



City Council Memorandum

To: Mayor Fasbender and City Council
From: John Hinzman, Community Development Director
Date: October 3, 2022
Item: Suite Living of Hastings - SE Corner of 33rd and Vermillion Streets

Council Action Requested:

Consider the following actions related to development of a 32 unit assisted living and memory care facility as requested by Jeremy Larson of Hampton Cos. The 2.71 acre property is owned by Samuel H Hertogs and generally located southeast of 33rd and Vermillion Streets:

- 1) **Resolution: Comprehensive Plan Amendment** - Change the Future Land Use Map designation of “Commercial” to “Medium Density Residential”
- 2) **2nd Reading\Adopt Ordinance Amendment: Rezone** property from C-4 - Regional Shopping Center to R-4 High Density Residence
- 3) **Resolution: Preliminary and Final Plat** of SUITE LIVING OF HASTINGS a replat of the existing outlot into a single lot of record.
- 4) **Resolution: Site Plan** for development of a 32 unit assisted living and memory care facility

A simple majority is necessary for all actions.

Background Information:

The City Council considered 1st reading of the Ordinance Amendment at the September 19, 2022 meeting.

Financial Impact:

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

Advisory Commission Discussion:

Planning Commission: The Planning Commission voted 3-2 (Peters and Matzke, nay) to recommend approval of the Rezoning along with the Comprehensive Plan Amendment, Preliminary Plat, Final Plat, and Site Plan at the September 12, 2022 meeting. During the public hearing Pete Terry of the adjacent Terrys Hardware summarized a letter from the company opposing the request; change would diminish commercial viability of the area. Ed McMenemy, current property owner, stated he has attempted to sell the property for over 20 years with no success. Commissioners discussed differing direction of the Vermillion Street Plan and Comprehensive Plan on

guidance for the property, operation, employment, and parking needs of the facility. Peters supported the Site Plan but not the land use change. Matzke believed the change away from commercial was short sighted given future growth.

Parks and Recreation Commission: At the August 30, 2022 meeting, the Parks and Recreation Commission voted to recommend the payment of cash in lieu of land to satisfy park dedication requirements.

Attachments:

- Resolution: Comprehensive Plan Amendment
- Ordinance Amendment: Rezoning
- Resolution: Preliminary and Final Plat
- Resolution: Site Plan
- Letter - Charles Terry - Terrys Hardware
- Planning Commission Staff Report - September 12, 2022

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
AMENDING THE CITY OF HASTINGS 2040 COMPREHENSIVE PLAN**

Councilmember _____ introduced the following Resolution and moved its adoption:

WHEREAS, Hampton Cos (Jeremy Larson) has petitioned for an amendment to the 2040 Comprehensive Plan to change the Future Land Use Map designation from “Commercial” to “Medium Density Residential” on property owned by Samuel H Hertogs generally located southeast of 33rd Street and Vermillion Street and legally described as Outlot C, COUNTY CROSSROADS CENTER ADDITION, Dakota County, Minnesota; and

WHEREAS, On September 12, 2022 the Hastings Planning Commission recommended approval of the amendment as presented; and

WHEREAS, The City Council has reviewed the request and concurs with the 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 amendment as presented to the City Council subject to the following conditions:

1. Approval by Metropolitan Council.

Council member _____ moved a second to this resolution and upon being put to a vote adopted by those present.

Adopted by the Hastings City Council on October 3, 2022, 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 3rd day of October, 2022, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh, City Clerk

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

ORDINANCE NO. 2022-____, 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 2.71 acres of property generally located southeast of Vermillion Street and 33rd Street is rezoned from C-4 - Regional Shopping Center to R-4 High Density Residence. The property is legally described as Outlot C, COUNTY CROSSROADS CENTER ADDITION, 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 3rd day of October, 2022.

Mary Fasbender, Mayor

ATTEST:

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 3rd day of October, 2022, 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. 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 SUITE
LIVING OF HASTINGS ADDITION**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, Jeremy Larson of Hampton Companies has petitioned for Preliminary and Final Plat approval of SUITE LIVING OF HASTINGS ADDITION, a replat of an existing outlot into a single lot. The subject property is owned by Samuel H and generally located southeast of 33rd Street and Vermillion Street and legally described as Outlot C, COUNTY CROSSROADS CENTER ADDITION, Dakota County, Minnesota;

WHEREAS, on September 12, 2022, 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 3, 2022
- 2) Approval of the Comprehensive Plan Amendment changing the Future Land Use Map designation from “Commercial” to “Medium Density Residential”.
- 3) Approval of the Rezoning from C-4 Regional Shopping Center to R-4 High Density Residence.

- 4) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 5) Payment of \$35,200 (\$1,100 x 32 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
- 6) Payment of \$15,520 (\$485 x 32 units) in sewer interceptor fees prior to release of the final plat mylars for recording.
- 7) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 8) Execution of a Stormwater Maintenance Agreement to allow for emergency access and maintenance of stormwater facilities.
- 9) Approval of plans by the Minnesota Department of Transportation.
- 10) Payment of a \$5,000 engineering and inspections escrow prior to the release of the final plat mylars for recording.
- 11) 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 3, 2022, by the following vote:

Ayes:
Nays:
Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

(City Seal)

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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 OF SUITE LIVING OF HASTINGS**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, Jeremy Larson of Hampton Companies has petitioned for Site Plan approval of SUITE LIVING OF HASTINGS ADDITION, a 32 unit assisted living and memory care facility. The subject property is owned by Samuel H and generally located southeast of 33rd Street and Vermillion Street and legally described as Outlot C, COUNTY CROSSROADS CENTER ADDITION, Dakota County, Minnesota;

WHEREAS, on September 12, 2022, review of the site plan 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 Site Plan as presented subject to the following conditions:

1. Conformance with the plans submitted with the City Council Staff Report dated October 3, 2022
2. Approval of the Comprehensive Plan Amendment changing the Future Land Use Map designation from “Commercial” to “Medium Density Residential”.
3. Approval of the Rezoning from C-4 Regional Shopping Center to R-4 High Density Residence.
4. Approval of the Preliminary and Final Plat of Suite Living of Hastings.
5. Final approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director.

6. All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
7. Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
8. All rooftop equipment shall be screened by a parapet wall or painted to match the building.
9. Provide a sidewalk connection between interior sidewalk and 33rd Street sidewalk.
10. Plan Sheet 5/A2.1 must be modified to include a minimum of 25% of Class I Materials
11. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
12. All lighting shall incorporate shields and cut-offs to direct light on the site.
13. 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 3, 2022, by the following vote:

Ayes:
Nays:
Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

(City Seal)

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Kelly Murtaugh, City Clerk

(SEAL)

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

To: City Council and Planning Commission
Hastings, MN

From: Charles Terry
President
Terry Investments, LLC

Peter Terry
President
Terry's Hardware, Inc.

The purpose of this letter is to advise the City of Hastings, MN and its Planning Commission and City Council of our opposition to the Comprehensive Plan Amendment and Rezoning associated with the Suite Living of Hastings development. We believe that it is inconsistent with sound land use and development principles, and detrimental to our business and property.

Several basic principles or the "common sense" of land use planning and development are relevant to the proposed the Comprehensive Plan Amendment and Rezoning. These include:

- The land use guidance of any property should take into account the following:
 - The preservation of sufficient area in appropriate locations of various land use types considering the long-term growth, vitality and sustainability of the City.
 - Impact on and compatibility with neighboring current and future land uses.
- The location of successful commercial uses is limited by several criteria including, but not limited to access, visibility, proximity and massing of other commercial uses.
- Land use planning should be based on the long term and not based on transitory market forces. The impact of decisions made today will have ramifications that last several decades (or longer).
- Residential uses have greater flexibility in where they can be guided within a community.
- Higher density residential uses serve as a good transitional use between commercial and less intensive uses. They are often sited at the periphery of commercial areas for this purpose and the synergistic nature of being adjacent to both commercial, and lower density residential areas without consuming property whose higher and better use would be commercial.
- Land use guidance should not seek to create land uses area that are isolated – "Spot Zoning."

The subject property possesses the characteristics that make it best suited for commercial use - access, visibility, proximity and massing of other commercial uses. The City of Hastings is projected to experience continued growth through 2040 and it is reasonable to assume that growth will continue beyond 2040 as well. The majority of the growth is planned to occur on the south end of Hastings in relative proximity to the site. In the Comprehensive Plan, there are very limited opportunities for commercial development as the demand for goods and services in reasonable proximity to that growth. Additionally, regarding the subject property from commercial to residential will further reduce a finite resource (suitable commercial land) for the community, truncating its ability to diversify its tax base and provide goods and services to its residents as it continues to grow (mostly residentially) in the future.

The proposed use on the subject property does not require the access, visibility, traffic count. etc. that are characteristics of the site which is more suitable for a commercial use. In fact, it eliminates one of the more prime commercial vacant properties within the community while putting a residential face on a key commercial area within the community.

Furthermore, the reguidance does not provide any value as a transitional use since it is already bordered by existing commercial, medium density residential and an arterial roadway.

The proposed reguidance is contrary to the 2040 Comprehensive Plan. The subject property is clearly guided as commercial and is guided as such in clear conformance with the basic principles or “common sense” of land use planning that are discussed earlier.

The Comprehensive Plan identifies the area in which the subject property is located as an Activity Center. Regarding Future Land Use Objectives and Policies, specifically Objective 2: Sustainable Growth – Policy 7. Activity Centers within the plan, it states that the City will “work to intensify the pattern of land use in certain parts of the city. In those areas, apply zoning, infrastructure and incentives to create higher density development, particularly employment, shopping and multi-family housing, served by major roads.” Furthermore, “ ‘Activity centers’ are intended as a means of encouraging infill growth, of using infrastructure efficiently, of reducing auto trips and creating diverse, interesting urban locations.” The Plan identifies the primary locations of intensified development, including the Vermillion Street corridor/Highway 55 corridor. The proposal does not promote this objective. The nature of the use can not be in any described as active, neither nature of the business or residents contribute to the active vitality of the sounding area. In fact, it would be a quiet residential façade to the area.

It should be noted that the 2040 Comp Plan references the Vermillion Street Corridor Study, adopted in April of 2018. The Study is a generalized summary of high level concepts, not a detailed development plan. Even so, it recognizes that commercial uses should be located along Vermillion Street to make best use of the transportation system, including access, traffic count and visibility while buffering the residential uses. This is consistent with traditional land use planning and development principles. The Comprehensive Plan, adopted AFTER the Vermillion Street Corridor Study did not reguide the subject property to anything other than commercial, indicating that such guidance was appropriate.

The Comprehensive Plan is the master policy document when it comes to land use guidance. The Subdivision and Zoning Ordinances, as well as any area studies are subordinate to the Comprehensive Plan. As stated in Objective 3: Future Land Use Plan Map and Future Land Use Categories, the City will “Officially adopt and follow the Future Land Use Map and the Future Land Categories detailed as the general pattern of future continued physical development for the City of Hastings.” While the Comprehensive Plan, as a 20 year planning document, has the ability to be amended over time, the current plan was adopted a mere 19 months ago with no clear changes in circumstances, assumptions or new information to prompt such a change.

Based on the aforementioned, we do not believe that the Comprehensive Plan Amendment and Rezoning is in the best interest of the City of Hastings or its residents.

We also have concerns specific to our property and business.

First, the proposed use continues to promote an essential change in the character of the area – from commercial to residential – especially in such a prominent location.

Second, the reguidance undermines the massing of commercial properties necessary for the sustainable success of a commercial area.

Third, we have concerns about the increasing potential land use incompatibility that would accompany the changing character of the area to residential, including noise, traffic, hours of operation, lighting and so forth that may prompt the City to place future undue limitations on the use of our property or future guidance of our property. Lastly, we have concerns regarding inverse spot zoning as the City continues to reguide adjacent properties to residential uses, isolating our property. All of this has the potential to negatively impact our operations and property value.

Our family has built the business over the last 45 years. Of those, 31 have been in Hastings, providing goods, services, and contributing to the commercial tax base of the community. We have provided both full-time and part-time employment for several hundred local individuals and provided the primary employment for many households. During that time, we took a vacant building that was in decline, reinvested and expanded our business. We supported community events and local non-profits, youth organizations and sports, as well as numerous benefits for local residents in need. We also support local law enforcement. We are and have been a good corporate citizen that serves our community and supports our neighbors. We have pushed through recessions, pandemics, labor shortages and supply chain issues. And, we intend to continue to serve Hastings long into the future.

In short, we believe the Comprehensive Plan Amendment and Rezoning to be a bad idea, near sighted and contrary to the long-term interest of the community and our business. If this application moves forward in the rush to pander to those who might invest in the community, the City would be neglecting those who already have.



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: September 12, 2022

Item: Hampton Cos - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Final Plat, and Site Plan #2022-50 - Suite Living

Planning Commission Action Requested

Review and provide a recommendation on the following actions for development of a 32 unit assisted living and memory care facility as requested by Jeremy Larson of Hampton Cos. The 2.71 acre property is owned by Samuel H Hertogs and generally located southeast of 33rd and Vermillion Streets

- 1) **Comprehensive Plan Amendment** - Change the Future Land Use Map designation of "Commercial" to "Medium Density Residential"
- 2) **Rezone** property from C-4 - Regional Shopping Center to R-4 High Density Residence
- 3) **Preliminary and Final Plat** of SUITE LIVING OF HASTINGS a replat of the existing outlot into a single lot of record.
- 4) **Site Plan** for development of a 32 unit assisted living and memory care facility.

BACKGROUND INFORMATION

Comprehensive Plan

The property is currently guided Commercial within the 2040 Comprehensive Plan. A request to amend the Comprehensive Plan to reguide the land to Medium Density Residential has been submitted with this application. The proposed amendment would be consistent with the intended use of the property as a Residential Care Facility.

Zoning

The property is currently zoned C-4 - Regional Shopping Center. A request to rezone the property to the R-4 - High Density Residence has been submitted with this application. Residential Care Facilities are a permitted use within the R-4 Zoning District.

Difference between the Comprehensive Plan and Zoning

The Comprehensive Plan serves as a guiding document for future land use for the next 20 years and includes a Future Land Use Map identifying desired land uses. The Zoning Ordinance is the legal mechanism for regulating land use and includes the zoning map which identifies zoning districts and permitted uses. The Future Land Use Map of the Comprehensive Plan is used to guide decisions on rezonings.

Existing Condition

The site is vacant, flat, and treeless.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Use	Comp Plan District	Zoning District
North	33 rd Street Pro Power Rental	Commercial	C-2 - Highway Auto
East	Terrys Hardware	Commercial	C-4 Regional Shopping Center
South	Access Road - Enclave Apartments Dugarels Bar	Commercial	C-4 Regional Shopping Center
West	Vermillion Street Residential - Single Family Hastings Bus Garage	Medium Residential Commercial	R-2 Medium Density C-1 General Comm.

History

The subject property was part of a 1989 master development plan for a larger commercial development between Vermillion Street and Red Wing Blvd that includes Coborns (former Wal-Mart), adjacent strip mall, and the recent approval of Enclave Apartments.

Vermillion Street Corridor Study

The subject property was included in the 2018 Vermillion Street Corridor Study. The Study contemplated development of the property as a four story multi family building as shown below:



Notification of Adjacent Owners

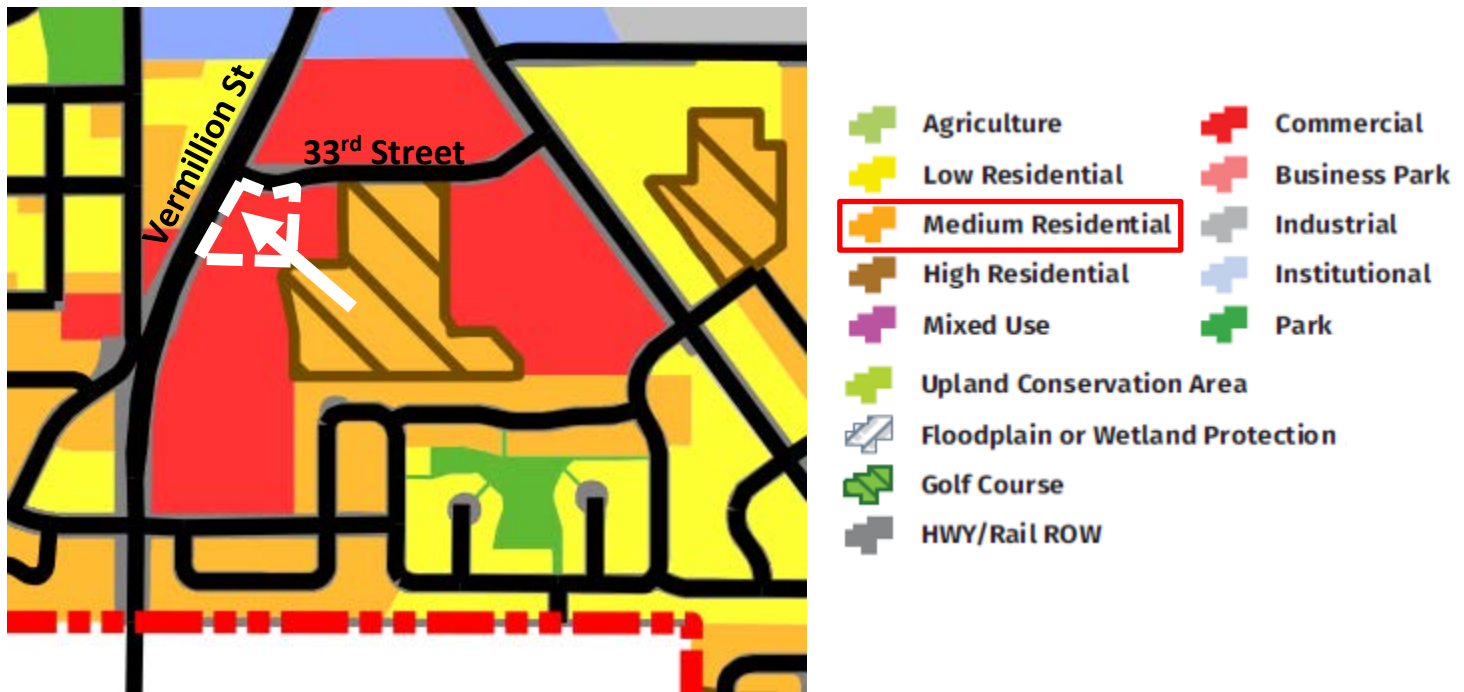
All property owners within 350 feet of the site were provided notification of the meeting. Charles Terry owner of Terry's Hardware shared concerns that the change in land use from commercial to residential would isolate his business and detract from the commercial viability of the area.

COMPREHENSIVE PLAN AMENDMENT

Request

Change the Future Land Use Map designation from "Commercial" to "Medium Density Residential". The Future Land Use Map is located on page 4-39, [Chapter 4 - Land Use](#).

2040 Comprehensive Plan



Medium Density Residential

Medium Density Residence is defined within the Comprehensive Plan as:

Small-lot townhomes, 4, 6, and 8 unit buildings with individual exterior entrances. The density is expected to be within the range of 8-20 dwelling units per acre. Includes places of worship. Potential zoning districts include R-3, R-4 and R-6.

Review of Medium and High-Density Housing Applications

The Comprehensive Plan establishes the following factors in review of Medium and High-Density Housing Applications:

- Adequate utility and street capacity
- The ability of a given area or neighborhood to absorb additional density
- Adequate access
- Proximity to services and employment opportunities
- Proximity to schools and natural amenities
- Compatibility with adjacent development
- Suitability of the site for construction
- Other matters of interest as determined by the City Council

Analysis

- The site is undeveloped and abuts commercial land and a state highway.
- Land to the southeast of the development has been approved for 211 apartment units.

- The Vermillion Street Corridor Study contemplated residential development of the property.

