



*City Council Memorandum*

**To:** Mayor Fasbender and City Council  
**From:** John Hinzman, Community Development Director  
**Date:** October 4, 2021  
**Item:** Siewert Apartment - Land Use Actions

**Council Action Requested:**

The City Council is asked to consider the following actions as requested by River City Investment (Luke Siewert):

- 1) **Public Hearing - Rezoning:** Hold a public hearing to consider a rezoning from C-3 Community Regional Commerce to DC Downtown Core.
- 2) **Ordinance Amendment: Rezoning** - Consider 2<sup>nd</sup> Reading and adoption of an ordinance to rezone property from C-3 Community Regional Commerce to DC Downtown Core. The Council considered 1<sup>st</sup> reading and ordered the public hearing at the September 20, 2021 meeting.
- 3) **Resolution: Preliminary and Final Plat** - Consider adoption of a resolution granting Preliminary and Final Plat of SIEWERT APARTMENTS, a replat of two existing lots into a single lot of record.
- 4) **Resolution: Site Plan** - Consider adoption of a resolution granting Site Plan approval for construction of a 32 unit apartment building with ground floor covered parking and atop three stories of residential apartments (four stories total).

Adoption of the above actions requires a simple majority of the City Council.

**Background Information:**

The request is submitted in conjunction with a proposal to construct a 32 unit apartment building at the northwest corner of 3<sup>rd</sup> and Tyler Streets by River City Investment LLC (Luke Siewert). The proposal includes both land owned by River City Investment and land owned by the Hastings Economic Development and Redevelopment Authority (HEDRA).

**Financial Impact:**

The addition of 32 apartments will add to the tax base and create needed housing opportunities.

**Advisory Commission Discussion:**

- **Planning Commission** - The Planning Commission voted 7-0 to recommend approval of the Rezoning, Preliminary Plat, Final Plat, and Site Plan at the September 13, 2021 Meeting with limited discussion. No one spoke for or against the item during the public hearing.
- **HEDRA** - HEDRA voted 6-0 to authorize sale of the property to River City Investments at the July 29, 2021 meeting.
- **Parks and Recreation Commission** - The Commission voted 7-0 to recommend the payment of cash in lieu of land to satisfy park dedication requirements at the September 14, 2021 meeting.

**Council Committee Discussion:**

The Planning Committee of City Council (Chair Vaughan and Leifeld present, Balsanek absent) reviewed the apartment concept at the December 1, 2020 meeting. Committee members were generally supportive of the concept.

**Attachments:**

- Ordinance Amendment: Rezoning
- Resolution: Preliminary and Final Plat
- Resolution: Site Plan
- Planning Commission Memorandum - September 13, 2021

**ORDINANCE NO. 2021-\_\_\_\_, THIRD SERIES**

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING  
SECTION 155.01, ZONING CODE OF THE CITY CODE HAVING TO DO  
WITH:**

**OFFICIAL ZONING MAP**

**BE IT ORDAINED** by the City Council of the City of Hastings that approximately 0.42 acres of property generally located northwest of 3<sup>rd</sup> Street and Tyler Street is rezoned from C-3 Community Regional Commerce to DC Downtown Core. The property is legally described as Lots 7 and 8, Block 15, TOWN OF HASTINGS, Dakota County, Minnesota.

**EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

**ADOPTED** by the Hastings City Council on this 4<sup>th</sup> day of October, 2021.

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Mary Fasbender, Mayor

ATTEST:

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Kelly Murtaugh, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 4<sup>th</sup> day of October, 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

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Kelly Murtaugh, City Clerk

**(SEAL)**

This instrument drafted by:  
City of Hastings (JH)  
101 4th St. East  
Hastings, MN 55033

**HASTINGS CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
GRANTING PRELIMINARY AND FINAL PLAT APPROVAL OF SIEWERT  
APARTMENTS**

Council member \_\_\_\_\_ introduced the following Resolution and moved its adoption:

**WHEREAS**, Luke Siewert has petitioned for Preliminary and Final Plat approval of SIEWERT APARTMENTS, a replat of two existing lots into a single lot. The subject property is owned by River City Investments and the Hastings Economic Development and Redevelopment Authority (HEDRA) and generally located northwest of 3<sup>rd</sup> Street and Tyler Street, legally described as Lots 7 and 8, Block 15, TOWN OF HASTINGS, Dakota County, Minnesota; and

**WHEREAS**, on September 13, 2021, review of the plat was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

**WHEREAS**, The Planning Commission recommended approval; and

**WHEREAS**, The City Council has reviewed the request and recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the Preliminary and Final Plat as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the City Council Staff Report dated October 4, 2021
- 2) Approval of the concurrent rezoning to DC - Downtown Core.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Payment of \$35,200 (\$1,100 x 32 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
- 5) Payment of \$15,520 (\$485 x 32 units) in sewer interceptor fees prior to release of the final plat mylars for recording.

- 6) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 7) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

Council member \_\_\_\_\_ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on October 4, 2021, by the following vote:

Ayes:  
Nays:  
Absent:

ATTEST:

\_\_\_\_\_  
Mary Fasbender, Mayor

\_\_\_\_\_  
Kelly Murtaugh,  
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 4<sup>th</sup> day of October 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

\_\_\_\_\_  
Kelly Murtaugh, City Clerk

(SEAL)

This instrument drafted by:  
City of Hastings (JH)  
101 4th St. E.  
Hastings, MN 55033

**HASTINGS CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 32 UNIT  
APARTMENT BUILDING ON LOT 1, BLOCK 1, SIEWERT APARTMENTS.**

Council member \_\_\_\_\_ introduced the following Resolution and moved its adoption:

Luke Siewert has petitioned for Site Plan approval to construct a 32 unit apartment building. The subject property is owned by River City Investments and the Hastings Economic Development and Redevelopment Authority (HEDRA) and generally located northwest of 3<sup>rd</sup> Street and Tyler Street, legally described as Lots 7 and 8, Block 15, TOWN OF HASTINGS, Dakota County, Minnesota; and

**WHEREAS**, on September 13, 2021 review was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

**WHEREAS**, The Planning Commission recommended approval of the request subject to the conditions hereunder; and

**WHEREAS**, The City Council has reviewed the request and recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the Site Plan as presented subject to the following conditions:

1. Conformance with the plans submitted with the City Council Staff Report dated October 4, 2021
2. Approval of the concurrent rezoning to DC - Downtown Core.
3. Approval of the concurrent Preliminary and Final Plat of SIEWERT APARTMENTS

4. Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
5. All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
6. Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
7. All rooftop equipment shall be screened by a parapet wall or painted to match the building.
8. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
9. Lighting must be no greater than 0.5 footcandle of illumination when abutting residential property and 1.0 footcandles when facing commercial.
10. All lighting shall incorporate shields and cut-offs to direct light on the site.
11. 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.

Council member \_\_\_\_\_ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on October 4, 2021, by the following vote:

Ayes:  
Nays:  
Absent:

ATTEST:

\_\_\_\_\_  
Mary Fasbender, Mayor

\_\_\_\_\_  
Kelly Murtaugh,  
City Clerk

(City Seal)



I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 4<sup>th</sup> day of October 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

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Kelly Murtaugh, City Clerk

**(SEAL)**

This instrument drafted by:  
City of Hastings (JH)  
101 4th St. E.  
Hastings, MN 55033



***Planning Commission Memorandum***

**To: Planning Commissioners**

**From: John Hinzman, Community Development Director**

**Date: September 13, 2021**

**Item: Siewert Apartments - Rezoning, Preliminary Plat, Final Plat, and Site Plan #2021-34 -  
River City Investments LLC**

**Planning Commission Action Requested**

Review the following actions for development of a 32 unit apartment building as proposed by Luke Siewert of River City Investments LLC. The 0.42 acre property is currently owned by River City Investments and the Hastings Economic Development and Redevelopment Authority (HEDRA). The site is generally located northwest of 3<sup>rd</sup> Street and Tyler Street:

- 1) Rezone Property from C-3 - Community Regional Commerce to DC - Downtown Core
- 2) Preliminary and Final Plat of SIEWERT APARTMENTS, a replat of two existing lots into a single lot of record.
- 3) Site Plan for construction of a 32 unit apartment building with ground floor covered parking and atop three stories of residential apartments (four stories total).

**BACKGROUND INFORMATION**

**Comprehensive Plan**

The property is guided Mixed Use within the 2040 Comprehensive Plans. The proposed use is consistent with the Comprehensive Plan.

