



## *Planning Commission Memorandum*

**To: Planning Commissioners**

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

**Date: June 13, 2022**

**Item: Heritage Ridge 4<sup>th</sup> Addition - Final Plat #2022-33 - TC Land**

### **Planning Commission Action Requested**

Recommend action on the request of TC Land for the Final Plat of Heritage Ridge 4<sup>th</sup> Addition containing 36 traditional single family and villa home lots along with one Outlot. The +/-12.12 acre property is currently owned by WRB LLC and located north of Heritage Ridge 3<sup>rd</sup> Addition near General Sieben Drive and Northridge Drive.

### **BACKGROUND INFORMATION**

#### **Preliminary Plat Approval**

Preliminary Plat approval for the greater 40 acre parcel into 116 lots was reviewed by the Planning Commission on August 24, 2020 and approved by the City Council on October 5, 2020. The Final Plat conforms with the Preliminary Plat. The 4<sup>th</sup> Addition would complete final plating of all 116 lots.

#### **Comprehensive Plan**

The property is guided Low Residential within the 2040 Comprehensive Plan. The designation includes single family and two family housing with allowable densities of 2.5-6.0 housing units per net acre and lots sizes of at least 6,000 s.f. The proposed development plan is consistent with the Comprehensive Plan.

#### **Zoning**

The parcel is R-2 - Medium Density Residence. The R-2 District allows both single and two family structures.

#### **Existing Condition**

The site is gently rolling, treeless, and used for agriculture.

### Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Use	Comp Plan District	Zoning District
North	Agriculture SEAS Church - Nininger Twp	Low Density Residential	Nininger Twp
East	General Sieben Drive Single Family Residential	Low Density Residential	R-1 - Low Density Residence
South	Heritage Ridge 3 <sup>rd</sup> Add Single Family Residential	Low Density Residential	R-2 Medium Density Residence
West	Nininger Township Agriculture	Low Density Residential	Nininger Twp

### FINAL PLAT REVIEW

#### Request

Final Plat approval of Heritage Ridge 4<sup>th</sup> Addition containing 36 home sites comprising of traditional and villa home lots.

#### 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.

#### Lot Layout

Proposed lots meet the following minimum requirements of the R-2 Zoning District:

	Minimum Requirement	Proposal
Lot Area	7,000 s.f.	7,164 - 16,873 s.f.
Front Yard Setback	20'	20'
Interior Side Yard Setback	7'	7'
Corner Side Yard Setback	10'	10'
Rear Yard Setback	20'	20 - 70'

## **Outlots**

Outlots are parcels of land that are restricted from immediate development. Development restrictions may be permanent (such as stormwater basins), or temporary (such as future phases of a development). The outlots included in the final plat are designated as follows:

- Stormwater Ponding - Outlot A

## **Street Layout**

Development includes the connection of Northbrook Drive from Westpointe Drive to General Sieben Drive. Northridge Circle would extend north of Northridge Drive.

## **Pedestrian Access**

Pedestrian access is adequate. A sidewalk is planned for the north side of Northridge Drive with a trail on the south side of the roadway. Sidewalks would connect to existing facilities along Ridgepointe and Westpointe Drives. Trail connections would be made to Northridge Drive and General Sieben Drive to connect to the Hastings trail system.

## **Aggregate Operations**

Solberg Aggregate is actively mining areas along the western 1/3<sup>rd</sup> of the greater Heritage Ridge Subdivision (adjacent to the 1<sup>st</sup> and 2<sup>nd</sup> Additions). The mining operations are located within Nininger Township and outside of the jurisdiction of the City of Hastings. Mining activities can produce noise. Blasting of aggregate has historically occurred ranging from once a week to once every three weeks. Future mining operations could be expanded further east bringing operations in closer proximity to home sites. Future home owners should be made aware of the existence of the mining operations and the potential for disturbance.

## **Landscape Plan**

The landscape plan identifies boulevard tree plantings every 50 lineal feet along all new right-of-ways. Additional trees are shown within the read yards. Front yard trees will be required for every unit as part of the building permit.

## **Civil Plan Review - Grading, Drainage, Erosion Control, and Municipal Utilities**

The Engineering Department is conducting an in depth analysis of stormwater drainage to ensure conformance with requirements. Approval is conditioned on approval by the Public Works Director.

### **Sanitary Sewer and Water Trunk Oversizing**

Trunk sanitary sewer and water will be extended into and through the site for future development. Oversize charges may be paid by the City.

### **Development Agreement**

The City and developer shall enter into a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.

### **Stormwater Maintenance Agreement**

The developer must execute a stormwater maintenance agreement over all private stormwater utility systems to ensure private maintenance and to allow for emergency public access prior to recording of the final plat.

### **Association Maintenance Agreement**

A homeowner's association or similar mechanism will be required to ensure maintenance of private common infrastructure including cul-de-sac islands, and private stormwater infrastructure prior to recording of the final plat.

### **Park Land Dedication**

On January 21, 2020 the City Council accepted cash in lieu of land to satisfy park dedication within Heritage Ridge consistent with the January 14<sup>th</sup> recommendation of the Parks and Recreation Commission. Payment of cash in lieu of land in the amount of \$79,200 (\$2,200 x 36 units) will be due prior to release of the final plat mylars for recording.

### **Interceptor Sewer Fee**

Payment of sewer interceptor fees in the amount of \$17,460 (\$485 x 36 units) is required prior to release of the final plat mylars for recording.

### **RECOMMENDATION - FINAL PLAT**

Approval of the Final Plat of the Heritage Ridge 4<sup>th</sup> Addition is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated June 13, 2022.
- 2) Final approval of all Civil Plans including Grading, Drainage and Erosion Control Plan, and Utility Plan by the Public Works Director.

- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Establishment of sureties and payment of escrow prior to commencement of site grading and utilities.
- 5) No Occupancy of dwelling units shall occur until Developer furnishes the City with a copy of written notice, acknowledged by the initial owners and occupants of the dwelling, demonstrating that the Developer notified initial owners and occupants, and by recording a written notice to any subsequent owners, of the existence of active mining operations including blasting on the adjacent property and the potential for disturbance to foundations and improvements.
- 6) Execution of a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.
- 7) Execution of a stormwater access and maintenance agreement between the City and property owner prior to recording of the final plat.
- 8) A declaration of covenants, conditions and restrictions or the equivalent document shall be submitted for review and approval by the City before release of the final plat mylars to ensure maintenance of any open space, median plantings, cul-de-sac plantings, common drives, stormwater infrastructure, and common utilities. The declaration shall include, but is not limited to, the following:
  - a. A statement requiring the deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments be subject to the terms of the declaration.
  - b. A provision for the formation of a property owners association or corporation and that all owners must be members of said association or corporation which may maintain all properties and common areas in good repair and which may assess individual property owners proportionate shares of joint or common costs. The association or corporation must remain in effect and may not be terminated or disbanded.
  - c. Membership in the association shall be mandatory for each owner and any successive buyer.
  - d. Any open space restrictions must be permanent and may not be changed or modified without city approval.

- e. The association is responsible for liability insurance, local taxes and the maintenance of the open space facilities deeded to it.
  - f. Property owners are responsible for their pro-rata share of the cost of the association by means of an assessment to be levied by the association which meet the requirements for becoming a lien on the property in accordance with Minnesota Statutes.
  - g. The association may adjust the assessment to meet changing needs.
- 9) Submission of certification of taxes paid in full for the property prior to release of the final plat mylars for recording.
  - 10) Payment of \$79,200 (\$2,200 x 36 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
  - 11) Payment of \$17,460 (\$485 x 36 units) in sewer interceptor fees prior to release of the final plat mylars for recording.
  - 12) Developer presentation of trunk sewer extension costs to the Public Works Director to determine any City contribution towards upsizing.
  - 13) Individual mailboxes for each home are not permitted. Mailboxes must be grouped into clusters.
  - 14) Developer shall plant "boulevard" trees of at least 1.5 caliper inches according to the submitted tree plan. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
  - 15) One front yard tree of at least 1.5 caliper inches must be planted by the builder or developer on every platted lot. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
  - 16) Blanket drainage and utility easements shall be recorded against all outlots, unless they are further delineated to the satisfaction of the Public Works Director.
  - 17) Any uncompleted site work (including landscaping) must be escrowed for prior to issuance of a certificate of occupancy.

18) 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.