RECOMMENDATION - Comprehensive Plan Amendment

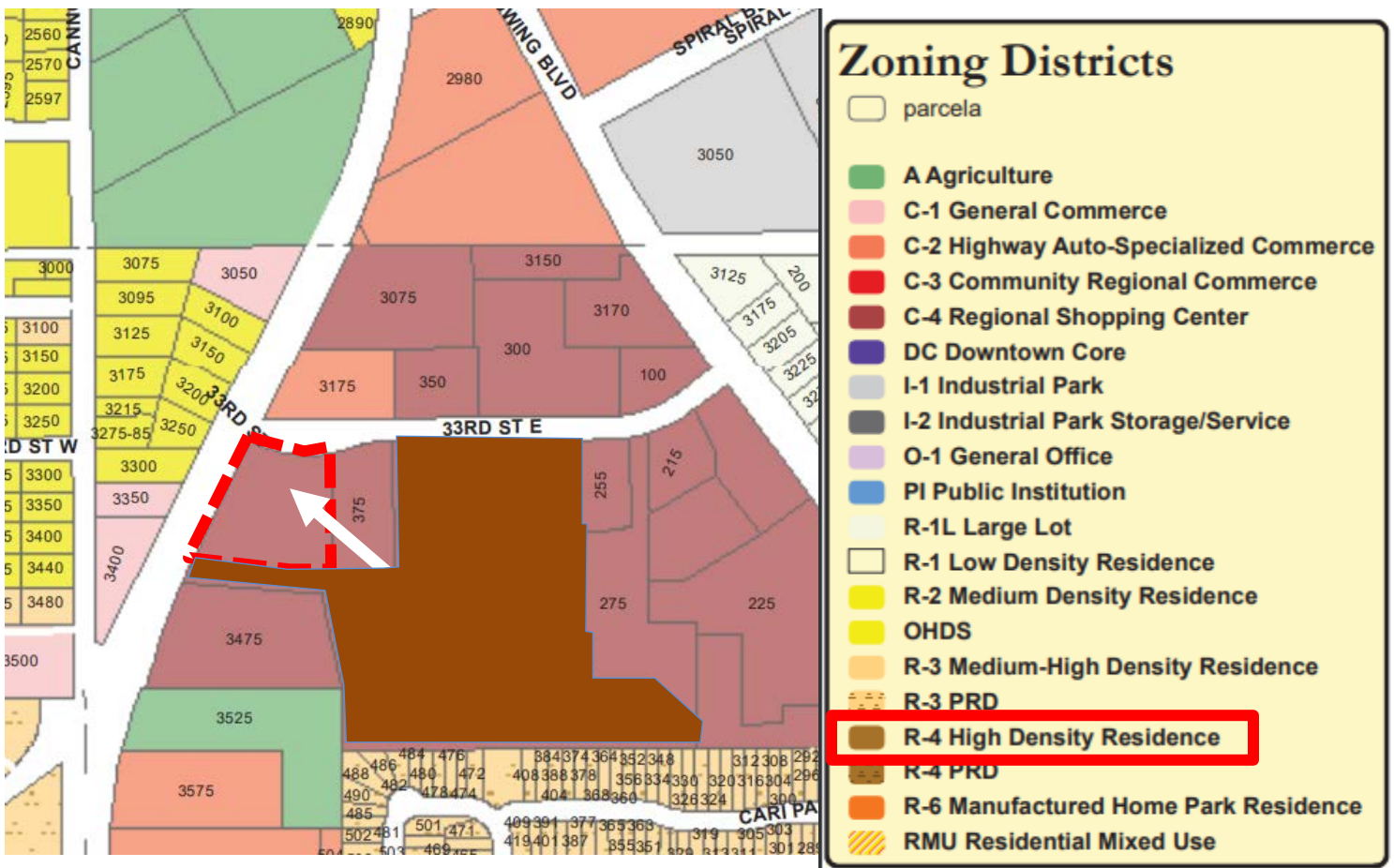
Approval of the Comprehensive Plan Amendment is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated September 12, 2022.
- 2) Approval of the Comprehensive Plan Amendment by Metropolitan Council.

REZONING REVIEW

Request

Rezone property from C-4 - Regional Shopping Center to R-4 - High Density Residence. The action serves as an amendment to Hastings City Code Chapter 155.01 - Official Zoning Map.



Uses - R-4 Zoning District

Hastings City Code Chapter 155.25 establishes the following requirements for the R-4 Zoning District:

- A. *Intent.* The intent of this chapter in establishing a medium density residence district is in recognition of the growing demand for multiple-family housing and of the desire to encourage high quality developments less than 3 stories in height in strategic locations within the city.
- B. *Uses Permitted.* Same as permitted in the R-3.
 - 1. Multiple-family and single-family dwellings when part of a PRD;
 - 2. **Residential care facility**, dependent and semi-independent, residential senior facility-independent, dormitories, public and parochial schools and churches, fire stations, professional offices, day care center, library, gift or craft shop and similar uses of a public service nature;
 - 3. Accessory uses incidental to the foregoing principal uses such as private garages and sheds;
 - 4. Home occupations in accordance with § 155.07;
 - 5. Planned residential developments pursuant to § 155.07; and
 - 6. Keeping chickens pursuant to 91.02.
- C. *Uses By Special Permit.* Same as permitted in the R-3 District.
 - 1. Neighborhood commercial subject to the requirements of § 155.07. (Am. Ord. 501, passed 8-18-2003)
 - 2. Towers as regulated by § 155.07.

Analysis

- Rezoning conforms with the proposed Medium Residential Development Land Use District of the Comprehensive Plan.
- Land to the southeast of the development has been approved for 211 apartment units.
- The Vermillion Street Corridor Study contemplated residential development of the property.

RECOMMENDATION - Rezoning

Approval of the rezoning is recommended subject to the following conditions

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated September 12, 2022.
- 2) Approval of the Comprehensive Plan Amendment changing the Future Land Use Map designation from “Commercial” to “Medium Density Residential”.

PRELIMINARY AND FINAL PLAT REVIEW

Request

Preliminary and Final Plat approval of SUITE LIVING OF HASTINGS, A re-platting of an existing outlot 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 building 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.

MN DOT Review

Plans have been submitted to the MN Department of Transportation for review. No comments have been received at this time.

Stormwater Maintenance Agreement

A Stormwater Maintenance Agreement will be required at the time of platting to allow access and emergency maintenance of facilities.

Park Land Dedication

The Park and Recreation Commission met on August 30, 2022 to consider the method for satisfying park dedication requirement. Payment of cash in lieu of land in the amount of \$35,200 (\$1,100 x 32 units) was 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 12, 2022
- 2) Approval of the Comprehensive Plan Amendment changing the Future Land Use Map designation from “Commercial” to “Medium Density Residential”.
- 3) Approval of the Rezoning from C-4 Regional Shopping Center to R-4 High Density Residence.
- 4) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 5) Payment of \$35,200 (\$1,100 x 32 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
- 6) Payment of \$15,520 (\$485 x 32 units) in sewer interceptor fees prior to release of the final plat mylars for recording.
- 7) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 8) Execution of a Stormwater Maintenance Agreement to allow for emergency access and maintenance of stormwater facilities.
- 9) Approval of plans by the Minnesota Department of Transportation.
- 10) 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 one story, 32 unit assisted living facility consisting of both dependent living and memory care units.

Vehicular Access and Circulation

Vehicular access and circulation are acceptable. A single driveway access to 33rd Street is provided to a parking and drop off area of the building. There is no direct access to Vermillion Street.

Building Setbacks

Building setbacks are acceptable as follows:

	R-4 & Residential Care Facility Requirements	Site Proposal
Front Yard Setback	20 feet	69.2 feet
Interior Side Yard Setback	25 feet	37.3 feet
Rear Yard Setback	35 feet	107.6 feet
Setback to ROW	35 feet	35 feet from TH 61
Maximum Building Height	25 feet	~ 20 feet
Site Density	39.3 units per acre	11.8 units per acre

Pedestrian Access

Development includes construction of a sidewalk around the building perimeter to provide an outdoor walking area for residents connecting to the parking lot and main entry drop-off area. There is an existing sidewalk along 33rd Street to the north and a planned sidewalk trail along TH 61 to the west. Access is acceptable with the following addition:

- 1) Provide a sidewalk connection between interior sidewalk and 33rd Street sidewalk.

Parking

The number of parking spaces is acceptable as follows:

Use	Required Spaces	Provided Spaces
Residential Care Facility, Dependent	11 (1 per 3 units)	25

Suite Living has indicated that although the number of parking spaces is above our minimum standard, the number is consistent with parking provided at other facilities and is necessary.

Architectural Elevations

Architectural standards require all facades to be composed of at least 25% of Class I Materials (brick, natural stone, glass, metal panels) and 25% Class II Materials (EIFS, stucco, concrete panels, tile). The single story building incorporates a hip roof with dormers with many windows. Building materials consist of cultured stone veneer, prefinished shake siding, and horizontal lap siding. Architectural elements are distributed along all sides of the building. Architectural elevations are acceptable with the following change:

- 1) Plan Sheet 5/A2.1 must be modified to include a minimum of 25% of Class I Materials

Landscape Plan

Landscaping is acceptable as presented. A variety of plantings have been included along the building, site perimeter, and between the parking lot and street. Landscaping is provided as follows:

	Required	Proposed
One tree per 4,000 s.f. of paved surface – 12,194 s.f.	3 Trees	3 Trees
One tree per 50 feet of lot perimeter – 1,422 feet	28.4 Trees	29 Trees
One shrub per 40 feet of lot perimeter – 1,422 feet	35.6 shrubs	162 Shrubs

Lighting Plan

A Photometric Plan has been submitted and adheres to the 0.5 footcandle illumination limit when abutting residential properties. Lighting is propose to illuminate parking areas to the north and east.

Trash Enclosure

A four sided trash enclosure area for dumpsters and recycling has is planned for the southeast corner of the parking lot. Materials of the enclosure match the building.

Grading, Drainage, Erosion Control and Utility Plan Review

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

RECOMMENDATION

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

1. Conformance with the plans submitted with the Planning Commission Staff Report dated September 12, 2022
2. Approval of the Comprehensive Plan Amendment changing the Future Land Use Map designation from “Commercial” to “Medium Density Residential”.
3. Approval of the Rezoning from C-4 Regional Shopping Center to R-4 High Density Residence.
4. Approval of the Preliminary and Final Plat of Suite Living of Hastings.

5. Final approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director.
6. All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
7. Disturbed areas of the site shall be maintained to the requirements of the City's property maintenance ordinance.
8. All rooftop equipment shall be screened by a parapet wall or painted to match the building.
9. Provide a sidewalk connection between interior sidewalk and 33rd Street sidewalk.
10. Plan Sheet 5/A2.1 must be modified to include a minimum of 25% of Class I Materials
11. Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
12. All lighting shall incorporate shields and cut-offs to direct light on the site.
13. Approval is subject to a one-year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

ATTACHMENTS

- Site Location Map
- Site Pictures
- Developer's Narrative
- Preliminary and Final Plat
- Site Plan
- Civil Plans
- Landscape Plan
- Architectural Elevations
- Application

LOCATION MAP





Looking South from 33rd Street



Looking East from Vermillion Street

Hampton Companies, LLC
Suite Living Senior Care of Eagan, LLC
1824 Buerkle Road
White Bear Lake, MN 55110

X-C-01(a-d)

PROJECT NAME: Suite Living Senior Care of Hastings

PROPERTY ADDRESS: Southeast Corner of Vermillion St. and 33rd St., W.

APPLICANT: Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Jeremy Larson: 651-253-8924
Jeremy@hamptoncos.com

DESCRIPTION OF PROPOSED DEVELOPMENT:

Hampton Companies and Suite Living is proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Hastings and those with elderly family members in need of memory care and assisted living services. Suite Living Senior Care community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Senior Care our goal is to provide our residents with the right care at the right time.

Building Description: Total Land Size: 2.71 Acres-Approx.
Building Size: 21,121 Sq. Ft.
Occupancy: 32 Private Suites
Floor 1: 20 Assisted Living Units / 12 Memory Care Units

Parking and Access: Hard Surface Parking (25 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Senior Care staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

X-C-01(a-d)

32 residents at any one time (Fixed immobile)

3 to 5 employees

1 to 3 visitors for a total of 4 to 8 transient occupants

There will be a circular drive through turn around with a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the circular driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination: Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design: The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

CONCLUSION:

Thank you for your time to review our proposal. Suite Living Senior Care will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 25 plus full and part time jobs with annual payroll of \$750,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The project is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening.

As we work thru the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb the neighborhood.

By approving this project, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community.

Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics
- Charity drop off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses

We look forward to continuing to work with the City staff, Planning Commission and City Council during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

Jeremy Larson
Executive Vice President
Hampton Companies

PRELIMINARY PLAT: SUITE LIVING OF HASTINGS

Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
- - -E - - -E - - -	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
- - -F - - -F - - -	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
- - -F - - -F - - -	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
- - -G - - -G - - -	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
- - -G - - -G - - -	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
OH	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—S—S—S—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
- - -S - - -S - - -	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
—>>>—	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
- - ->>> - - -	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	ROOF DRAIN
- - -T - - -T - - -	TELEPHONE LINE	⊠	SEWER CLEAN OUT	⊠	SIGN
- - -T - - -T - - -	TELEPHONE LINE (RECORD)	⊠	SANITARY MANHOLE	⊠	CONIFEROUS TREE
- - -W - - -W - - -	WATERMAIN	⊠	STORM MANHOLE	⊠	DECIDUOUS TREE
- - -W - - -W - - -	WATERMAIN (RECORD)	⊠	CATCH BASIN	⊠	SOIL BORING
- - -X - - -X - - -	CHAINLINK FENCELINE	⊠	FLARED END SECTION	⊠	FOUND IRON MONUMENT
- - -O - - -O - - -	WOODEN FENCELINE	⊠	TELEPHONE BOX	⊠	SET IRON MONUMENT
- - -O - - -O - - -	GUARDRAIL	⊠	TELEPHONE MANHOLE	⊠	CAST IRON MONUMENT
⊠	CONCRETE SURFACE	⊠	HYDRANT		
⊠	PAVER SURFACE	⊠	FIRE CONNECTION		
⊠	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE		
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE		
		⊠	WATER VALVE		
		⊠	WELL		

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
Outlot C, County Crossroads Center Addition, Dakota County, Minnesota.


DATE OF PREPARATION:
8-24-2022

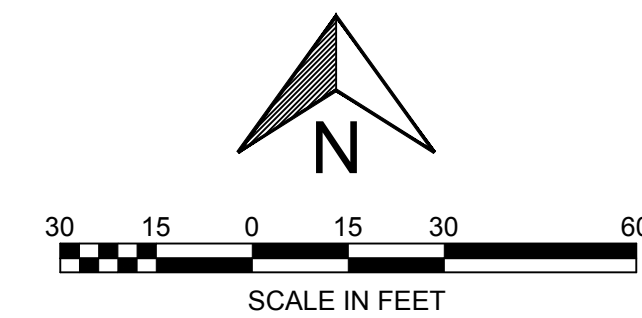
APPLICANT:
Suite Living/Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Contact: Jeremy Larson
612-253-8924

BENCHMARKS:
Elevations are based on the NGVD 29 Datum.
Site Benchmark 1: The top nut of the fire hydrant located on northerly side of 33rd Street West approximately 65 feet north of the northeast corner of subject property, as shown hereon. Elevation=831.94
Site Benchmark 2: The top nut of the fire hydrant located approximately in the middle of subject property, as shown hereon. Elevation=834.28
Site Benchmark 3: The top nut of the fire hydrant located on easterly side of Vermillion Street (U.S. Hwy No. 61) approximately 10 feet southwest of the southwest corner of subject property, as shown hereon. Elevation=830.80
Site Benchmark 4: The top nut hydrant located approximately 38 feet northwesterly of the southeast corner of subject property, as shown hereon. Elevation=834.82

AREAS:
Proposed Lot 1, Block 1 = 118,233 +/- square feet or 2.714 +/- acres.

FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0278E, effective date of December 2nd, 2011.


Rory L. Synstelen
rory@civilsitegroup.com
Minnesota License No. 44565



PROJECT
Suite Living Hastings
33rd Street West & Vermillion Street (U.S. Hwy No. 61), Hastings, Dakota County, MN 56033

CLIENT
Suite Living/Hampton Companies, LLC
1824 Buerkle Road, White Bear Lake, MN 55110

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.


RORY L. SYNSTELLEN
DATE 8-24-2022 LICENSE NO. 44565

QA/QC	
FIELD GROW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

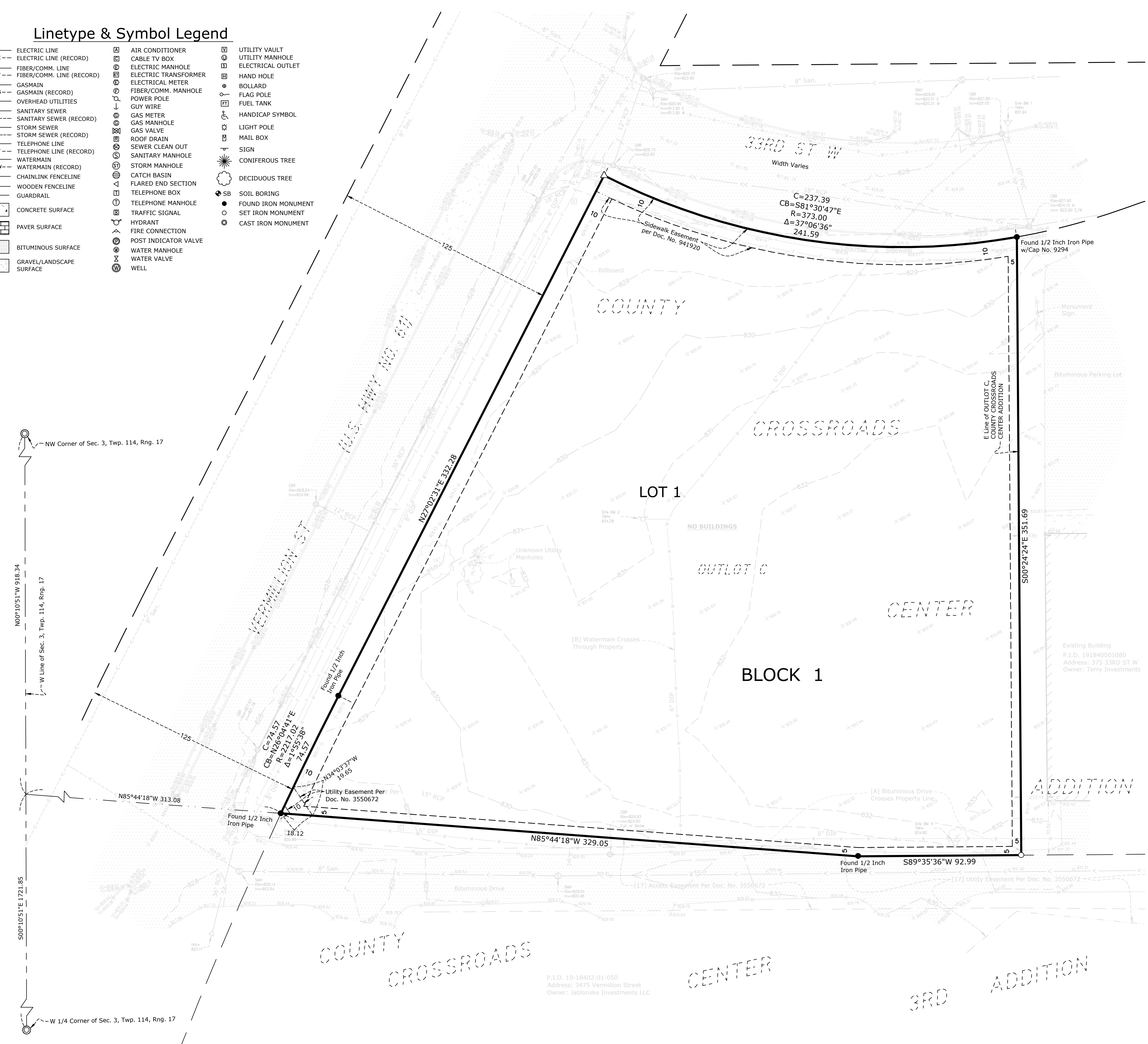


REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 22053

PRELIMINARY PLAT

V2.0



SUITE LIVING OF HASTINGS

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

X-C-01(a-d)

OUTLOT C, COUNTY CROSSROADS CENTER ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as SUITE LIVING OF HASTINGS and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said Landco Investments of Hastings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Landco Investments of Hastings, LLC

By: _____ Its _____

STATE OF _____, COUNTY OF _____

The forgoing instrument was acknowledged before me this _____ day of _____, 20____.

By: _____ of Landco Investments of Hastings, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Rory L. Synstelen, 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 the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Rory L. Synstelen, Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Rory L. Synstelen, a Licensed Land Surveyor.

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

My Commission Expires: _____

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

This plat was approved by the City Council of Hastings Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, City 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____.

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, Subdivision 9, taxes payable in the year _____ on real estate hereinbefore described, have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered on this _____ day of _____, 20____.