**Zoning**

The property is currently zoned C-3 Community Regional Commerce. The planned use and density are permitted under the proposed DC Zoning District.

**Existing Condition**

The western site contains a home owned by River City Investments. The eastern side contains a parking lot owned by HEDRA. The home and parking lot would be removed to accommodate the development.

**Adjacent Zoning and Land Use**

The following land uses about the property:

<b>Direction</b>	<b>Use</b>	<b>Comp Plan District</b>	<b>Zoning District</b>
North	Alley Mixed Commercial and Residential	Mixed Use	C-3 - Community Regional Commerce
East	Tyler Street Parking Lot - Red Rock Commuter Lot	Mixed Use	DC - Downtown Core
South	3 <sup>rd</sup> Street Senior Housing - Mississippi Terrace	Mixed Use	RMU - Residential Mixed Use
West	Commercial	Mixed Use	C-3 - Community Regional Commerce

**History**

The existing home was constructed in 1870 and has been used as a rental duplex for many years. The parking lot was constructed by the Hastings HRA in 1985 and transferred to HEDRA upon dissolution of the HRA in 2009. In 2014 HEDRA granted conceptual plan approval to Robert Pakola to develop four, two unit buildings (8 units total) on the subject property and adjacent western parcel. No further action was taken on Mr. Pakola's request.

**HEDRA Purchase and Development Agreement**

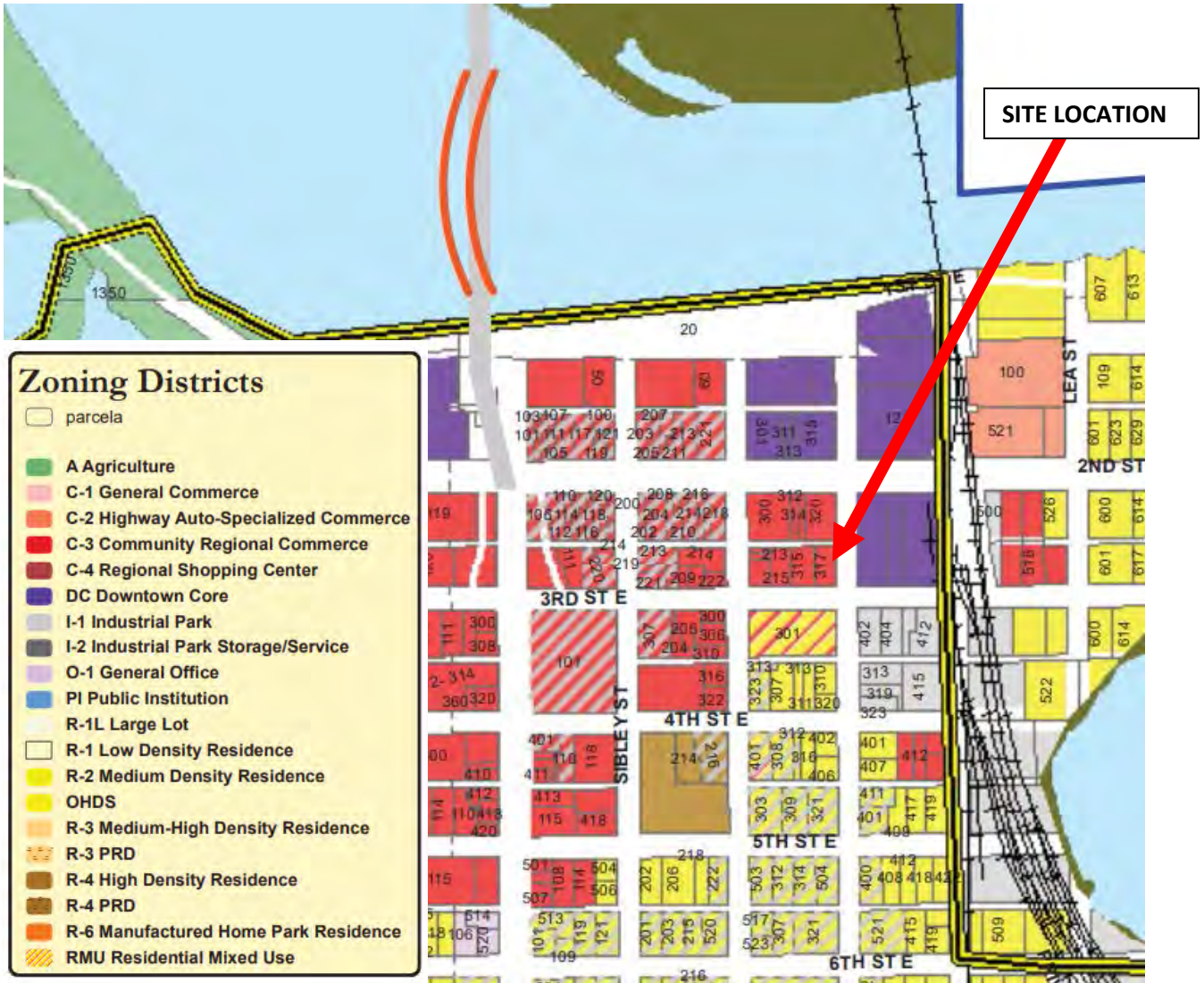
HEDRA has executed a Purchase and Development Agreement to sell the parking lot to the developer upon development approvals.

**Planning Committee of City Council**

The Planning Committee of City Council (Chair Vaughan, Balsanek, and Leifeld) reviewed the concept plan on December 1, 2020. The Committee generally supported the concept.

**REZONING REVIEW****Request**

Rezone property from C-3 Community Regional Commerce to DC - Downtown Core. The actions serve as an amendment to Hastings City Code Chapter 155.01 - Official Zoning Map.



**Analysis**

	<b>DC Requirement</b>	<b>Site Proposal</b>
Residential Use	Above 1 <sup>st</sup> Floor	Above First Floor
Minimum Lot Width	22 feet	132 feet
Minimum Lot Depth	80 feet	140 feet
Maximum Building Height	Greater of 47 feet or 756.5 feet above sea level	44 feet high, 753.0 feet above sea level
Maximum Building Stories	4	4
Minimum Site Density	14 units per acre	75 units per acre

## **RECOMMENDATION - REZONING**

The proposed development plan and rezoning is consistent with the Comprehensive Plan. The plan meets the requirements of the proposed zoning district. Approval of the Rezoning to DC Downtown Core is recommended subject to the following:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated September 13, 2021.

## **PRELIMINARY AND FINAL PLAT REVIEW**

### **Request**

Preliminary and Final Plat approval of SIEWERT APARTMENTS, A replatting of two lots into a single lot of record.

### **Difference Between Preliminary Plat and Final Plat**

Preliminary Plat approval includes the plan for future subdivision of the entire development including a review of lots, streets, grading, stormwater, utilities, public land dedication, and landscaping. Final Plat approval is the formal subdivision of all or a portion of a Preliminary Plat into lots of record for home construction. The Preliminary Plat establishes the plan for development, while the Final Plat formally puts the plan into effect.

### **Streets**

No new public streets are included as part of this plat. All access drives would be privately owned and maintained.

### **Park Land Dedication**

The Park and Recreation Commission is scheduled to meet on September 14, 2021 to consider the method for satisfying park dedication requirements. Payment of cash in lieu of land in the amount of \$35,200 (\$1,100 x 32 units) is recommended.

### **Interceptor Sewer Fee**

Payment of sewer interceptor fees in the amount of \$15,520 (\$485 x 32 units) is required prior to release of the final plat mylars for recording.

### **Grading Drainage and Erosion Control**

Grading Drainage and Erosion Control plans will be reviewed as part of the site plan.

## RECOMMENDATION

Approval of the Preliminary and Final Plat is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated September 13, 2021
- 2) Approval of the concurrent rezoning to DC - Downtown Core.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Payment of \$35,200 (\$1,100 x 32 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
- 5) Payment of \$15,520 (\$485 x 32 units) in sewer interceptor fees prior to release of the final plat mylars for recording.
- 6) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 7) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

## SITE PLAN REVIEW

### Request

Construction of a 32 unit apartment building containing three stories of residential units over first floor parking (four stories total).

### Vehicular Access and Circulation

Vehicular access and circulation are acceptable. Two access points would be located along 3<sup>rd</sup> Street. The eastern access would be directly into the parking garage. The western access would access surface parking.

