



Kimley»»Horn

Expect More. Experience Better.

Site Development Plan

November 12, 2024

Overview

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



Introduction

- Kimley-Horn
 - Katie Olson, P.E., Project Manager
 - Aaron Wagner, Designer
- Kruse Lumber
 - Del Krusenstjerna, Owner
- Benike Construction
 - Levi Kaiser, Project Manager

The logo for Kimley»»Horn features the word "Kimley" in a black sans-serif font, followed by two red right-pointing chevrons, and the word "Horn" in a red sans-serif font. The entire logo is enclosed in a black rectangular border.

Kimley»»Horn

The logo for Kruse LUMBER features the word "Kruse" in a large, green, serif font. Below it, the word "LUMBER" is written in a smaller, green, all-caps sans-serif font, flanked by two horizontal lines. The entire logo is enclosed in a black rectangular border.

Kruse
— LUMBER —

The logo for BENIKE CONSTRUCTION features the word "BENIKE" in a large, white, all-caps sans-serif font with a small red square at the bottom left of the letter 'B'. Below it, the word "CONSTRUCTION" is written in a smaller, white, all-caps sans-serif font. The entire logo is enclosed in a black rectangular border.

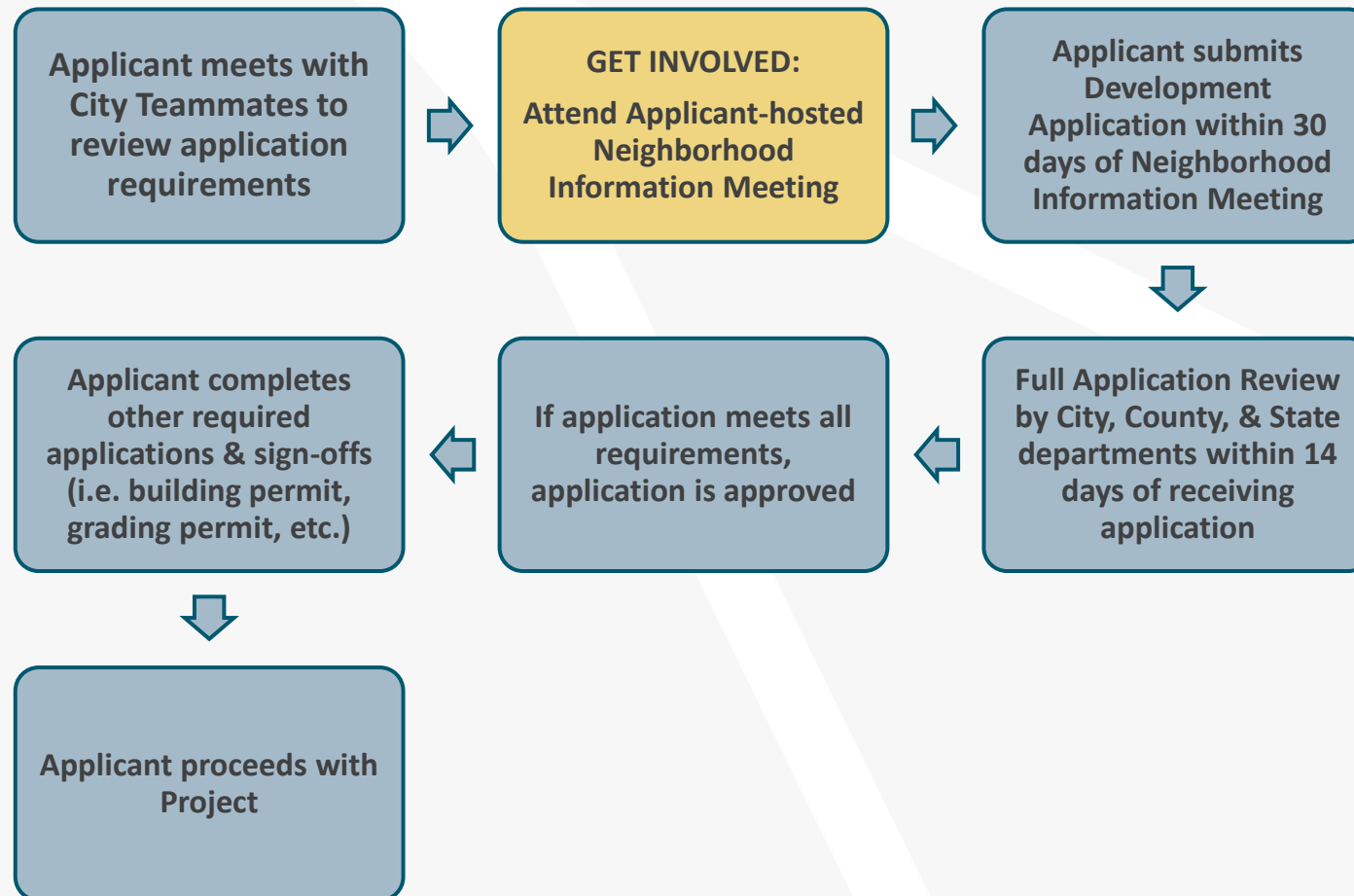
BENIKE
CONSTRUCTION

About Our Project

Kruse Lumber is planning to improve their lumber storage facility located at 111 7th St. NE in Rochester, MN. This project proposes the addition of a $\pm 5,300$ SF 3-sided lumber storage structure. This project will allow Kruse Lumber to meet the skyrocketing demand of its customers, ensuring they have a reliable local source for building materials.







