

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: April 23, 2012
Item: **Hastings Public Schools** – Site Plan #2012-12 – Parking Lot and Entrance Modifications – Hastings Middle School and Pinecrest Elementary.

REQUEST

Hastings Public Schools request site plan approval to make the following modifications to the combined Hastings Middle School/Pinecrest Elementary School campus generally located west of Pine Street between 11th and 13th Streets:

- Eliminate bus traffic from 11th and 12th streets. Existing one-way traffic patterns will remain.
- Designate 13th Street for bus loading only.
- Widen 13th Street 2-3 feet to accommodate the change.
- Construct a new 49 stall parking lot east of the district center.
- Reconstruct and reconfigure the existing main visitor parking lot located between the middle and elementary school.
- Construct a new bus parking lot and west parking lot west of the elementary school.

The modifications are intended to ease existing access and circulation concerns at the school. The volume of parent pickups and drop-offs has increased in the last few years. Safety concerns have arisen with the mixture and volume of bus and car loading.

BACKGROUND INFORMATION

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Institutional. The proposed use is consistent with the plan.

Zoning Classification

The property is zoned R-1 – Low Density Residence. Schools are classified as a “permitted use” in the R-1 District.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Highway 55 1-2 Family Residences	R-2	Low Density Residential & Commercial
East	Central Commons Office 1-2 Family Residences	O-1 R-2	Commercial Low Density Residential
South	Single Family Residential	R-1	Low Density Residential
West	Office Building Apartments Single Family Residential	C-3 R-4 R-1	Commercial Medium Density Residential Low Density Residential

Existing Condition

The existing 43 acre site contains Hastings Middle School, Pinecrest Elementary School, Hastings Public Schools District Office, athletic fields, and parking lots.

Proposed Improvements

The following improvements are proposed:

- Construct a new 49 stall parking lot east of the district center.
- Reconstruct and reconfigure the existing main visitor parking lot located between the middle and elementary school.
- Construct a new bus parking lot and west parking lot west of the elementary school.
- Widen 13th Street 2-3 feet.

Neighborhood Meeting

The School District conducted a neighborhood meeting on March 12, 2012 to present the plans to the public. Approximately 10-20 attended the meeting. Neighbors expressed displeasure with the current traffic volume of parent pickups and drop offs at the schools.

Notification

Notification of the request was mailed to all property owners within 350 feet of the site. Two residents have contacted the city to express following concerns:

- Concern over any new entrances to the site (Lyn Way). No new entrances are proposed.
- Concern over increase traffic volume on 13th Street.

SITE PLAN REVIEW

Building Setbacks

No improvements are proposed for existing buildings. No new buildings are proposed.

Access and Circulation

Access and Circulation is acceptable. The proposal improves access and circulation. The existing 11th and 12th Street entrances from Pine Street will remain one-way, and available for parent pick-up and drop-off. 13th Street would be widened by 2-3 feet and designated for bus drop off (parent

delivery would be prohibited). A new bus loading area and parking lot would be created between the schools. Busses would both enter and exit on 13th Street. Busses may also continue to use the existing bus drop off area on the north side of the Middle School, accessed from South Frontage Road and River Street.

Parking

Parking is acceptable. Overall parking exceeds minimum requirements. The plan utilizes the new bus turnaround to house additional after hours parking. A new 49 stall parking lot is added to the east of the district office to ease an existing parking shortage. The main parking lot is slightly enlarged from 174 to 190 spaces.

Parking is provided as follows:

Requirement	Required Spaces	Existing Spaces	Proposed Spaces
1 per classroom & 2 per 30 students	263 spaces 123 classrooms 2088 students	332 spaces	387 total spaces 318 school day spaces 69 after hour spaces (bus turnaround)

Parking Lot Setback and Screening

Parking lot setback and screening is acceptable. The main central parking lot and new bus turnaround area are distant from existing homes. The 49 stall parking lot located east of the district offices has incorporated coniferous and shrub planting to help screen parking lot activities from adjacent residences. The parking lot is approximately 100 feet from adjacent homes.

Pedestrian Access

Pedestrian Access is acceptable. The site will continue to be served by existing sidewalks along 11th, 12, and 13th streets as well as trail accesses to Lyn Way and 14th Street. Additional crosswalks have been added to allow safer passage entrance areas.

Tree Removal

Tree removal is acceptable. It appears two trees would need to be removed (15” cottonwood, and 6” ash) to facilitate the construction of the loading area. The landscape plans proposes to add trees to compensate for the removal per the tree preservation plan.

Landscape Plan

The landscape plan is acceptable. Improvements do not trigger building landscape requirements (must exceed 25% building expansion). Parking lot landscape requirements are valid on proposed not parking areas. The proposed 38 deciduous trees, 10 coniferous trees, and numerous shrub planting exceed minimum planting requirements.

Lighting Plan

The lighting plan is acceptable. New parking lots would be illuminated. Illumination levels diminish to no more than 0.5 foot candles at the property per city code.

Engineering Review

The Assistant City Engineer has reviewed the plans. Site Plan approval is subject to approval of the Grading, Drainage, Erosion Control, and Stormwater Plans by the Hastings Engineering Department.

Fire Department Review

The Fire Department has reviewed the plans. Site Plan approval is subject to Fire Department approval including joining the two separate alarm systems located within the school.

RECOMMENDATION

Approval of the Site Plan is recommended subject to the following conditions:

- 1) Adherence to the approved Plans including Site Plan, Landscape Plan, Grading, Drainage, Erosion Control, and Stormwater Plans.
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
- 4) Final approval of the development grading, storm water and utility plans by the City of Hastings. The applicant shall be liable for any costs involved with project review.
- 5) All parking and drive aisle areas shall be constructed to city standards including concrete curb and bituminous surfacing.
- 6) Irrigation of non drought tolerant landscape areas.
- 7) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 8) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.