### Building Setbacks

Building setbacks are acceptable. There are no minimum prescribed setbacks within the DC Zoning District. Proposed setbacks are as follows:

	<b>Provided</b>
North - Alley - Commercial	1-2 feet
East - Tyler Street - Parking Lot	0.85 - 3.47 feet
South - 3 <sup>rd</sup> Street - Senior Housing	1-2 feet
West - Commercial	2 feet

**Pedestrian Access**

Pedestrian access is acceptable. Sidewalks about the 3<sup>rd</sup> Street and Tyler Street frontages. The Bailey Street Trail (part of the Hastings Loop Trail) is located directly east of the site.

**Required Parking**

Proposed parking is acceptable and falls within the range of recognized parking standards. Parking requirements for construction of new buildings within the DC Zoning District are determined through utilization of The Urban Land Institute’s (ULI) Shared Parking Standards Guidelines or International Transportation Engineers (ITE) Shared Parking Standards. ITE provides the average and 85<sup>th</sup> percentile parking demands for a site based on the land use type, size and number of units, and context (urban, suburban, rural, proximity to transit). ULI provides calculations based on different types of land use context (urban, suburban, rural) and size of building. Calculations follow below:

**Parking Calculation**

<b>Gross Required Parking Calculations</b>	<b>Number</b>	<b>Requirement</b>	<b>Needed</b>
ITE - Apartment - average	32 units	1.21 per unit	39
ITE - Apartment - 85 <sup>th</sup> percentile	32 units	1.52 per unit	49
ULI - Shared Parking - Suburban (less than 4 floors)	32 units	1.23 per unit	40

<b>Off Street Parking Provided</b>	<b>Spaces</b>	
Garage	32	
Surface Parking	13	
<b>TOTAL</b>	<b>45</b>	1.41 spaces per unit

**Architectural Standards**

Architectural elevations are reviewed for conformance to the Architectural Standards of the Zoning Code. The building façade must consist of 65% of Class 1 or 2 materials, with Class 1 materials comprising at least 25%. Building Class materials are as follows:

<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>
Brick	EIFS or Drivit	Industrial grade concrete precast panels
Natural Stone	Masonry Stucco	Smooth concrete
Glass (including block, windows, or opaque mirrored panels)	Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)	Ceramic
Seamless metal panels (including copper)	Architecturally textured concrete precast panels	Wood
Other materials not listed elsewhere as approved by the Administrative Official	Tile (masonry, stone, or clay)	Aluminum or Vinyl Siding
	Other materials not listed elsewhere as approved by the Administrative Official	Other materials not listed elsewhere as approved by the Administrative Official

The building adheres to the Architectural Standards as follows:

- South Elevation (3<sup>rd</sup> Street) & East Elevation (Tyler Street)** – Over 75% of the elevation consists of either brick or windows (Class 1). Lower elevations (parking garage) would be comprised of precast concrete wall panels that are stamped and stained with a repetition of above story window patterns and incorporation of raised planting beds. Upper elevations (residential) would be mostly brick with prefinished metal and nichiha (fiber cement) smooth face siding.
- North Elevation & West Elevation** – Over 75% of the elevation consists of either brick or windows (Class 1). Lower elevations (parking garage) would be comprised of precast concrete wall panels that are stamped and stained. Upper elevations (residential) would be mostly brick with prefinished metal and nichiha (fiber cement) smooth face siding.

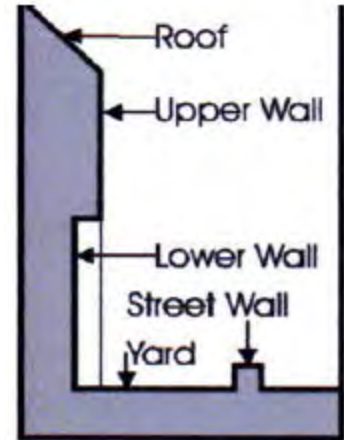
**Heart of Hastings Design Guidelines**

The project is consistent with the Heart of Hastings Design Guidelines. The Guidelines provide direction on a variety of architectural elements of building design based upon the site location. The F3 – Doorway Frontage Type was used in review of the proposal as follows:





The doorway is similar to the storefront in that it has no setback from the street property line. This frontage does not require the transparency of the storefront on the ground floor. The uses of the ground floor can be retail, work or living space. The building entry generally leads to a space that provides access to the interior uses on all floors.



- Building Wall – Zero front and side yard setback from street. 12-20’ bay width
- Lower Wall – Separate entry doors, 25-50% transparent window and door openings. Brick or stone in historic size and patterns. Historic window and door detailing.
- Upper Wall – 12-20’ bay width, vertical window proportions, 25-50% window openings.
- Roof – Low pitched roof behind masonry parapet.

**Landscape Plan**

Landscaping is acceptable as presented. Development comprises the entire block with very limited yard spaces (similar to other downtown buildings). The landscape code provides flexibility for planting standards on constrained sites. The ability to plant trees within the property is limited, however the developer has exceeded minimum shrub plantings standards and incorporated raised planting beds along sidewalk areas. Landscaping is provided as follows:

	Required	Proposed
One tree per 4,000 s.f. of paved surface – 4,600 s.f.	1.2 Trees	0 Trees
One tree per 50 feet of lot perimeter – 544 feet	10.9 Trees	2 Trees
One shrub per 40 feet of lot perimeter – 544 feet	13.6 shrubs	48 Shrubs

**Lighting Plan**

A photometric lighting plan needs to be submitted. Lighting must meet the following requirements:

- 1) Lighting must be no greater than 0.5 footcandle of illumination when abutting residential property and 1.0 footcandles when facing commercial.
- 2) All lighting shall incorporate shields and cut-offs to direct light on the site.

**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 including resolution of the following:

1. Applicant must provide written confirmation for any work that will encroach onto neighboring private properties.
2. Utility plan must confirm that the existing utilities must be abandoned to the main line.
3. Utility plan must confirm the size of the new utility service lines and connections to each.
4. Gate valve must be placed at the property line.
5. Water service line must be split at the building exterior between domestic and fire suppression (each with a shut off valve).
6. Storm sewer design must be completed with connection details provided to public storm structures.

**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 September 13, 2021
2. Approval of the concurrent rezoning to DC - Downtown Core.
3. Approval of the concurrent Preliminary and Final Plat of SIEWERT APARTMENTS
4. Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
5. All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
6. Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
7. All Rooftop equipment shall be screened by a parapet wall or painted to match the building.
8. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.

9. Lighting must be no greater than 0.5 footcandle of illumination when abutting residential property and 1.0 footcandles when facing commercial.
10. All lighting shall incorporate shields and cut-offs to direct light on the site.
11. 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
- Preliminary and Final Plat
- Site Plan
- Landscape Plan
- Architectural Elevations
- Civil Plans
- Application

LOCATION MAP



# SIEWERT APARTMENTS

KNOW ALL PERSONS BY THESE PRESENTS: That River City Investments, LLC a Minnesota limited liability company, owner of the following described property:

Lot 7 AND 8, Block 15, Original Plat of HASTINGS, according to the recorded plat thereof on file and of record at the office of the County Recorder, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as SIEWERT APARTMENTS and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said River City Investments, LLC a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: River City Investments, LLC

\_\_\_\_\_  
Luke N. Siewert, Chief Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Lucas N. Siewert, Chief Manager of River City Investments, LLC a Minnesota limited liability company, on behalf of the company.

