

Neighborhood Informational Meeting (NIM)
for
Encompass Auto Care LLC

Presentation by Mark Welch / G-Cubed Inc. &
Kramer Contracting

5:00pm May 15th, 2024

Overview

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

Introduction

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

- Senior Vice President – Civil Division Chief

Craig Squires – Encompass Auto Care LLC.

- Owner.

Brad Webbles & Adam Kramer – Kramer Contracting

- General Contractor

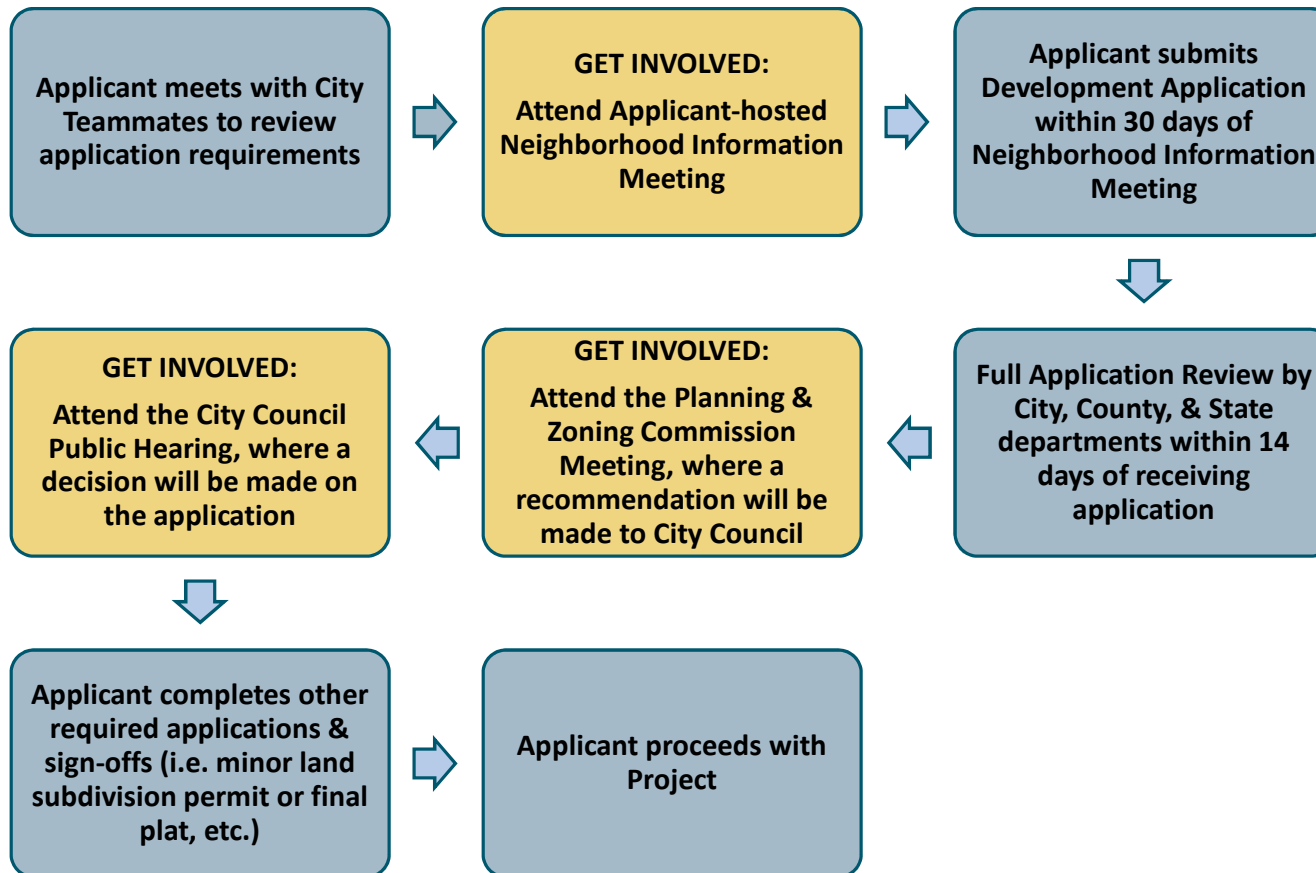
About our Project

Location: Northwest of the intersection between 34th Ave NW and Rome Circle Drive, Rochester, MN