ATTACHMENTS

- Location Map
- Site Pictures
- Site Plans
- Application



Proposed Parking Lot – East of District Center



13th Street



Bus Turnaround

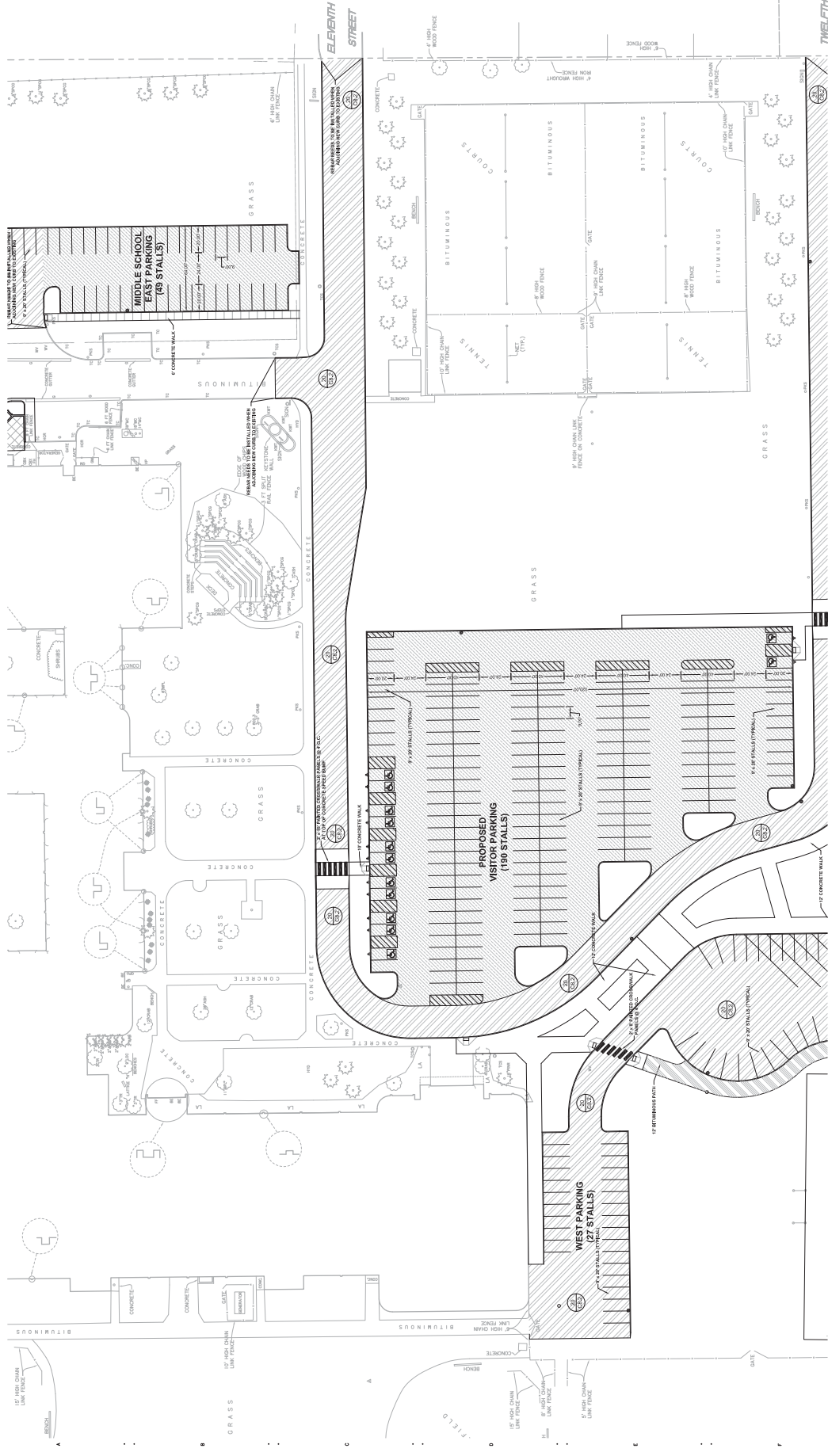


Hastings Middle School Parking Lot Additions and Renovation
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033

Independent School District #200
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033



ARCHITECTS ASSOCIATES
AJA
1000 11th Street West
Hastings, MN 55033



- NOTES:**
1. GENERAL NOTES, DRAWING AND DIMENSIONS UNLESS OTHERWISE SPECIFIED.
 2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
 3. ALL DIMENSIONS SHALL BE INSTALLED BY TRIMMING THE BACK OF CURB OR EDGE OF WALL.
 4. ALL UNFINISHED AREAS OUTSIDE THE BUILDING WHICH ARE NOT TO BE FINISHED SHALL RECEIVE AT LEAST 2" OF TOPSOIL AND SHALL BE SOAKED.
 5. WHERE NEW SOO SHEETS EXISTING TRIM, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A COMBINED LUMP SUM STRAIGHT AND CURVED CUT. ALL EXISTING TURF SHALL BE REWORKED TO TOP OF FINISH GRADE. ALL EXISTING TURF SHALL BE REWORKED TO TOP OF FINISH GRADE. ALL EXISTING TURF SHALL BE REWORKED TO TOP OF FINISH GRADE.
 6. FAILURE OF THIS DEVELOPMENT IN THE EVENT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REPAIRS TO THE OWNER. TO THE EXTENT OF THE CONTRACTOR'S NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REPAIRS TO THE OWNER.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REPAIRS TO THE OWNER.
 8. BITUMINOUS SEALANT IS REQUIRED TO BE APPLIED PER CITY OF HASTINGS STANDARD SPECIFICATION SECTION 7.1 TO CURBS AND JOINTS BETWEEN DRIVEWAYS AND WALKWAYS.

- LEGEND**
- REFER TO SITE DETAILS
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED CONCRETE WALKWAY
 - PROPOSED CONCRETE WALKWAY SLAB
 - PROPOSED ASPH/DTY BITUMINOUS PAVEMENT
 - PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
 - PROPOSED TRAFFIC CONTROL SIGN
 - PROPOSED TRAFFIC CONTROL SIGN
 - PROPOSED CATCH BASIN
 - PROPERTY LINE

DATE: 04/18/2012
DRAWN BY: [Signature]
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SCALE: AS SHOWN
SHEET: 04/18/2012

SITE PLAN NORTH

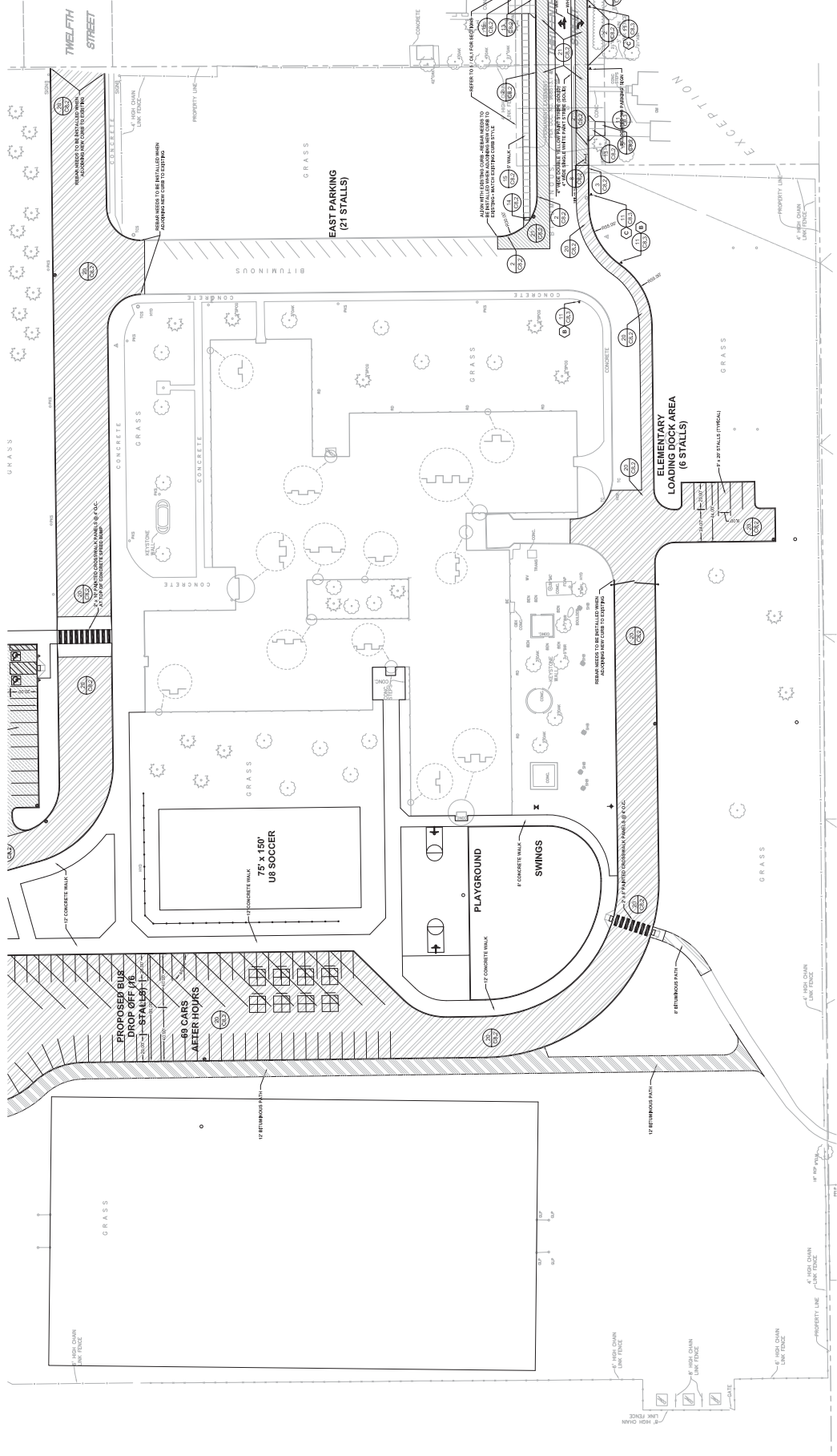
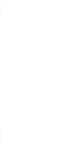
Scale: 1" = 30'
April 18th, 2012
City Submittal - Not For Construction
C2.1

