



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: June 14, 2021

**Item: Advanced Engineering Concepts - Site Plan #2021-24 - Quality One Woodwork Expansion
- 3005 Millard Avenue.**

Planning Commission Action Requested

Review and recommend action of a Site Plan application to construct a +/- 52,212 s.f. addition to the existing Quality One Woodwork Building located at 3005 Millard Avenue. The project would expand Quality One's manufacturing and storage capacity for the production of kitchen cabinets and vanities.

BACKGROUND INFORMATION

Comprehensive Plan

The property is guided I Industrial in the 2040 Comprehensive Plan. The proposed use is consistent with the Comprehensive Plan.

Zoning

The property is zoned I-1 Industrial Park. Manufacturing and production uses are termed permitted uses within the zoning district.

Existing Condition

The existing 10.3 acre site contains a 100,000 s.f. manufacturing facility. A gravel parking lot is located east of the facility for parking of semi-trailers. The facility was constructed in two phases in 1997 and 2003.

Proposed Condition

Construction of +/-52,212 s.f. manufacturing and warehouse facility abutting the eastern end of the existing building. Expansion of paved parking areas and stormwater ponding would be included.

Acquisition of Industrial Park Land

The project includes the acquisition of property from the City of Hastings to facilitate the expansion. The Hastings Economic Development and Redevelopment Authority (HEDRA) and the City Council have granted approval for the property sale.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	TCCI	Industrial	I-1
East	DSM Excavating Enterprise Avenue	Industrial	I-1
South	31 st Street Three Rivers Mobile Home Park	Medium Density Residential	R-6
West	Millard Avenue Arrow Building Center	Industrial	I-1

SITE PLAN REVIEW

Streets

No new public streets. All access drives would be privately owned and maintained.

Vehicular Access and Circulation

Vehicular access and circulation are acceptable. Additional driveway entrances are proposed along Enterprise Avenue and 31st Street. The employee and visitor parking lot at the southwest corner of the site would be expanded. Semi-trailer parking areas would be created south and east of the building expansion.

Zoning Setbacks

There are no prescribed minimum zoning setbacks within the zoning district.

	Provided
North - Industrial	52.5 feet
East - Industrial	130 feet
South - Mobile Home Park	160.5 feet
West - Industrial	94 feet

Building Code Setbacks

The proposed construction and use of the building requires the establishment of a 60 foot clear zone north of the proposed addition. The 52.5 foot building setback and adjacent 10 foot drainage and utility easement provide the necessary clear zone along portions of the site. A 10 foot drainage and utility easement must be established along the southern property line of the City owned property northeast of the site.

Pedestrian Access

Pedestrian access is acceptable. Trails exist along Millard Avenue (west side) and 31st Street (east side).

Required Parking

Parking for the entire facility is provided as follows:

Required Parking	s.f.	Parking Requirement	Needed	Provided
Office	2,087	1 per 300 s.f.	7.0	
Manufacturing\Warehouse	150,302	1 per 1,000 s.f.	150.3	
TOTAL PARKING			158	147 vehicle stalls + 68 trailer stalls

Parking is acceptable with the following condition:

- Semi-trailer parking stalls may be converted into an additional 11 vehicle parking stalls upon review by the Community Development Director.

Parking Lot Paving

All parking areas will be constructed with hard-surface paving and include curb and gutter.

Architectural Design

The architectural design is acceptable. The existing building was constructed prior to present architectural materials standards. Additions to buildings are reviewed to ensure visual harmony and consistency with the existing building. The building façade of the addition incorporates materials similar to the existing building. The bottom four feet of the building base will be constructed of painted concrete. The remaining exterior will be metal including an offset located 2/3 of the way up the elevation.

Bering and Screening

The present site incorporates a five foot berm along 31st Street to screen activities from the adjacent neighborhood. The top of the berm is planted with a continuous row of shrubs and provides adequate screening.

Landscaping

The existing site was developed prior to present landscaping requirements. The net increase in pavement and site perimeter have been used to calculate the following landscape standards.

One tree per 4,000 s.f. of paved surface – 145,889 s.f.	37 Trees
One tree per 50 feet of lot perimeter – 900 feet	18 Trees
One shrub per 40 feet of lot perimeter – 900 feet	23 shrubs
TOTAL	55 Trees 23 Shrubs

The applicant will need to modify plans to include the above plantings

Lighting Plan

Proposed exterior lighting levels are acceptable. Lighting must be no greater than 0.5 footcandle of illumination when abutting residential property and 1.0 footcandles when facing commercial.

Grading, Drainage, Erosion Control and Utility Plan Review

The Public Works Department is providing concurrent review of the Grading, Drainage, Erosion Control, and Utility Plans. Site Plan approval shall be conditioned upon final approval of the Grading, Drainage, Erosion Control and Utility Plan by the Public Works Director.

RECOMMENDATION

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

1. Conformance with the plans submitted with the Planning Commission Staff Report dated June 14, 2021
2. HEDRA sale of the property to the owner.
3. Establishment of a ten foot drainage and utility easement across the southern ten feet of Lot 1, Block 3, Hastings Industrial Park No. 3; except the eastern 440 feet thereof.
4. Semi-trailer parking stalls may be converted into an additional 11 vehicle parking stalls upon review by the Community Development Director.