**ATTACHMENTS**

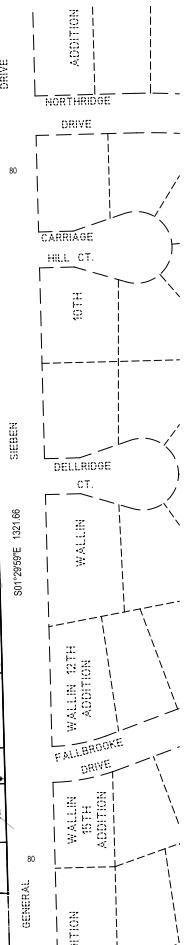
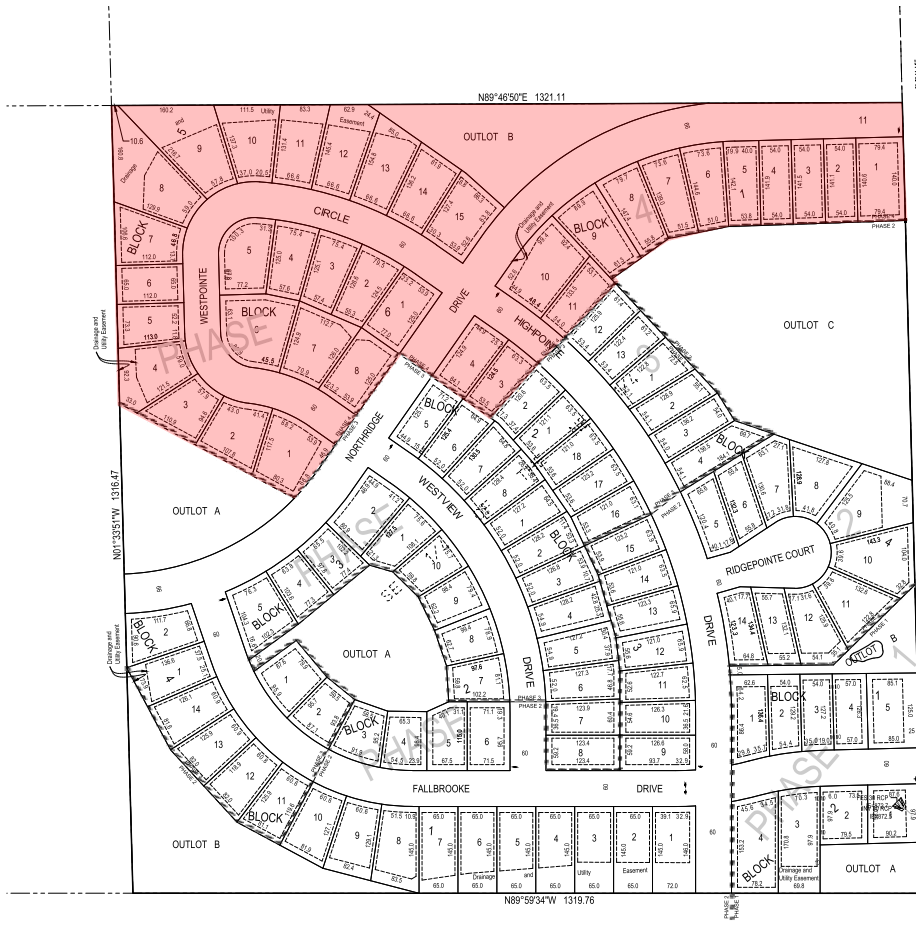
- Site Location Map
- Preliminary Plat
- Final Plat
- Civil Plans
- Application

LOCATION MAP





# Preliminary Plat



LOT AREA TABLE - PHASE 1

Parcel #	Lot/Block	Area
1	1st	8945
2	2nd	7144
3	3rd	6904
4	4th	7225
5	5th	10686
6	1st	8705
7	2nd	7789
8	3rd	12287
9	4th	12644
10	Outlot A	14196
11	Outlot B	13815
12	R/W	19008

LOT AREA TABLE - PHASE 2

Parcel #	Lot/Block	Area
13	2-1st	10451
14	2-2nd	9425
15	2-3rd	9425
16	2-4th	9425
17	2-5th	9425
18	2-6th	9425
19	2-7th	9425
20	2-8th	9425
21	2-9th	9425
22	2-10th	8673
23	2-12	7191
24	2-22	7032

LOT AREA TABLE - PHASE 3

Parcel #	Lot/Block	Area
25	2-32	7459
26	2-42	8220
27	2-13	7477
28	2-23	7127
29	2-33	7179
30	2-43	7427
31	2-53	7441
32	2-63	7167
33	2-73	7295
34	2-14	7998
35	2-24	7998
36	2-34	8869

LOT AREA TABLE - PHASE 4

Parcel #	Lot/Block	Area
37	2-44	9983
38	2-54	13560
39	2-64	12000
40	2-74	9798
41	2-84	8639
42	2-94	7195
43	2-104	7707
44	2-114	43496
45	2-124	8231
46	2-134	145104
47	2-R/W	102373

LOT AREA TABLE - PHASE 5

Parcel #	Lot/Block	Area
48	3-1st	8663
49	3-2nd	7348
50	3-3rd	7140
51	3-4th	7763
52	3-5th	7812
53	3-6th	7107
54	3-7th	7123
55	3-8th	7148
56	3-9th	7154
57	3-10th	7108
58	3-12th	7025
59	3-16th	7792
60	3-17th	7425
61	3-18th	7571
62	3-19th	7480

LOT AREA TABLE - PHASE 6

Parcel #	Lot/Block	Area
59	3-102	7407
64	3-112	7444
65	3-122	7443
66	3-132	7815
67	3-142	7874
68	3-152	7321
69	3-162	7183
70	3-172	7295
71	3-18	7881
72	3-20	7098
73	3-23	7069
74	3-43	7094
75	3-53	8039
76	3-63	8009
77	3-73	7078

LOT AREA TABLE - PHASE 7

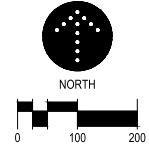
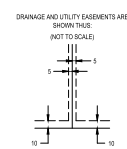
Parcel #	Lot/Block	Area
78	3-83	7032
79	3-93	9784
80	3-14	8235
81	3-24	7038
82	3-15	8594
83	3-25	8629
84	3-35	8637
85	3-45	8888
86	3-45	8887
87	3-55	9331
88	3-106	47170
89	3-R/W1	93664
90	3-R/W2	19149

LOT AREA TABLE - PHASE 8

Parcel #	Lot/Block	Area
91	4-1st	12048
92	4-2nd	8922
93	4-3rd	8454
94	4-4th	10915
95	4-5th	7693
96	4-6th	7280
97	4-7th	9644
98	4-8th	10573
99	4-9th	10591
100	4-10th	10496
101	4-11th	10224
102	4-12th	11638
103	4-13th	10812

LOT AREA TABLE - PHASE 9

Parcel #	Lot/Block	Area
104	4-14th	9691
105	4-15th	10740
106	4-16th	9621
107	4-22	8544
108	4-32	8458
109	4-42	8356
110	4-52	10341
111	4-62	13554
112	4-72	11277
113	4-82	9632
114	4-13	8499
115	4-23	7164
116	4-14	7517



**LEGAL DESCRIPTION**  
The Southwest Quarter of the Northwest Quarter of Section 31, Township 115, Range 17, Dakota County, Minnesota.

**BENCHMARK**  
GSD Station # 19107 Lat. 4444740.10 Lon. 9256138.15 Stamping 1910 72015  
Monument Type Aluminum alloy rod (no sleeve) (depth 18")  
Disk Type Metal rod (with reservoir) (d dia)  
Description (DP16)  
2.3 miles west of Hastings, 2.3 miles west along Truck Highway 55 from the junction of Truck Highway 55 and Truck Highway 61 in Hastings, at Truck Highway 55 (approximately 216.15, 20.9 feet south of Truck Highway 55 flag tie, 0.4 mile west of General Sabin Road 130.7 feet west of Hastings population sign, 1.5 feet north of a witness pole).  
Locating Derived Orthometric Heights (From NAVD83) = 918.338

**AREA SUMMARY**  
TOTAL SITE AREA: 1,741,202 S.F. = 39.97 AC.  
WETLAND AREA: 0 S.F. = 0 AC.  
RIGHT OF WAY AREA: 382,000 S.F. = 8.83 AC.  
NET AREA: 1,359,202 S.F. = 31.12 AC.  
TOTAL SINGLE FAMILY LOTS = 116  
NET DENSITY = 0.37 U/A

**ZONING AND SETBACK SUMMARY**  
THE PROPERTY IS CURRENTLY NOT ZONED.  
PROPOSED ZONING: R-3 Medium Density Residence  
PROPOSED SETBACK INFORMATION:  
FRONT: 25 FT.  
REAR: 25 FT.  
SIDE: 7 FT.  
SIDE (STREET): 10 FT.  
MINIMUM LOT AREA: 7,000 S.F.  
MINIMUM LOT WIDTH: 50 FT.

**DEVELOPER**  
TC LAND INVESTMENTS, LLC  
13925 Fenway Blvd. No.  
Hugo, MN 55038

**MUNICIPALITY**  
Hastings  
MINNESOTA

**PROJECT**  
**SIEBEN RIDGE**  
HASTINGS, MINNESOTA

**ISSUE / REVISION HISTORY**  
DATE: 05/21/2020  
BY: JLM  
REVISION: 10/01/2020  
BY: JLM  
REVISION: 10/01/2020  
BY: JLM

**CERTIFICATION**  
I, the undersigned, being a duly licensed and sworn-in Professional Engineer, do hereby certify that this plat is a true and correct representation of the land shown thereon.