Hastings Middle School Parking Lot Additions and Renovation
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563-532-7280



- NOTES:**
- GENERAL NOTES, GRADING AND DRAINAGE PLAN VERTICAL FOR
 - CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
 - ALL NEW CONCRETE SHALL BE INSTALLED 1" BEHIND THE BACK OF CURB OR EDGE OF WALK.
 - ALL DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINT ARE NOT TO BE REPAIRED WITH ASPHALT. ALL DISTURBED AREAS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SOGGON.
 - WHERE NEW 500 SHEETS EXISTING TURF, EXISTING TURF SHOULD BE CUT TO ALLOW FOR A COMBUSTIBLE LIQUID-FORM STABILIZER TO BE APPLIED TO THE EXISTING TURF. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS EXISTING. ALLOW TOPSOIL TO SETTLE TO BE TYPICAL WITH EXISTING.
 - FAILURE OF TURF DEVELOPMENT IN THE EVENT THE CONTRACTOR HAS TO REMOVE EXISTING TURF SHALL BE AT THE CONTRACTOR'S RISK AND ALL APPLICABLE AREAS, AT HIS SOLE AND EXCLUSIVE COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
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- LEGEND**
- REFERENCE TO SITE DETAILS
 - DETAIL SHEET NUMBER (BOTTOM)
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED CONCRETE WALK / SLAB
 - PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
 - PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT
 - PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
 - PROPOSED 17TH STREET BITUMINOUS PAVEMENT
 - PROPOSED TRAFFIC CONTROL SIGN
 - PAINTED ACCESSIBLE SYMBOL
 - PROPOSED FOUR SQUARE PARKING
 - PROPOSED BASKETBALL HOOP AND PARKING
 - PROPOSED MANHOLE
 - PROPOSED CATCH BASIN
 - PROPERTY LINE

EXCEPTION

REFER TO THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING CURB AND GUTTER. THE EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING CURB AND GUTTER. THE EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING CURB AND GUTTER.

NOTE:

ALL NEW CONCRETE SHALL BE INSTALLED 1" BEHIND THE BACK OF CURB OR EDGE OF WALK. ALL DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINT ARE NOT TO BE REPAIRED WITH ASPHALT. ALL DISTURBED AREAS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SOGGON.

NOTE:

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Scale: 1" = 30'

April 18th, 2012

City Submittal - Not For Construction

C2.2

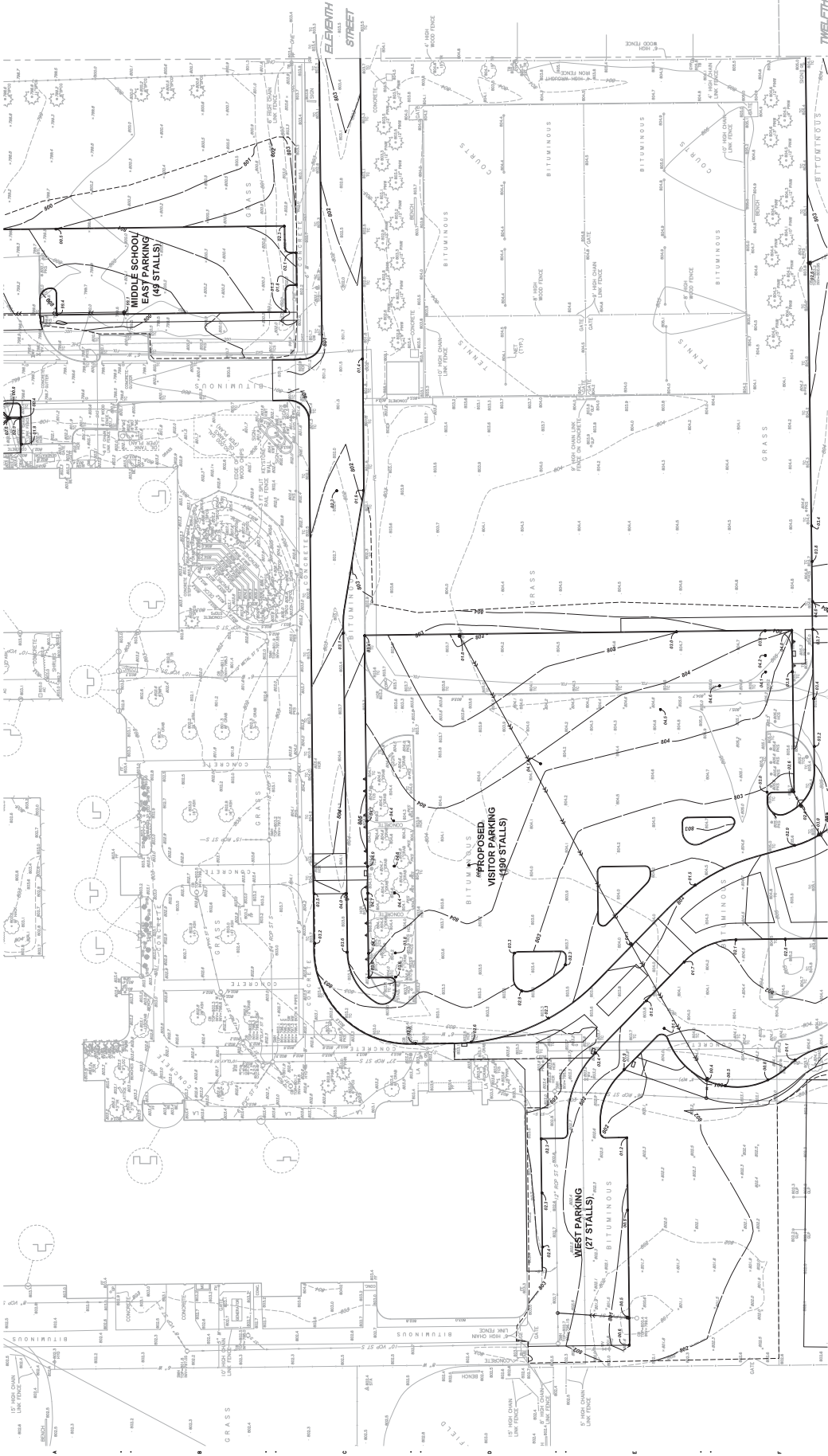
SITE PLAN SOUTH

Hastings Middle School Parking Lot Additions and Renovation
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033

Independent School District #200
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033

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LEGEND

REFERENCE SET TO SEE DETAILS
DETAIL SHEET NUMBER (BOTTOM)

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPERTY LINE

GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY, STATE, AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED INSURANCE AND BONDING REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. INSTALL CURBS, FINISHES AND MARKINGS AS NECESSARY TO PROTECT THE PAVED AREAS.
6. INSPECT SITE TO DETERMINE EXISTING UTILITIES AND NATURE OF SOILS. REFER TO SPECIFICATIONS FOR CONTIGUOUS REQUIREMENTS.
7. REFER TO SPECIFICATIONS FOR CONTIGUOUS REQUIREMENTS.
8. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ALL POLLUTION CONTROL REQUIREMENTS. SECTION 11.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
9. MAINTAIN ALL ADJACENT PROPERTY AND PUBLIC UTILITIES CLEAN FROM ALL CONSTRUCTION DEBRIS AND SOILS. REFER TO SPECIFICATIONS FOR POLLUTION CONTROL REQUIREMENTS.
10. MAINTAIN ALL EXISTING UTILITIES AND NATURE OF SOILS.
11. MAINTAIN TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS.