Lot 8, Block 2 North Orchard Park Subdivision

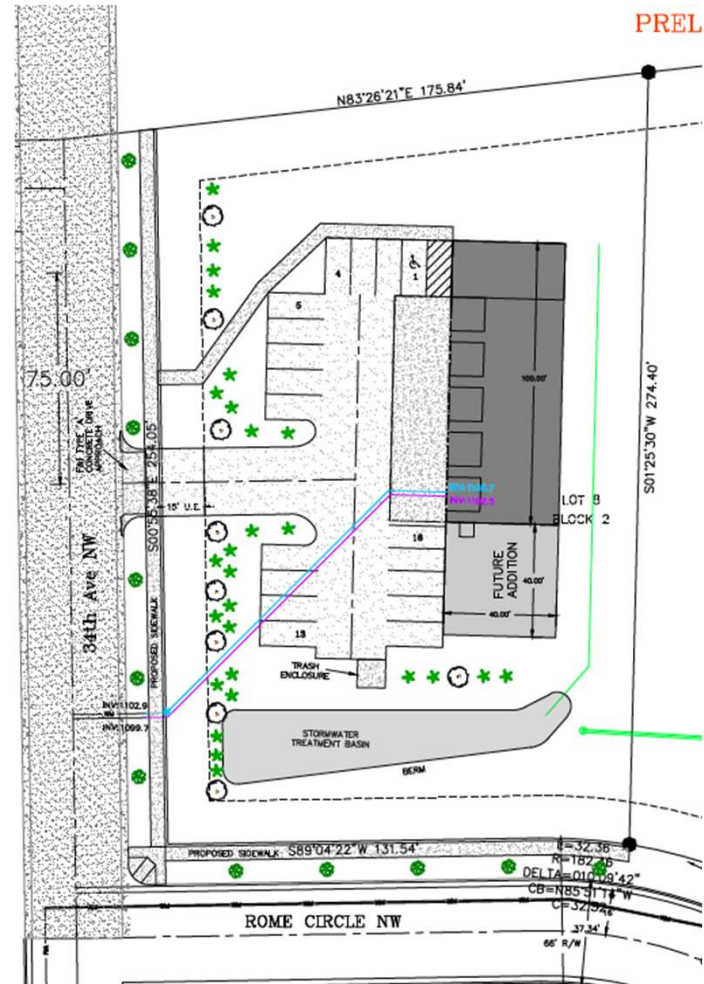
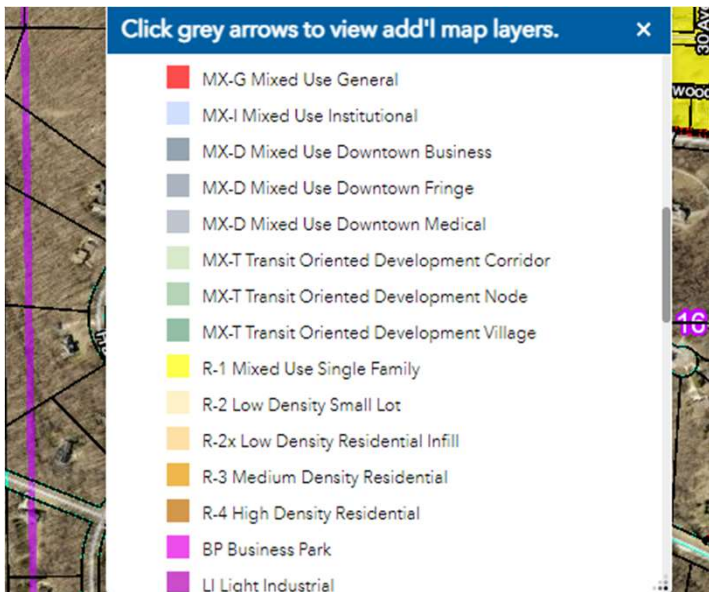
Proposal: Construction of a new automotive shop with bituminous surfacing. Preliminary dimensions are 108x40. A future expansion of is depicted for planning purposes.