**PRELIMINARY NOT FOR CONSTRUCTION**

**PRELIMINARY PLAT**  
JULY 30, 2020

**LANDFORM**  
195 South Fifth Avenue Suite 519  
Minneapolis, MN 55401  
Tel: 612-352-9070  
Fax: 612-352-9077  
Web: landform.net

FILE NAME: C0222450.dwg  
PROJECT NO.: 22219450.PLC

**PRELIMINARY PLAT C0.2**

# HERITAGE RIDGE 4TH ADDITION

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

Outlot E HERITAGE RIDGE, according to the recorded plat thereof, Dakota County, Minnesota.

And

Outlot B, HERITAGE RIDGE 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as HERITAGE RIDGE 4TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

TC Land LLC

\_\_\_\_\_  
(Signature)

\_\_\_\_\_, Its \_\_\_\_\_  
(Print name) (Title)

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

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, it's \_\_\_\_\_ of TC Land LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name)

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I Larry J. Huhn 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 that all public ways are shown and labeled on this plat.

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

Larry J. Huhn, Licensed Land Surveyor  
Minnesota License Number 24332

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Larry J. Huhn.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF HASTINGS, MINNESOTA

This plat of HERITAGE RIDGE 4TH ADDITION was approved and accepted by the City Council of the City of Hastings, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_, Mayor By \_\_\_\_\_, Clerk

CITY PLANNING COMMISSION, CITY OF HASTINGS, MINNESOTA

Approved by the Planning Commission of the City of Hastings, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_, Chairman By \_\_\_\_\_, Secretary

DAKOTA COUNTY SURVEYOR, County of Dakota, State of Minnesota

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

By \_\_\_\_\_  
Todd B. Tollefson  
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Dakota, State of Minnesota

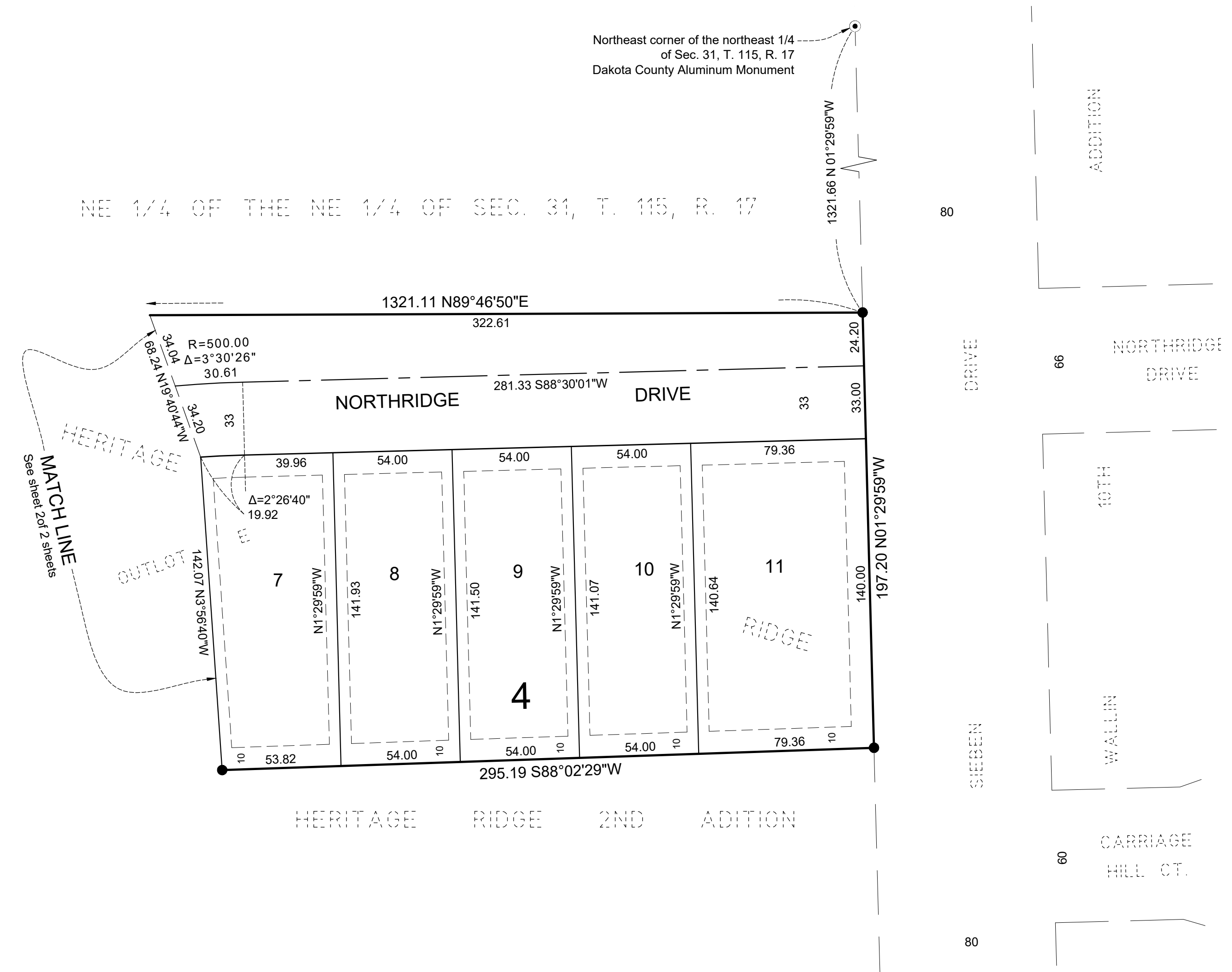
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

COUNTY RECORDER, County of Dakota, State of Minnesota

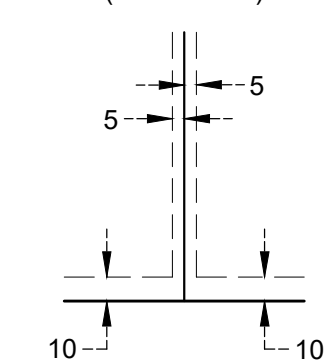
I hereby certify that this plat of HERITAGE RIDGE 4TH ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

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

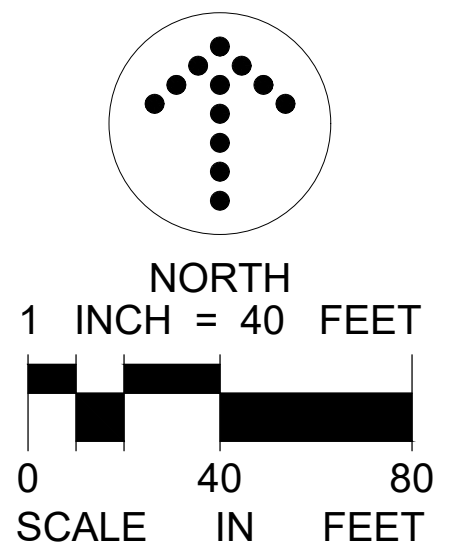
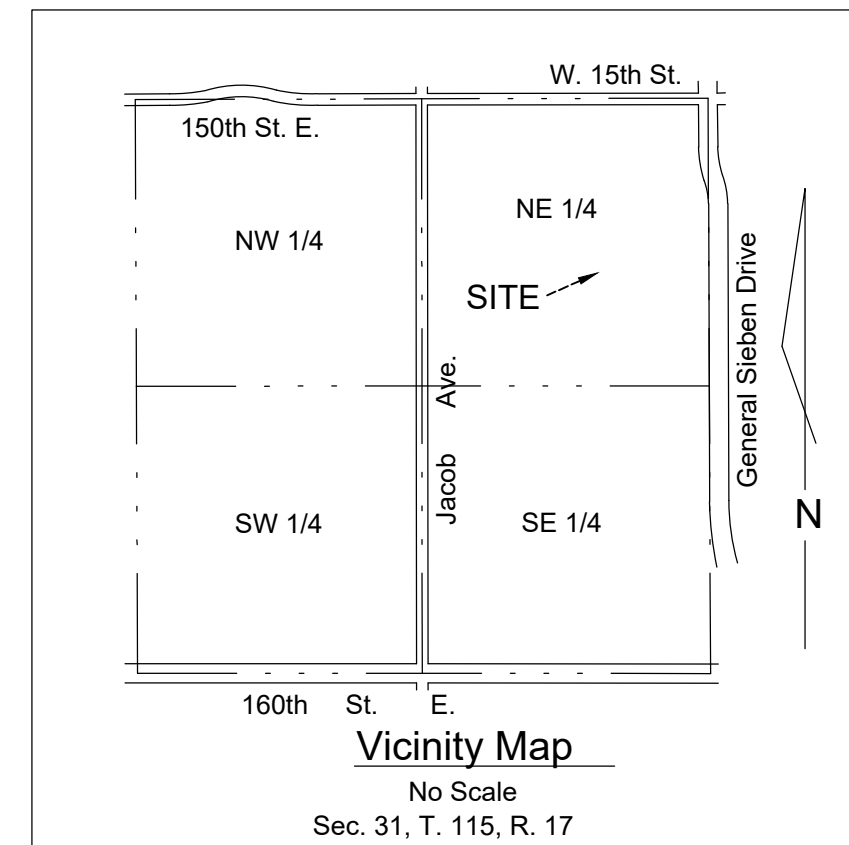