BENCHMARKS (FIELD REPLY BEFORE USE)

1. Top of bit. out of 6" pipe hydrant located northwesterly 48 feet +/- from the northwest corner of Plotment. Elevation: 2071.8 feet.
2. Top of bit. out of 6" pipe hydrant located westerly 122 feet +/- from the northwest corner of Plotment. Elevation: 2068.6 feet.
3. Top of bit. out of 6" pipe hydrant located southeasterly 95 feet +/- from the southeast corner of Plotment. Elevation: 2068.6 feet.

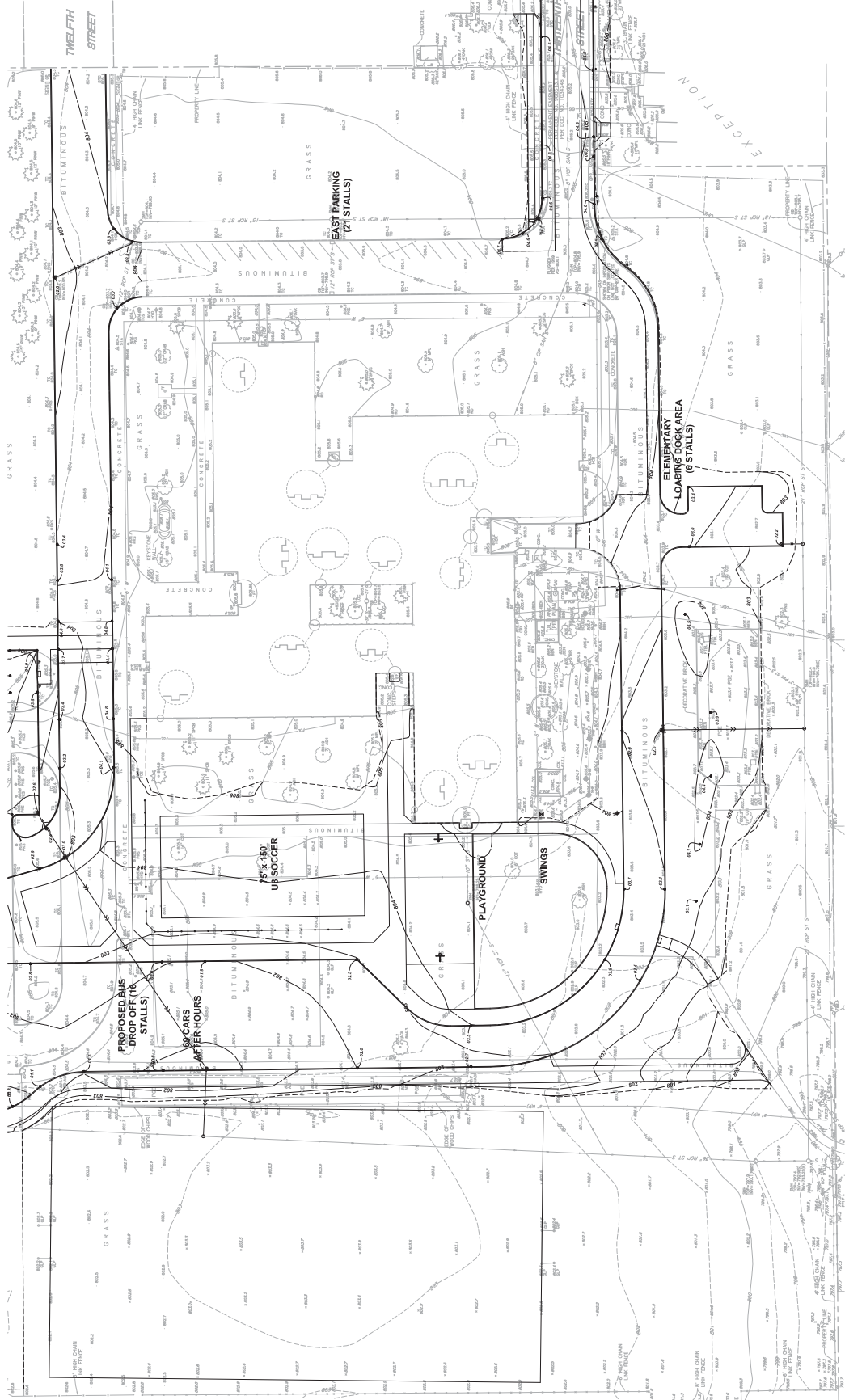
GRADING AND DRAINAGE PLAN NORTH

Hastings Middle School Parking Lot Additions and Renovation
 1000 11th STREET WEST
 HASTINGS, MINNESOTA 55033

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 1000 11th STREET WEST
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NOTES
 1. REFER TO SHEET C-3.1, GRADING AND DRAINAGE PLAN NORTH FOR GENERAL NOTES.

- LEGEND**
- DETAIL NUMBER (TOP)
 - DETAIL NUMBER (BOTTOM)
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED MANHOLE (MH)
 - PROPOSED CATCH BASIN (CB)
 - PROPERTY LINE

DATE: 4/18/12
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 CHECKED BY: [Signature]
 SCALE: AS SHOWN

PROJECT: GRADING AND DRAINAGE PLAN SOUTH

Scale: 1" = 30'
C3.2

April 18th, 2012
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MN

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Hastings Middle School Parking Lot Additions and Renovation
 1000 11th STREET WEST
 HASTINGS, MINNESOTA 55033

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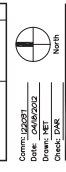


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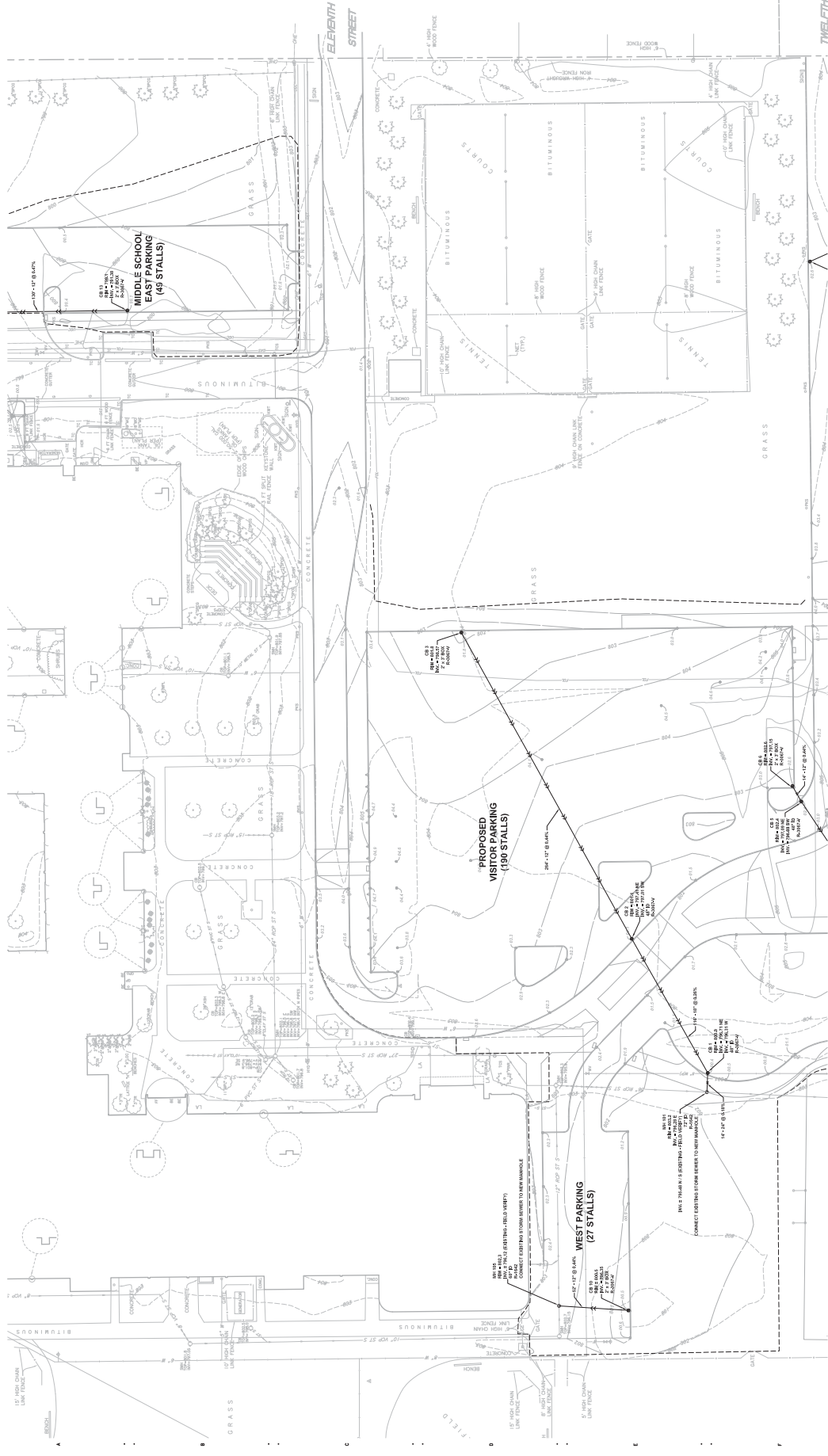
THIS PLAN IS TO BE USED IN CONNECTION WITH THE CONTRACT DOCUMENTS FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF MINNESOTA.