Notary Public, \_\_\_\_\_ County, Minnesota \_\_\_\_\_ Printed Name

My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Geoffrey G Griffin, Land Surveyor  
Minnesota Registration No. 21940

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, \_\_\_\_\_ County, Minnesota \_\_\_\_\_ Printed Name

My commission expires: \_\_\_\_\_

CITY PLANNING COMMISSION, HASTINGS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair

CITY COUNCIL, HASTINGS, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of SIEWERT APARTMENTS was approved and accepted by the City Council of the City of Hastings, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dakota County Surveyor

Todd B. Tollefson

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, DAKOTA COUNTY, MINNESOTA

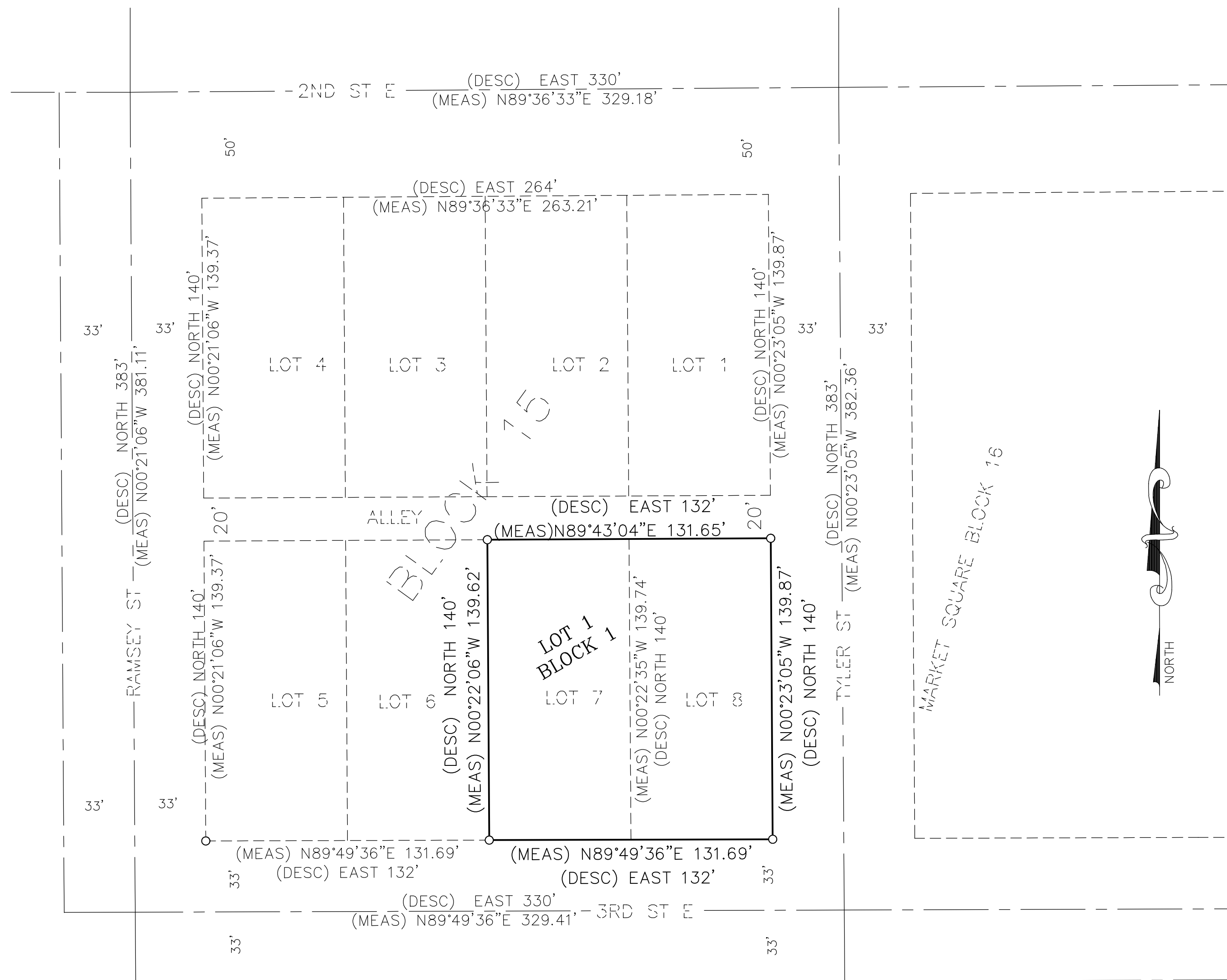
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20\_\_, on the land hereinbefore described, have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Amy A. Koethe, Director of Department of Property of Taxation and Records

COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA

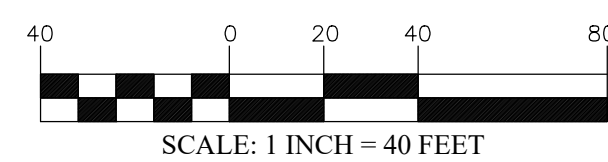
I hereby certify that this plat of THE CROSSINGS AT INVER WOODS was filed in the Office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_ as Document No. \_\_\_\_\_

\_\_\_\_\_  
Amy A. Koethe, Dakota County Recorder

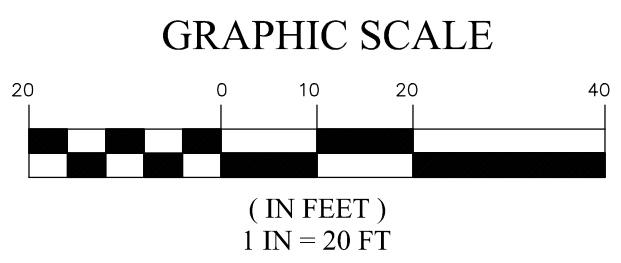
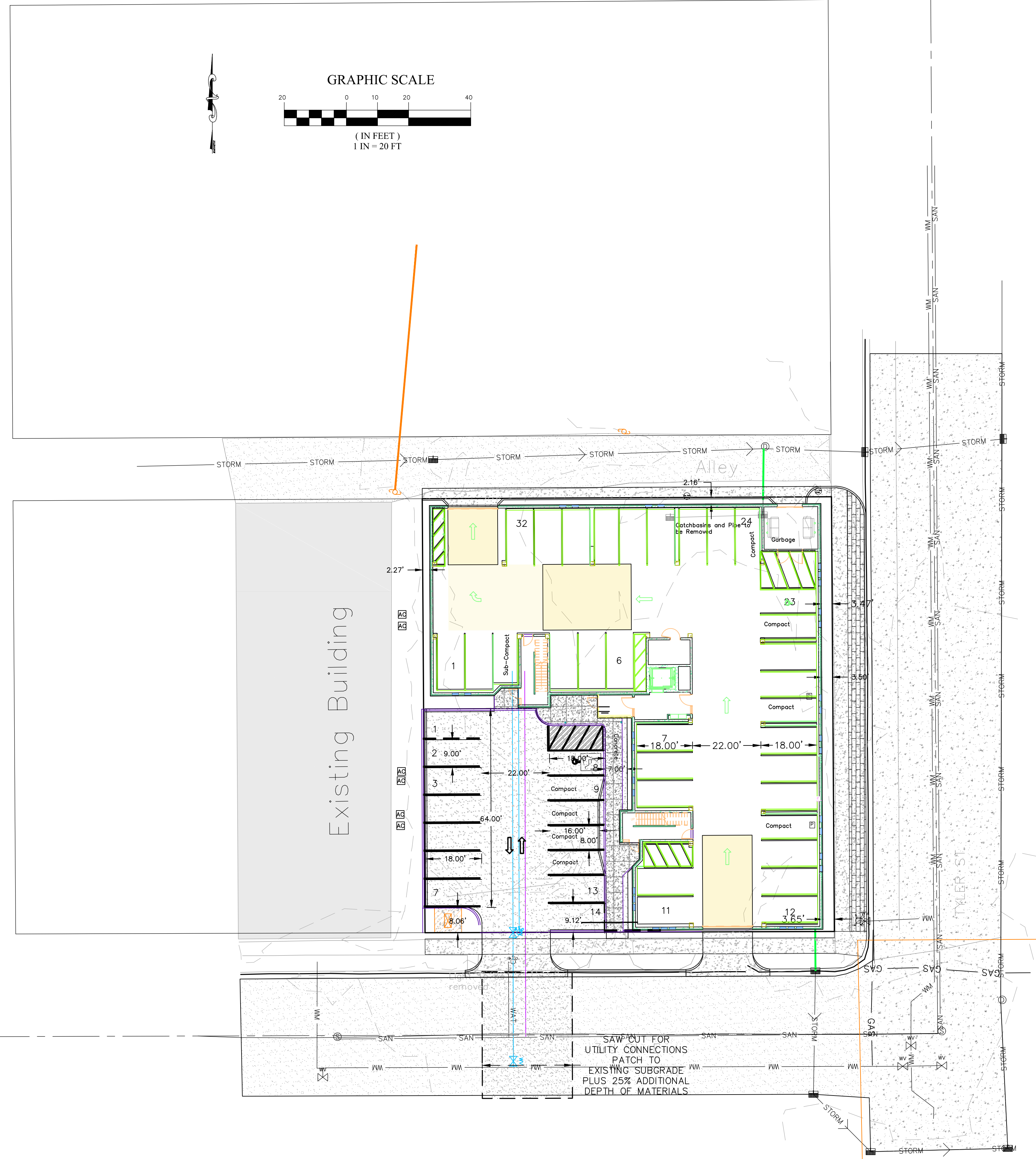


## LEGEND

- 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- (DESC) DENOTES DESCRIPTION BEARING / DISTANCE
- (MEAS) DENOTES MEASURED BEARING / DISTANCE



BEARINGS  
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 15 WHICH IS ASSUMED TO BEAR N89°49'36"E.