5. Existing trees and shrubs along berms shall be preserved.
6. The Site Plan must be modified to include the planting of 55 trees and 23 shrubs. Tree plantings shall meet the size and specifications of the Landscape Ordinance.
7. Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
8. All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
9. Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
10. All Rooftop equipment shall be screened by a parapet wall or painted to match the building.
11. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
12. Approval is subject to a one-year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

ATTACHMENTS

- Site Location Map
- Site Plans
- Application

LOCATION MAP



CONTROL - 21040				
POINT #	TYPE	NORTHING	EASTING	ELEVATION
1000	60d SPIKE	189822.735'	625969.259'	
7258	PK NAIL	190193.519'	625388.443'	
7293	60d SPIKE	190044.151'	624834.930'	
BENCHMARK	TOP NUT ON HYDRANT			834.56'

GENERAL NOTES:

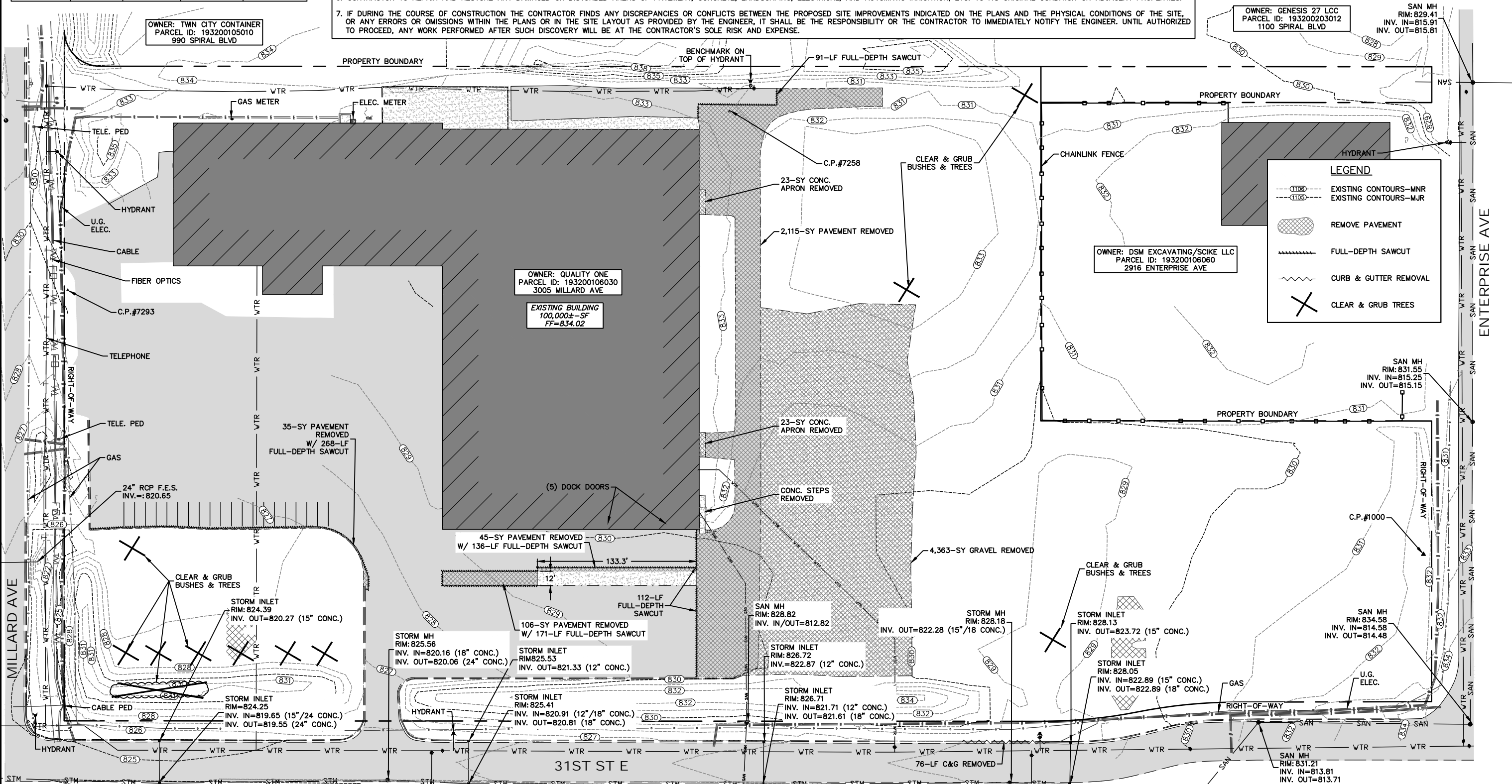
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
- CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
- CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
- CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
- CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
- CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.



Know what's below.
Call before you dig.



UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR



LEGEND

- (1106)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOURS-MJR
- [Hatched Box] REMOVE PAVEMENT
- [Dashed Line] FULL-DEPTH SAWCUT
- [Wavy Line] CURB & GUTTER REMOVAL
- [X Symbol] CLEAR & GRUB TREES

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: SEAN P. BOHAN LICENSE # 46834

SIGNATURE: _____ DATE: _____

PROJ. NO. 21040

AEC

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR. SUITE #1
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec-engineering.com
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EXISTING CONDITIONS
& DEMOLITION PLAN

QUALITY ONE WOODWORK INC.
ADDITION
DURAND BUILDERS
3005 MILLARD AVE
HASTINGS, MN 55033

DWG NAME 21040 PG 2 EXISTING	2
DATE 5/2021	8

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-460	-	820.50	-	6" HDPE
STM2	SS-460	-	822.00	-	6" HDPE
	400-15				
STM3	SS-460	-	823.00	S	12" HDPE
STM4	SS-200	833.40	827.81	E	12" HDPE
STM5	SS-100	831.00	827.43	S	18" HDPE
STM6	SS-200	832.67	827.28	W	12" HDPE
			827.28	N	18" HDPE
			827.28	E	18" HDPE

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM7	SS-200	831.04	826.61	W	24" HDPE
			826.61	NE	12" HDPE
			826.61	S	24" RCP
STM8	SS-100	830.39	826.76	SW	12" HDPE
STM9	SS-120	829.22	825.38	N	24" RCP
			825.38	S	24" RCP
STM10	SS-120	828.79	824.59	N	24" RCP
			824.59	W	18" RCP
			824.59	SE	24" HDPE
STM11	SS-210	828.87	825.53	E	18" RCP
STM12	SS-460	-	824.50	NW	24" HDPE
	400-15				

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM13	SS-460	-	823.00	-	8" HDPE
STM14	SS-460	-	824.50	-	8" HDPE
	400-15				
STM15	SS-460	-	824.50	SW	15" RCP
STM16	SS-200	827.50	824.39	NE	15" RCP
			824.39	W	15" RCP
STM17	SS-200	827.50	824.07	E	15" RCP
			824.07	S	15" RCP

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM18	SS-400	-	827.75	N	12" RCP
	400-15				
STM19	SS-400	-	827.40	S	12" RCP
	400-15				



Know what's below.
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UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR

OWNER: GENESIS 27 LCC
PARCEL ID: 193200203012
1100 SPIRAL BLVD

OWNER: TWIN CITY CONTAINER
PARCEL ID: 193200105010
990 SPIRAL BLVD

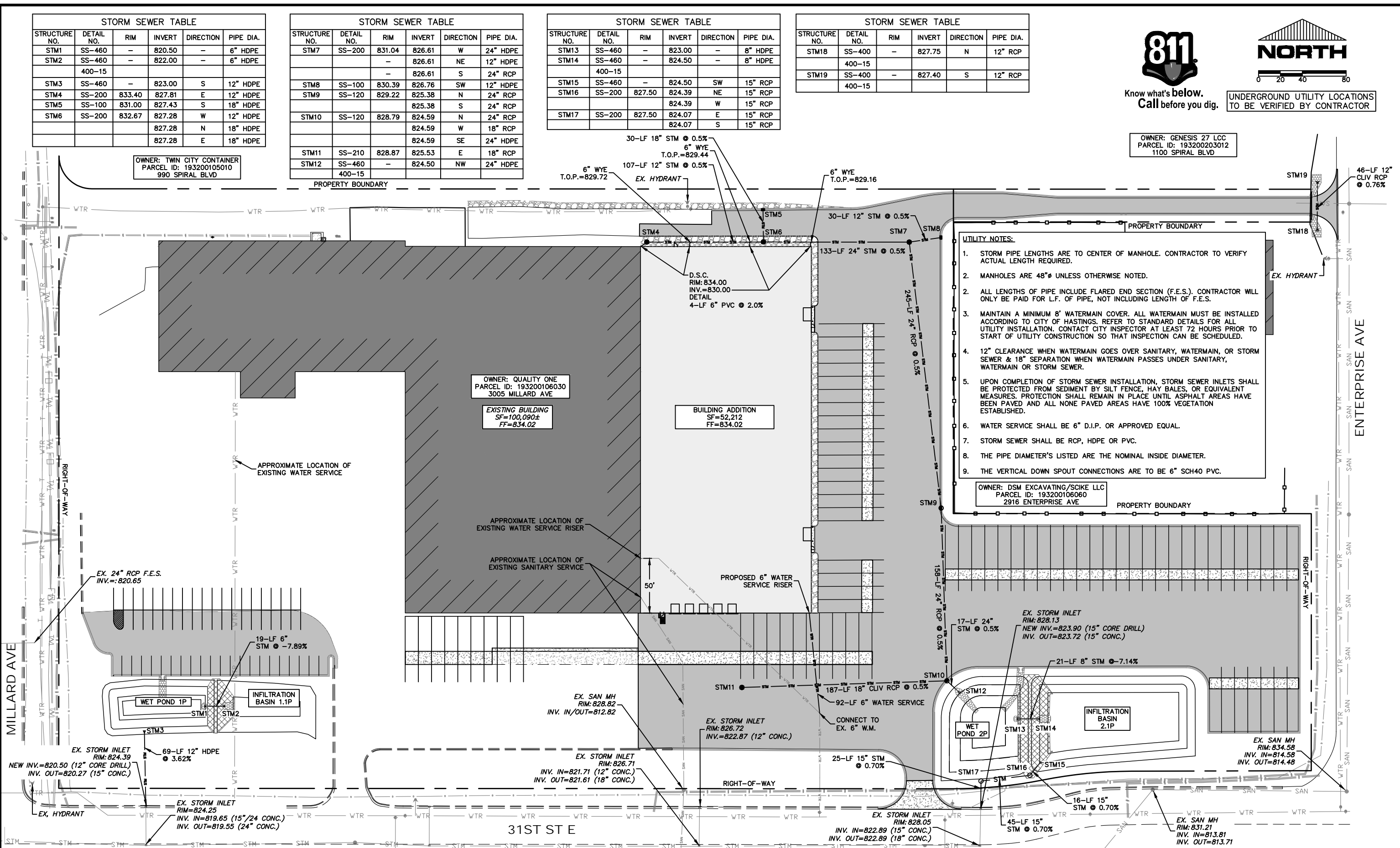
OWNER: QUALITY ONE
PARCEL ID: 193200106030
3005 MILLARD AVE