Project No.	40800	Sheet No.	C4.1
Client	ISD #200	Date	04/18/2012
Designer	WOLD	Scale	
Checker	DAK	Plot No.	



UTILITY PLAN
 NORTH

Scale: 1" = 30'
 April 18th, 2012
 City Submittal - Not For Construction
C4.1



NOTES

- REFER TO SHEET C4.0, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS III, WITH FLUSHLE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C571, UNLESS OTHERWISE NOTED.
- LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES, VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
- REFER TO SWPPP MARSHALL SECTION 31.25 (B) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- EVERY CATCH BASIN OPENING PROVIDE THE APPROPRIATE SEBURMENT CONTROL DEVICE (SCD) PRODUCT FROM THE FOLLOWING LIST AT STORM SEWER INLETS:
 1. WINDO TOP SLAB™ MODEL 8023 FOR USE WITH PRE-CURVED CURB AND GUTTER MODEL G023 FOR USE WITH NEWMAN 16200 OR 8864-CAI CAN CURBS.
 2. WINDO TOP SLAB™ MODEL 8027 FOR USE WITH NEWMAN 16200 OR 8864-CAI CAN CURBS.
 3. WINDO TOP SLAB™ MODEL 8028 FOR USE WITH NEWMAN 16200 OR 8864-CAI CAN CURBS.
 4. AND CASTING SPECIES (NEWMAN) USING CASTING OR CONCRETE MANHOLES. SIZES SHALL BE EQUIPPED WITH FRAMING AND PERFORATED DRAINAGE AND ROCK LOGS (BENTONITE OR LOCALLY SPOCK WHITE COMPANY, ST. PAUL, MN) (12" x 12" x 66"). ROCK LOGS SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT CONSTRUCTION. CONCRETE MANHOLES SHALL BE 18" x 18" x 24" IN SIZE. EACH LOG SHALL BE APPROXIMATELY 1" THICKER IN DIAMETER FOR EACH INCH OF MANHOLE DIAMETER. MANHOLES SHALL BE APPROXIMATELY 1" THICKER IN DIAMETER FOR EACH INCH OF MANHOLE DIAMETER. MANHOLES SHALL BE APPROXIMATELY 1" THICKER IN DIAMETER FOR EACH INCH OF MANHOLE DIAMETER. MANHOLES SHALL BE APPROXIMATELY 1" THICKER IN DIAMETER FOR EACH INCH OF MANHOLE DIAMETER.
 5. OTHER DEVICE INDICATED BY CITY STANDARD DETAIL.
- REFER TO SPECIFICATION SECTION 89.13 FOR THE FULL SWPPP MARSHALL.

LEGEND

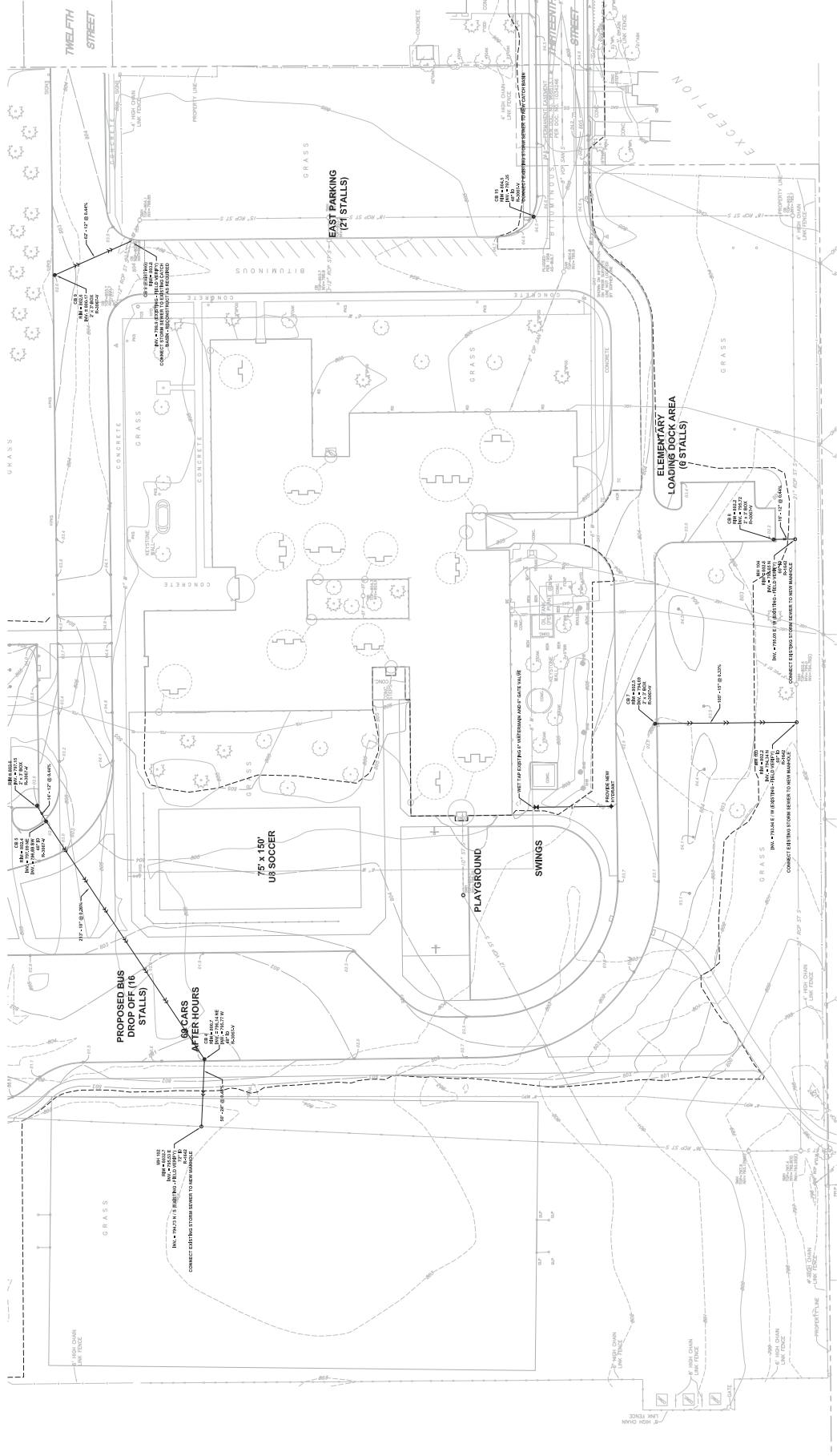
- REFERENCE KEY TO SITE DETAILS
 DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE (MH)
 - PROPOSED CATCH BASIN (CB)
 - PROPERTY LINE