● Denotes 1/2 inch iron pipe monument found and marked by License No. 24332.  
○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 24332.  
Bearings shown are based upon the north line of Outlot E, HERITAGE RIDGE which has an assumed bearing of N89°46'50"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (Not to scale)

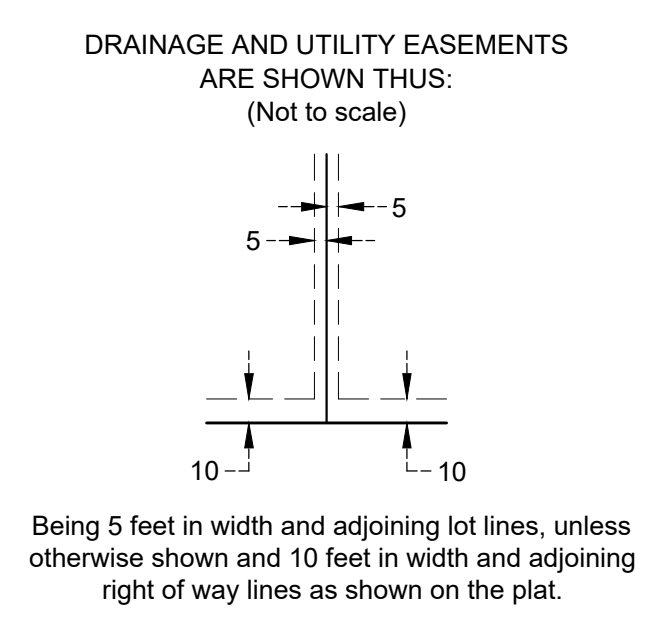
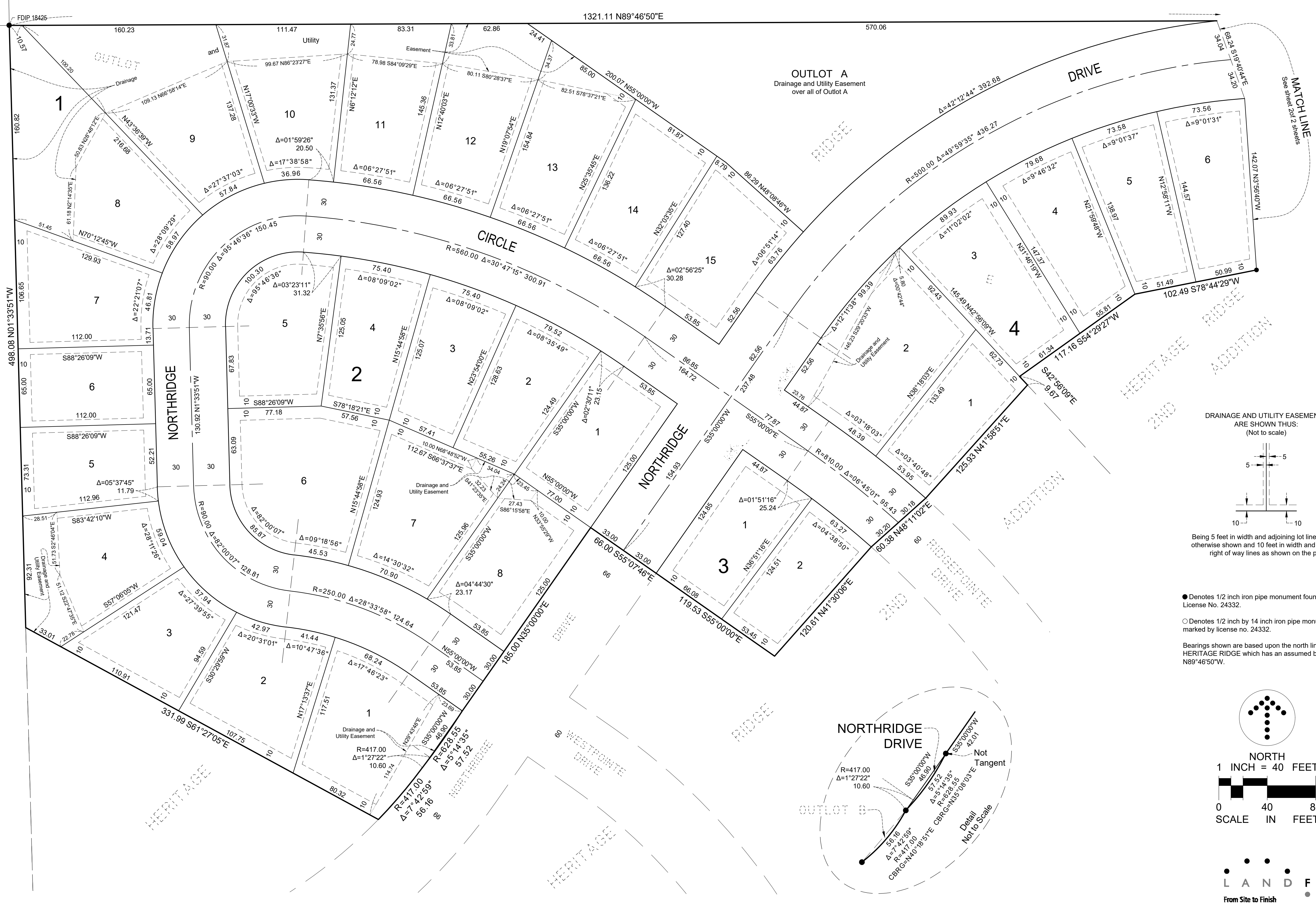


Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

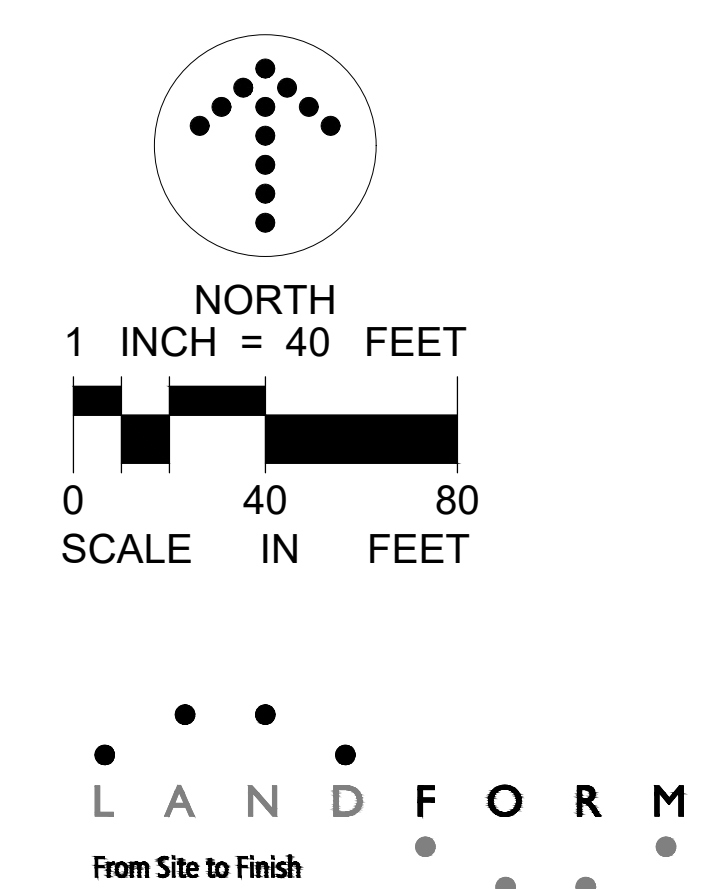
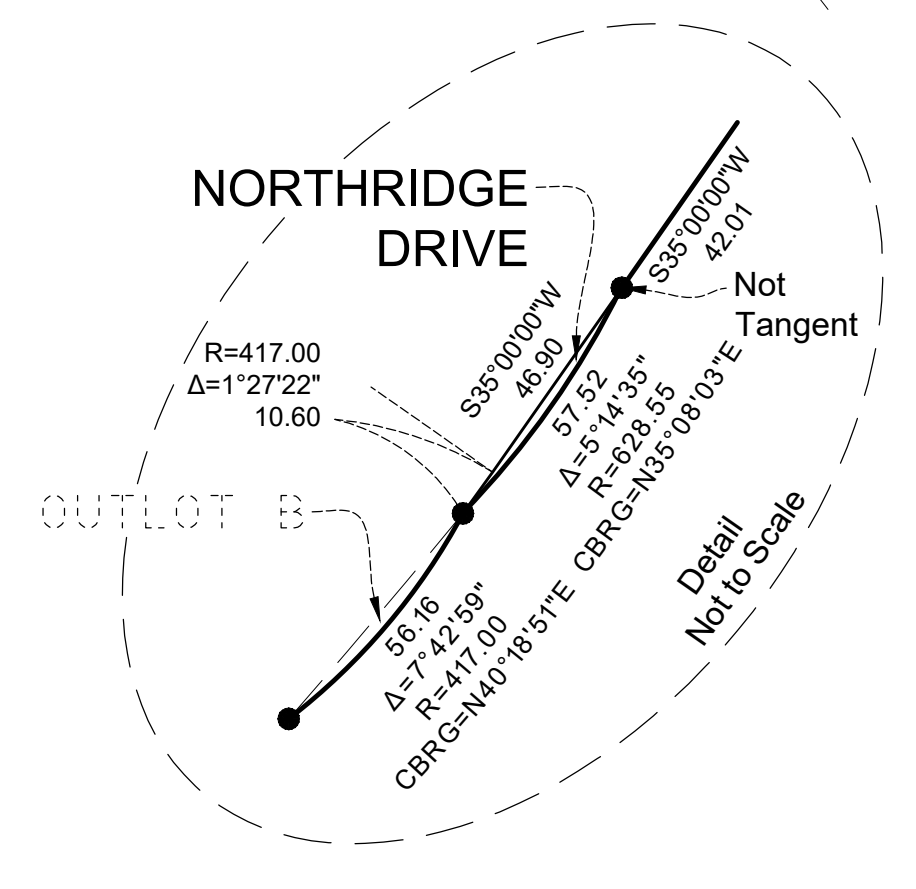