**LEGEND**

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
- WM WATERMAIN
- SAN SANITARY SEWER
- STORM STORM SEWER
- OVHE OVERHEAD ELECTRIC LINES
- U.E. UNDERGROUND ELECTRIC LINES
- TEL UNDERGROUND COMMUNICATIONS LINE
- RAILING, CHAINLINK FENCE
- GAS GAS LINE
- WAT WATER SERVICE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- PROPOSED BITUMINOUS SURFACING
- PROPOSED CONCRETE SURFACING
- SILT FENCE
- GRADING LIMITS
- X 1060.00 EXISTING SPOT ELEVATION
- X 1060.00 PROPOSED SPOT ELEVATION
- 2.00% PROPOSED SLOPE
- INLET BARRIER

TRASH WILL BE LOCATED INSIDE THE BUILDING WITH CANISTERS SET OUTSIDE ON PICKUP DAYS

**SERVICE DISCONNECTION NOTE:**  
EXISTING SERVICES SHALL BE REMOVED TO THE RESPECTIVE MAIN AND STREETS PATCHED UNLESS A UTILITY ABANDONMENT FORM IS COMPLETED AND APPROVED BY PUBLIC WORKS DEPARTMENT. WITH APPROVAL, SERVICES MAY BE PLUGGED AN ABANDONED NEAR THE PROPERTY LINE. CURRENT PLAN IS FOR NEW SERVICES AND STREET PATCHING TO ALIGN WITH EXISTING SERVICES. FINAL MECHANICAL WITHIN THE BUILDING MAY DICTATE A DIFFERENT LOCATION FOR NEW SERVICE CONNECTIONS.

**STORM SEWER REMOVALS:**  
CATCHBASINS AND PIPES THAT REQUIRE REMOVAL SHALL BE REMOVED WITH CARE TO ALLOW RECONNECTION OF NEW PIPES.

**STREET SURFACING CONSTRUCTION NOTE:**  
DISTURBED PUBLIC SURFACING SHALL BE REPLACED WITH LIKE MATERIALS. AGGREGATE SECTIONS SHALL BE A MINIMUM OF 2" THICKER THAN EXISTING UNLESS APPROVED BY THE CITY ENGINEER/INSPECTOR. INTERFACES SHALL BE SAW CUT PRIOR TO PATCHING. CONCRETE PANELS SHALL BE DOWELED AND BITUMINOUS SECTIONS MILLED FOR THE WEAR COURSE TO OVERLAP THE BASE COURSE AND EXISTING SURFACING.

**WATER SERVICE CONNECTION NOTE:**  
NEW WATER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. A 6" OR 8" WET TAPPING SLEEVE AND VALVE IS ANTICIPATED. PUBLIC WORKS SHALL BE CONTACTED PRIOR TO CONNECTION TO ALLOW FOR INSPECTION. WATER SERVICE LINE MUST BE SPLIT AT THE BUILDING EXTERIOR BETWEEN DOMESTIC AND FIRE SUPPRESSION EACH WITH A SHUT OFF VALVE. PIPE ROUTING TO BE DETERMINED AS PART OF THE FINAL PLANS.

**SANITARY SEWER CONNECTION NOTE:**  
NEW SEWER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. A 6" SADDLE TO THE MAIN IS ANTICIPATED. CLEANOUTS OUTSIDE THE BUILDING SHALL BE LOCATED IN CONCRETE OUTSIDE THE SIDEWALK WITH INTEGRATED COVERS. MINIMUM SLOPE SHALL BE 2%.

**STORM SEWER CONNECTION NOTE:**  
NEW STORM SEWER CONNECTIONS WILL BE LIMITED TO DRAINS WITHIN THE BUILDING. CONNECTIONS ARE AVAILABLE TO THE EXISTING STORM SEWER SYSTEM IN THE ALLEY OR CORNER OF 3RD STREET AND TYLER STREET. PIPE SIZING SHALL BE CONFIRMED WITH THE BUILDING MECHANICAL ENGINEER BUT ARE ANTICIPATED TO BE 10 INCHES IN SIZE AND OF PVC MATERIALS.

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.  
DATE 7/28/2021 REG. NO. 42736

DATE: 6/28/2021  
Prepared For:  
**Luke Siewert**  
925 Hwy 55 Suite 203  
Hastings, MN 55033  
FILE NO.: 21-196

**G<sup>3</sup>**  
**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**  
Ph: 507-867-1666  
Fax: 507-867-1665  
www.gcgto

DESIGNED MRW  
DRAWN TML  
CHECKED MRW

REVISED	BY	DATE
SUBMITTAL	MRW	7/29/2021
RESUBMITTAL	ADB	8/12/2021

CITY OF HASTINGS  
DAKOTA COUNTY

BENCHMARK:

Siewert Apartments  
SITE PLAN

SHEET 1  
OF 2 SHEETS



- GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:**
- 1) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, AT TOE OF FILL SLOPES AND MAINTAIN UNTIL TURF HAS BEEN WELL ESTABLISHED. (INSTALLATION OF SILT FENCE MUST TAKE PLACE PRIOR TO DISTURBING THE WATERSHED). INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCHBASINS AND INLETS LOCATED WITHIN THE PROJECT AND IMMEDIATELY DOWNSTREAM OF THE PROJECT.
  - 2) CONSTRUCT AND MAINTAIN TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER ROCHESTER STD. PLATE 7-06, CLOSE OTHER ENTRANCES WITH SILT FENCE.
  - 3) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON-SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE IN PLACE MORE THAN 7 DAYS.
  - 4) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
  - 5) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - 6) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
  - 7) THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES NOT REQUIRE A PERMANENT STORM WATER MANAGEMENT SYSTEM/TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING LESS THAN ONE ACRE. A SWPPP HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE PART OF THESE PLANS. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN OR WITHIN THE SWPPP SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
  - 8) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS. FERTILIZER SHALL BE 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE. MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE. MIXTURE 33-261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES) MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE. \*THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST - JUNE 1ST AND JULY 20TH - SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH - NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
  - 9) TEMPORARY SEED WITH MNDOT MIX 22-111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22-112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200' OR 5%.
  - 10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE (HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF).
  - 11) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
  - 12) GOVERNING SPECIFICATIONS - THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THEN 2018 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE HASTING ZONING ORDINANCE, UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.
  - 13) CONTRACTOR SHALL OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY PUBLIC WORKS DEPARTMENT.

BASE SITE AREA: 18,400 SQ FT (0.42 ACRES)  
 BUILDING FOOTPRINT: 12,500 SQ FT

NPDES PERMIT CRITERIA:  
 TOTAL DISTURBED AREA = 0.50 ACRES < 1.0 ACRES - PERMIT NOT REQUIRED  
 TOTAL EXISTING IMPERVIOUS = 8206 SQ FT  
 TOTAL PROPOSED IMPERVIOUS = 17,698 SQ FT  
 TOTAL NEW IMPERVIOUS = 9492 SQ FT = 0.22 ACRES < 1.0 ACRES - PERMANENT STORM WATER TREATMENT NOT REQUIRED

OWNER AND CONTRACTOR SHALL STILL COMPLY WITH STATE AND CITY STANDARDS FOR STORMWATER PROTECTION INCLUDING MONITORING AND MAINTENANCE TO KEEP CONSTRUCTION DEBRIS AND SEDIMENT WITHIN THE SITE

TRASH WILL BE LOCATED INSIDE THE BUILDING WITH CANISTERS SET OUTSIDE ON PICKUP DAYS

GRAPHIC SCALE  
 1" = 10' FT

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.