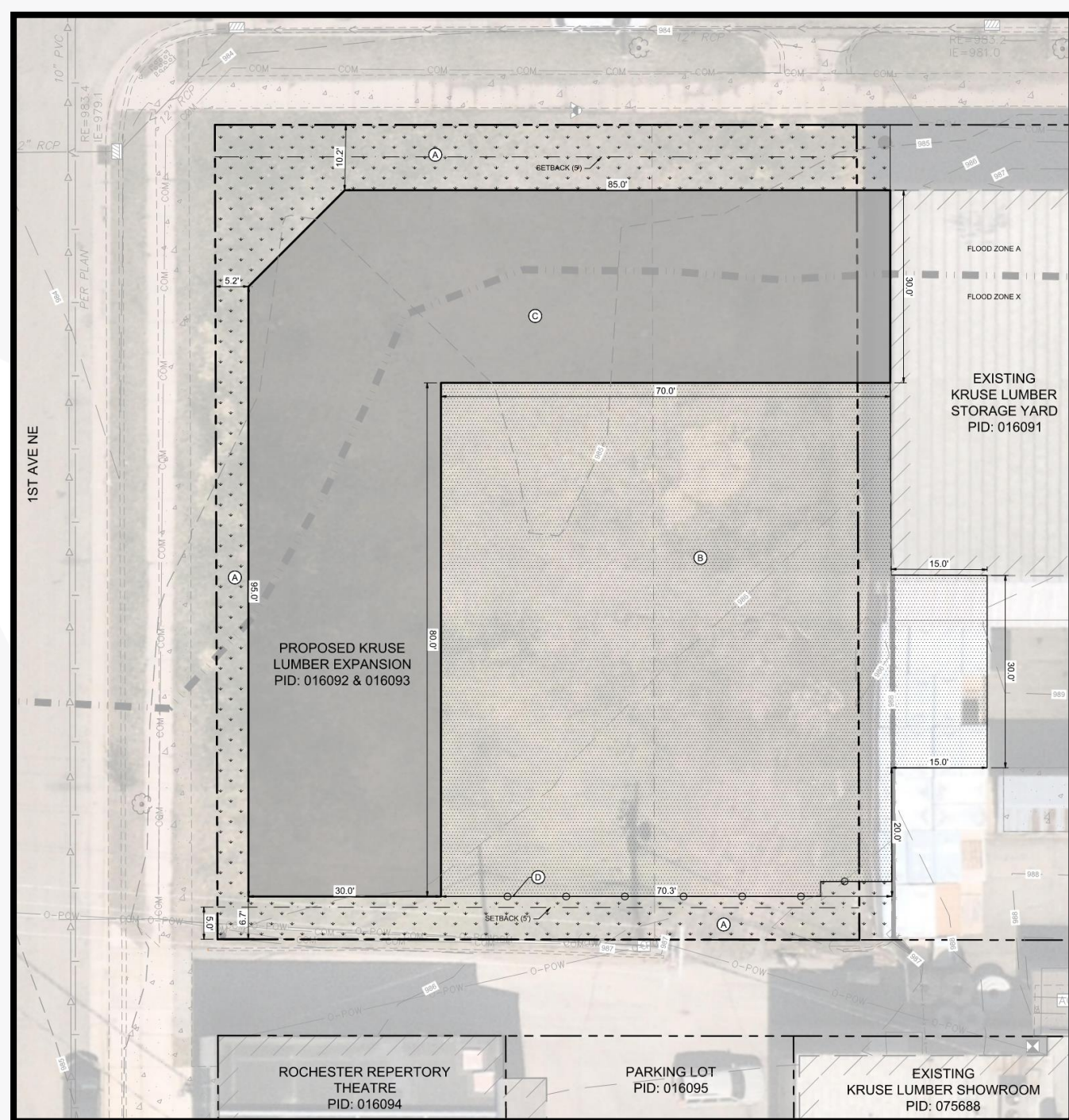
The Application Process



Site Plan

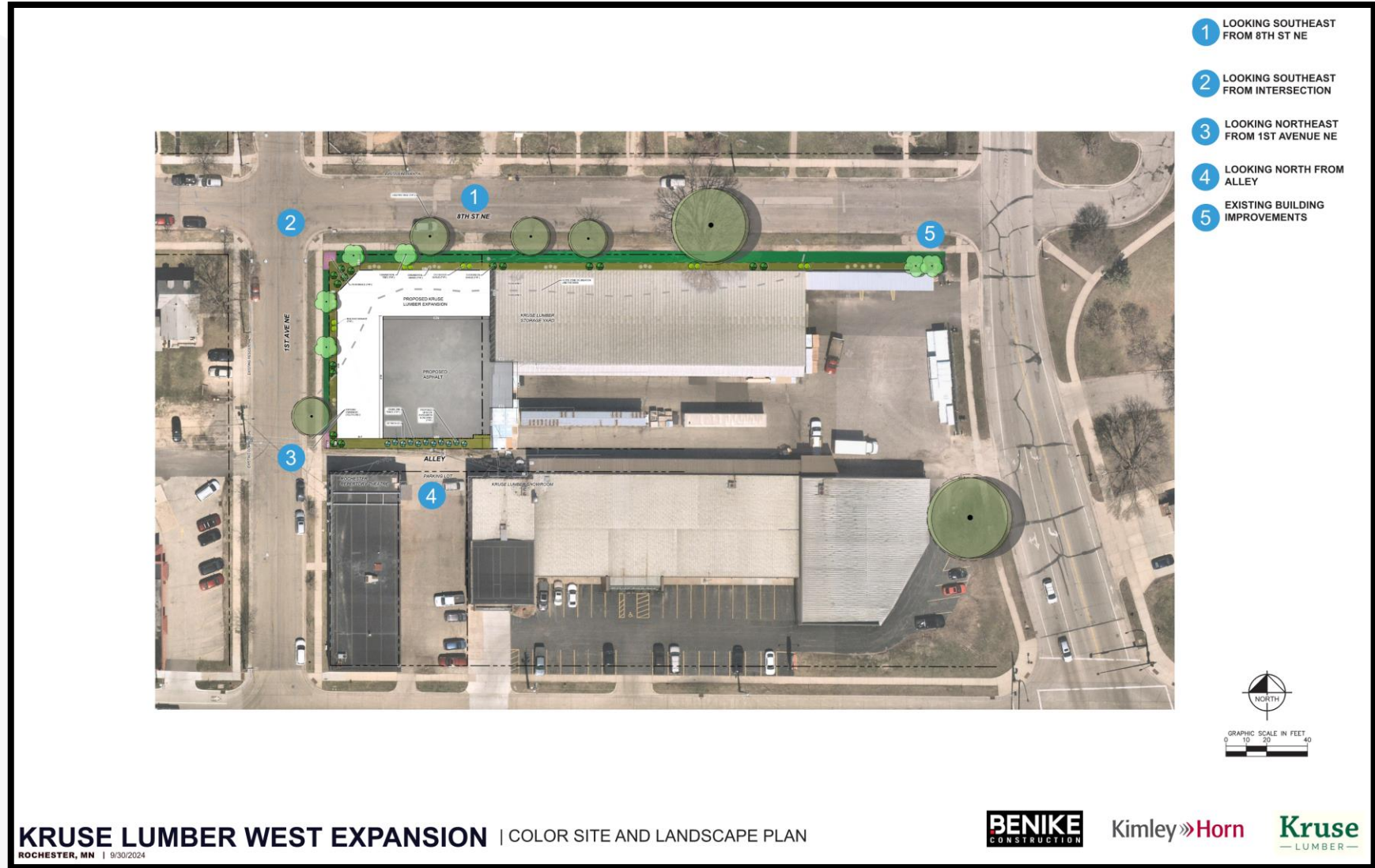
- 2 Parcels: 016092 & 016093
- Building Height:
 - Maximum: 85 feet
 - Proposed: 18.5 feet
- Yard Setbacks:
 - Front (West)
 - Minimum: 0 feet
 - Proposed: 5.2 feet
 - Side (North & South)
 - Minimum: 5 feet
 - Proposed: 10.2 and 6.7 feet
 - Rear (East)
 - Minimum: 0 feet
 - Proposed: 0 feet
- Floor Area Ratio (FAR):
 - Maximum: 5
 - Proposed: 0.41