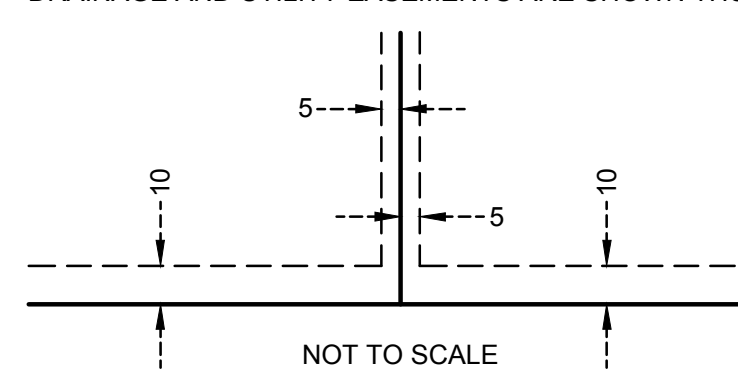
By _____
Amy A. Koethe, Director, Department of Property Taxes and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

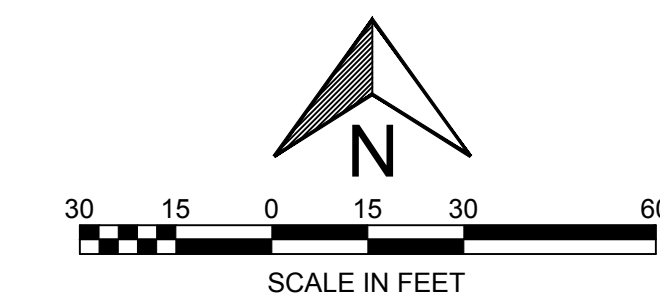
I hereby certify that this plat of SUITE LIVING OF HASTINGS was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By _____
Amy A. Koethe, County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

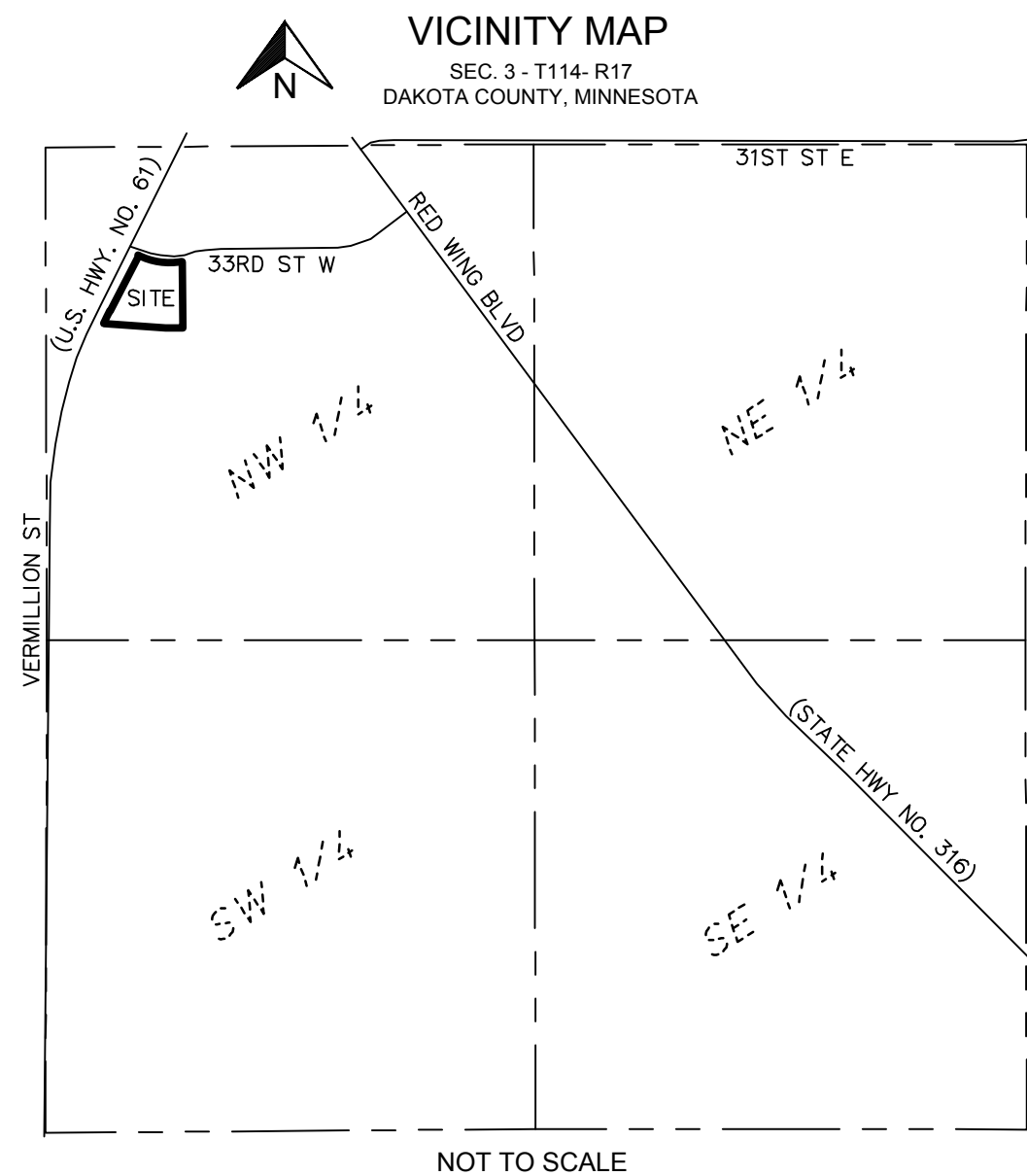


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines unless otherwise indicated, as shown on this plat.



Bearings are based on the East Line of OUTLOT C, COUNTY CROSSROADS CENTER ADDITION having an assumed bearing of S 00°24'24" E.

- Denotes a Found Iron Monument (Type as shown on plat)
- Denotes a 1/2 inch by 14 inch Rebar Marked "RLS 44565"
- △ Denotes a set Nail with Disk Marked "RLS 44565"
- ⊙ Denotes a Cast Iron Monument.



NOT TO SCALE

○ NW Corner of Sec. 3, Twp. 114, Rng. 17

N00°10'51"W 916.34

W Line of Sec. 3, Twp. 114, Rng. 17

S00°10'51"E 1721.85

○ W 1/4 Corner of Sec. 3, Twp. 114, Rng. 17

VERMILLION ST

COUNTY CROSSROADS

LOT 1

OUTLOT C

BLOCK 1

CENTER

3RD

ADDITION

33RD ST W
Width Varies

C=237.39
CB=S81°30'47"E
R=373.00
Δ=37°06'36"
241.59

Sidewalk Easement
per Doc. No. 941920

Found 1/2 Inch Iron Pipe
w/Cap No. 9294

N27°02'31"E 332.28

C=74.57
CB=N68°04'41"E
R=121.70
Δ=1°55'38"
74.57

Utility Easement Per
Doc. No. 3550672

Found 1/2 Inch
Iron Pipe

N85°44'18"W 313.08

N85°44'18"W 329.05

Found 1/2 Inch
Iron Pipe S89°35'36"W 92.99

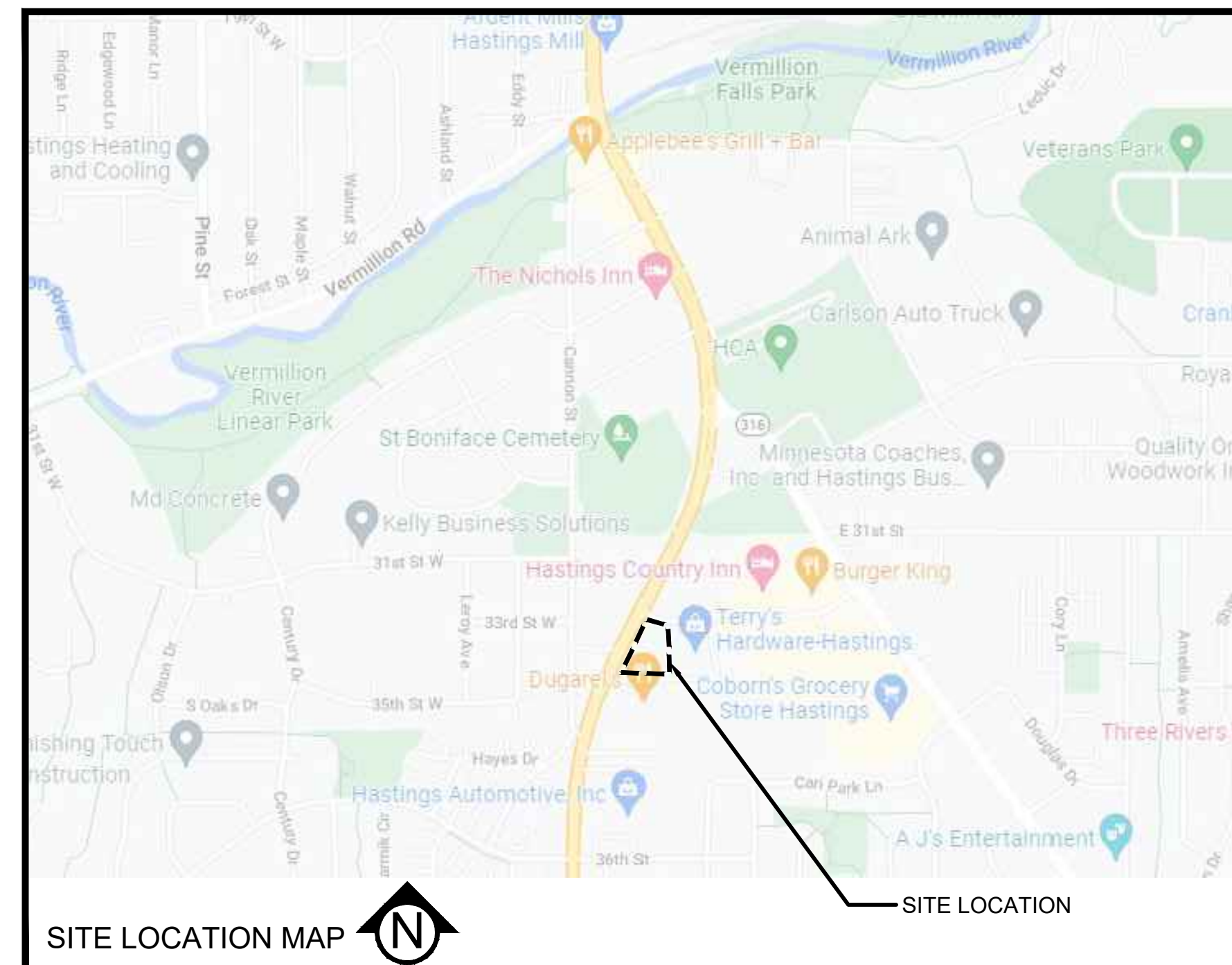
S00°24'24"E 351.69

SUITE LIVING HASTINGS

HASTINGS, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

PRELIMINARY:
 NOT FOR
 CONSTRUCTION



ARCHITECT:
 ROSA ARCHITECTURAL GROUP, INC.
 1084 STERLING STREET
 ST. PAUL, MN 55119
 CONTACT: RUSSELL ROSA
 ROSAARCHGRP@MSN.COM
 651-739-7988

DEVELOPER / PROPERTY OWNER:
 SUITE LIVING/HAMPTON COMPANIES, LLC
 1824 BUERKLE ROAD
 WHITE BEAR LAKE, MN 55110
 CONTACT: JEREMY LARSON
 612-253-8924

ENGINEER / LANDSCAPE ARCHITECT:
 CIVIL SITE GROUP
 5000 GLENWOOD AVE
 GOLDEN VALLEY, MN 55422
 CONTACT: ROBBIE LATTA
 612-615-0060

SURVEYOR:
 CIVIL SITE GROUP
 5000 GLENWOOD AVE
 GOLDEN VALLEY, MN 55422
 CONTACT: RORY SYNSTELIEN
 612-615-0060

GEOTECHNICAL ENGINEER:
 HAUGO GEOTECHNICAL SERVICES
 2825 CEDAR AVENUE S
 MINNEAPOLIS, MN 55407
 CONTACT: PAUL GIONFRIDDO
 612-729-2959

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OPHER STATE ONE CALL" (851-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.
 Call before you dig.

PROJECT
SUITE LIVING HASTINGS

33RD ST WEST AND HWY 61, HASTINGS, MN 55033

SUITE LIVING/HAMPTON COMPANIES LLC
 1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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.

Robert A. Latta
 ROBERT A. LATTA
 DATE 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY
 DATE DESCRIPTION
 08/16/22 CITY SUBMITTAL

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

DRAWN BY: MD, JL REVIEWED BY: RL
 PROJECT NUMBER: 22053

REVISION SUMMARY
 DATE DESCRIPTION

TITLE SHEET

C0.0

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

SUITE LIVING HASTINGS
 33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
 1824 BUENKLE ROAD, WHITE BEAR LAKE, MN 55110

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ISSUE/SUBMITTAL SUMMARY
 DATE DESCRIPTION
 08/16/22 CITY SUBMITTAL

DRAWN BY: MD, JL REVIEWED BY: RL
 PROJECT NUMBER: 22053

REVISION SUMMARY
 DATE DESCRIPTION

REVISIONS PLAN

REVISIONS PLAN

REVISIONS PLAN

REVISIONS PLAN

REVISIONS PLAN

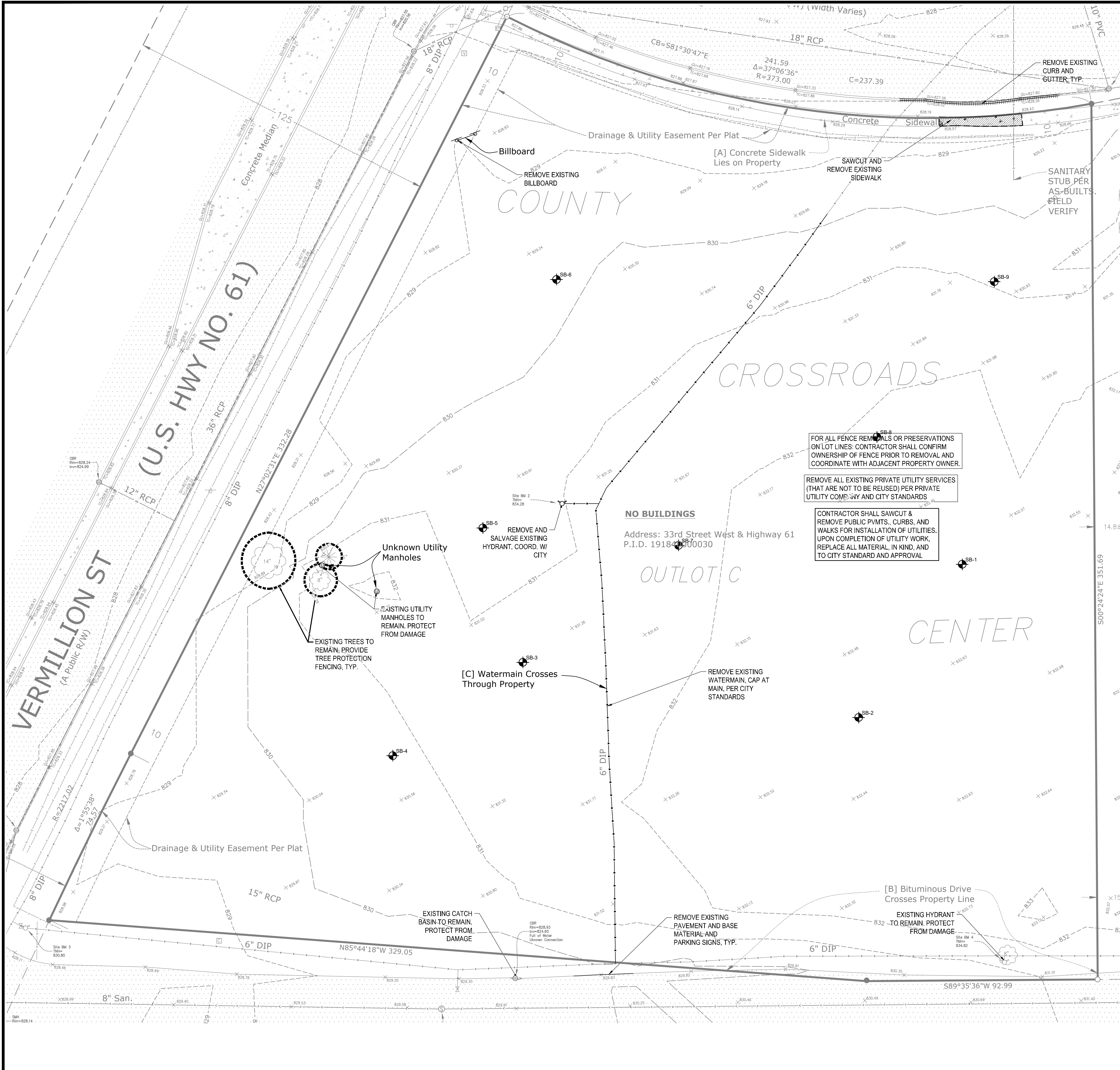
REVISIONS PLAN

REVISIONS PLAN

REVISIONS PLAN

REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVE, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

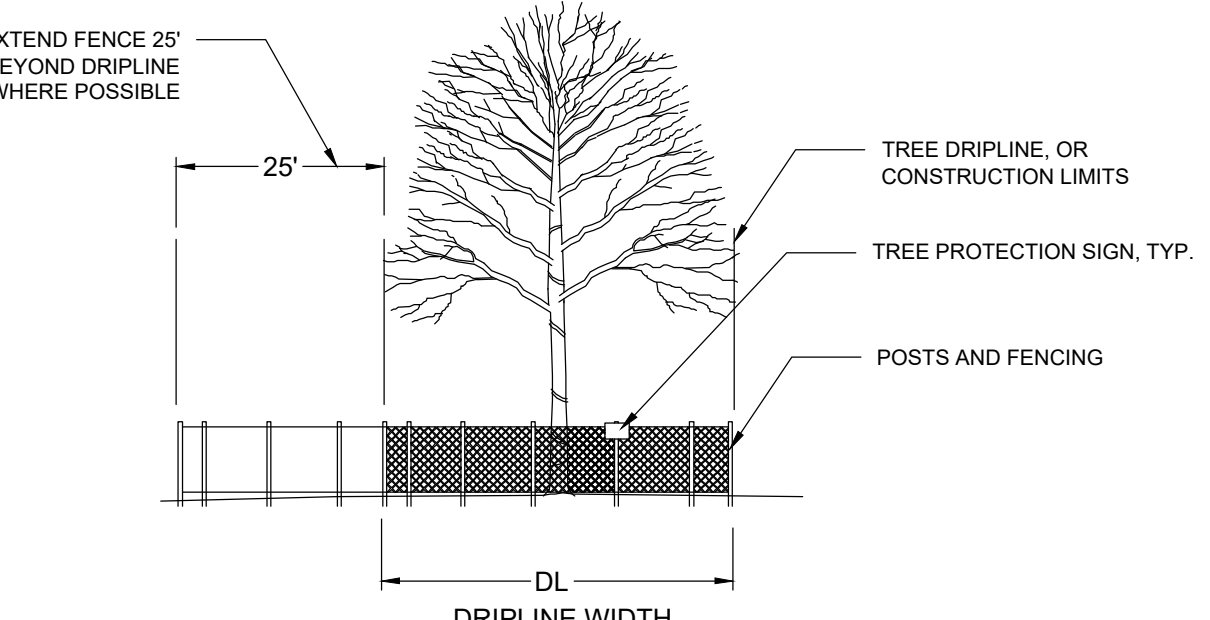


FOR ALL FENCE REMOVALS OR PRESERVATIONS ON LOT LINES: CONTRACTOR SHALL CONFIRM OWNERSHIP OF FENCE PRIOR TO REMOVAL AND COORDINATE WITH ADJACENT PROPERTY OWNER.

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES (THAT ARE NOT TO BE REUSED) PER PRIVATE UTILITY COMPANY AND CITY STANDARDS.

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS, CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL.