MARK R WELCH  
 DATE 7/28/2021 REG. NO. 42736

DATE: 6/28/2021  
 Prepared For:  
 Luke Siewert  
 925 Hwy 55 Suite 203  
 Hastings, MN 55033  
 FILE NO.: 21-196

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
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ENGINEERING SURVEYING PLANNING

DESIGNED: MRW  
 DRAWN: TML  
 CHECKED: MRW

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REVISED	BY	DATE
SUBMITTAL	MRW	7/28/2021
RESUBMITTAL	ADB	8/12/2021

CITY OF HASTINGS  
 DAKOTA COUNTY

BENCHMARK:

SIEWERT APARTMENTS  
 GRADING PLAN

SHEET 1  
 OF 1 SHEETS







# SIEWERT APARTMENTS

317 3RD STREET EAST  
 HASTINGS, MN 50333

RIVER CITY INVESTMENTS  
 925 HWY 55, SUITE 55  
 HASTINGS, MN 50333

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: JEFFREY W. DEITNER, PLA

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: \_\_\_\_\_ LICENSE NO. 51899

### REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	08/19/21	CITY SUBMITTAL

### CITY SUBMITTAL AUGUST 19, 2021

DESIGNED: JWD	DRAWN: JWD	CHECKED BY: CHC
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### DRAWING TITLE

# PLANTING DETAILS

### DRAWING NO.

# L500

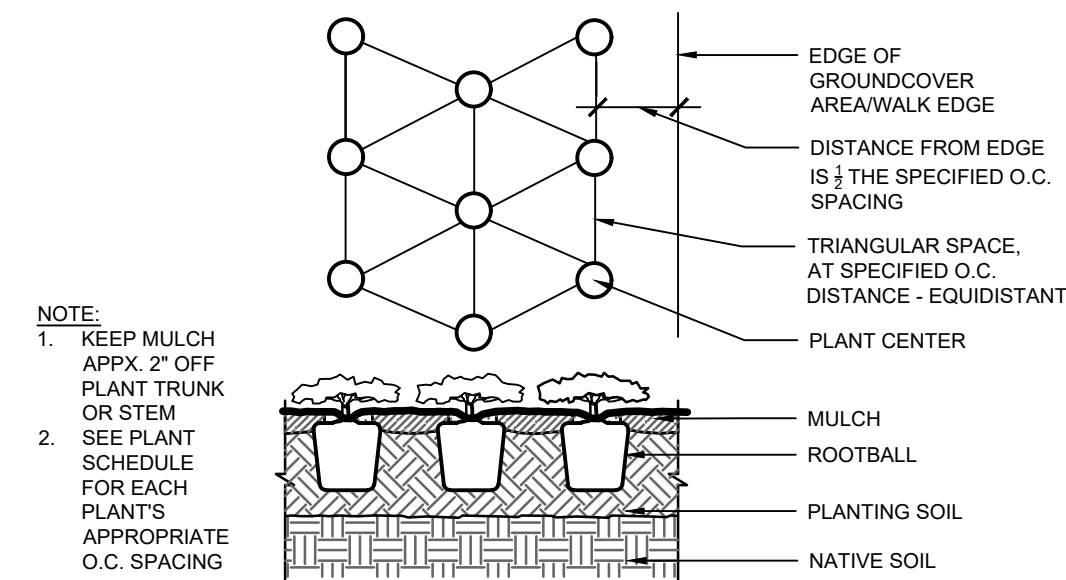
PLOTTED: ---	COMM. NO. 16629
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## IRRIGATION NOTES

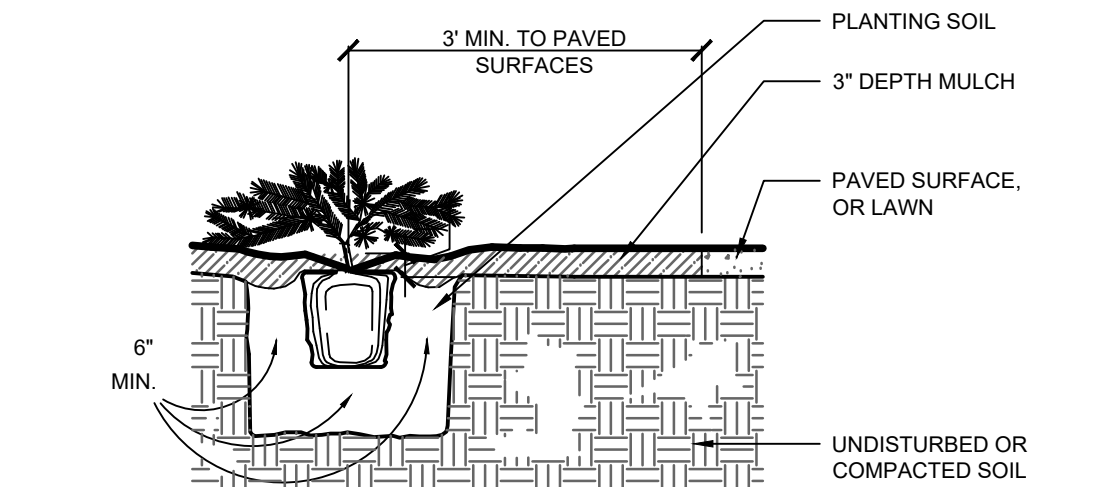
- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- WITHIN EXTREME SLOPED AREAS:
  - INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
  - INSTALL LATERAL PIPES PARALLEL TO SLOPE
  - IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAN THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
  - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
  - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
  - SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
  - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
  - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
  - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
  - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
  - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
  - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

## GENERAL LANDSCAPE NOTES

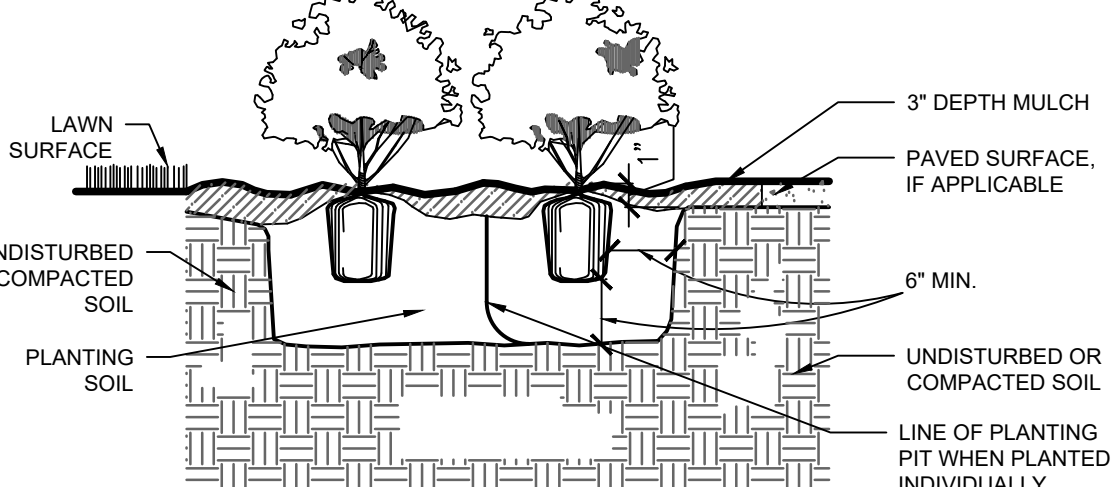
- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS).
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
- BREATHABLE SYNTHETIC FABRIC TREE WRAP: WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
- POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- LANDSCAPE BED MULCH SHALL BE SHREDDED HARDWOOD MULCH. MULCH SHALL BE INSTALLED AT A DEPTH OF 3" WITH NO WEED BARRIER LANDSCAPE FABRIC.
- ROCK MULCH SHALL BE 1 1/2" LIMESTONE INSTALLED AT A DEPTH OF 3" WITH WEED BARRIER / LANDSCAPE FABRIC BELOW.
- ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.



