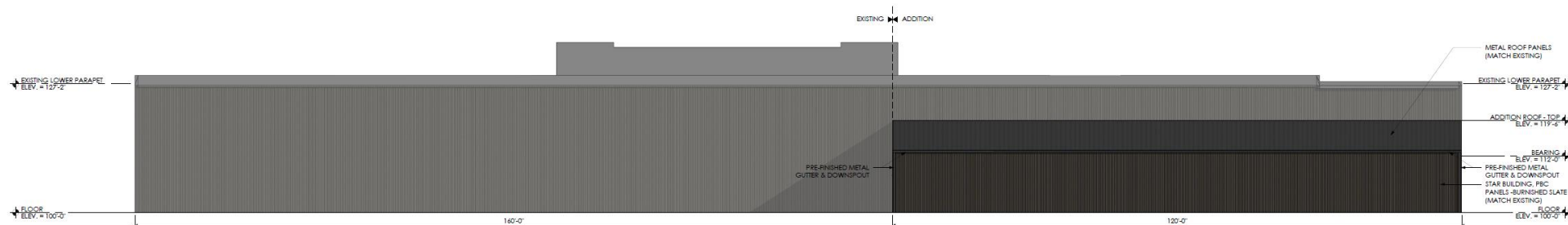
2023-070  
PROJECT NUMBER

SHEET TITLE  
EXTERIOR ELEVATIONS

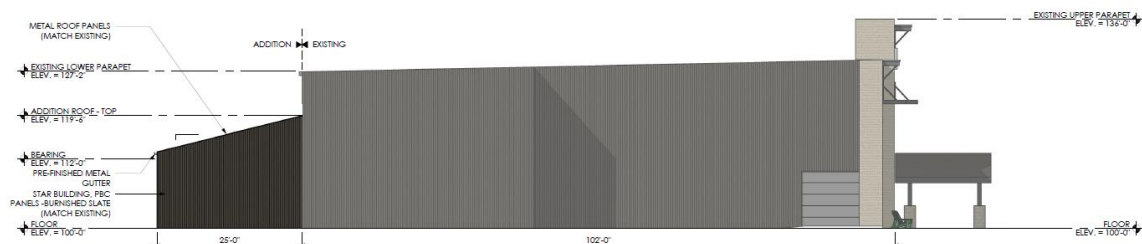
SHEET  
A401



03 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



02 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

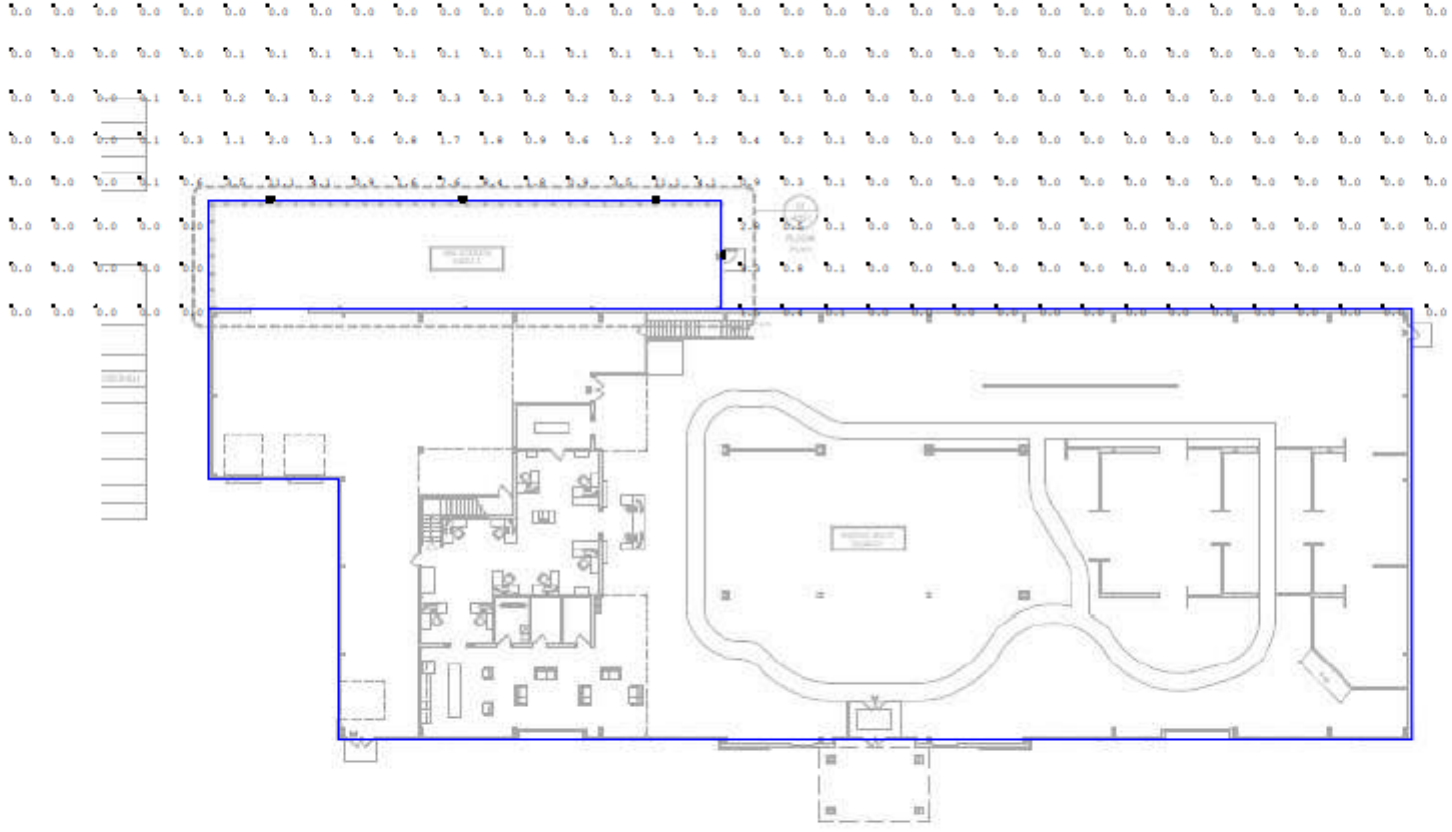


01 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

REVISED: 1/23/2024 1:02 PM

# Photometric Plan

Proposed building mounted lighting...



**02 KEY PLAN**  
SCALE: 1/8" = 1'-0"



**ABBREVIATION INDEX**

- 01. ACCESSIBLE FLOOR
- 02. CORRIDOR
- 03. STAIR

**SYMBOL LEGEND**

- 04. NEW CONSTRUCTION
- 05. EXISTING CONSTRUCTION

- 06. CLIMATE ROOM NAME
- 07. ROOM NUMBER
- 08. ROOM NUMBER



PRELIMINARY  
NOT FOR CONSTRUCTION  
REVISIONS TO CONTRACT

**QUALITY WOODS ADDITION**  
1231 WEST FRONTAGE ROAD

01 JAN 2024  
DATE

J. GELLE  
DRAWN BY

2023-070  
PROJECT NUMBER

SHEET TITLE

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Scale as noted  
DATE: 01/30/2024  
Filename:  
Drawn By: Eric Hefner

Job Name:  
Quality Woods - West City  
Siting Layout  
Version: 1

Prepared for: Crescent



Page 4

# Traffic Impacts

No traffic impacts, as this warehouse/storage only.

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).