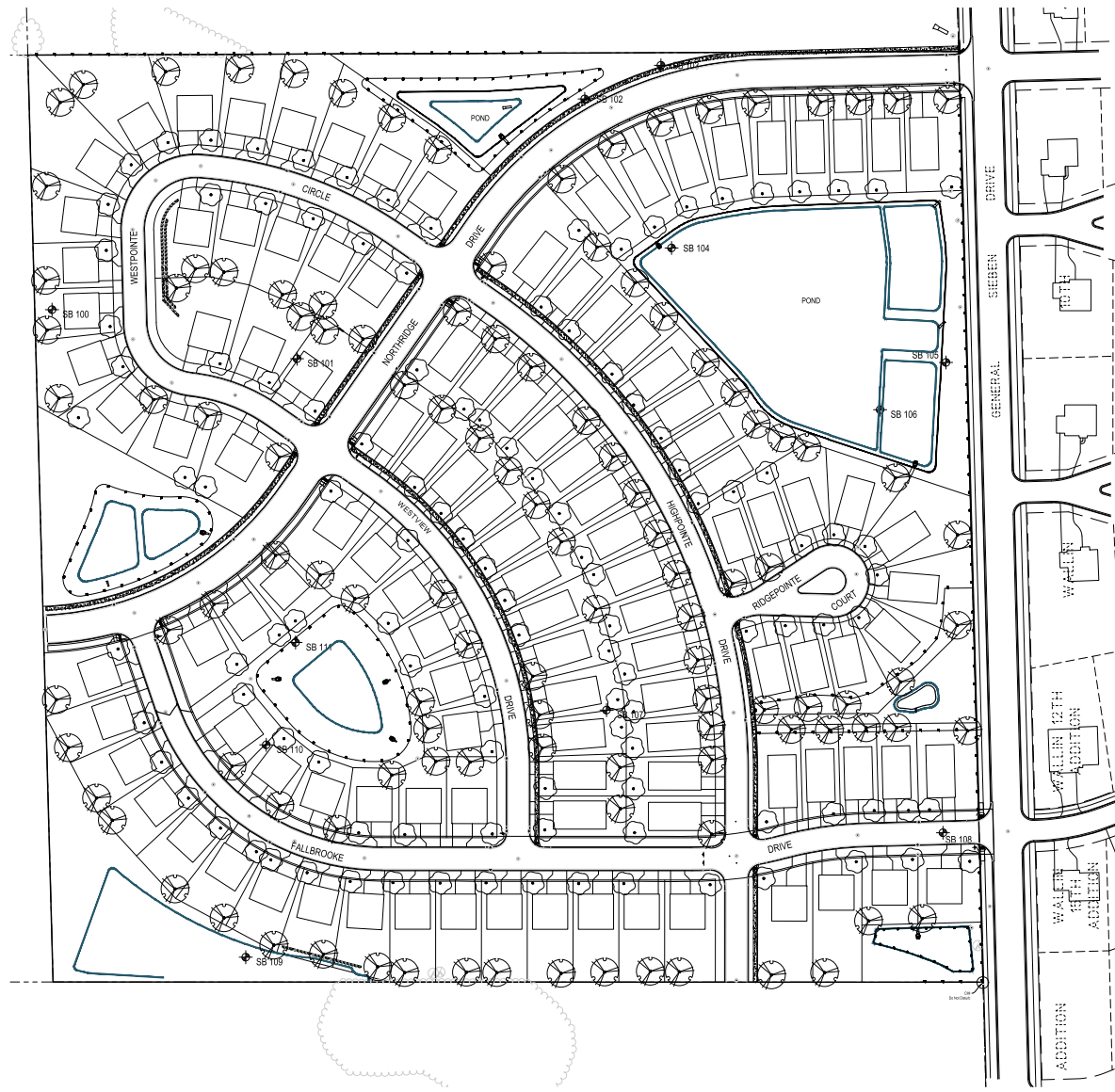
LANDFORM  
From Site to Finish

# HERITAGE RIDGE 4TH ADDITION



- Denotes 1/2 inch iron pipe monument found and marked by License No. 24332.
  - Denotes 1/2 inch by 14 inch iron pipe monument set and marked by license no. 24332.
- Bearings shown are based upon the north line of Outlot E, HERITAGE RIDGE which has an assumed bearing of N89°46'50"W.





**GENERAL NOTES**

1. THIS LANDSCAPE PLAN HAS BEEN DEVELOPED TO MEET LANDSCAPING REQUIREMENTS OF TWO TREES PER LOT. IT HAS BEEN PROVIDED AS A GUIDE FOR INDIVIDUAL LOT BUILDERS WHO ARE RESPONSIBLE FOR REQUIRED LANDSCAPING AT THE TIME OF HOME CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN MUST BE APPROVED BY THE CITY OF HASTINGS AT THE TIME OF BUILDING PERMIT.

**LANDSCAPE NOTES**

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES TO HOLES PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFECTION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART HEAVY HUMUS WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD. EXISTING ON SITE SOIL SHALL NOT BE USED IN LIEU OF PLANTING SOIL.
5. INSTALL FOUR 1/4" FOOT DIAMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES NOT WITHIN PLANTING BEDS. FOUR 1/4" INCH DEPTH.
6. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS LISTED IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.

**PLANTING SCHEDULE**

QUANTITY TREES	QTY	BOTANICAL COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COMA
	116	ORNAMENTAL TREE	VARIABLES	1.5" CAL	8 & B
	116	OVERSTORY TREE	VARIABLES	2.5" CAL	8 & B

**DEVELOPER**  
**TC LAND INVESTMENTS, LLC**  
 13925 Fenway Blvd. No.  
 Hugo, MN 55038



**PROJECT**  
**SIEBEN RIDGE**  
 HASTINGS, MINNESOTA

**ISSUE / REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PROJECT HISTORY

DATE	DESCRIPTION	REVISION
07/30/2020	ISSUE FOR PERMITTING TO CITY	10/2/20

**CERTIFICATION**

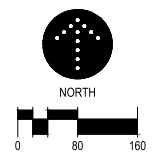
I hereby certify that the plans are prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: C. H. H. H.  
 License No.: 123456789  
 I am not providing any services for the project that require the services of a Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