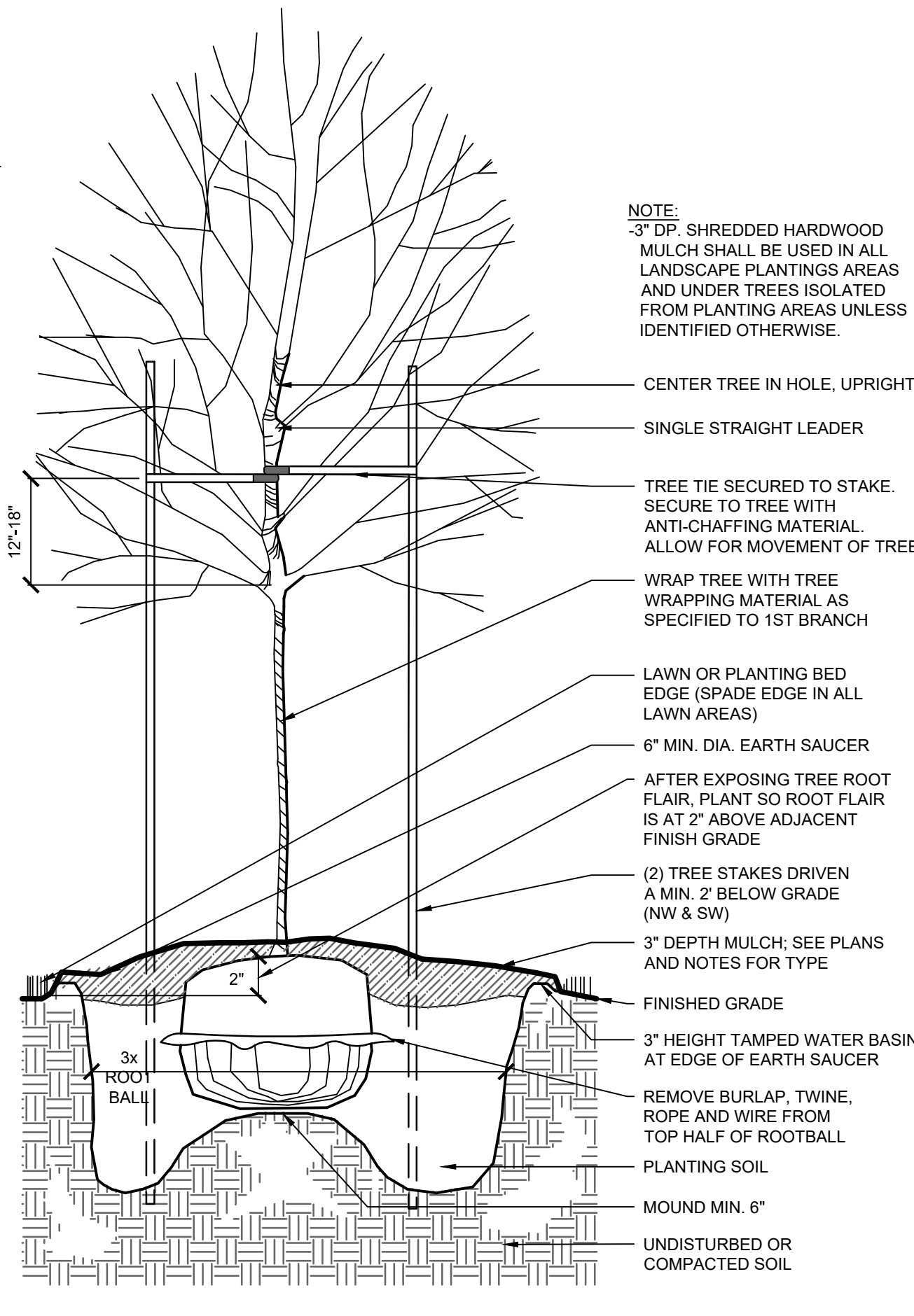
**1 SHRUB BED SPACING (TYP.)**  
 SCALE: N.T.S.



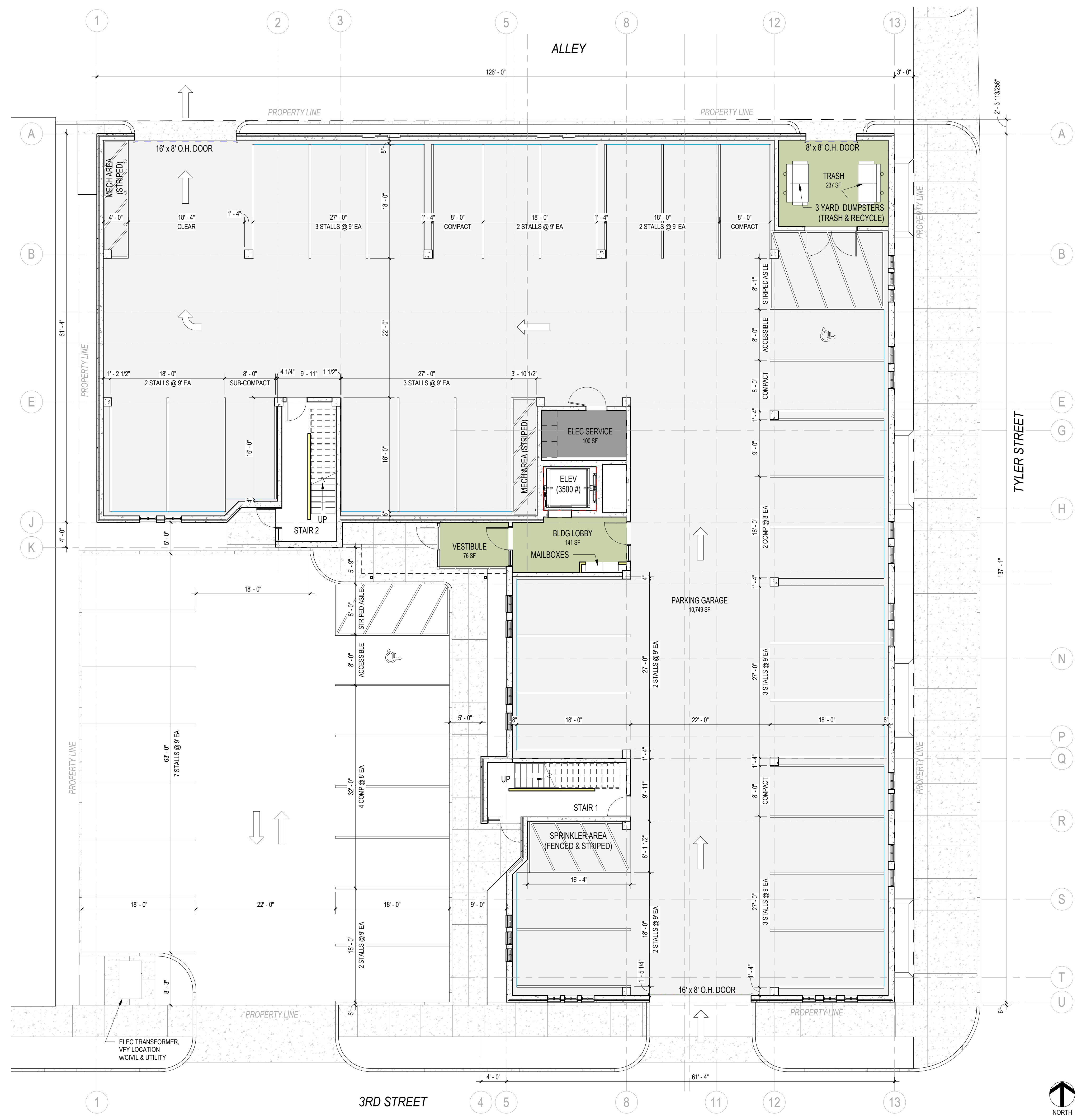
**2 EVERGREEN SHRUB PLANTING (TYP.)**  
 SCALE: N.T.S.



**3 DECIDUOUS SHRUB PLANTING (TYP.)**  
 SCALE: N.T.S.



**4 DECIDUOUS TREE PLANTING (TYP.)**  
 SCALE: N.T.S.



**AREA LEGEND**

- ELEC SERVICE
- TRASH
- BLDG LOBBY
- VESTIBULE
- PARKING GARAGE

**PARKING**

- 46 TOTAL SPACES**
- SURFACE LOT: 14 SPACES**
- 9 STANDARD STALLS (9'X18')
  - 4 NARROW COMPACT (8'X18')
  - 1 ACCESSIBLE STALL
- INTERIOR GARAGE: 32 SPACES**
- 25 STANDARD STALLS (9'X18')
  - 6 COMPACT STALLS
    - 1 SUB-COMPACT (MINIMUM PER HASTINGS ZONING 8'X16')
    - 6 NARROW COMPACT (8'X18')
    - 1 ACCESSIBLE STALL
- COMPACT SPACE CALCULATION:**
- 11 COMPACT SPACES OUT 46 TOTAL STALLS = 24%
  - <25% COMPLIANT w/CITY OF HASTINGS ZONING

**UNIT INFORMATION**

- 32 UNITS TOTAL**
- 22 ONE BEDROOM
  - 10 TWO BEDROOM
- SECOND FLOOR**
- 11 UNITS
    - 8 ONE BEDROOM
    - 3 TWO BEDROOM
- THIRD FLOOR**
- 11 UNITS
    - 8 ONE BEDROOM
    - 3 TWO BEDROOM
- FOURTH FLOOR**
- 10 UNITS
    - 7 ONE BEDROOM
    - 3 TWO BEDROOM