NO BUILDINGS
 Address: 33rd Street West & Highway 61
 P.I.D. 19184800030



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

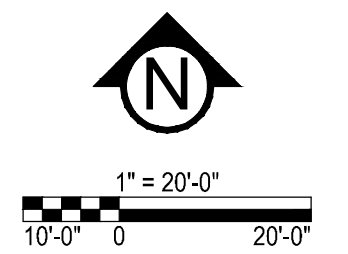
1 TREE PROTECTION NOTES

REMOVALS LEGEND:

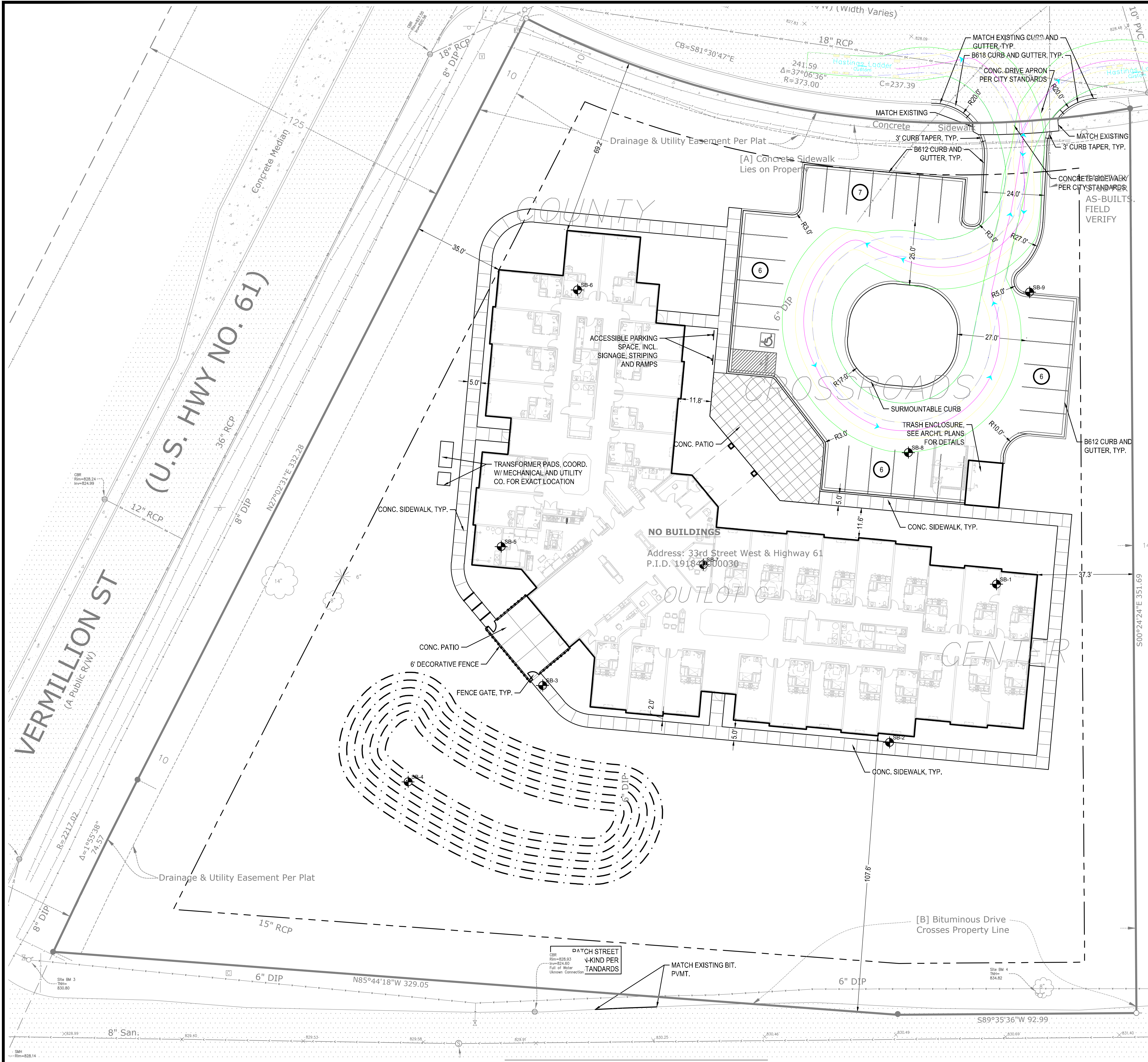
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- [Hatched Box] REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- [Cross-hatched Box] REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- [Dashed Line] REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- [Circle with X] TREE PROTECTION
- [X] TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF HASTINGS REMOVAL NOTES:
 1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5



C1.0



SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE. 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	21,006 SF	17.8%
ALL PAVEMENTS	1,174 SF	1.0%	19,926 SF	16.9%
ALL NON-PAVEMENTS	117,060 SF	99.0%	77,302 SF	65.4%
TOTAL SITE AREA	118,234 SF	100.0%	118,234 SF	100.0%

IMPERVIOUS SURFACE				
	EXISTING CONDITION		PROPOSED CONDITION	
EXISTING CONDITION	1,174 SF	1.0%	40,932 SF	34.6%
PROPOSED CONDITION	40,932 SF	34.6%	39,758 SF	33.6%
DIFFERENCE (EX. VS PROP.)			39,758 SF	33.6%

SITE PLAN LEGEND:

- SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
 - STAMPED & COLORED CONCRETE
 - CONCRETE PAVERS
 MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
- PERVIOUS PAVEMENT (IF APPLICABLE) - CONCRETE PAVER PERVIOUS SYSTEM. INCLUDE ALL BASE MATERIAL AND APPURTENANCES AS SPECIFIED PER MANUFACTURER SPECIFICATIONS & INSTRUCTIONS. MAKE: BELGARD, OR EQUIVILANT MODEL: AQUASTONE, OR EQUIVILANT COLOR: T.B.D. - PROVIDE SAMPLES, SHOP DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.
- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 - HC = ACCESSIBLE SIGN
 - NP = NO PARKING FIRE LANE
 - ST = STOP
 - CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

CITY OF HASTINGS SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL: ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE.

TRASH REMOVAL: TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES: DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

SUITE LIVING HASTINGS
33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
1824 BUENLE ROAD, WHITE BEAR LAKE, MN 55110

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.

Robert A. Latta
ROBERT A. LATTA
DATE: 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
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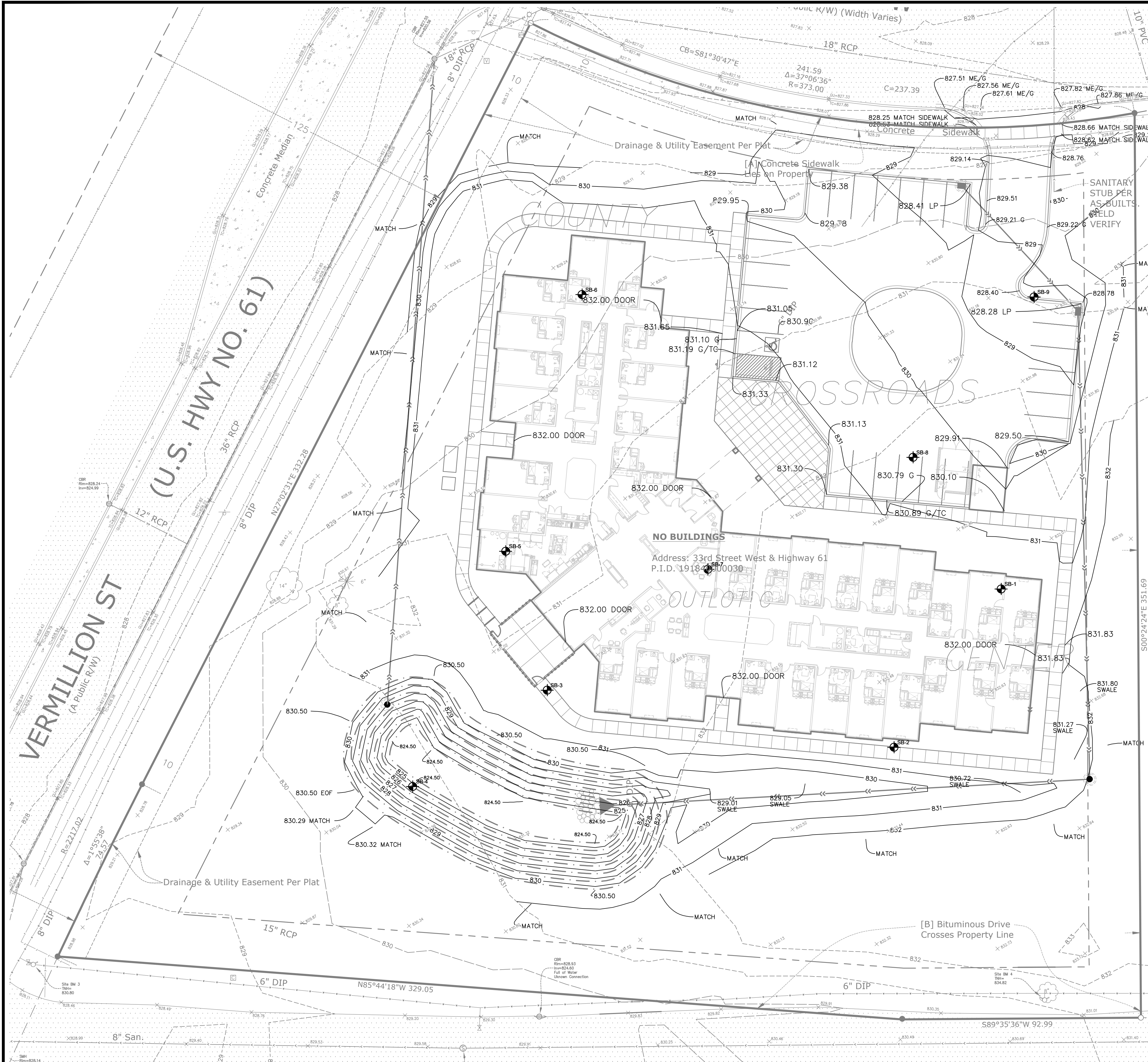
DRAWN BY: MD, JL REVIEWED BY: RL
PROJECT NUMBER: 22053

SITE PLAN

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

1" = 20'-0"
10'-0" 0 20'-0"

C2.0



GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES. WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE IN THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

SUITE LIVING HASTINGS
 33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
 1824 BUENKLE ROAD, WHITE BEAR LAKE, MN 55110

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.

Robert A. Latta
 ROBERT A. LATTA
 DATE 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: MD, JL REVIEWED BY: RL
 PROJECT NUMBER: 22053

GRADING PLAN

C3.0

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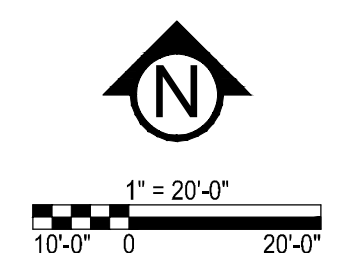
CITY OF HASTINGS GRADING NOTES:
 1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

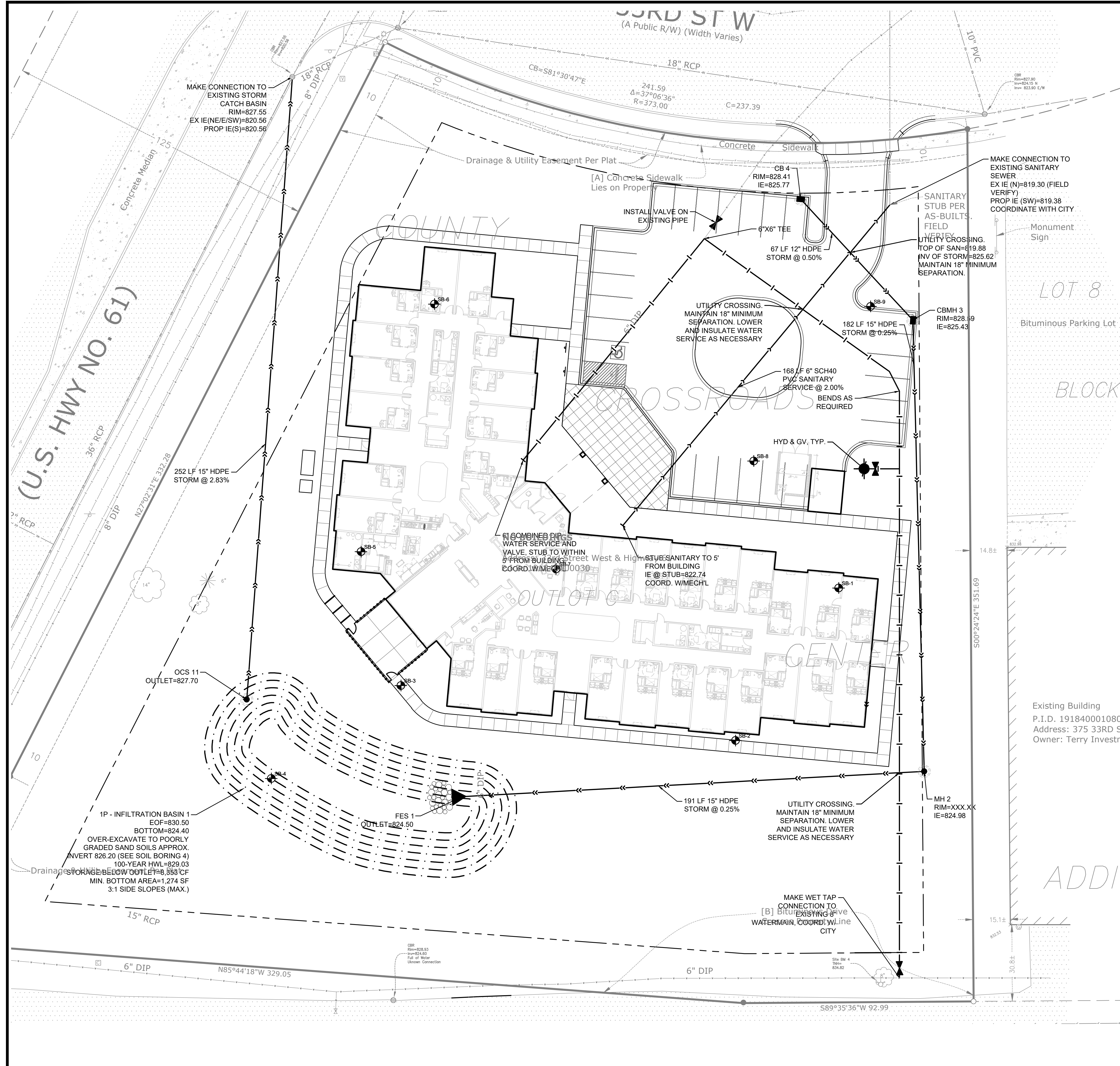
EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER INFORMATION:
 PER GEOTECHNICAL REPORT BY HAUGO GEOTECHNICAL SERVICES, INC., DATED 07/25/22
 GROUNDWATER WAS NOT OBSERVED.

GRADING PLAN LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- CB --- GRADE BREAK - HIGH POINTS
- T.O --- CURB AND GUTTER (T.O = TIP OUT)
- EOF=1135.52 EMERGENCY OVERFLOW





GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

SUITE LIVING HASTINGS
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1824 BUENKE ROAD, WHITE BEAR LAKE, MN 55110

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Robert A. Latta
ROBERT A. LATTA
DATE: 08/16/22 LICENSE NO. 59612

DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

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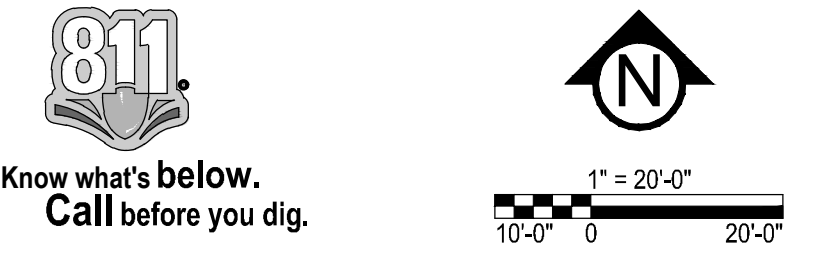
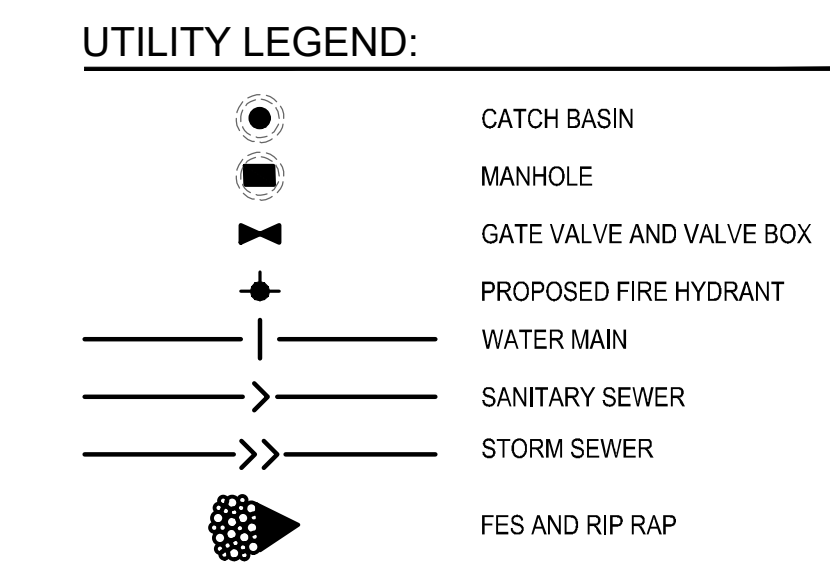
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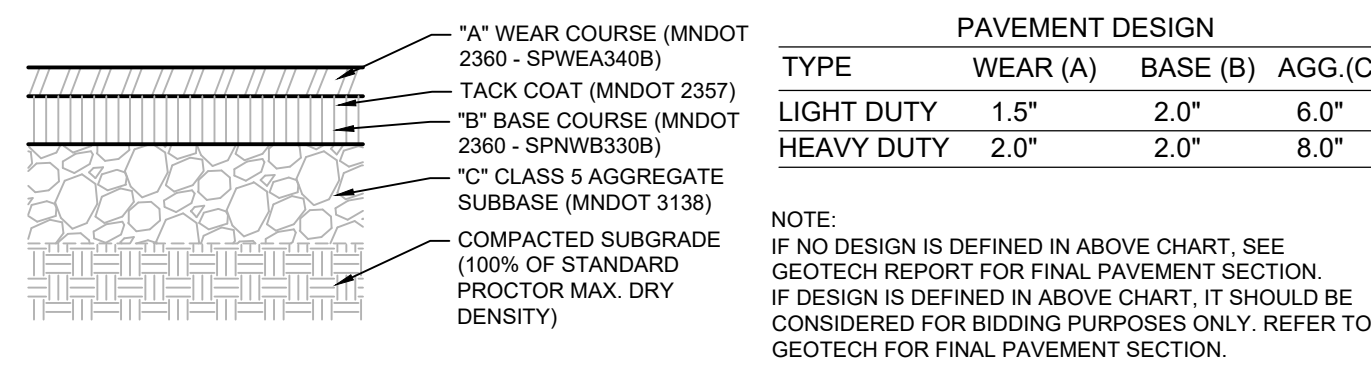
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UTILITY PLAN

C4.0
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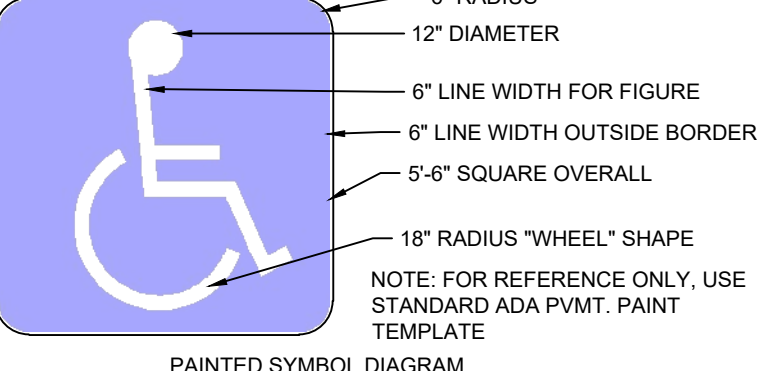
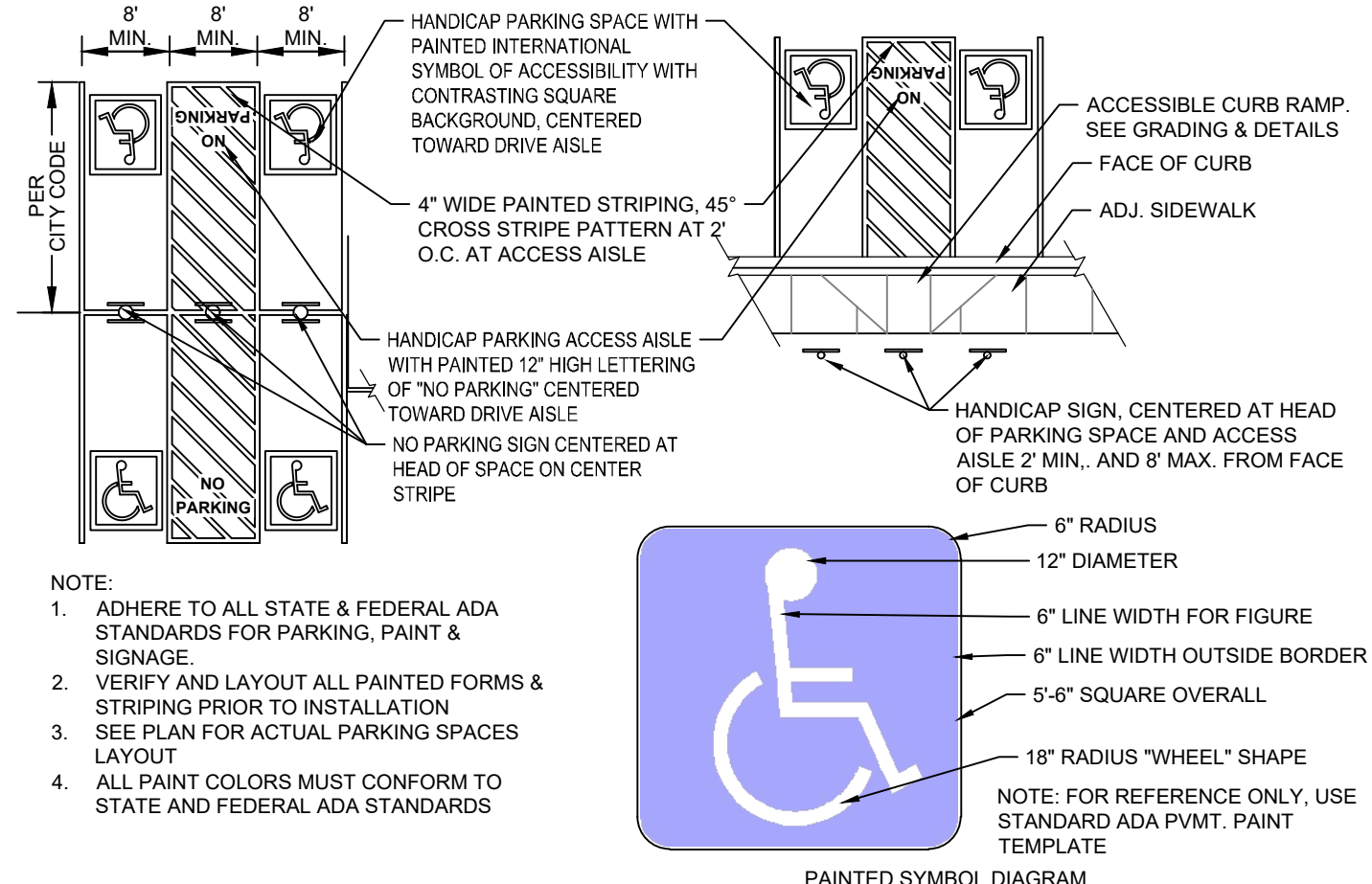
CITY OF HASTINGS UTILITY NOTES:
1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.