The Application Process

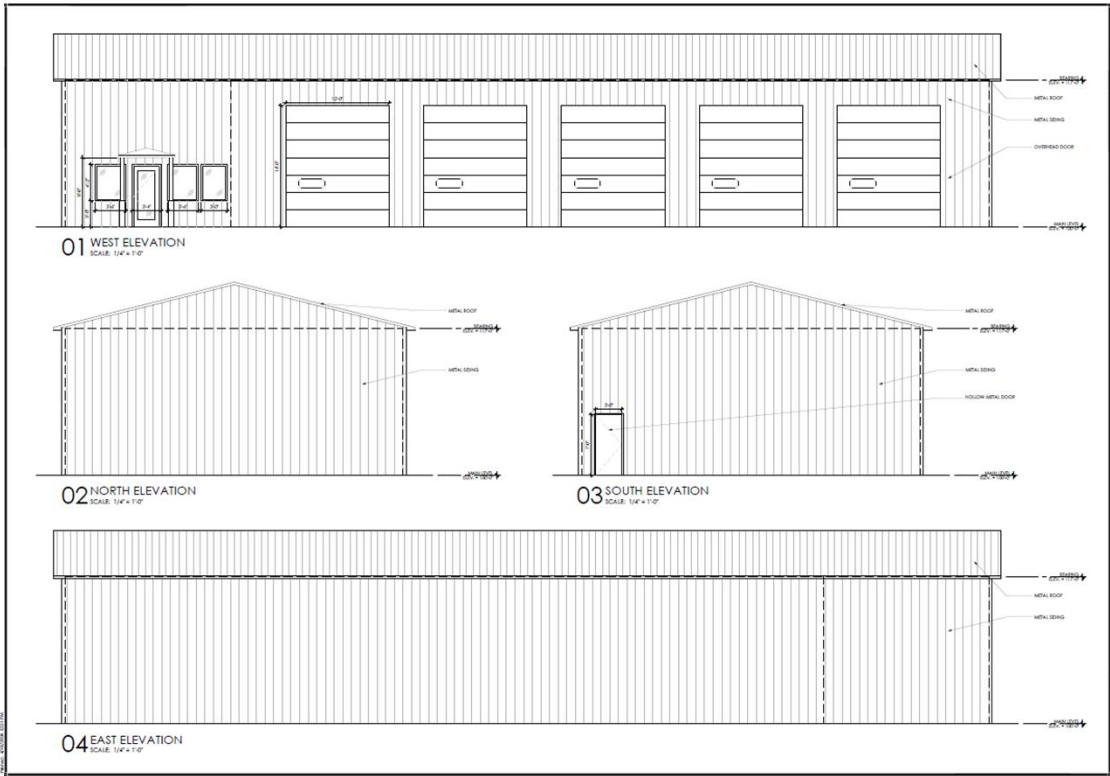
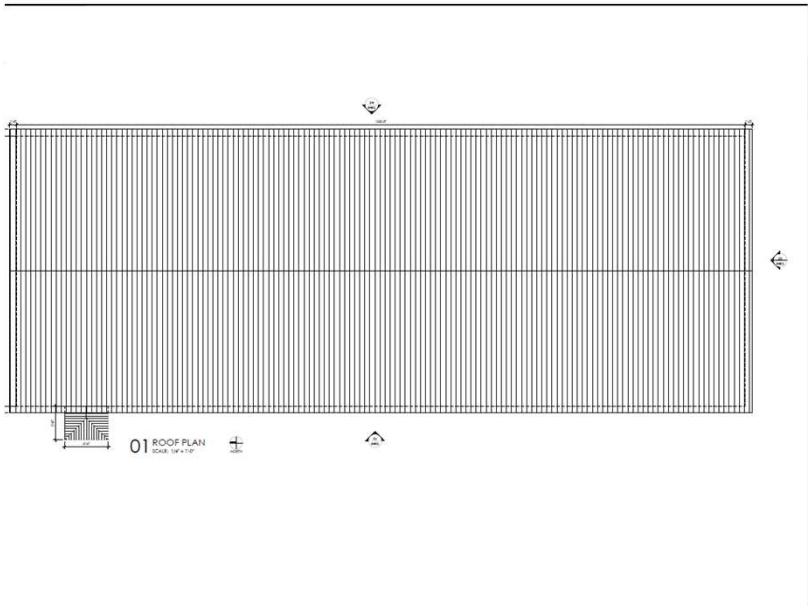
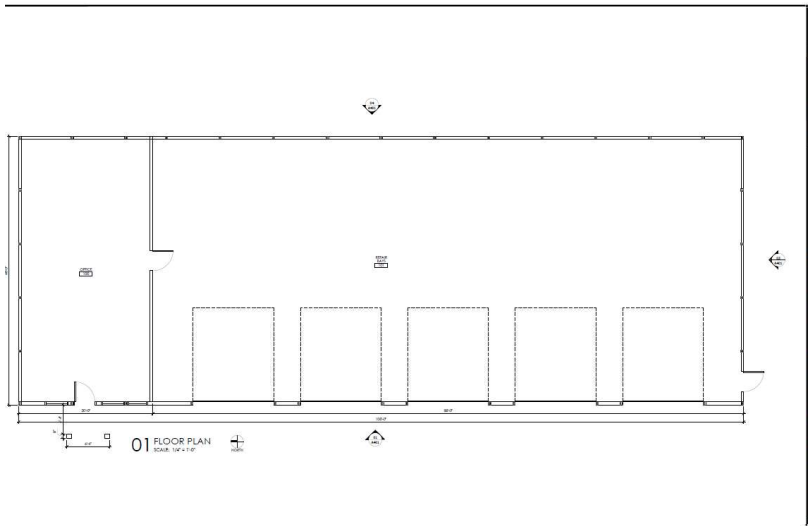