EXISTING BUILDING
SF=100,090±
FF=834.02

BUILDING ADDITION
SF=52,212
FF=834.02

- UTILITY NOTES:**
1. STORM PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
 2. MANHOLES ARE 48" UNLESS OTHERWISE NOTED.
 3. MAINTAIN A MINIMUM 8' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF HASTINGS. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
 4. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
 5. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED.
 6. WATER SERVICE SHALL BE 6" D.I.P. OR APPROVED EQUAL.
 7. STORM SEWER SHALL BE RCP, HDPE OR PVC.
 8. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
 9. THE VERTICAL DOWN SPOUT CONNECTIONS ARE TO BE 6" SCH40 PVC.

OWNER: DSM EXCAVATING/SCKE LLC
PARCEL ID: 193200106060
2916 ENTERPRISE AVE



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: SEAN P. BOHAN LICENSE # 46834

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UTILITY PLAN

QUALITY ONE WOODWORK INC.
ADDITION
DURAND BUILDERS
3005 MILLARD AVE
HASTINGS, MN 55033

DWG NAME	21040 PG 4
UTILITY	4
DATE	5/2021

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT TOP OF PAVEMENT.
2. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED TOWARD DRAINAGE WAYS.
4. ALL SPOT ELEVATIONS ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

GRADING LEGEND:

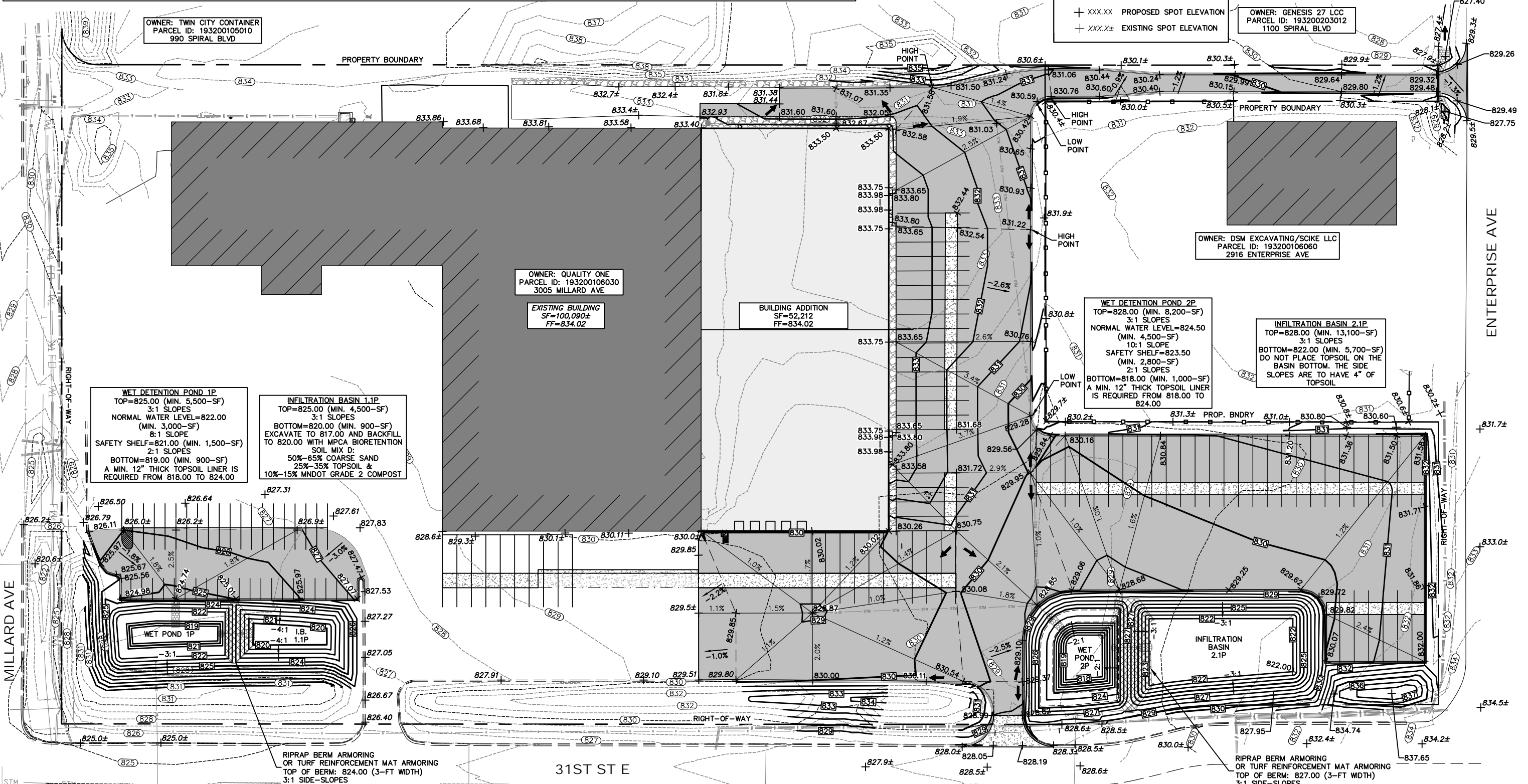
- (1106) --- EXISTING CONTOURS-MNR
- (1105) --- EXISTING CONTOUR-MJR
- 851 --- FINAL CONTOUR-MJR
- 849 --- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- 1% → DRAINAGE ARROW
- GF GARAGE FLOOR ELEVATION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION

811
Know what's below.
Call before you dig.

NORTH

0 20 40 80

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR



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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.			PROJ. NO. 21040	AEC ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR. SUITE #1 EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2021 AEC LLC.	GRADING PLAN	QUALITY ONE WOODWORK INC. ADDITION DURAND BUILDERS 3005 MILLARD AVE HASTINGS, MN 55033	DWG NAME 21040 PG 5 GRADE	5
NO.	DATE	REVISIONS	PRINT NAME: SEAN P. BOHAN LICENSE # 46834			SIGNATURE: _____ DATE: _____	DATE 5/2021	8

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

EROSION CONTROL NOTES:

1. THE PRIMARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PER DETAIL C-400.
2. TOPSOIL SHALL BE STOCKPILED IN DESIGNATED AREAS AS DETERMINED AT PRE-CONSTRUCTION MEETING.
3. RESTORATION SHALL BE EXECUTED IMMEDIATELY AFTER GRADING HAS BEEN COMPLETED.
4. GRADED SURFACES SHALL BE LEFT IN A SMOOTH, UNIFORM CONDITION FREE OF RUTS, DEPRESSIONS, IRREGULARITIES, LOOSE UNCOMPACTED SOIL, ETC.
5. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF ALL EROSION CONTROL MEASURES, OR AFTER A RAIN EVENT OF 1/2" OR MORE. MAINTENANCE TO BE PERFORMED AS NEEDED TO MAINTAIN EROSION CONTROL.
6. ACCESS INTO THE SITE DURING CONSTRUCTION SHALL ONLY BE AT LOCATIONS WITH TRACKING PADS.
7. MAINTAIN EROSION CONTROL UNTIL 100% VEGETATION IS ESTABLISHED. ADDITIONAL EROSION CONTROL MAY BE NEEDED (EROSION MAT AND SILT FENCE). FINE GRADING AND RESEEDING MAY ALSO BE REQUIRED UNTIL VEGETATION IS FULLY ESTABLISHED IN ORDER TO PROVIDE SUFFICIENT NATURAL EROSION CONTROL IN PLACE OF STRUCTURAL MEASURES.
8. CONTRACTOR SHALL ADJUST THE APPROPRIATE STRUCTURAL AND NON-STRUCTURAL BMP'S BASED ON PROGRESS OF FILLING AND GRADING THE SITE.
9. SILT FENCE IS TO BE INSTALLED DOWN GRADIENT OF ANY STOCKPILES TO REMAIN LONGER THAN 7 DAYS.
10. CONTRACTOR SHALL PROVIDE APPROPRIATE PLANNING AND PREVENTATIVE MEASURES TO PREVENT POLLUTION FROM CONSTRUCTION SITE OPERATIONS INCLUDING BUT NOT LIMITED TO MATERIALS, STAGING, WASTE, WASHOUT AREAS, EQUIPMENT FUELING AND MAINTENANCE, AND SPILL PREVENTION AND CONTROL.
11. A COPY OF THE SWPPP SHALL BE KEPT ON-SITE DURING ALL LAND-DISTURBING CONSTRUCTION ACTIVITIES.
12. INSTALL CONCRETE WASHOUT AREA PER SHEET C.601 WHERE CONVENIENT.