LEGEND	
	PROPERTY LINE
	PROPOSED STRUCTURE. SEE STRUCTURAL PLANS
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LANDSCAPED AREA: MNDOT SEED MIX 25-131



Landscape Plan

Overstory trees, ornamental trees, shrubs, and perennials are proposed to soften the building, break up the façade, and beautify the proposed and existing development.



Landscape Plan

Art/wall signs are proposed to add interest to the building façade and reflect the long history of Kruse Lumber in the downtown Rochester community.



Landscape Plan

Colorful plantings, architectural wall treatments, wall lights, and ornamental trees improve the aesthetics of the corner and create a sense of place.



Landscape Plan

Colorful perennials, ornamental grasses, and coniferous shrubs provide year-round interest.

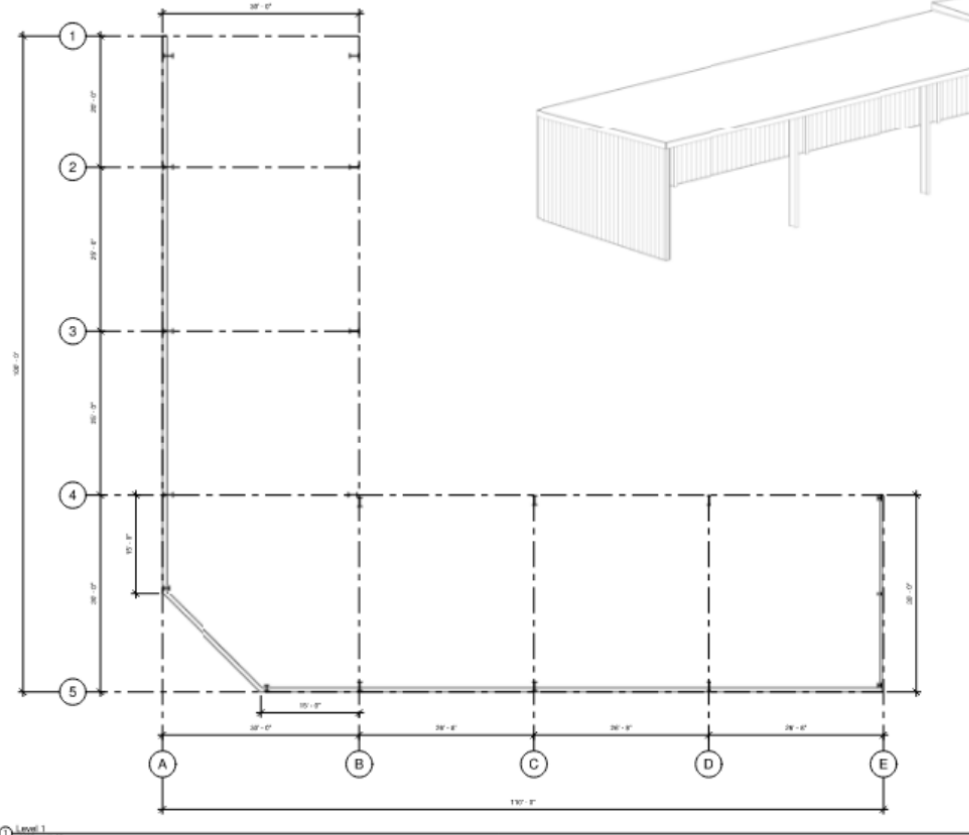


Landscape Plan

Plantings are proposed to soften the corner, and the wall sign recalls a historic sign from days gone by.