Site Development Plan

- MX-G -- Mixed Use General



Building Elevations



ARMON ARCHITECTURE Inc.
Commercial & Residential & Low Cost Housing
11000 13th St S, Suite 100, Burnsville, MN 55337
Phone: 612.891.4444

DESIGN: CONCEPTS, PERMITS, INTERIORS, EXTERIORS AND SITEWORK
CONSTRUCTION AND FINISHES
SITING, CONSTRUCTION ADMINISTRATION AND QUALITY CONTROL
SPECIALTY CONTRACTORS FOR THE TRADES AND MECHANICAL

SCALE: _____
PROJECT NUMBER: _____
JOB NUMBER: _____ DATE: _____

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS TO BE INDICATED

ENCOMPASS AUTO CARE
34th AVENUE & ROME CIRCLE NW
ROCHESTER, MN 55901

18 April 2024
DATE

DESIGNED BY:
2024-021
PROJECT NUMBER

DATE: _____
DRAWN BY:
EXTERIOR ELEVATIONS

SHEET
A401

Traffic Impacts – Performed by SSTS

- This building will generate approximately 38 daily trips per 1,000 sq ft and 213 total weekday trips.
- Separate from this project is a City project for the extension of Winesap Drive NW which will intersect with 34th Ave nearly in line with the north property line of this project.
- When the Winesap Drive NW project is completed, the intersection of 34th Ave at 65th Street will be removed and traffic will route along Winesap Drive to 37th Ave to 65th Street.

Q&A