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 Hastings, MN 55033



NOTES

- REFER TO SHEET C-01, GRADING AND DRAINAGE PLAN NORTH FOR GENERAL NOTES.
- ALL STORM SEWER PIPES SHALL BE RCP CLASS III/PIII WITH FLEXIBLE WATERPROOF Joints IN ACCORDANCE WITH ASTM C-801, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES SHALL BE LOCATED, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES, VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
- REFER TO SWPPP NARRATIVE SECTION 31.25 (B) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- AT EVERY CATCH BASIN OPENING, PROVIDE THE APPROPRIATE SEDIMENT CONTROL DEVICE (SCD) PRODUCT FROM THE FOLLOWING LIST "A" THROUGH "D".
- ACCEPTABLE PRODUCTS:
 - SCD TYPE 1: 18" DIA. 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG, 18" WIDE, 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG, 18" WIDE, 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG.
 - SCD TYPE 2: 18" DIA. 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG, 18" WIDE, 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG.
 - SCD TYPE 3: 18" DIA. 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG, 18" WIDE, 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG.
 - SCD TYPE 4: 18" DIA. 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG, 18" WIDE, 18" HIGH, 18" WIDE, 18" DEEP, 18" LONG.
- REFER TO SPECIFICATION SECTION 01 53 FOR THE FULL SWPPP NARRATIVE.

LEGEND

- REFERENCE KEY TO SITE DETAILS
- DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPERTY LINE

Scale: 1" = 30'

April 18th, 2012
 City Submittal - Not For Construction

C4.2

UTILITY PLAN SOUTH

North

Hastings Middle School Parking Lot Additions and Renovation
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033

Independent School District #200
1000 11th STREET WEST
HASTINGS, MINNESOTA 55033



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Scale: P = 30'

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April 18th, 2012

SEDIMENT AND EROSION CONTROL PLAN NORTH

COMPL: 12/20/11
DRAWN: DAK
CHECK: DAK



SEDIMENT AND EROSION CONTROL PLAN NORTH

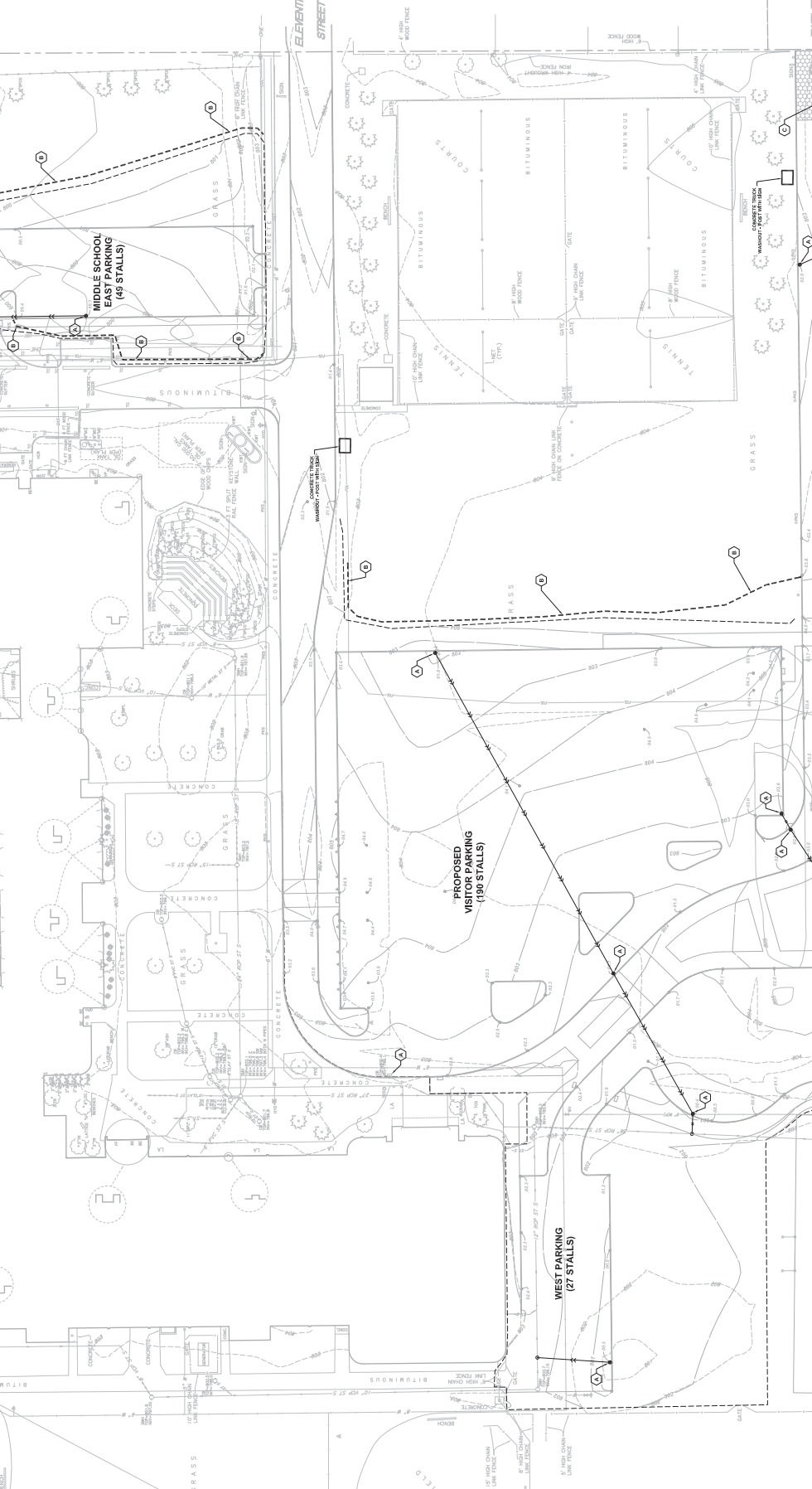
Scale: P = 30'

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April 18th, 2012

SEDIMENT AND EROSION CONTROL PLAN NORTH

Scale: P = 30'



EXCERPT FROM THE SWPPP NARRATIVE

1. The following is from the Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP is a site-specific plan that describes the measures that will be taken to prevent sediment and other pollutants from leaving the construction site. The SWPPP is a required document for all construction projects that disturb one acre or more of land, or that involve the construction of a building, structure, or other man-made structure. The SWPPP is a living document that is updated as the project progresses. The SWPPP is a key document for the project and is used to guide the construction process. The SWPPP is a required document for all construction projects that disturb one acre or more of land, or that involve the construction of a building, structure, or other man-made structure. The SWPPP is a living document that is updated as the project progresses. The SWPPP is a key document for the project and is used to guide the construction process.
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LEGEND

- 1. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 2. GENERAL NOTES
- 3. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 4. GENERAL NOTES
- 5. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 6. GENERAL NOTES
- 7. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
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- 9. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 10. GENERAL NOTES
- 11. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 12. GENERAL NOTES
- 13. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 14. GENERAL NOTES
- 15. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 16. GENERAL NOTES
- 17. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 18. GENERAL NOTES
- 19. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
- 20. GENERAL NOTES

NOTES

1. GENERAL NOTES
2. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES
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20. REFER TO SHEET C-1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES

EROSION KEY NOTES

- 1. SILT FENCE
- 2. ROCK CONSTRUCTION ENTRANCE
- 3. EROSION KEY NOTE
- 4. PROPERTY LINE
- 5. PROPOSED ROCK CONSTRUCTION ENTRANCE
- 6. PROPOSED CATCH BASIN (CB)
- 7. PROPOSED SLOPE STABILIZATION
- 8. PROPOSED SLOPE STABILIZATION
- 9. PROPOSED SLOPE STABILIZATION
- 10. PROPOSED SLOPE STABILIZATION
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EROSION KEY NOTES

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- 2. ROCK CONSTRUCTION ENTRANCE
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- 20. PROPOSED SLOPE STABILIZATION

Hastings Middle School Parking Lot Additions and Renovation
 1000 11th STREET WEST
 HASTINGS, MINNESOTA 55033

Independent School District #200
 1000 11th STREET WEST
 HASTINGS, MINNESOTA 55033

WOLD
 architects
 engineers
 www.woldae.com

300 Saint Peter Street
 St. Paul, MN 55102
 Tel: 651.222.7273
 Fax: 651.222.7274
 Email: info@woldae.com

AJA
 ADVANCED JOINT VENTURE
 ARCHITECTS AND ENGINEERS

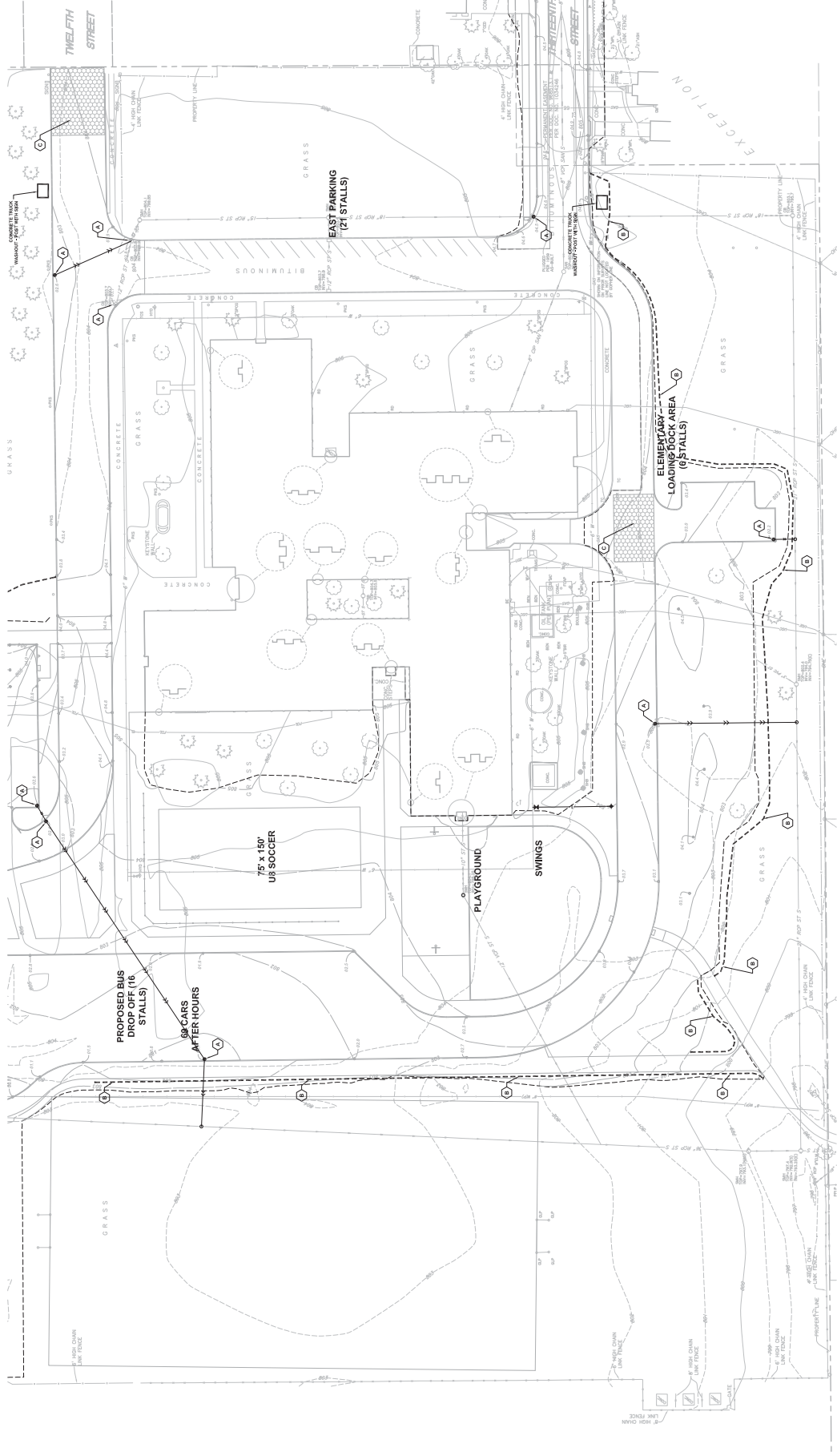
THIS PLAN IS THE PROPERTY OF WOLD ARCHITECTS AND ENGINEERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WOLD ARCHITECTS AND ENGINEERS.

DATE: 04/18/2012
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 04-0002

Scale: 1" = 30'

SEDIMENT AND EROSION CONTROL PLAN SOUTH

April 18th, 2012
 City Submittal - Not For Construction
C5.2



NOTES
 REFER TO SHEET C5.1, DRAWING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED STORM SINKER
 - PROPOSED MANHOLE (MH)
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED SILT FENCE
 - PROPOSED ROCK CONSTRUCTION ENTRANCE
 - EROSION KEY NOTE
 - PROPERTY LINE
- EROSION KEY NOTES**
- SEMI-TYPED CONTROL DEVICE AT STORM SEWER INLET
 - SILT FENCE
 - ROCK CONSTRUCTION ENTRANCE