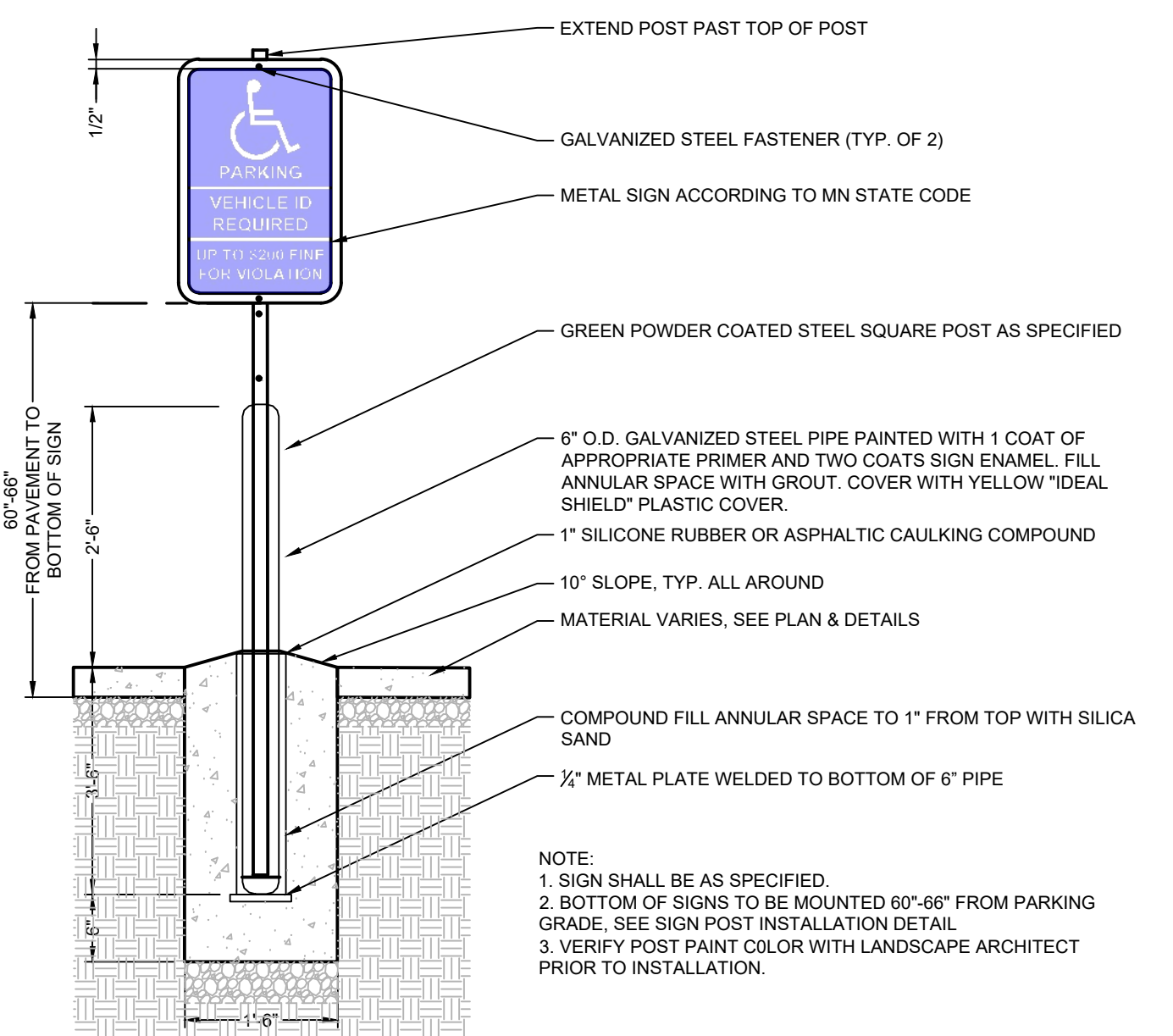
TYPE	PAVEMENT DESIGN		
	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	6.0"
HEAVY DUTY	2.0"	2.0"	8.0"

NOTE: IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.



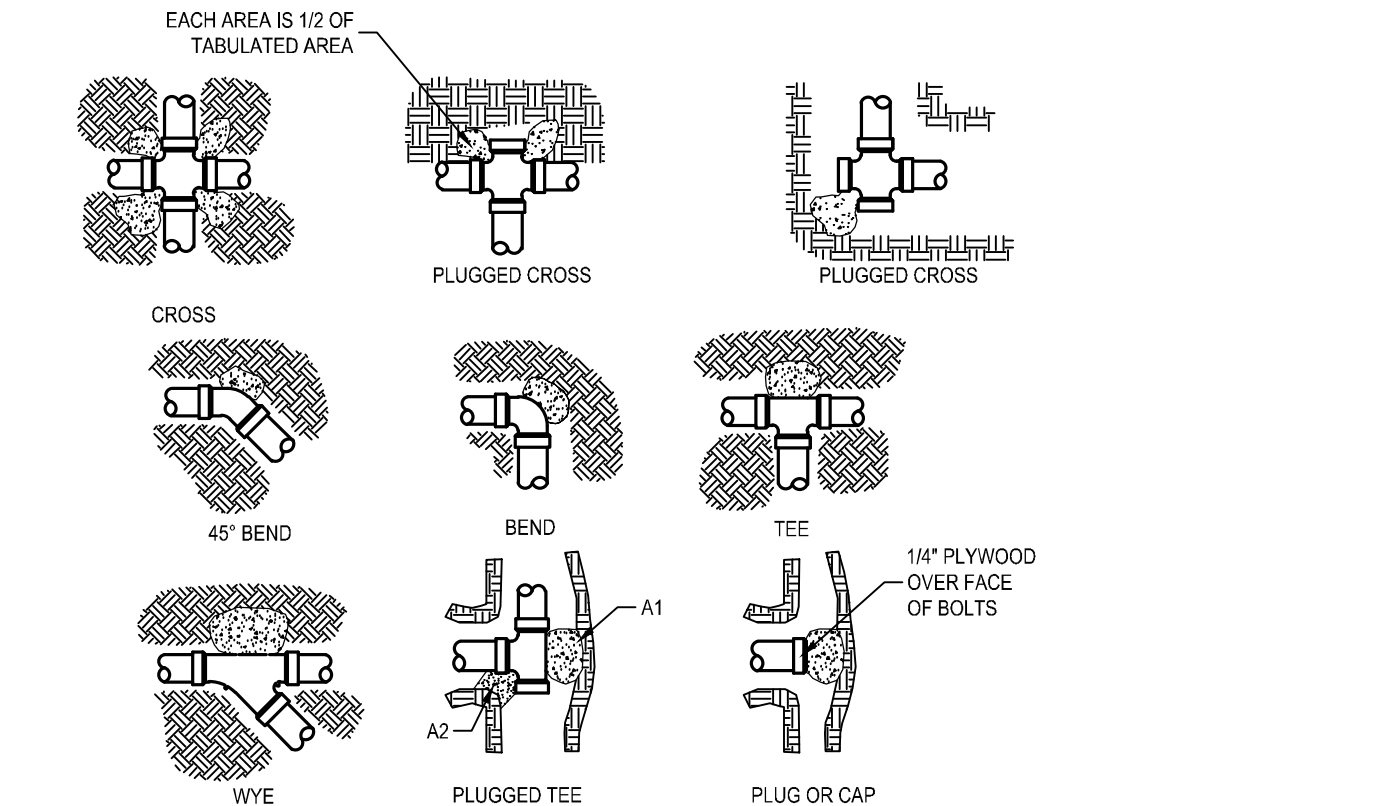
5 ACCESSIBLE PARKING PAVEMENT MARKING

NTS



6 THRUST BLOCK

NTS



NOMINAL FITTING SIZE (INCHES)	TYE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
18	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

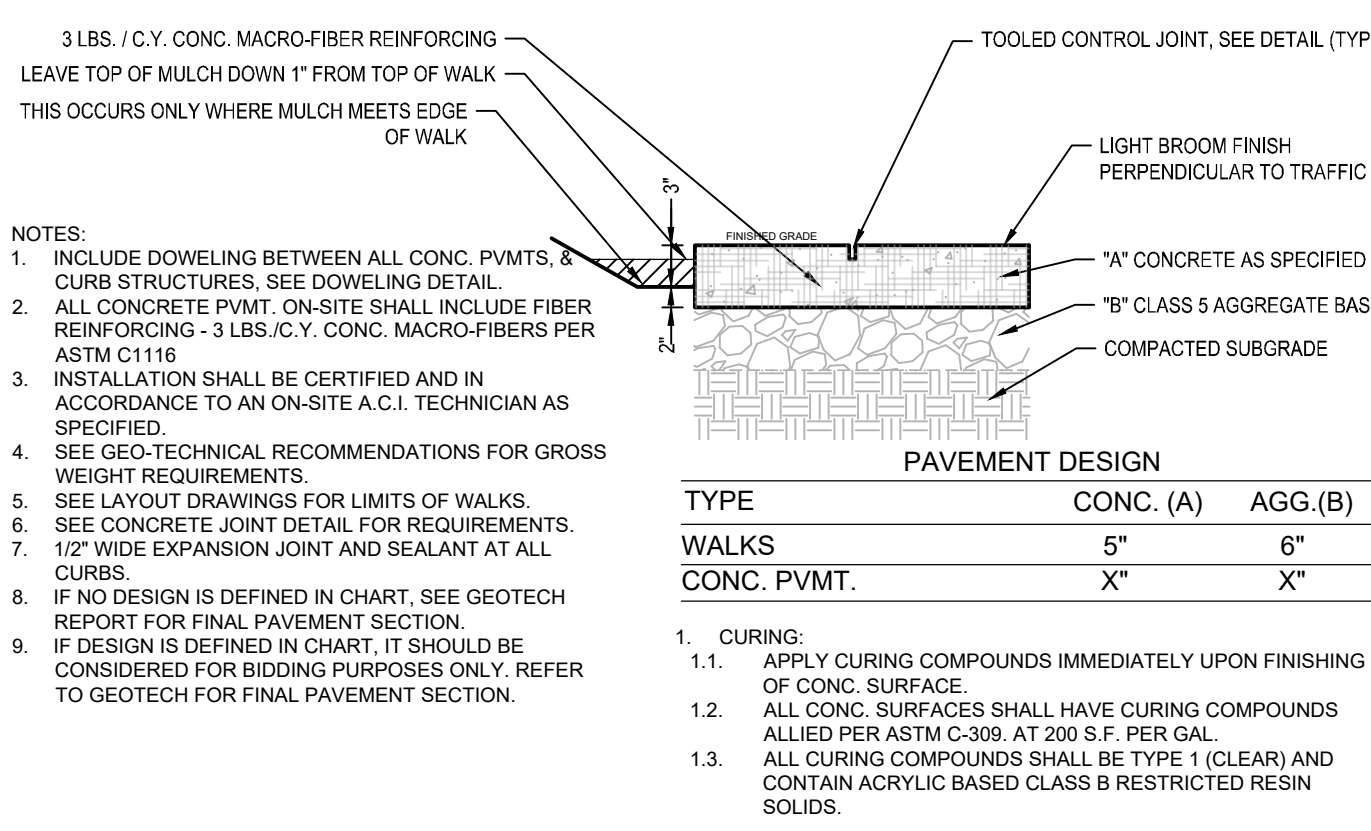
- NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
 4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
 5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

7 THRUST BLOCK

NTS

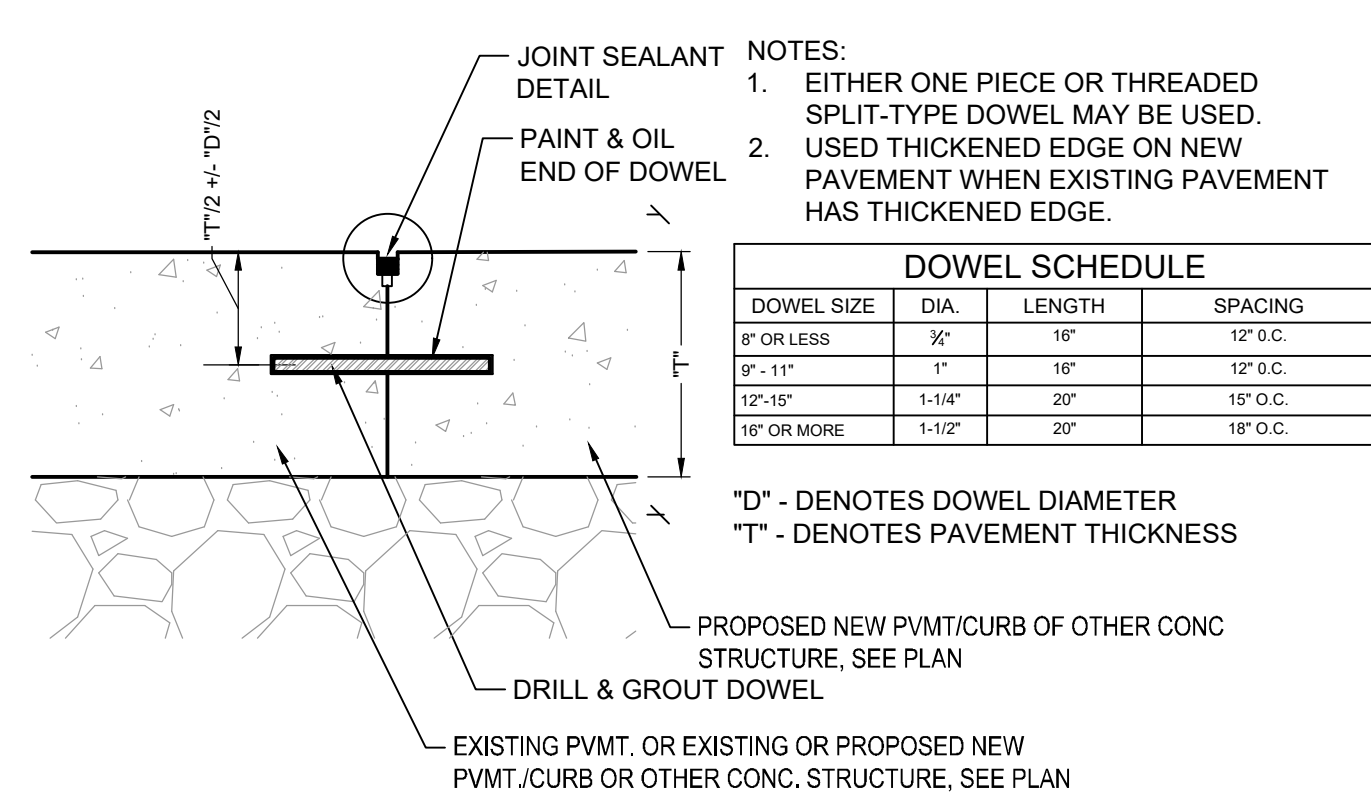
1 BITUMINOUS PAVEMENT - ALL TYPES

NTS



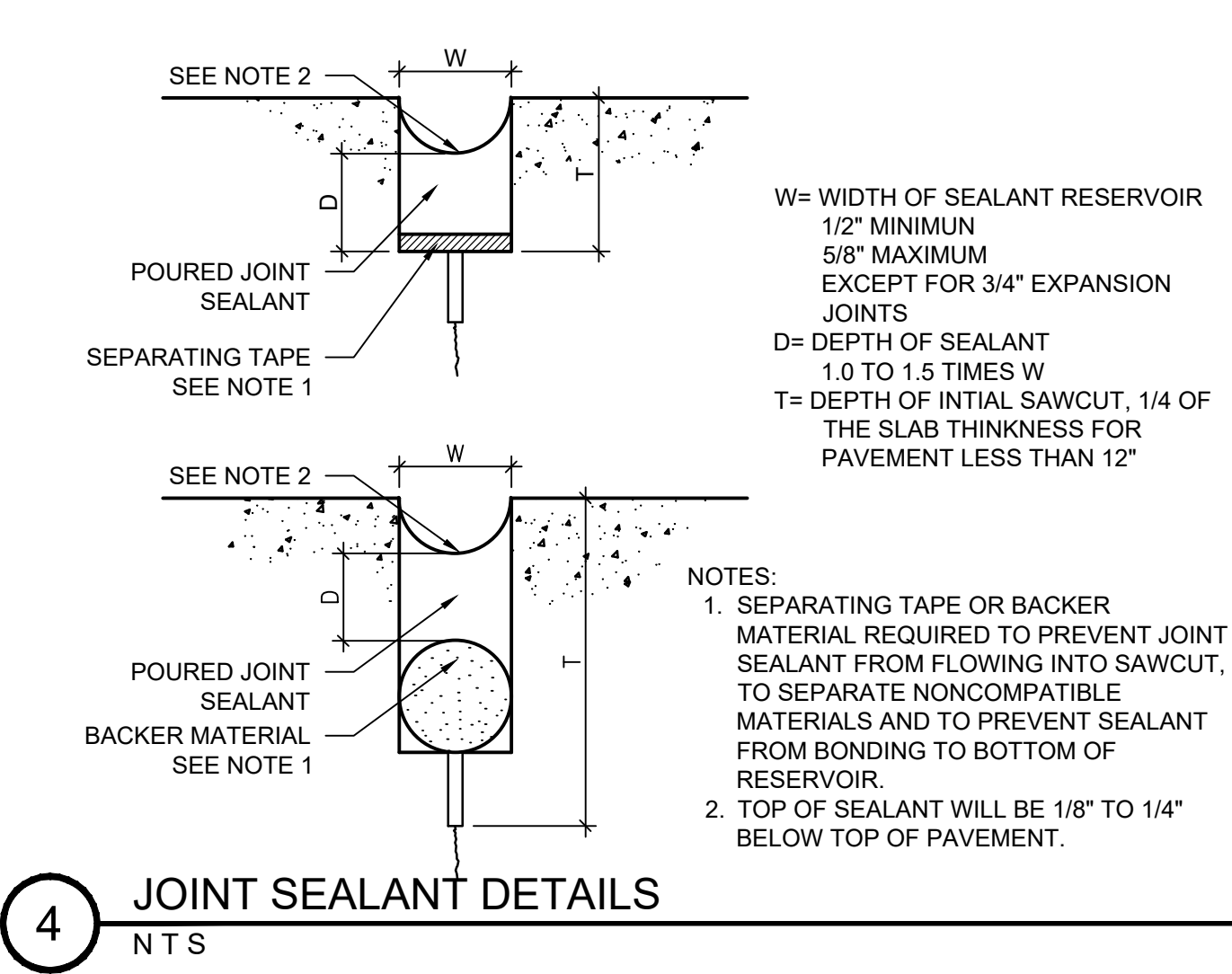
2 CONCRETE PVMT./WALK/PAD

NTS (PRIVATE PROPERTY)