**BUILDING INFORMATION**

- 48,130 TOTAL GROSS SQUARE FEET**
- FIRST FLOOR**
- 12,509 GROSS SQUARE FEET
- SECOND FLOOR**
- 12,097 GROSS SQUARE FEET
- THIRD FLOOR**
- 12,074 GROSS SQUARE FEET
- FOURTH FLOOR**
- 11,450 GROSS SQUARE FEET

**1 FIRST FLOOR AREA & SITE SCHEMATIC**  
1/8" = 1'-0"

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- AREA LEGEND
- ONE BEDROOM - TYPE 1
  - ONE BEDROOM - TYPE 2
  - TWO BEDROOM - TYPE 1
  - TWO BEDROOM - TYPE 2
  - ONE BEDROOM - TYPE 5
  - ONE BEDROOM - TYPE 6
  - FITNESS
  - ELEV LOBBY
  - JAN / MECH

1 SECOND FLOOR AREA SCHEMATIC  
1/8" = 1'-0"

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- AREA LEGEND
- ONE BEDROOM - TYPE 1
  - ONE BEDROOM - TYPE 2
  - TWO BEDROOM - TYPE 1
  - TWO BEDROOM - TYPE 2
  - ONE BEDROOM - TYPE 6
  - RESIDENT STORAGE
  - ELEV LOBBY
  - JAN / MECH

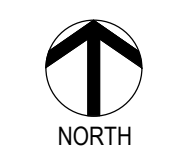
1 THIRD FLOOR AREA SCHEMATIC  
1/8" = 1'-0"

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AREA LEGEND

- ONE BEDROOM - TYPE 1
- BUILDING STORAGE
- ONE BEDROOM - TYPE 2
- ONE BEDROOM - TYPE 3
- ONE BEDROOM - TYPE 4
- TWO BEDROOM - TYPE 1
- TWO BEDROOM - TYPE 4
- TWO BEDROOM - TYPE 5
- ONE BEDROOM - TYPE 6
- ELEV LOBBY
- JAN / MECH



1 FOURTH FLOOR AREA SCHEMATIC  
1/8" = 1'-0"

REV	DATE	DESCRIPTION

DRAFT DESIGN: 08.22.2021  
REVISIONS FROM SITE PLAN REVIEW COMMENTS

PROJECT NUMBER:	20070
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUED FOR PERMIT:	TBD

BUILDING ELEVATIONS

A-200



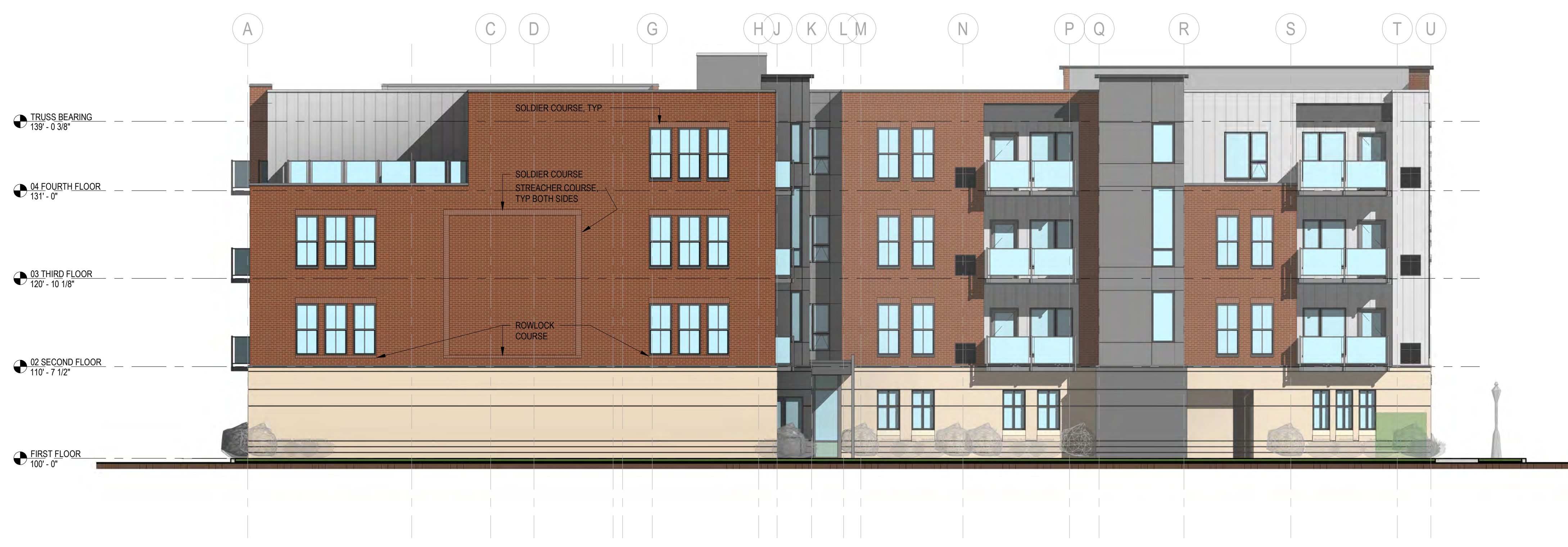
1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

	TFB-1	THIN BRICK ADHERED MASONRY
	MP-1	PRE-FINISHED METAL WALL PANELS
	WP-1	NICHIHA WALL PANELS SMOOTH FACE
	PC-1	PRE-CAST CONCRETE WALL PANEL STAMPED & STAINED COLOR/PATTERN #1 (TBD)



1 WEST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

	TFB-1	THIN BRICK ADHERED MASONRY
	MP-1	PRE-FINISHED METAL WALL PANELS
	WP-1	NICHIA WALL PANELS SMOOTH FACE
	PC-1	PRE-CAST CONCRETE WALL PANEL STAMPED & STAINED COLOR/PATTERN #1 (TBD)

NILE



**DRAFT DESIGN: 08.22.2021**  
BUILDING MASSING STUDY:  
VIEW OF ENTRY FROM 3rd STREET



SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

IX-01 & X-C-01

NILE



**DRAFT DESIGN: 07.29.2021**

**BUILDING MASSING STUDY:  
VIEW FROM CORNER OF TYLER & 3rd STREET**

SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

**IX-01 & X-C-01**

**NILE**



**DRAFT DESIGN: 08.22.2021**  
**BUILDING MASSING STUDY:**  
**ARIAL FROM TYLER STREET**

SIEWERT APARTMENTS  
HASTINGS, MINNESOTA  
32-UNIT RESIDENTIAL BUILDING  
22 AUGUST 2021

**IX-01 & X-C-01**

**NILE**



**DRAFT DESIGN: 08.22.2021**  
BUILDING MASSING STUDY:  
VIEW FROM ALLEY



**City of Hastings  
Community Development Department**

**Land Use Application**

Address or PID of Property: 315 3<sup>rd</sup> Street E and 317 3<sup>rd</sup> Street E, Hastings MN 55033

Applicant Name: Luke Siewert  
 Address: 925 Hwy 55 Suite 203  
Hastings MN 55033  
 Phone: 651-331-9529  
 Fax: \_\_\_\_\_  
 Email: LukeS@StarRealtyMN.com

Property Owner: River City Investments LLC  
 Address: 925 Hwy 55 Suite 203  
Hastings MN 55033  
 Phone: 651-331-9529  
 Fax: \_\_\_\_\_  
 Email: LukeS@StarRealtyMN.com

Description of Request: 32 unit apartment – redevelopment of Lots 7 and 8, Block 15, Original Plat of HASTINGS.

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

Check Applicable Line(s)	Please Note: All Fees and Escrows are due at time of application.		
<input checked="" type="checkbox"/> Rezone	\$500		<input type="checkbox"/> Minor Subdivision \$500
<input checked="" type="checkbox"/> Final Plat	\$600	\$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	\$3500	<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: \$ 4100.00 Make checks payable to City of Hastings.  
 Credit cards also accepted.

Please ensure that all copies of required documents are attached.

Luke Siewert 7/28/2021  
 Applicant Signature Date

River City Investments, LLC 7/28/2021  
 Owner Signature Date

Luke Siewert  
 Applicant Name and Title – Please Print

River City Investments, LLC  
 Owner Name – Please Print

OFFICIAL USE ONLY

File # \_\_\_\_\_ Rec'd By: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_ App. Complete \_\_\_\_\_