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UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR

OWNER: TWIN CITY CONTAINER
PARCEL ID: 193200105010
990 SPIRAL BLVD

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PARCEL ID: 193200203012
1100 SPIRAL BLVD

OWNER: QUALITY ONE
PARCEL ID: 193200106030
3005 MILLARD AVE

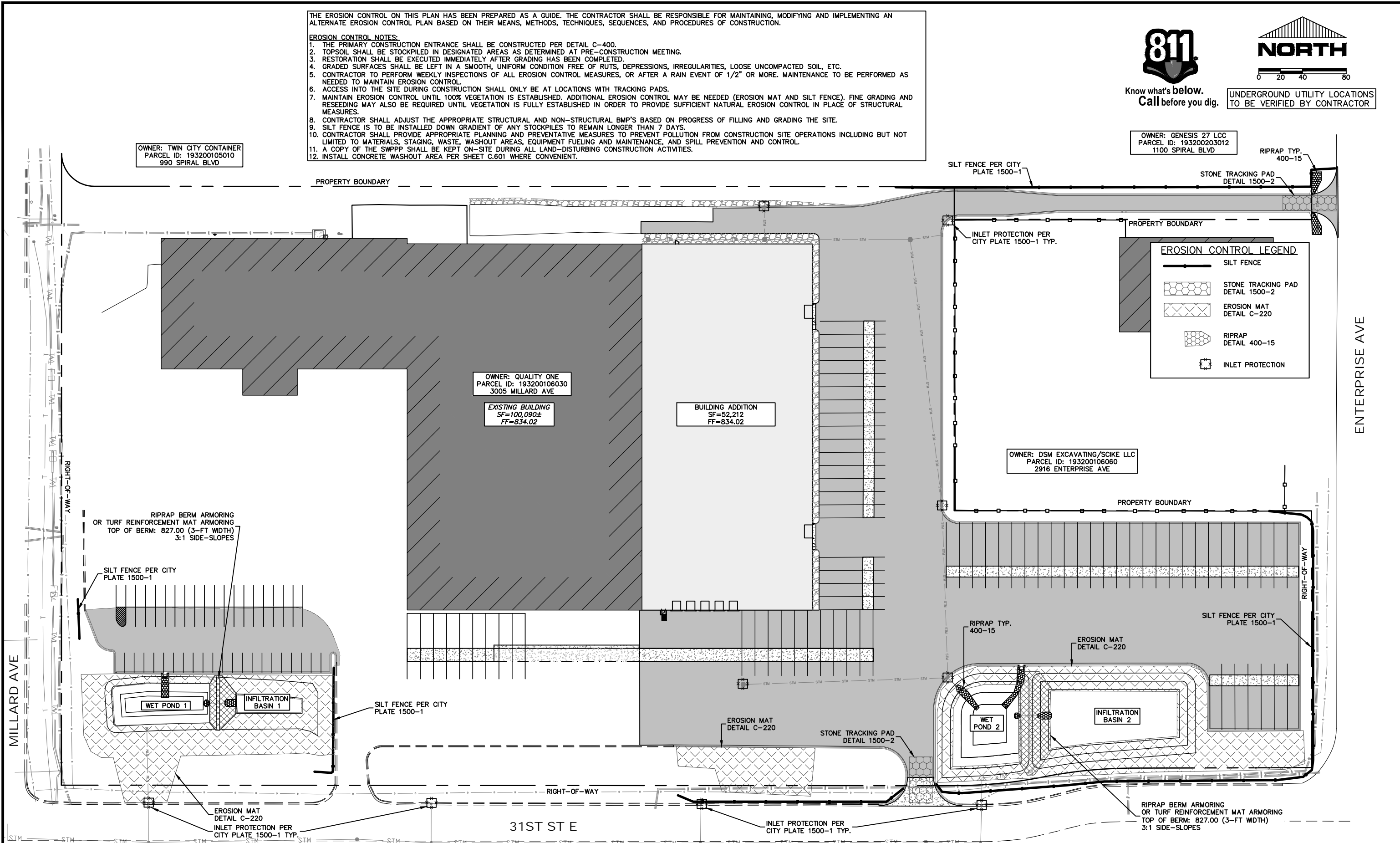
EXISTING BUILDING
SF=100,090±
FF=834.02

BUILDING ADDITION
SF=52,212
FF=834.02

OWNER: DSM EXCAVATING/SCIKE LLC
PARCEL ID: 193200106060
2916 ENTERPRISE AVE

EROSION CONTROL LEGEND

- SILT FENCE
- STONE TRACKING PAD
DETAIL 1500-2
- EROSION MAT
DETAIL C-220
- RIPRAP
DETAIL 400-15
- INLET PROTECTION



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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PRINT NAME: SEAN P. BOHAN LICENSE # 46834