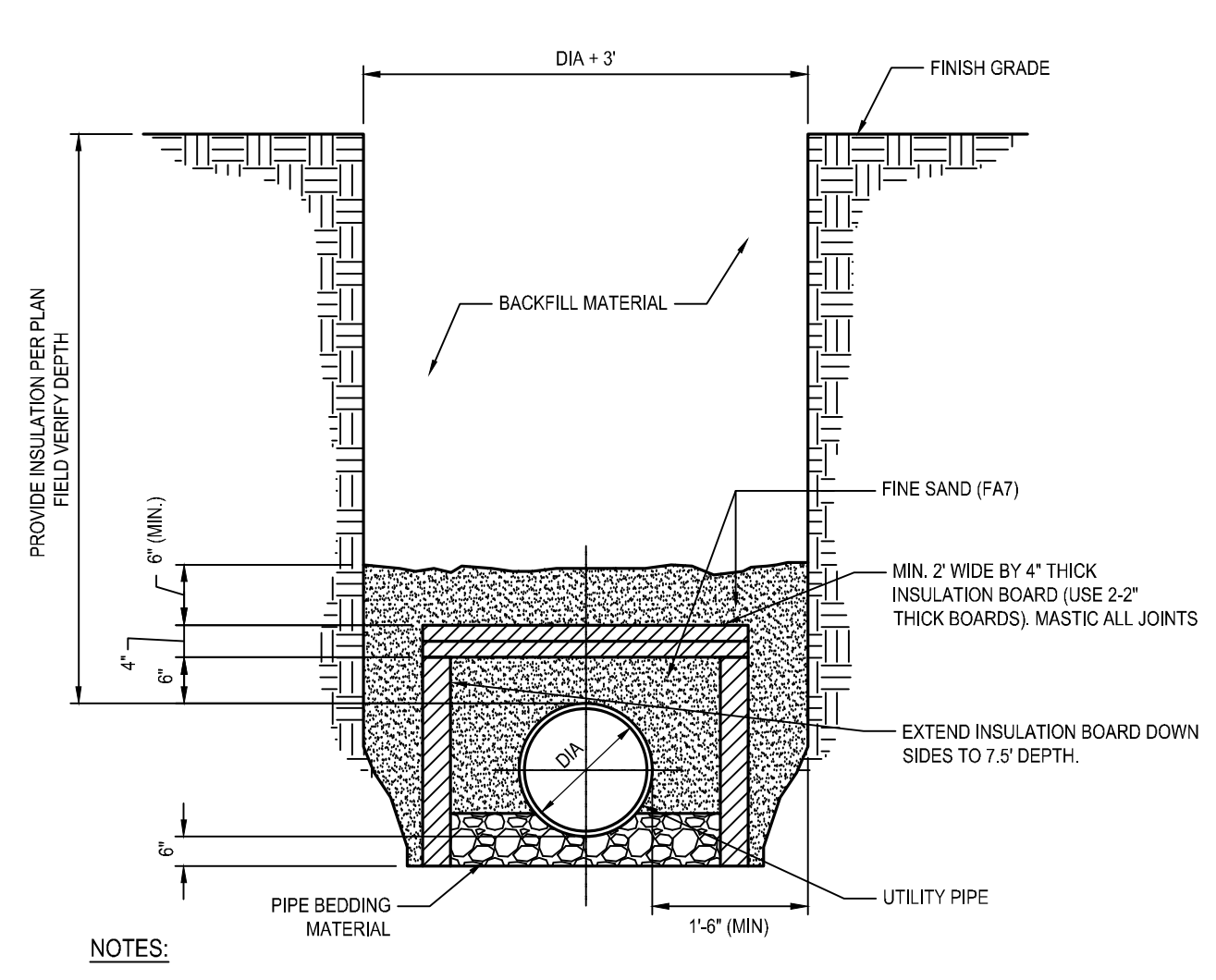
3 DOWELED JOINT BETWEEN TWO PAVEMENTS

NTS



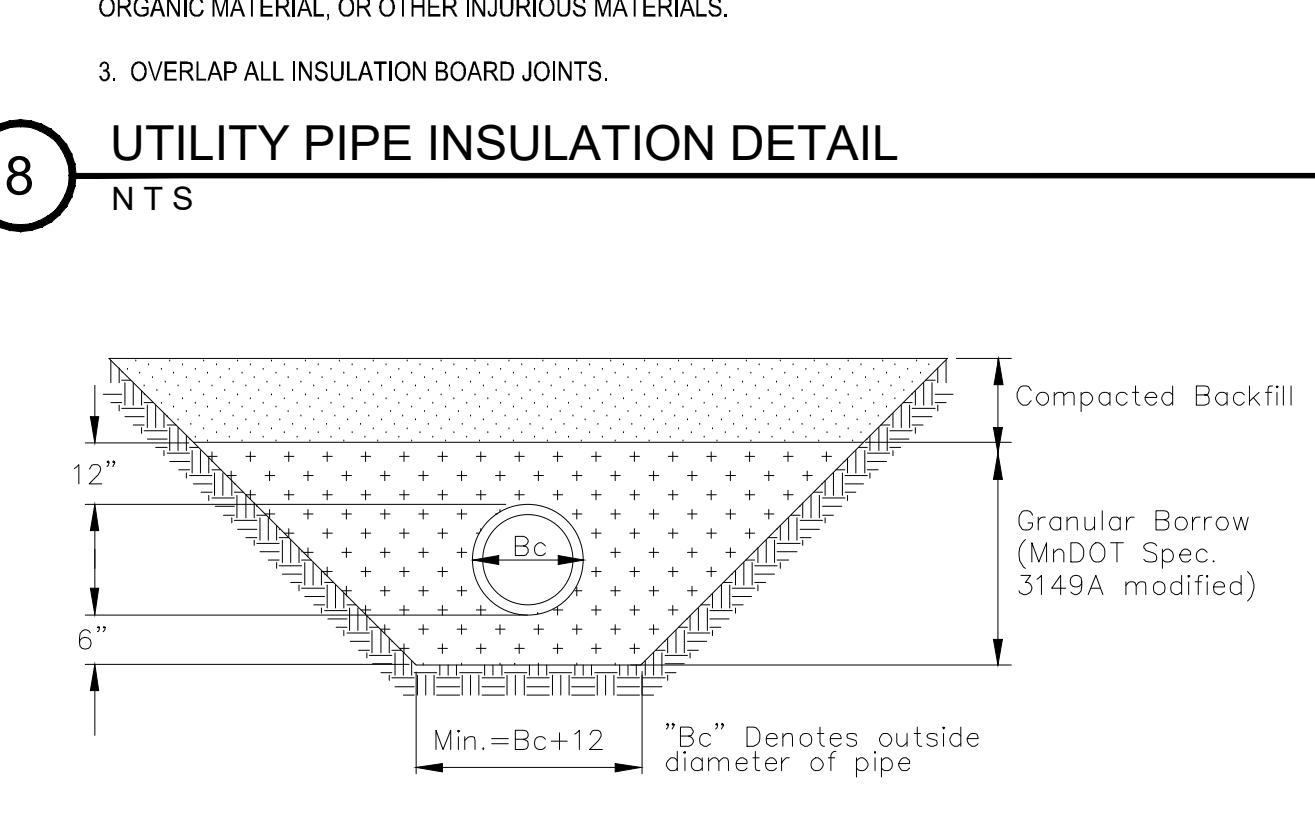
GENERAL DETAILS NOTES:

ALL CONCRETE CURBS & ADJACENT CONCRETE FLAT WORK SHALL BE DOWELED PER DETAIL.
 ALL CONCRETE FLAT WORK SHALL HAVE WELDED WIRE MESH.
 CONTRACTOR SHALL REVIEW ALL CIVIL AND ARCHITECTURAL DETAILS PRIOR TO WORK. ANY REDUNDANT, CONTRADICTORY OR CONFLICTING INFORMATION PRESENTED IN ANY PLAN OR DETAIL THROUGHOUT THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT AND CIVIL ENGINEER AND RESOLVED PRIOR TO WORK COMMENCING.



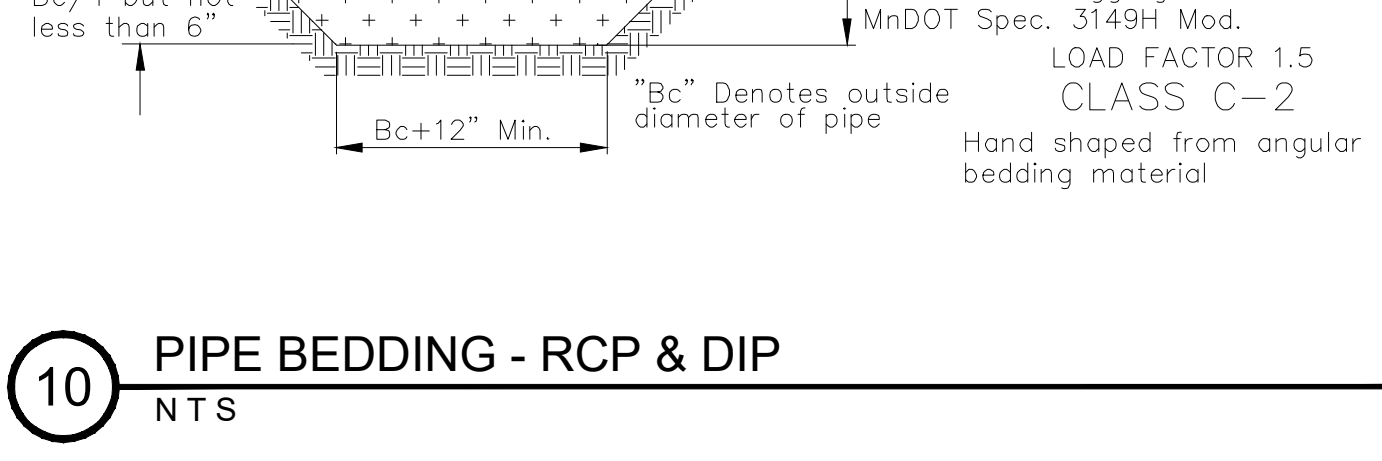
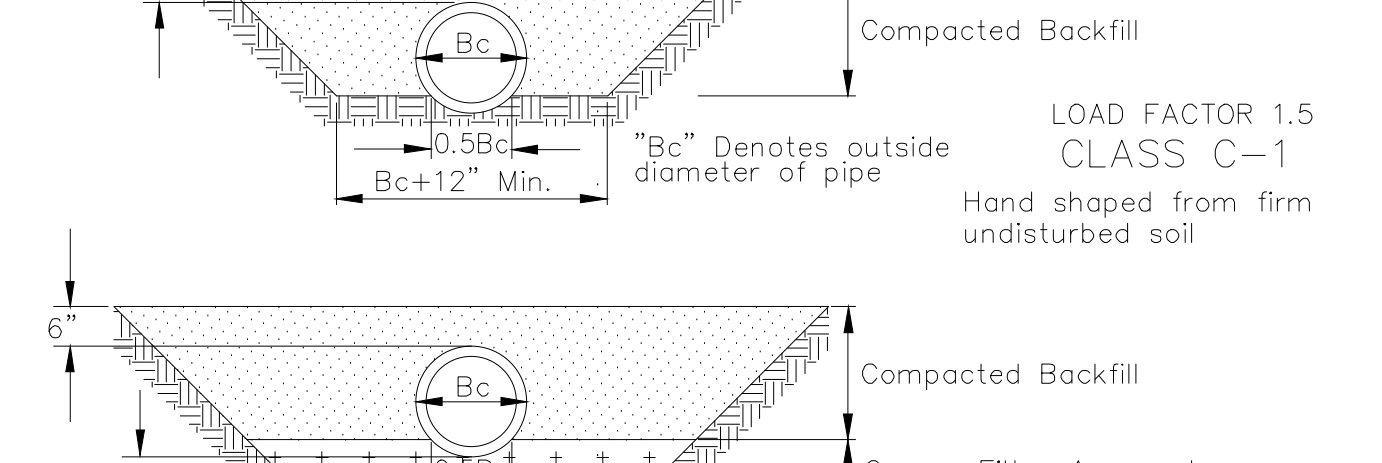
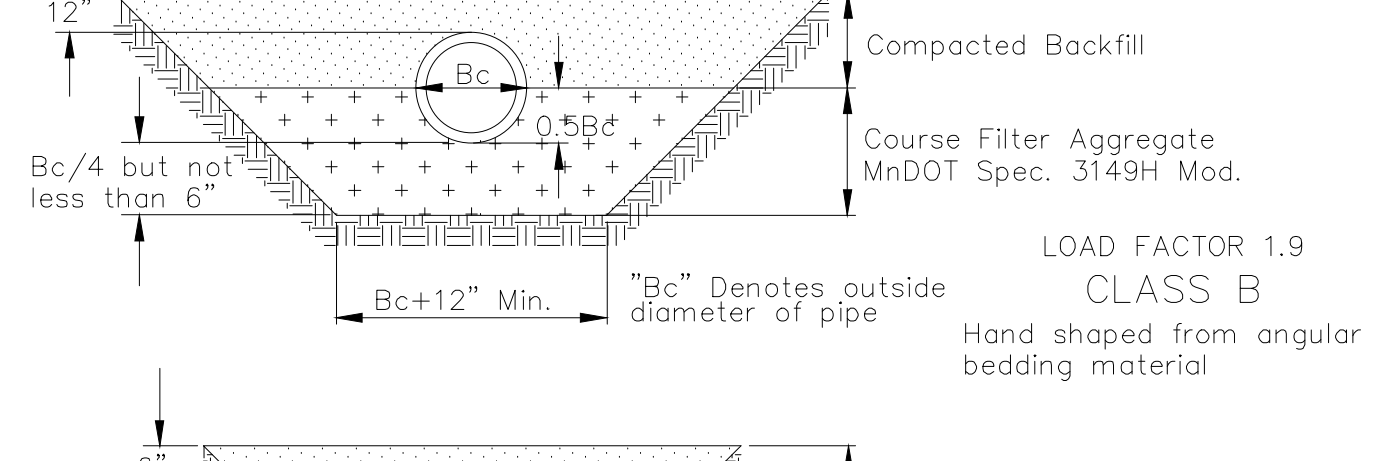
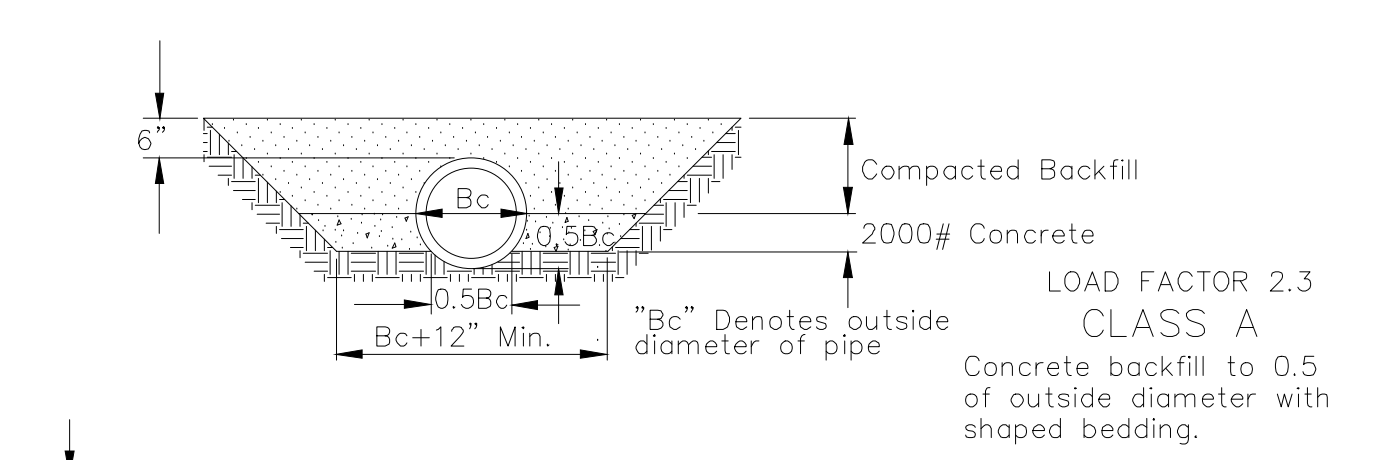
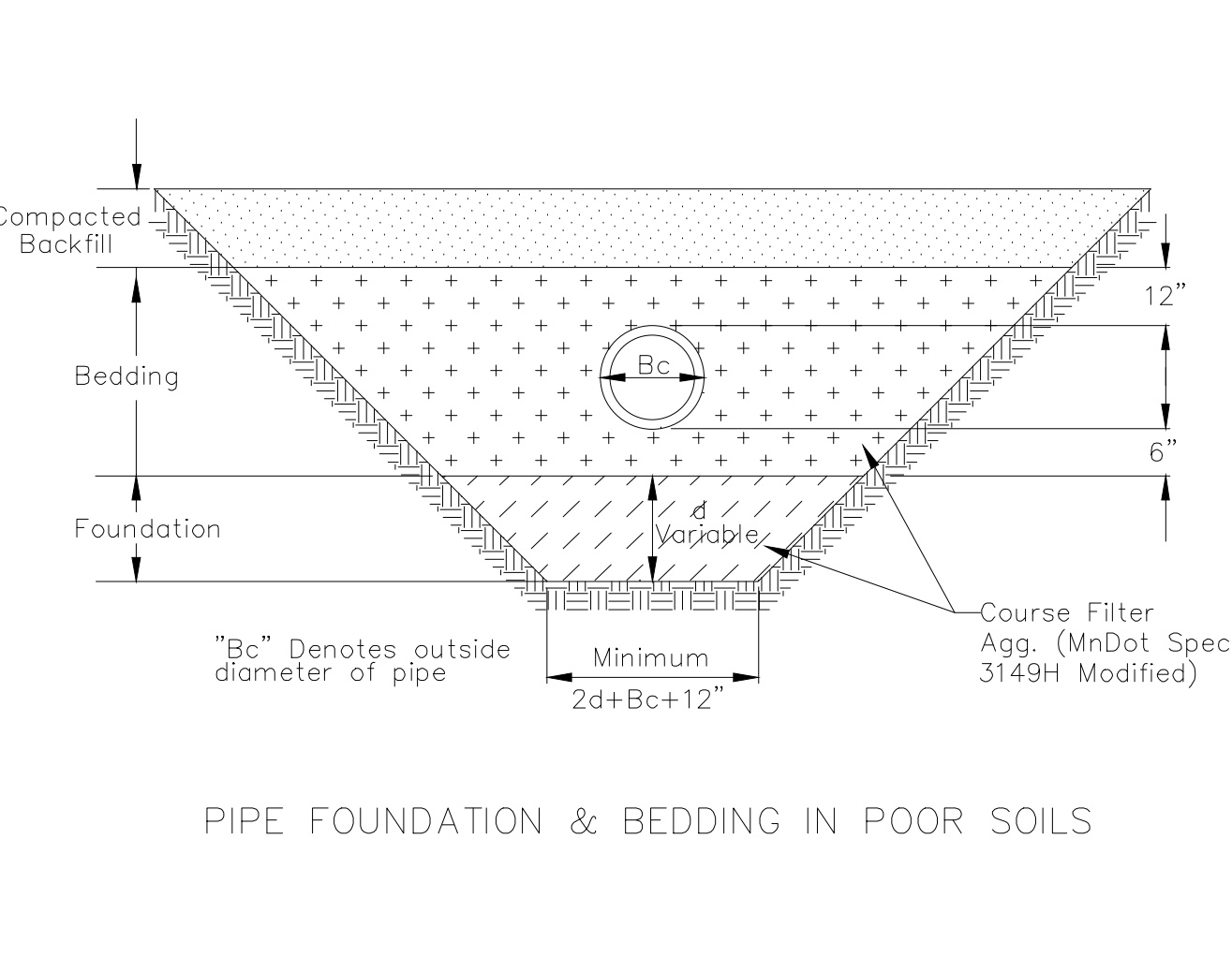
8 UTILITY PIPE INSULATION DETAIL

NTS



9 PIPE BEDDING - PVC

NTS



10 PIPE BEDDING - RCP & DIP

NTS

PRELIMINARY:
 NOT FOR CONSTRUCTION

PROJECT
SUITE LIVING HASTINGS
 33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
 1824 BUENLE ROAD, WHITE BEAR LAKE, MN 55110

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.