Building Plan



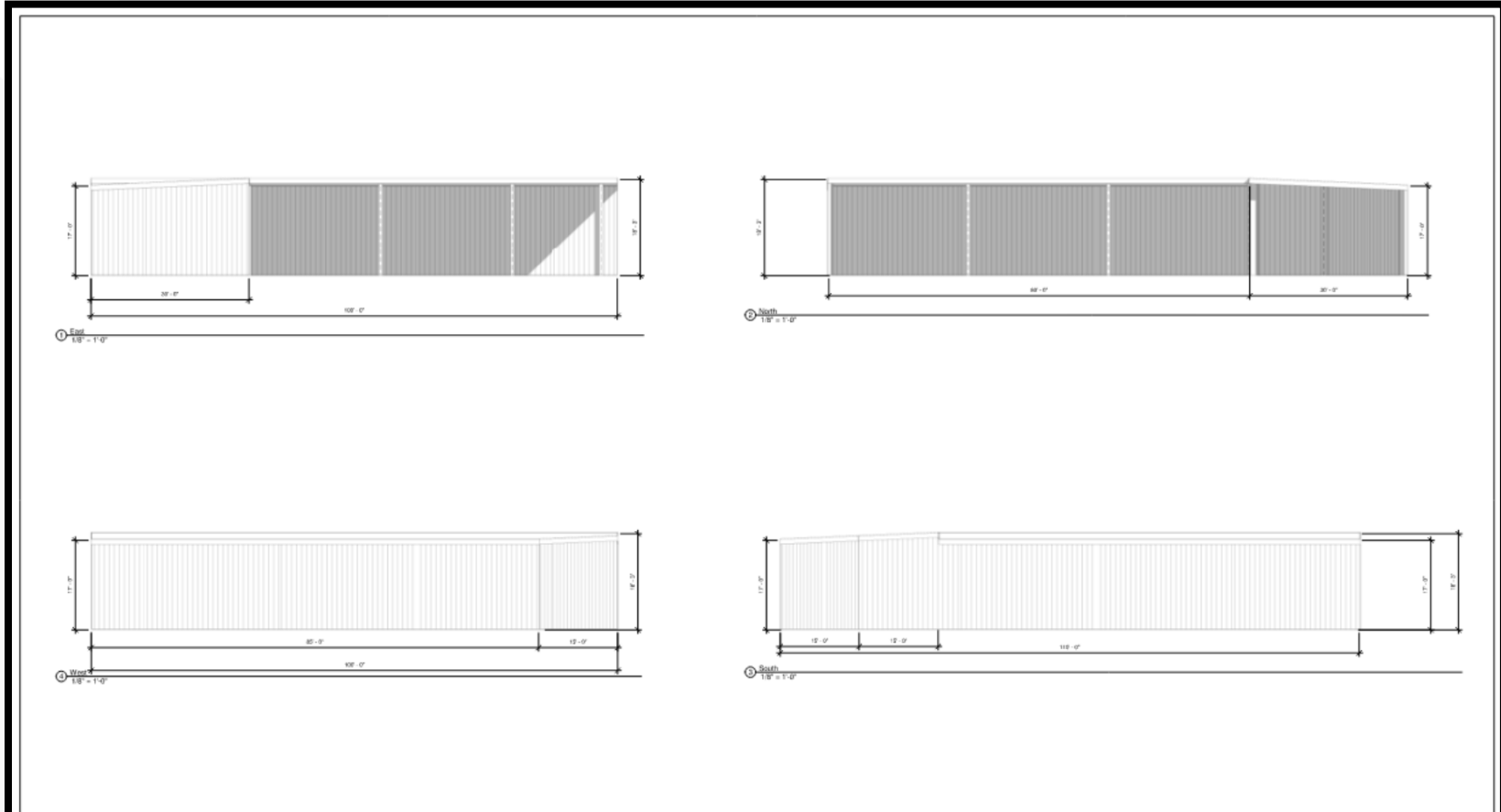
Level 1
1/8" = 1'-0"



Project Name

Unnamed	
Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	08/24/24
A101	
Scale	