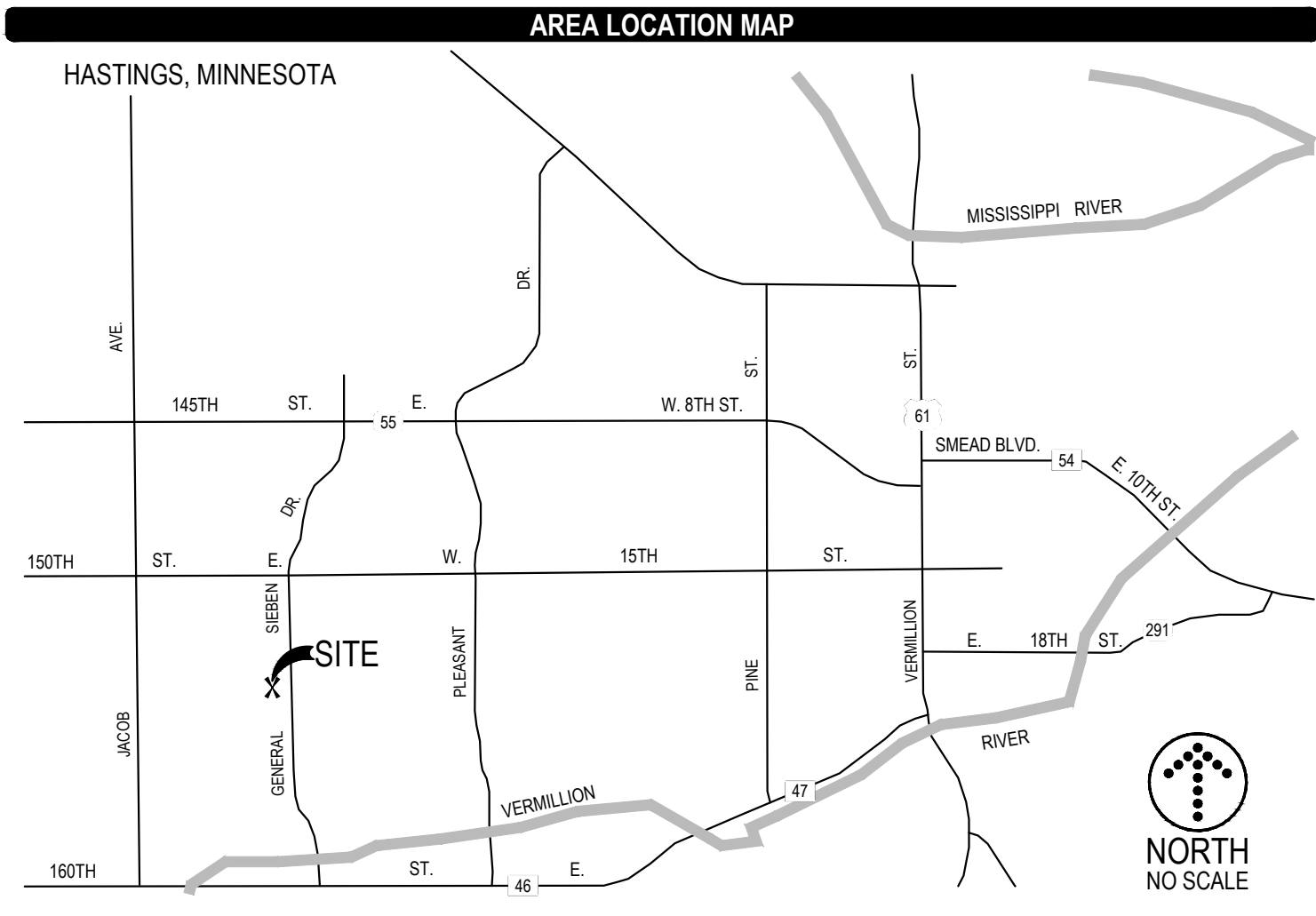
**PRELIMINARY PLAT**  
 JULY 30, 2020



105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net  
 FILE NAME: L201222450.dwg  
 PROJECT NO.: 22219450.PLC

**LANDSCAPE PLAN**  
**L2.1**





ABBREVIATIONS			
D	Angle	LB	Pound
&	And	LGU	Local Government Unit
@	100 Year Flood Elevation	LB	Pound
100 YR.	100 Year Flood Elevation	LB	Longitudinal
A.B.	Anchor Bolt	LT	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A.C.	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH.	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mulch
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR. #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Clearcut	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	P.V.	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P.L.	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CUL.	Culvert	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	R.C.	Reinforced Concrete Pipe
E.W.	Each Way	RS	Rough Slab
E.A.	Each Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR RW	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR ( )	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.F.	Verify In Field
HDPPE	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD.	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. OR IE	Invert Elevation	W	With
IN. OR ( )	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL	Wetland
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

# HERITAGE RIDGE

## FOURTH ADDITION

### HASTINGS, MINNESOTA

SYMBOLS		
EXISTING	DESCRIPTION	NEW
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SPOT ELEVATION	
	BUILDING	
	CANOPY/OVERHANG	
	CONCRETE	
	BITUMINOUS	
	LANDSCAPING	
	GRAVEL	
	PAVING BLOCK	
	PAVING BLOCK	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
	WATER MAIN	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	GAS LINE	
	CONCRETE CURB	
	FENCING	
	RETAINING WALL	
	SET 1/2" X 14" IRON PIPE	
	IRON MONUMENT FOUND	
	POWERPOLE	
	GUY WIRE	
	GUARD POST	
	GAS METER	
	TRANSFORMER	
	WATER SHUT-OFF VALVE	
	TRAFFIC SIGN	
	FLAG POLE	
	LIGHT POLE	
	TREES	
	TREE LINE	
	MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	WATER VALVE	
	FLARED END SECTION	
	MAILBOX	
	NOTE NUMBER	
	MEASURED DISTANCE	
	DISTANCE PER RECORDED PLAT	
	SOIL BORING	

EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION	
Outlot E, HERITAGE RIDGE, according to the recorded plat thereof, Dakota County, Minnesota.	AND
Outlot B, HERITAGE RIDGE 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.	

BENCHMARK	
GSID Station # 1910 T	Lat.: 444417.40 Lon.: 925351.36115
Stamping:	1910 T 2015
Monument Type:	Aluminum alloy rod (no sleeve) (depth 19 ft)
Disk Type:	Metal rod (with removable id disk)
Description:	(2015) 2.0 miles west of Hastings, 2.3 miles west along Trunk Highway 55 from the junction of Trunk Highway 55 and Trunk Highway 61 in Hastings, at Trunk Highway 55 milepost 218.15, 35.9 feet south of Trunk Highway 55 fog line, 0.4 mile west of General Sieben Road, 135.0 feet west of Hastings population sign, 1.5 feet north of a witness post.
Leveling-Derived Orthometric Heights (Feet) NAVD88 -	918.338

GENERAL NOTES	
1.	No construction may begin until a preconstruction meeting is held with the City.
2.	No construction may begin on site until the erosion & sediment control has been installed and approved by the City.
3.	No changes shall be made to the approved plans without written consent of the City.
4.	Only City employees are permitted to operate valves and hydrants.
5.	Irrigation systems require separately metered supply line connected to the public main line and permitting through the City Building Department.
6.	If any conflicts arise during construction, the City of Hastings specifications prevail, which can be referenced on the City of Hastings website, followed by MN MUTCD, MNDOT Specifications, and CEAM Specifications.

OWNER	
TC LAND INVESTMENTS, LLC	
13925 Fenway Blvd. N. Hugo, MN 55038 CONTACT: Mark Gunther	

PROJECT CONTACTS	
<b>CIVIL ENGINEER LANDFORM</b>	<b>SURVEYOR LANDFORM</b>
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: Randall Hedlund	105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: Larry Huhn
<b>LANDSCAPE ARCHITECT LANDFORM</b>	<b>PUBLIC WORKS CITY OF HASTINGS</b>
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: Josh Popehn	101 4TH. STREET EAST HASTINGS, MN 55033 TEL 651-480-2368 CONTACT: Ryan Stempski, P.E., City Engineer

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX	
SHEETS ISSUED BY DATE	
SHEET NO.	DESCRIPTION
C0.1	CIVIL & LANDSCAPE TITLE SHEET
C1.1	EXISTING CONDITIONS & DEMOLITION
C3.1	GRADING, DRAINAGE & EROSION CONTROL SOUTH
C3.2	PAD HOLD DOWN DETAILS
C3.3	MN SWPPP NOTES
C4.1	SANITARY SEWER & WATERMAIN
C4.2	SANITARY SEWER & WATERMAIN
C4.3	SANITARY SEWER & WATERMAIN
C5.1	STORM SEWER
C5.2	STORM SEWER
C6.1	STREET PROFILES
C6.2	STREET PROFILES
C6.3	RED RAMP DETAILS
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
C7.4	CIVIL CONSTRUCTION DETAILS
C7.5	CIVIL CONSTRUCTION DETAILS

CERTIFICATION		
I hereby certify that this plan meets all City of Hastings and Vermillion River Watershed Rules and Regulations for Stormwater volume control, stormwater rate control, and water quality treatment requirements.		
_____ 19576 License No:	_____ 04/21/22 Date:	_____ Randall C. Hedlund

**DEVELOPER**  
TC LAND INVESTMENTS, LLC  
13925 Fenway Blvd. No.  
Hugo MN 55038



**PROJECT**  
HERITAGE RIDGE  
4TH ADDITION  
HASTINGS, MINNESOTA

ISSUE / REVISION HISTORY		
DATE	ISSUE / REVISION	REVIEW
21 APRIL 2022	CONSTRUCTION DOCUMENTS	RCH

**CERTIFICATION**

PRELIMINARY NOT FOR CONSTRUCTION

**CONSTRUCTION DOCUMENTS**  
April 21, 2022

**LANDFORM**

From Site to Finish

105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401  
FILE NAME: C001ZZ2450-PH04.dwg

Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

PROJECT NO. ZZZ19450.FLC

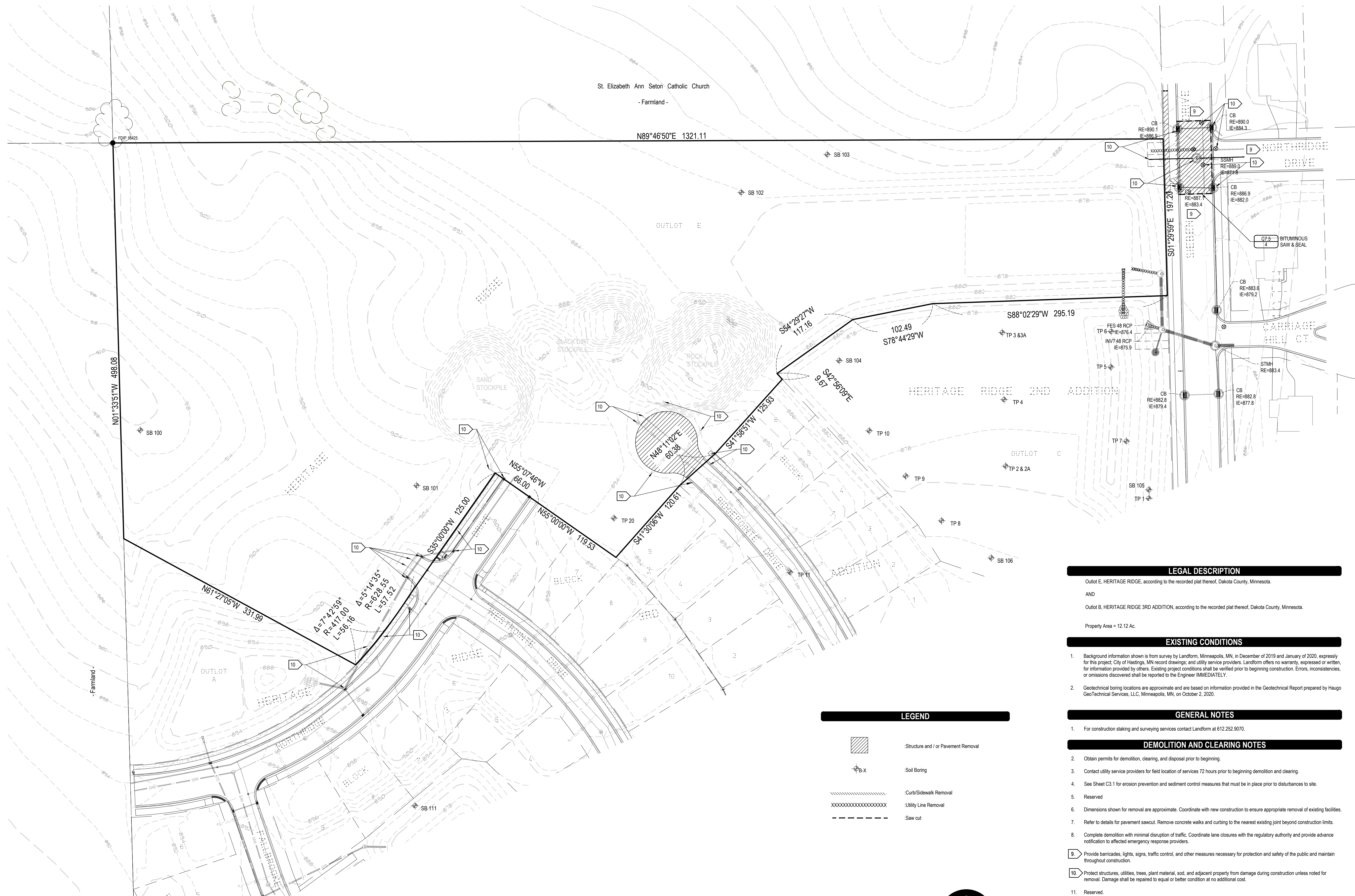
**CIVIL & LANDSCAPE TITLE SHEET**  
C0.1





HERITAGE RIDGE 4TH ADDITION HASTINGS, MINNESOTA

Table with columns: DATE, ISSUE / REVISION, REVIEW. Row 1: 21 APRIL 2022, CONSTRUCTION DOCUMENTS, RCH



LEGAL DESCRIPTION

Outlet E, HERITAGE RIDGE, according to the recorded plat thereof, Dakota County, Minnesota. AND Outlet B, HERITAGE RIDGE 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota. Property Area = 12.12 Ac.

EXISTING CONDITIONS

- 1. Background information shown is from survey by Landform, Minneapolis, MN, in December of 2019 and January of 2020, expressly for this project. City of Hastings, MN record drawings, and utility service providers, and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY. 2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Haugo GeoTechnical Services, LLC, Minneapolis, MN, on October 2, 2020.

GENERAL NOTES

- 1. For construction staking and surveying services contact Landform at 612.252.9070.

DEMOLITION AND CLEARING NOTES

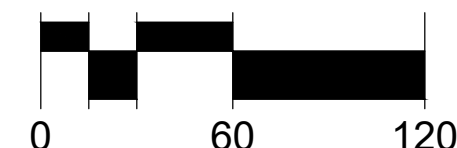
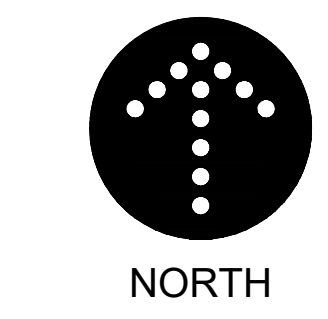
- 2. Obtain permits for demolition, clearing, and disposal prior to beginning. 3. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing. 4. See Sheet C3.1 for erosion prevention and sediment control measures that must be in place prior to disturbances to site. 5. Reserved. 6. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities. 7. Refer to details for pavement sawcut. Remove concrete walks and curbing to the nearest existing joint beyond construction limits. 8. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers. 9. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction. 10. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost. 11. Reserved. 12. Reserved. 13. Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, within the construction limits unless noted otherwise. 14. Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements. 15. Reserved. 16. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.

LEGEND

- [Hatched Box] :Structure and / or Pavement Removal [SB-X] :Soil Boring [Dashed Line] :Curb/Sidewalk Removal [Dotted Line] :Utility Line Removal [Dash-dot Line] :Saw cut



Know what's Below. Call before you dig.



CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of MINNESOTA. PRELIMINARY NOT FOR CONSTRUCTION

Ronald C. Hebard License No. 19578 Date: 4/21/2022 Signature shown is a reproduction of original. Web signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

CONSTRUCTION DOCUMENTS

April 21, 2022



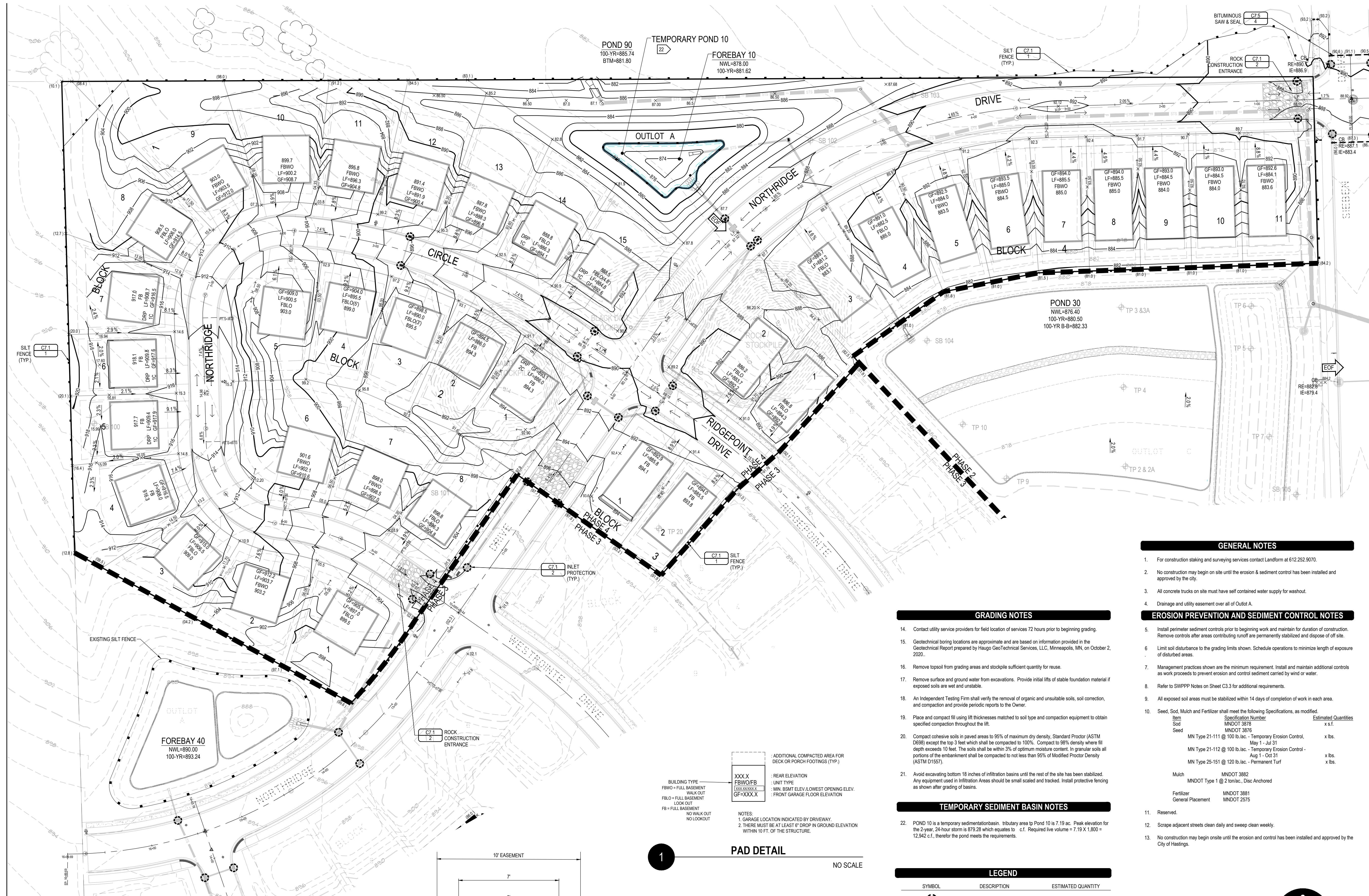
105 South Fifth Avenue Suite 513 Minneapolis, MN 55401 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME C101ZZZ450-PH04.dwg PROJECT NO. ZZZ19450.FLC