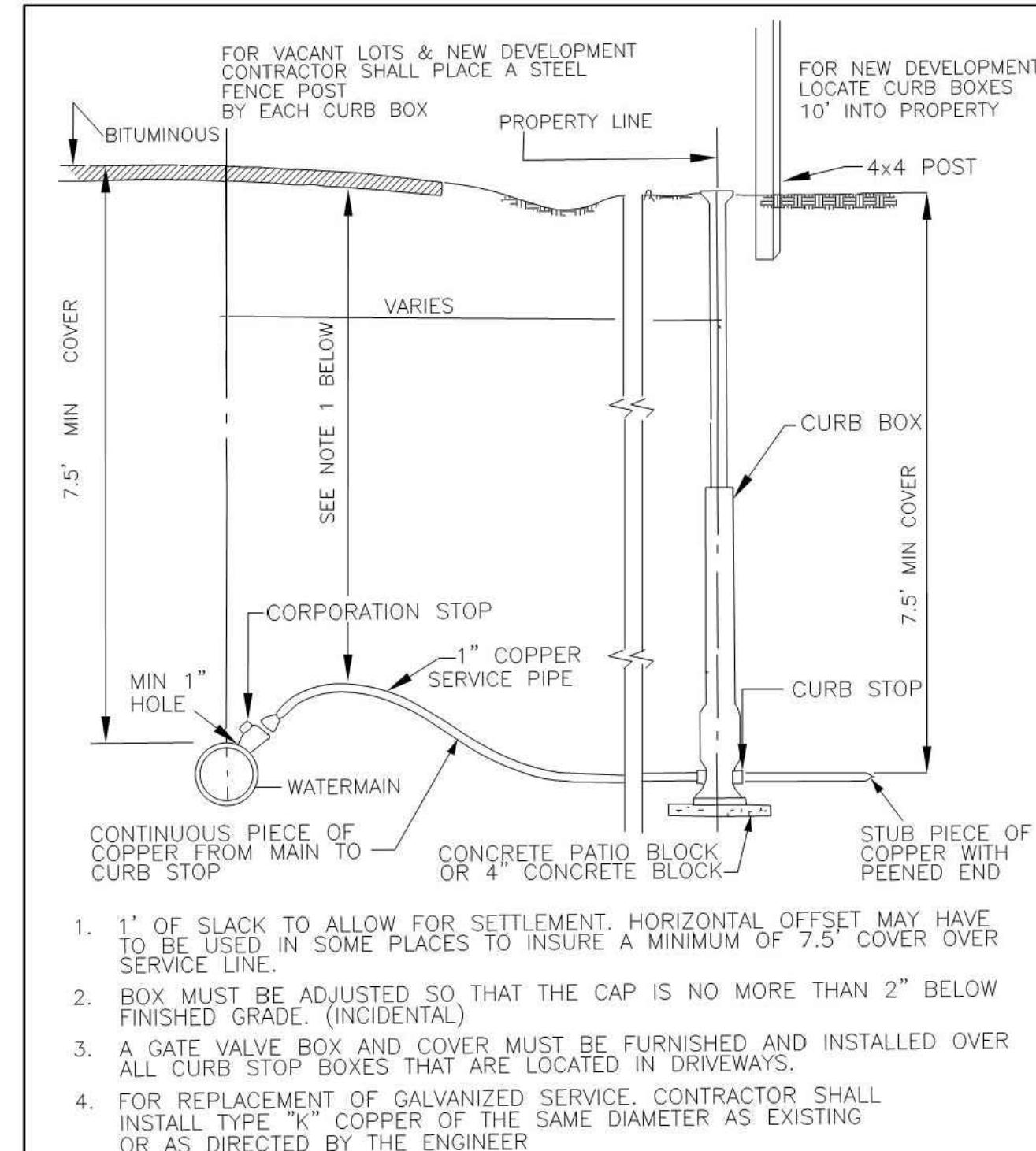
Robert A. Latta
 ROBERT A. LATTA
 DATE 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL

DRAWN BY: MD, JL REVIEWED BY: RL
 PROJECT NUMBER: 22053

REVISION SUMMARY	
DATE	DESCRIPTION

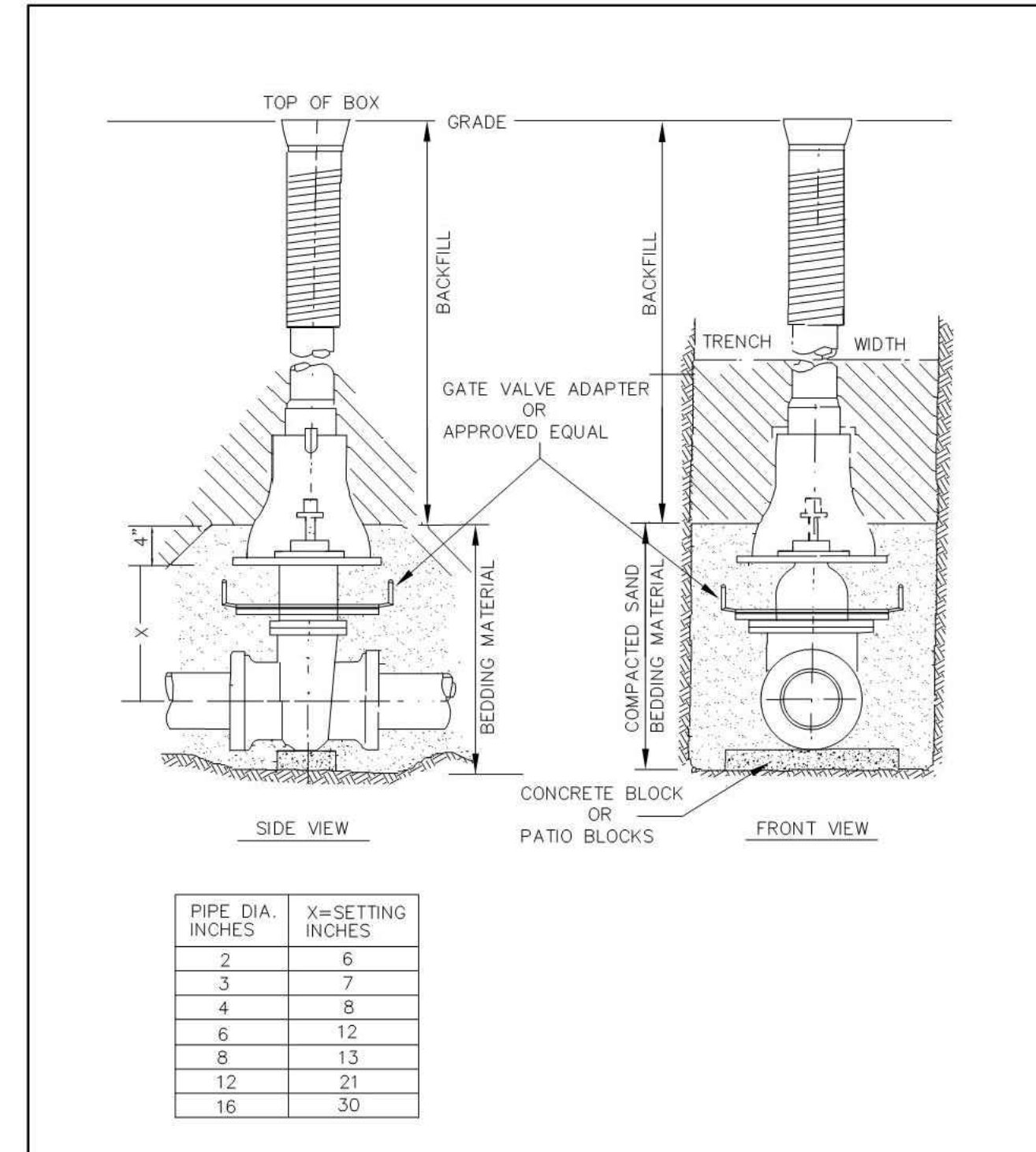
CIVIL DETAILS



City of Hastings
Standard Plates

WATER SERVICE CONNECTION
PLATE NO. 300-5

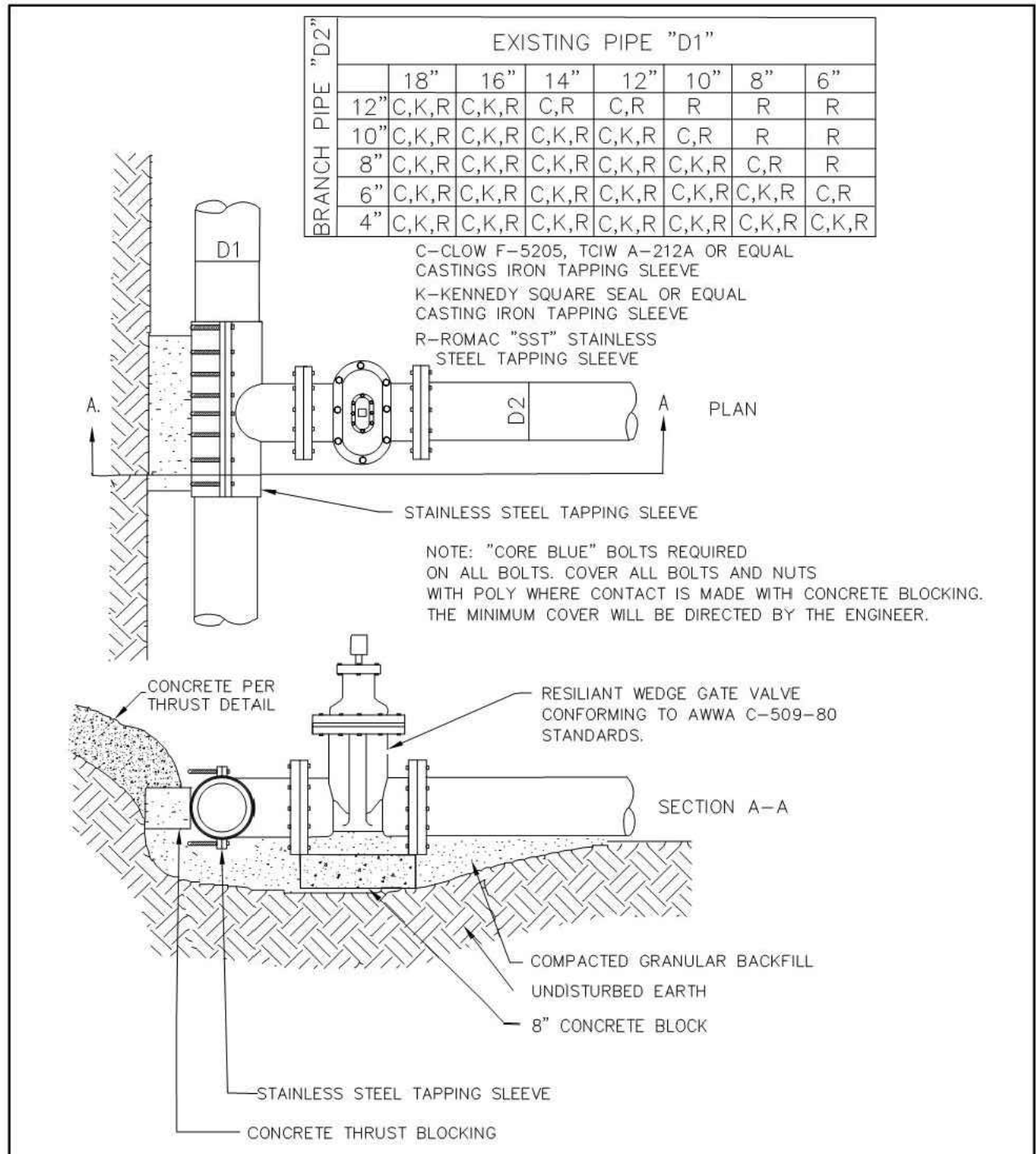
DATE SEPT,2003 DATE REVISED FEBRUARY, 2010



City of Hastings
Standard Plates

STANDARD VALVE BOX SETTING
PLATE NO. 300-10

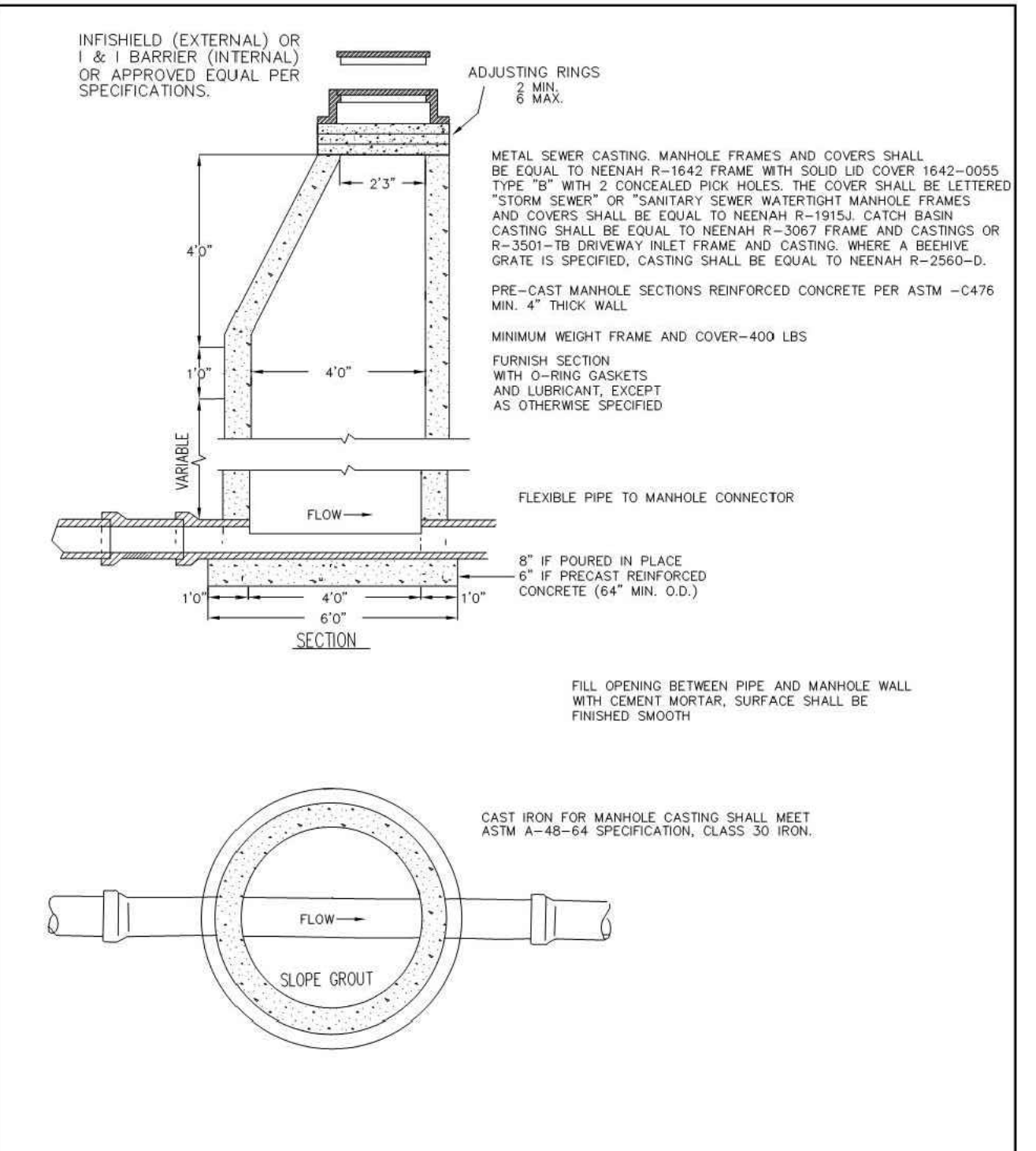
DATE MARCH,2004 DATE REVISED JANUARY, 2010



City of Hastings
Standard Plates

WATERMAIN WET TAP
PLATE NO. 300-11

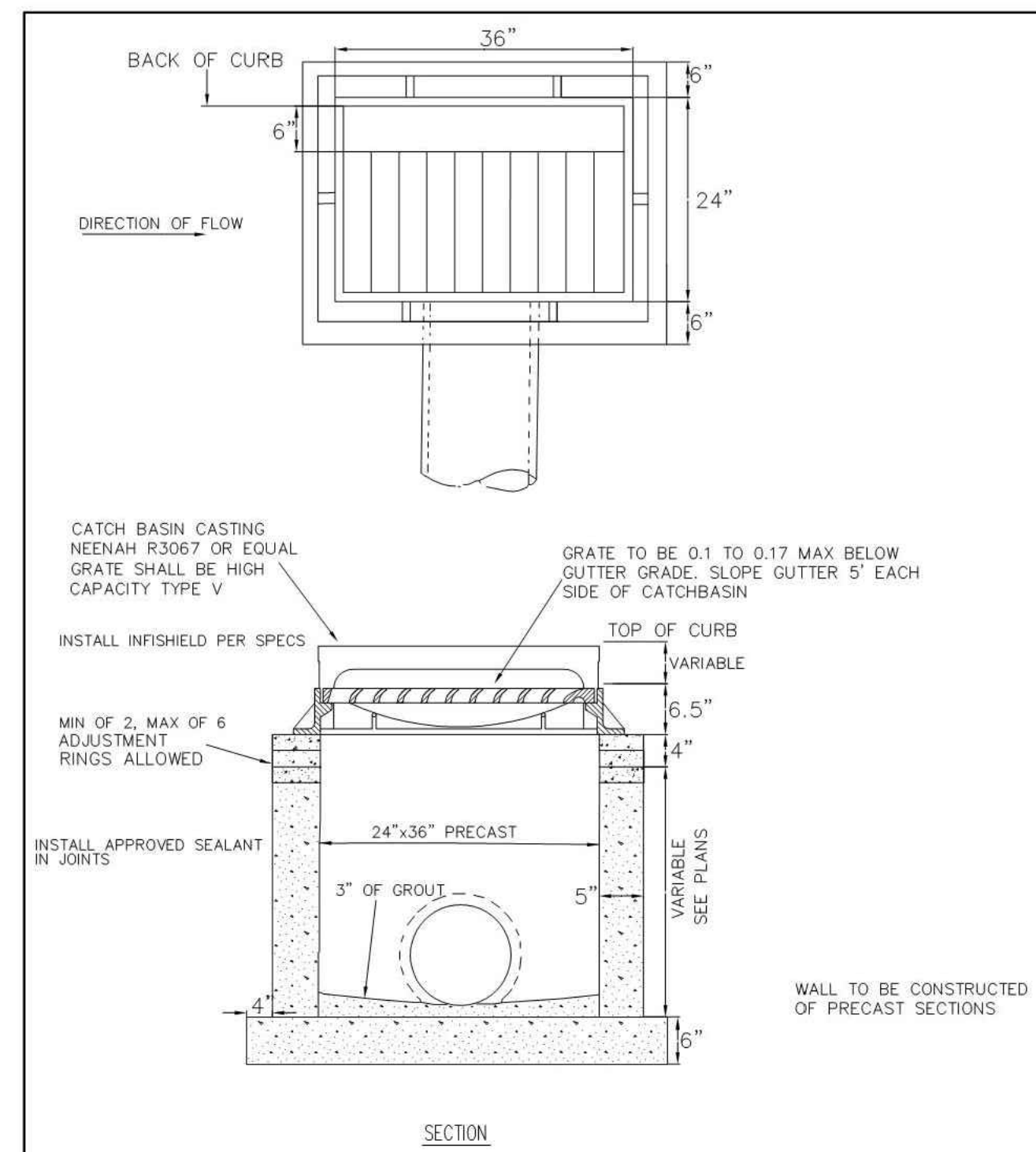
DATE MARCH,2004 DATE REVISED JANUARY, 2010