Building Elevations



Project Name

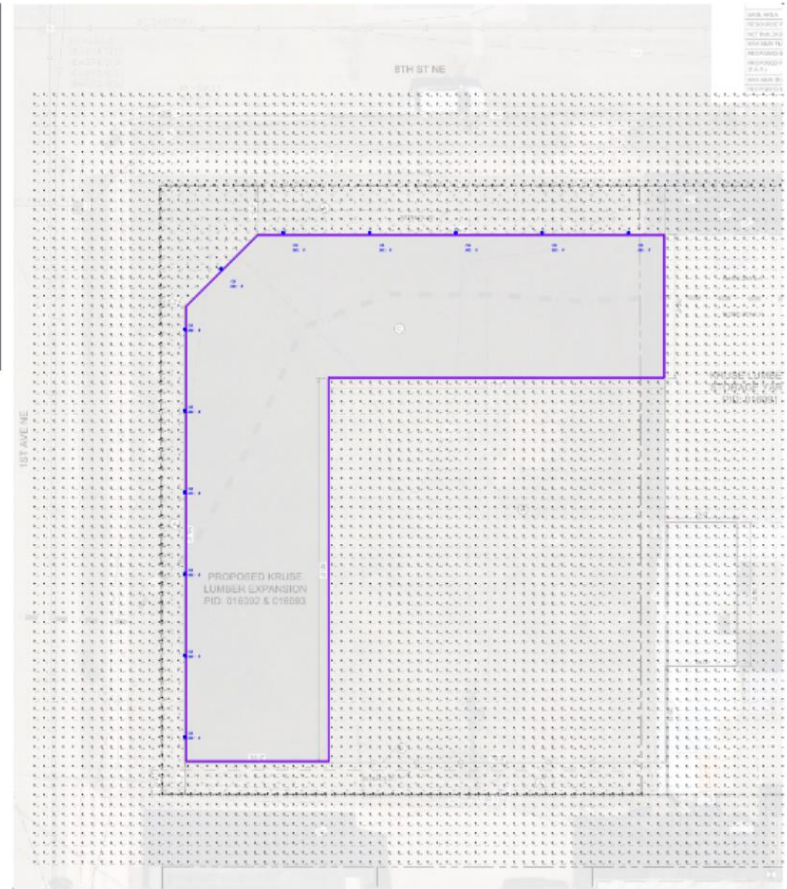
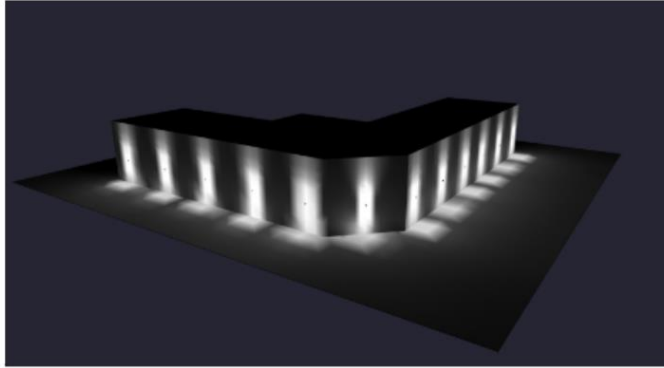
Unnamed	
Sheet number	Project Number
Date	Issue Date
Drawn by	Author
Label Number	082421
A102	
Scale	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.16	55.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

Photometric Plan

Site Lighting: Building-Mounted Fixtures

- 12 Fixtures
 - Proposed 1,331 Lumens per fixture
 - Maximum 5,000 Lumens per fixture
- Foot candle at property line
 - Proposed maximum: 0.2
 - Maximum allowed: 2.0



1. Standard reflectance of 50/50/30 unless noted otherwise
 2. Not a Construction Document, for Design purposes only
 3. Standard indoor calc points @ 30' A.F.F. unless noted otherwise
 4. Standard outdoor calc points @ Grade unless noted otherwise
 5. Egress calc points @ 0' A.F.F.
 6. Manager Association assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.16	55.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

Fixture Schedule									
Symbol	Qty	Label	Manufacturer	Model	Beam Spread	Mounting	Light Lumens	Beam Width	SP
●	12	ON		100-102	RELECTRO-5	Single	1331	19.4	CR02

MANAGER ASSOCIATES
 1100 WING WAY
 ROCHESTER, MN 55904
 (763) 441-8000
 WWW.MANAGER.COM

PHOTOMETRIC
 KRUSE LUMBER
 ROCHESTER, MN

Page 61 of 1

Traffic Impacts

- Traffic Impact Waiver approved by city staff
 - Below threshold for a Traffic Impact Report (TIR)
- No additional accesses to public roadways.
- Trips generated:
 - AM Peak Hour: 9 trips
 - PM Peak Hour: 12 trips
 - 92 total weekday trips

Q&A