SIGNATURE: _____ DATE: _____

PROJ. NO. 21040

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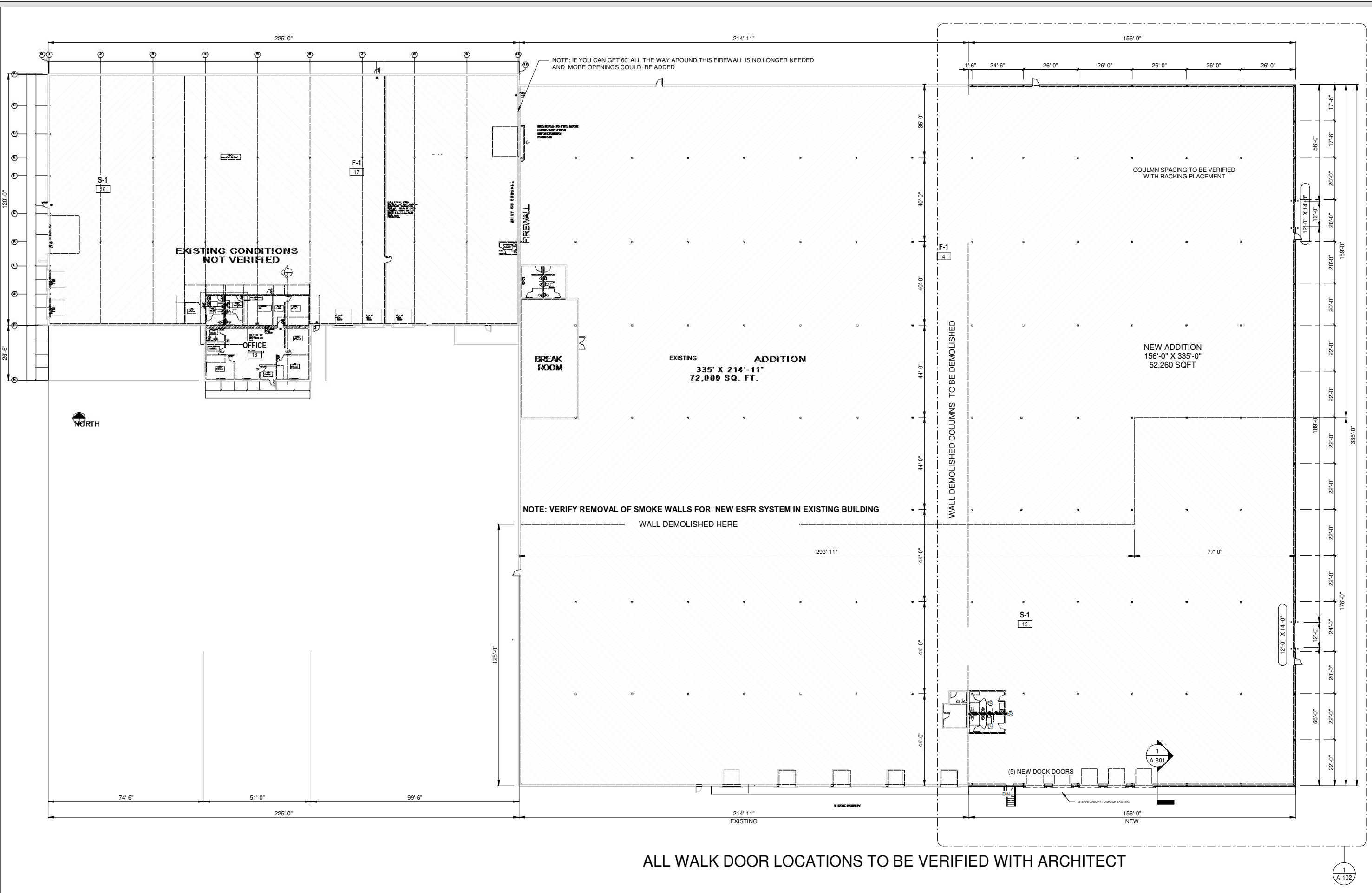
EROSION CONTROL PLAN

QUALITY ONE WOODWORK INC.
ADDITION
DURAND BUILDERS
3005 MILLARD AVE
HASTINGS, MN 55033

DWG NAME 21040 PG 6 EROSION

DATE 5/2021

6
8



PO BOX 10
 DURAND, WISCONSIN 54736
 DURAND OFFICE
 MAIN NUMBER: (715) 672-5941
 FAX NUMBER: (715) 672-6866
 WWW.DURANDBUILDERS.COM
 WWW.HomeTownBC.com

Quality One Woodwork Inc.
 52,260 SQFT ADDITION, Hastings MN
 HASTINGS MN
 Project Number: 17PT
FOR APPROVAL 04/23/21

No.	Description	Date
1	DESIGNED BY: SAJ DRAWN BY: KMS SAJ	

Issue Date
 Main Level Overview
A-101
 3/64" = 1'-0"



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PO BOX 10
DURAND, WISCONSIN 54736
DURAND OFFICE
MAIN NUMBER: (715) 672-5841
FAX NUMBER: (715) 672-6866

WWW.DURANDBUILDERS.COM
WWW.HomeTownBC.com

Quality One Woodwork Inc.
52,260 SQFT ADDITION, Hastings MN
HASTINGS MN
Project Number: 17PT

FOR APPROVAL 04/23/21

Date

Description

No.