EXISTING CONDITIONS & DEMOLITION C1.1



DATE	ISSUE / REVISION	REVIEW
21 APRIL 2022	CONSTRUCTION DOCUMENTS	RCH



**GENERAL NOTES**

- For construction staking and surveying services contact Landform at 612.252.9070.
- No construction may begin on site until the erosion & sediment control has been installed and approved by the city.
- All concrete trucks on site must have self contained water supply for washout.
- Drainage and utility easement over all of Outlot A.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
  - Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
  - Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
  - Refer to SWPPP Notes on Sheet C3.3 for additional requirements.
  - All exposed soil areas must be stabilized within 14 days of completion of work in each area.
- | Item              | Specification Number                                       | Estimated Quantities |
|-------------------|--|----------------------|
| Seed              | MNDOT 3878   | x s.t.               |
| Sod               | MNDOT 3876   | x s.t.               |
| Seed              | MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control.  | x lbs.               |
|                   | May 1 - Jul 31   |                      |
|                   | MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - | x lbs.               |
|                   | Aug 1 - Oct 31   |                      |
|                   | MN Type 25-151 @ 120 lb./ac. - Permanent Turf              | x lbs.               |
| Mulch             | MINDOT 3882  |                      |
|                   | MINDOT Type 1 @ 2 ton/ac., Disc Anchored                   |                      |
| Fertilizer        | MINDOT 3881  |                      |
| General Placement | MINDOT 2575  |                      |

**GRADING NOTES**

- Contact utility service providers for field location of services 72 hours prior to beginning grading.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Haugo Geo-Technical Services, LLC, Minneapolis, MN, on October 2, 2020.
- Remove topsoil from grading areas and stockpile sufficient quantity for reuse.
- Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
- An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
- Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
- Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
- Avoid excavating bottom 18 inches of infiltration basins until the rest of the site has been stabilized. Any equipment used in Infiltration Areas should be small scaled and tracked. Install protective fencing as shown after grading of basins.

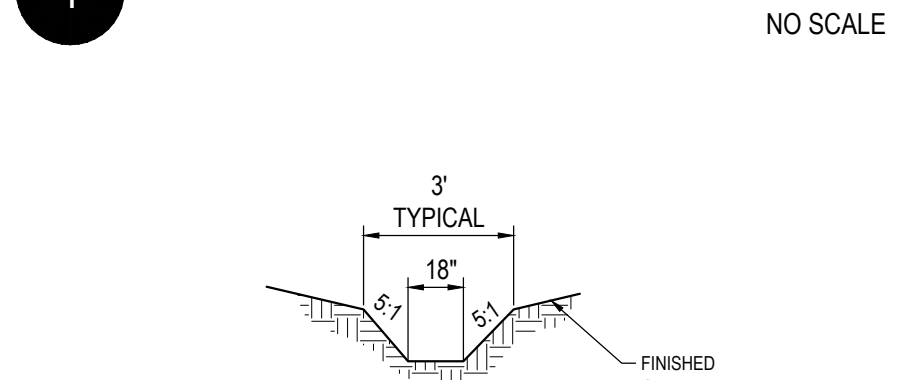
**TEMPORARY SEDIMENT BASIN NOTES**

- POND 10 is a temporary sedimentation basin. Tributary area to Pond 10 is 7.19 ac. Peak elevation for the 2-year, 24-hour storm is 879.28 which equates to c.f. Required live volume = 7.19 x 1,800 = 12,942 c.f., therefore the pond meets the requirements.

**LEGEND**

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	24 ea.
	Silt Fence	3,454 ft.
	Vehicle Tracking Pad	2 ea.
	Pavement Sawcut	

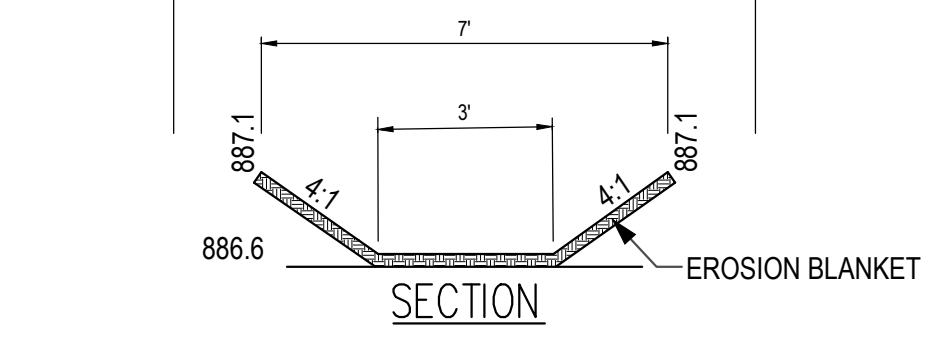
**PAD DETAIL**



**STANDARD RESIDENTIAL SWALE**

NO SCALE

**PAD DETAIL**



**EMERGENCY OVERFLOW**

No Scale

**CERTIFICATION**

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Ronald C. Hedlund License No. 19576 Date: 4/21/2022

Signature shown on this plan is not a true and correct copy of the original. Web signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

**PRELIMINARY NOT FOR CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**CONSTRUCTION DOCUMENTS**

April 21, 2022



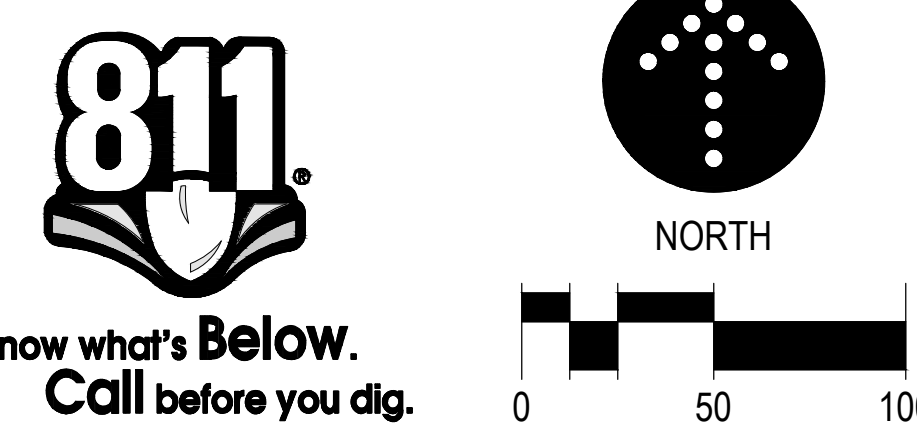
105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

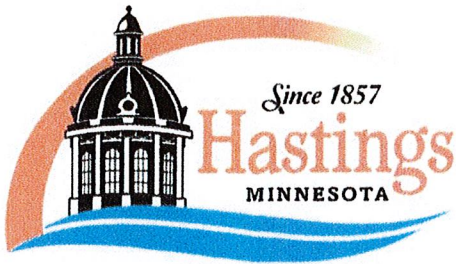
FILE NAME C301ZZZ450-PH04.DWG

PROJECT NO. ZZZ19450.FLC

**GRADING, DRAINAGE & EROSION CONTROL**

**C3.1**





# City of Hastings Community Development Department

## Land Use Application

Address or PID of Property: 19-32400-00-050

Applicant Name: TZ LAND, LLC  
 Address: 13925 FENWAY BLVD N  
HUGO, MN 55038  
 Phone: 651-425-0469  
 Fax: \_\_\_\_\_  
 Email: MARK@FENWAYLANDCO.COM

Property Owner: WRB, LLC  
 Address: 10985 160TH ST E  
HASTINGS, MN 55033  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Description of Request: FINAL PLAT FOR HERITAGE RIDGE 4<sup>TH</sup> ADDITION  
(LOT 1 E)

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 checked="" type="checkbox"/>	Final Plat \$600	<input type="checkbox"/>	Special Use Permit \$500
<input type="checkbox"/>	Variance \$300	<input type="checkbox"/>	Comp Plan Amend. \$500
<input type="checkbox"/>	Vacation \$500	<input type="checkbox"/>	Lot Split/Lot Line Adj. \$75
<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 type="checkbox"/>	Site Plan \$500 + escrow	<input type="checkbox"/>	Interim Use Permit \$500

Total Amount Due: \$ 600<sup>00</sup>

Make checks payable to City of Hastings.  
Most credit cards also accepted.

Please ensure that all copies of required documents are attached.

[Signature] 4/22/22  
Applicant Signature Date

[Signature] 4-25-22  
Owner Signature Date



Applicant Name and Title – Please Print \_\_\_\_\_

Owner Name – Please Print \_\_\_\_\_

OFFICIAL USE ONLY  
 File # 22-33  
 Fee Paid: PAID

Rec'd By: JH  
 Receipt # \_\_\_\_\_

Date Rec'd: 4/28/22  
 App. Complete \_\_\_\_\_