MN

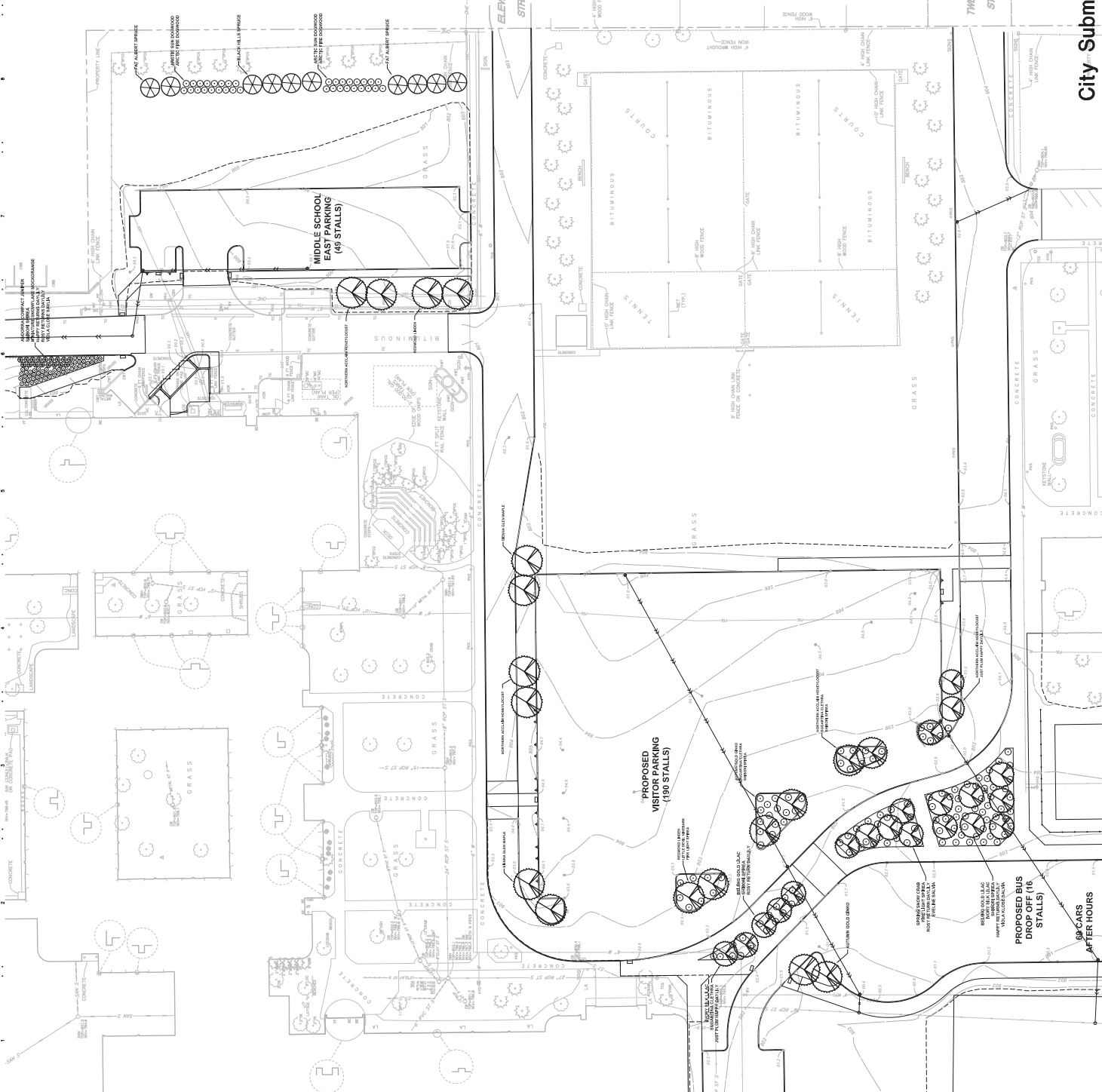
A

LEGEND

REFERENCE KEY TO TREE DETAILS
 (CIRCLE WITH NUMBER TOP)
 (CIRCLE WITH NUMBER BOTTOM)
 PROPOSED DECIDUOUS ORNAMENTAL TREE
 PROPOSED CONIFEROUS TREE
 PROPOSED SHRUB

NOTES

- REFER TO SHEET CIVL GRADING AND DRAINAGE PLAN NORTH FOR GENERAL NOTES.
- REFER TO SHEET CIVL GRADING AND DRAINAGE PLAN NORTH FOR NOTES TO SWIMMING POOL FOR CONSTRUCTION SEQUENCING AND FINISHING.
- THE ENGINEER/LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SOILING OR FOOTBALL FIELD AND REAR BEAR THE TRACK.
- ALL DETIRED AREAS WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE A MINIMUM LAYERS OF TOPSOIL AND BE SEEDING, SEEDING, REFER TO SPECIFICATION FOR PROCEDURES.
- ALL TREES TO BE BALLED AND BURLAPPED.
- ALL TREES AND SHRUBS SHALL RECEIVE A DEPTH OF CLEAN SHIPPED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIALS SHALL BE IN FULL BLOOM, HEALTHY, UNBURNED AND UNWATERLOGGED. ALL PLANT MATERIALS SHALL BE SPECIALLY DUMPED AND BY PARKING LOT SHALL BE NON BRANCHING NO LOWER THAN 10 FT.



Hastings Middle School Parking Lot Additions and Renovation
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 HASTINGS, MINNESOTA 55033

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 Hastings, MN 55033
 Phone: 651.222.7229
 Fax: 651.222.7228
 Email: info@woldae.com



AMERICAN SOCIETY OF
 LANDSCAPE ARCHITECTS
 1000 11th Street West
 Hastings, MN 55033

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
(C1)	ORNAMENTAL TREE	FRAXINUS AMERICANA	12" DBH	100'
(C2)	ORNAMENTAL TREE	QUERCUS ROBUR	12" DBH	100'
(C3)	ORNAMENTAL TREE	QUERCUS ALBA	12" DBH	100'
(C4)	ORNAMENTAL TREE	QUERCUS PRINCEPIS	12" DBH	100'
(C5)	ORNAMENTAL TREE	QUERCUS BACCATA	12" DBH	100'
(C6)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C7)	ORNAMENTAL TREE	QUERCUS MARSHIANA	12" DBH	100'
(C8)	ORNAMENTAL TREE	QUERCUS CUMATA	12" DBH	100'
(C9)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C10)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C11)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C12)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C13)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C14)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C15)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C16)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C17)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C18)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C19)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C20)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C21)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C22)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C23)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C24)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C25)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C26)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C27)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C28)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C29)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C30)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C31)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C32)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C33)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C34)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C35)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C36)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C37)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C38)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C39)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C40)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C41)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C42)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C43)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C44)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C45)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C46)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C47)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C48)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C49)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C50)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C51)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C52)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C53)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C54)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
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(C56)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C57)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C58)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C59)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C60)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C61)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C62)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C63)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C64)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C65)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C66)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C67)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C68)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C69)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C70)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C71)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C72)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C73)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C74)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C75)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C76)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C77)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C78)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C79)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C80)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C81)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C82)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C83)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C84)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C85)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C86)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C87)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C88)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C89)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C90)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C91)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
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(C93)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C94)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C95)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C96)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C97)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C98)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C99)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'
(C100)	ORNAMENTAL TREE	QUERCUS LAEVIS	12" DBH	100'

DATE: 04/18/12
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: 44044
 SHEET NO: 020202
 SHEET TITLE: LANDSCAPING PLAN



LANDSCAPING PLAN

April 18th, 2012
 City Submittal - Not For Construction
 Scale: 1" = 30'

L1.1

#2012-12

City of Hastings

Department of Planning
101 4th Street East, Hastings, MN
55033
p. 651-480-2350 f. 651-437-7082
www.ci.hastings.mn.us
Land Use Application

Address or PID of Property: 1000 West 11th St

Applicant Name: Hastings Public Schools
Address: 1000 West 11th Street
Hastings
Phone: 651-480-7050
Fax: 651-437-5396
Email: MIKE@CESO.US

Property Owner: Hastings Public Schools
Address: 1000 West 11th St
Hastings
Phone: 651-480-7000
Fax: _____
Email: _____

Contact:

Mike Brabender

Description of Request: _____
Reconstructing Middle School and Pinecrest School
PARKING Lots.

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? _____

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

- | | | | |
|---|----------------|--|---------------------------|
| <input type="checkbox"/> Rezone | \$500 | <input type="checkbox"/> Minor Subdivision | \$500 |
| <input type="checkbox"/> Final Plat | \$600 | <input type="checkbox"/> Special Use Permit | \$500 |
| <input type="checkbox"/> Variance | \$250 | <input type="checkbox"/> Comp Plan Amend. | \$500 |
| <input type="checkbox"/> Vacation | \$400 | <input type="checkbox"/> Lot Split/Lot Line Adj. | \$50 |
| <input type="checkbox"/> House Move | \$500 | <input type="checkbox"/> Annexation | \$500 plus legal expenses |
| <input checked="" type="checkbox"/> Prelim Plat | \$500 + escrow | <input type="checkbox"/> EAW | \$500 + \$1,000 escrow |
| <input checked="" type="checkbox"/> Site Plan | \$500 + escrow | <input type="checkbox"/> Interim Use Permit | \$500 |

Total Amount Due: \$ 2500

Make checks payable to City of Hastings.
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

T. Carr
Applicant Signature _____ Date _____

T. Carr
Owner Signature _____ Date _____

Applicant Name and Title - Please Print _____

Owner Name - Please Print _____

OFFICIAL USE ONLY

File # 2012-12 Rec'd By: J Hineman
Fee Paid: DAD Receipt # _____

Date Rec'd: 3/26/12
App. Complete _____

06-130-870-000-305-305
K. Kelly
3-7-12