Issue Date

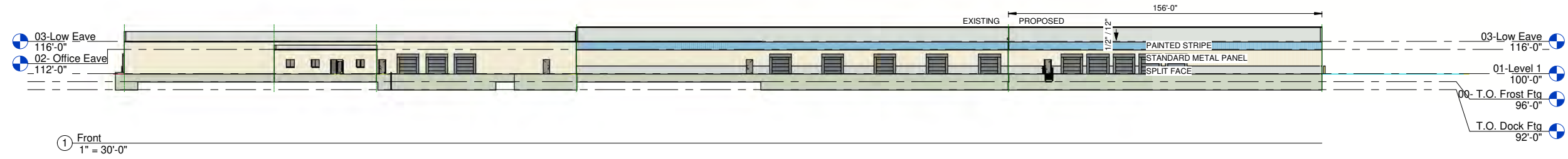
DESIGNED BY: SAJ
DRAWN BY: KMS
SAJ

Elevations

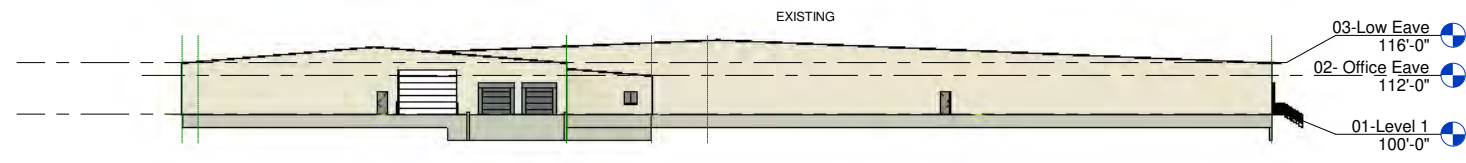
A-201
1" = 30'-0"

P:\Quality One Woodwork\2021 addition\Drawings\REVIT\2021 Quality One Woodwork 54,000 sqft addition.rvt

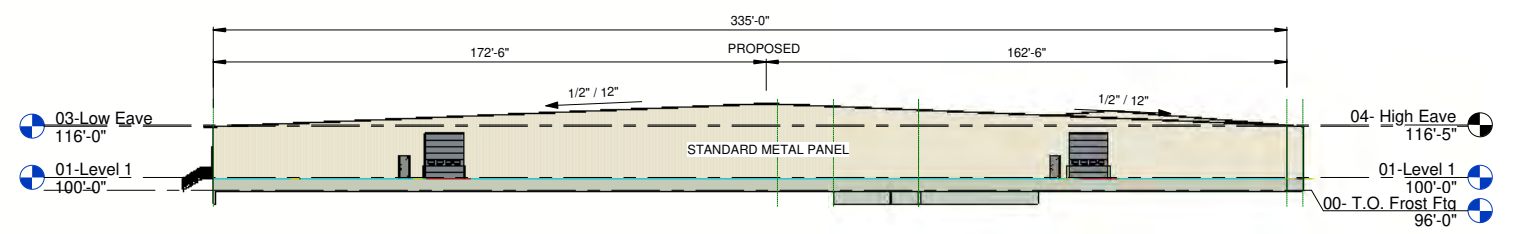
4/23/2021 12:00:39 PM



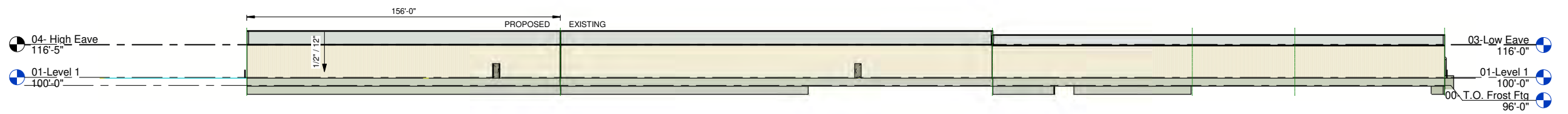
① Front
1" = 30'-0"



② Left
1" = 30'-0"



③ Right
1" = 30'-0"



④ Rear
1" = 30'-0"

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamp	Filename	Lamp	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
C			4	GE LIGHTING SOLUTIONS	EACL01_F3AW740	EACL AREA LIGHT	1	EACL01_F3AW740	LEDs	15300	1	0.9	122	100%	ASYMME TRIC WIDE		

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A-F-G.
3. Fixture is mounted on a 20'-0" pole with a 3'-0" base.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
West Lot	+	1.0 fc	6.5 fc	0.0 fc	N/A	N/A





**City of Hastings
Community Development Department**

Land Use Application

Address or PID of Property: 3005 Millard Avenue 193200106041 + 193200603010

Applicant Name: Advanced Engineering Concepts
 Address: 1360 International Dr
Eau Claire, WI 54701
 Phone: 715-552-0330
 Fax: _____
 Email: mappel@aec.engineering

Property Owner: Quality One Woodwork LLC
 Address: 2720 Service Dr N
Red Wing, MN 55066
 Phone: 651-480-8351
 Fax: _____
 Email: rhartl@qualityonewoodwork.com

Description of Request: A 52,260-sf ¹⁵⁰⁰⁰ building addition to Quality One is proposed and will include 140,000-sf of additional pavement for trailer parking. Another 1.8-acres of adjacent city owned parcel will be acquired + developed for parking + stormwater facilities

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 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: \$ 500

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

Please ensure that all copies of required documents are attached.

Matt Appel 5-19-2021
 Applicant Signature Date

Randy Hartl 5-19-21
 Owner Signature Date

Matt Appel, P.E. project engineer
 Applicant Name and Title – Please Print

Randy Hartl
 Owner Name – Please Print

OFFICIAL USE ONLY
 File # _____ Rec'd By: _____ Date Rec'd: _____
 Fee Paid: _____ Receipt # _____ App. Complete _____