City of Hastings
Standard Plates

STANDARD MANHOLE
PLATE NO. 400-5

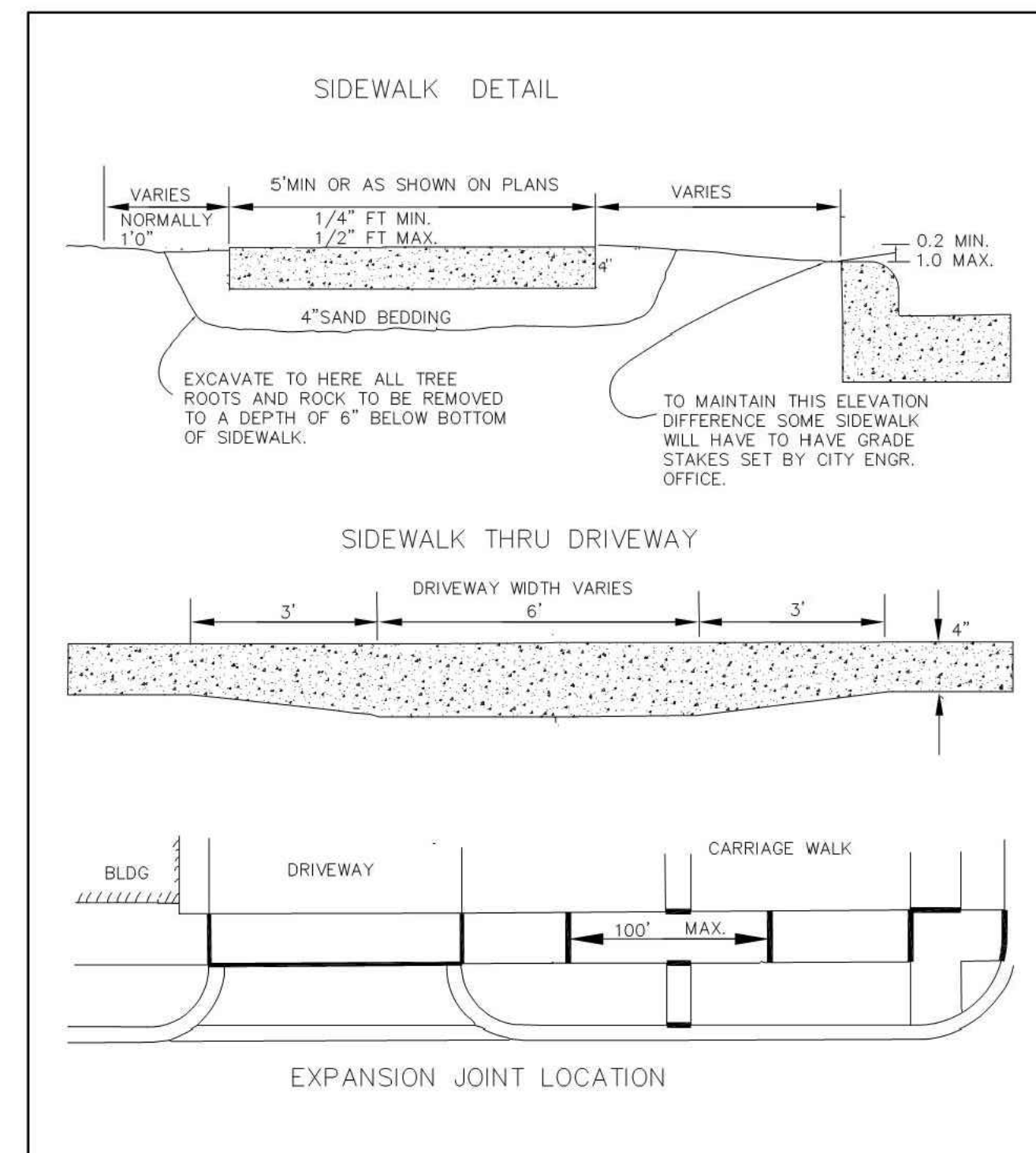
DATE SEPT,2003 DATE REVISED MARCH, 2012



City of Hastings
Standard Plates

STANDARD CATCH BASIN
PLATE NO. 400-10

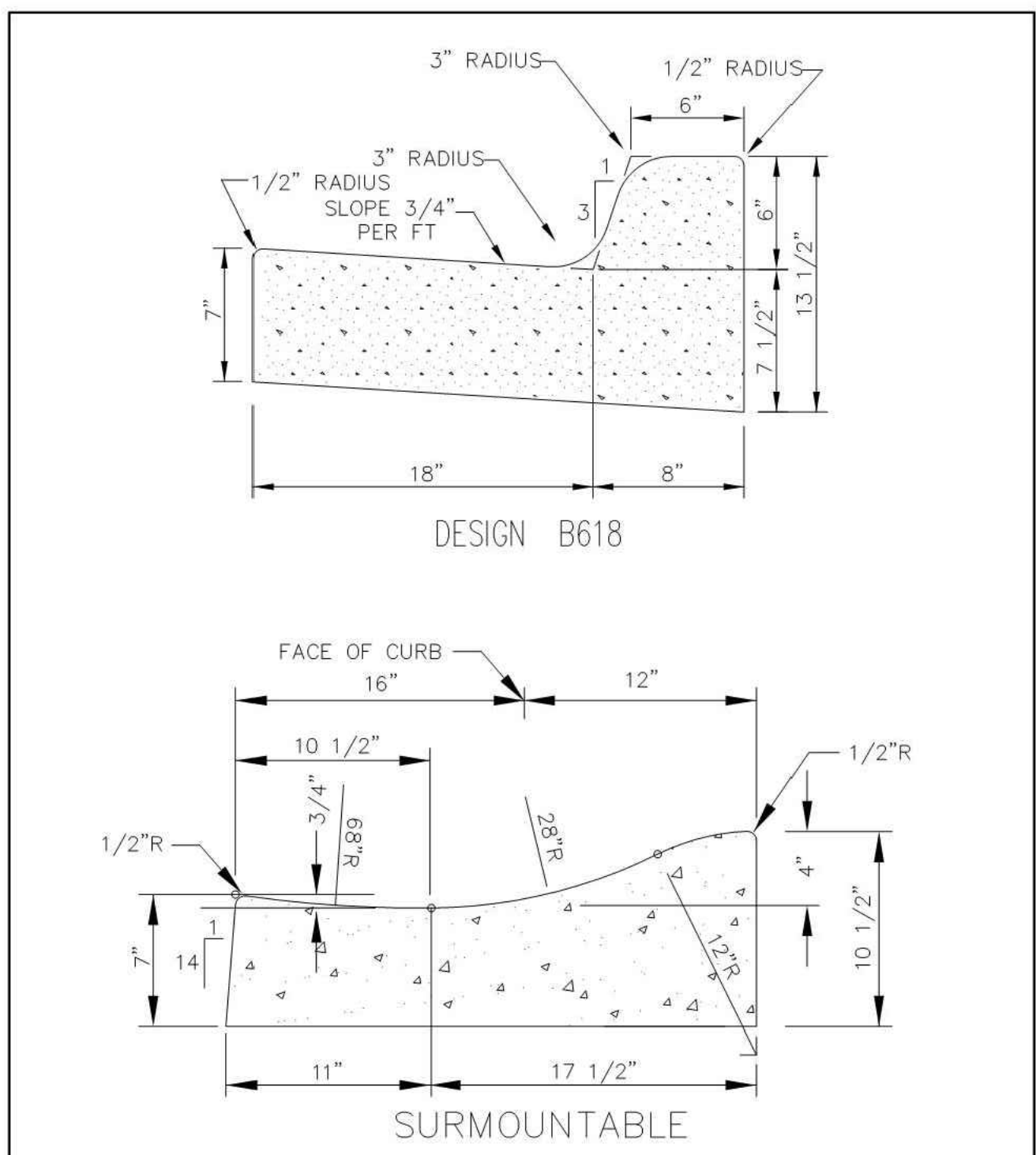
DATE SEPT,2003 DATE REVISED MARCH, 2012



City of Hastings
Standard Plates

TYPICAL SIDEWALK & EXPANSION JOINT
PLATE NO. 500-1

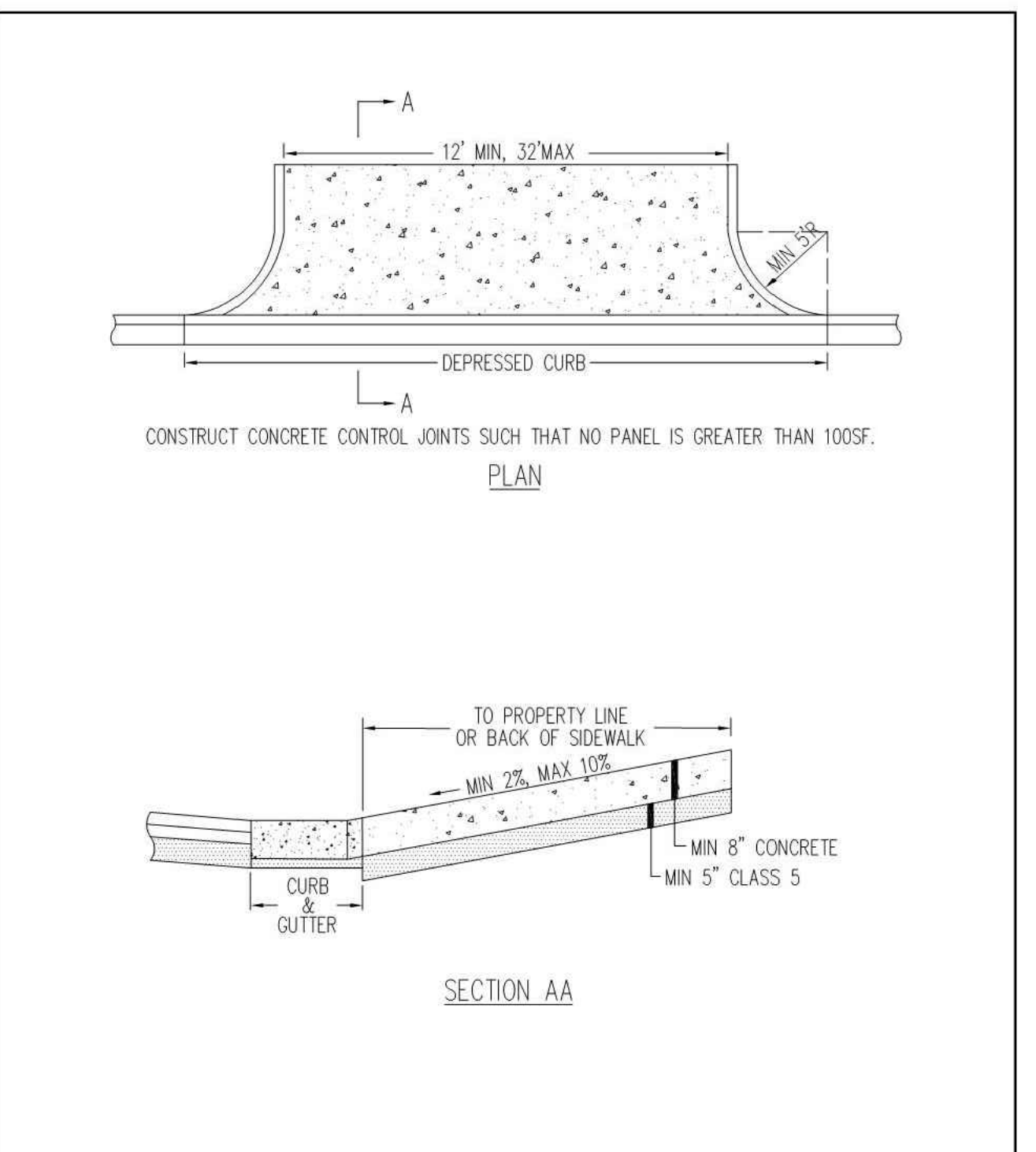
DATE MARCH,2004 DATE REVISED MAY,2005



City of Hastings
Standard Plates

CONCRETE CURB & GUTTER
PLATE NO. 600-1

DATE SEPT,2003 DATE REVISED OCT,2014



City of Hastings
Standard Plates

COMMERCIAL & INDUSTRIAL DRIVEWAY ENTRANCE
PLATE NO. 600-9

DATE APRIL, 2017

PRELIMINARY:
NOT FOR CONSTRUCTION

PROJECT

SUITE LIVING HASTINGS

33RD ST WEST AND HWY 61, HASTINGS, MN 55033

SUITE LIVINGHAMPTON COMPANIES LLC

1824 BUENLE ROAD, WHITE BEAR LAKE, MN 55110

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.

Robert A. Latta

ROBERT A. LATTA

DATE 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL

DRAWN BY: MD, JL REVIEWED BY: RL

PROJECT NUMBER: 22053

REVISION SUMMARY

DATE	DESCRIPTION

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

SUITE LIVING HASTINGS
 33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
 1824 BUENLEKE ROAD, WHITE BEAR LAKE, MN 55110

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Robert A. Latta
ROBERT A. LATTA
 DATE 08/16/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY
 08/16/22 CITY SUBMITTAL

DATE DESCRIPTION

REVISION SUMMARY

DATE DESCRIPTION

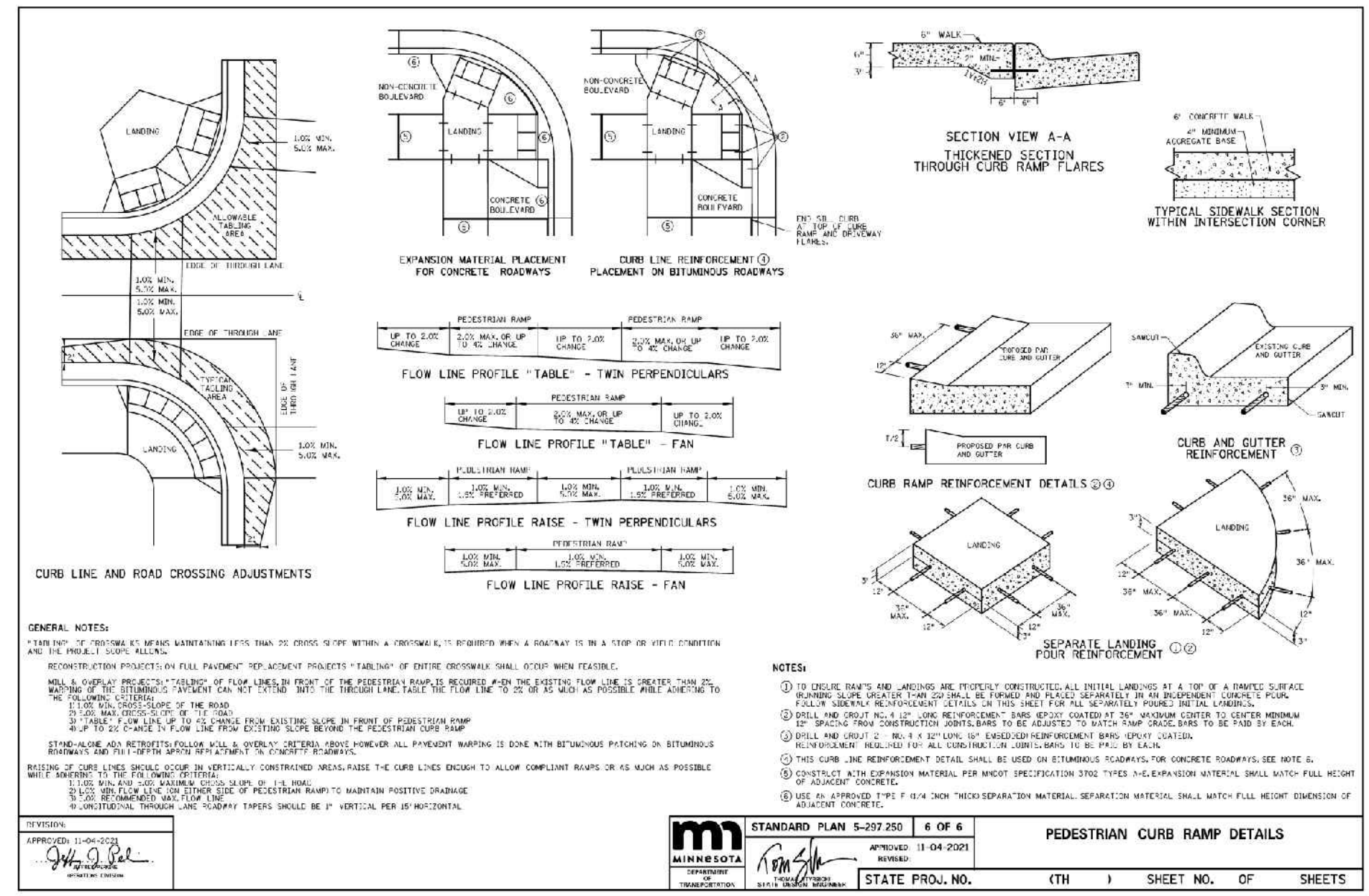
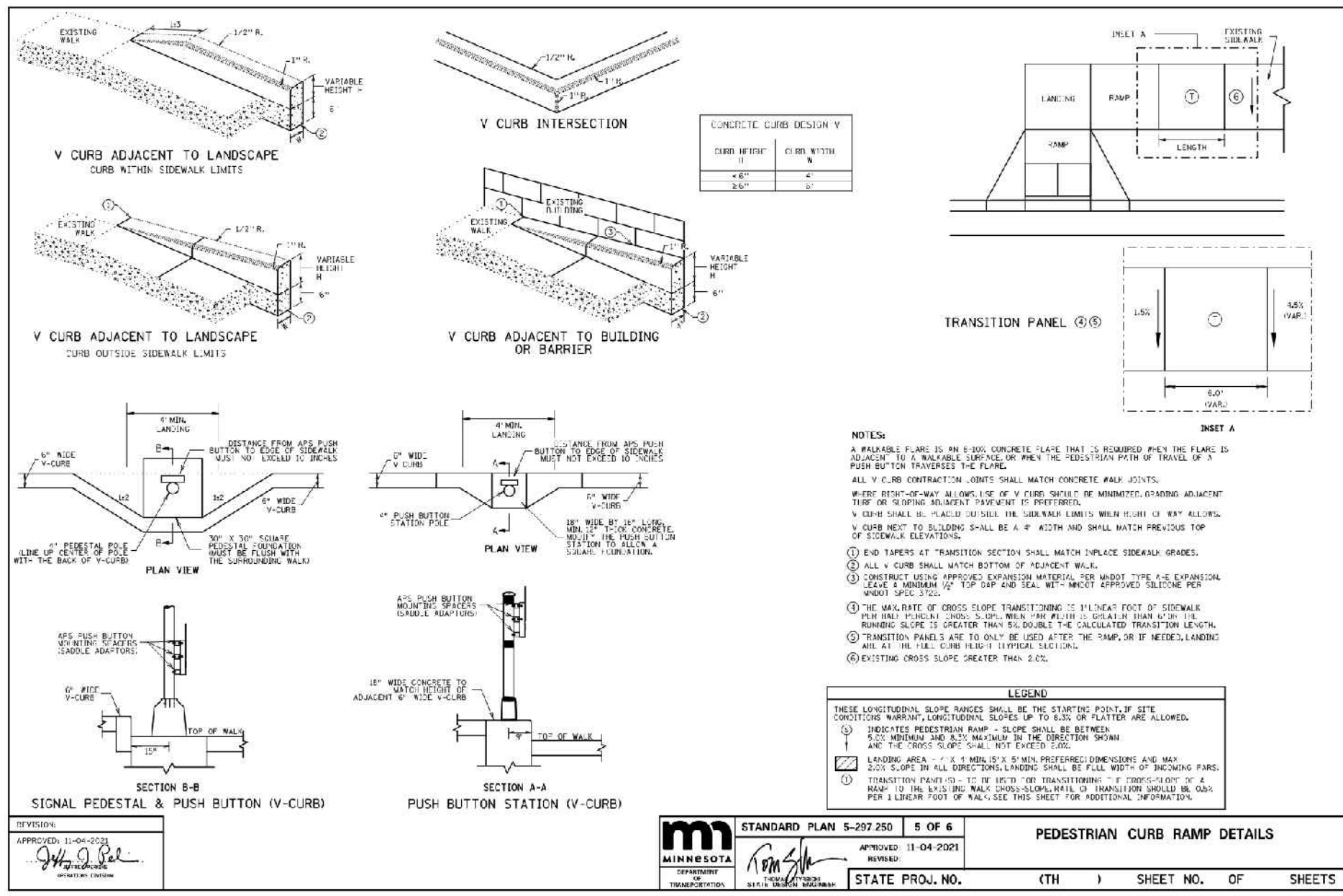
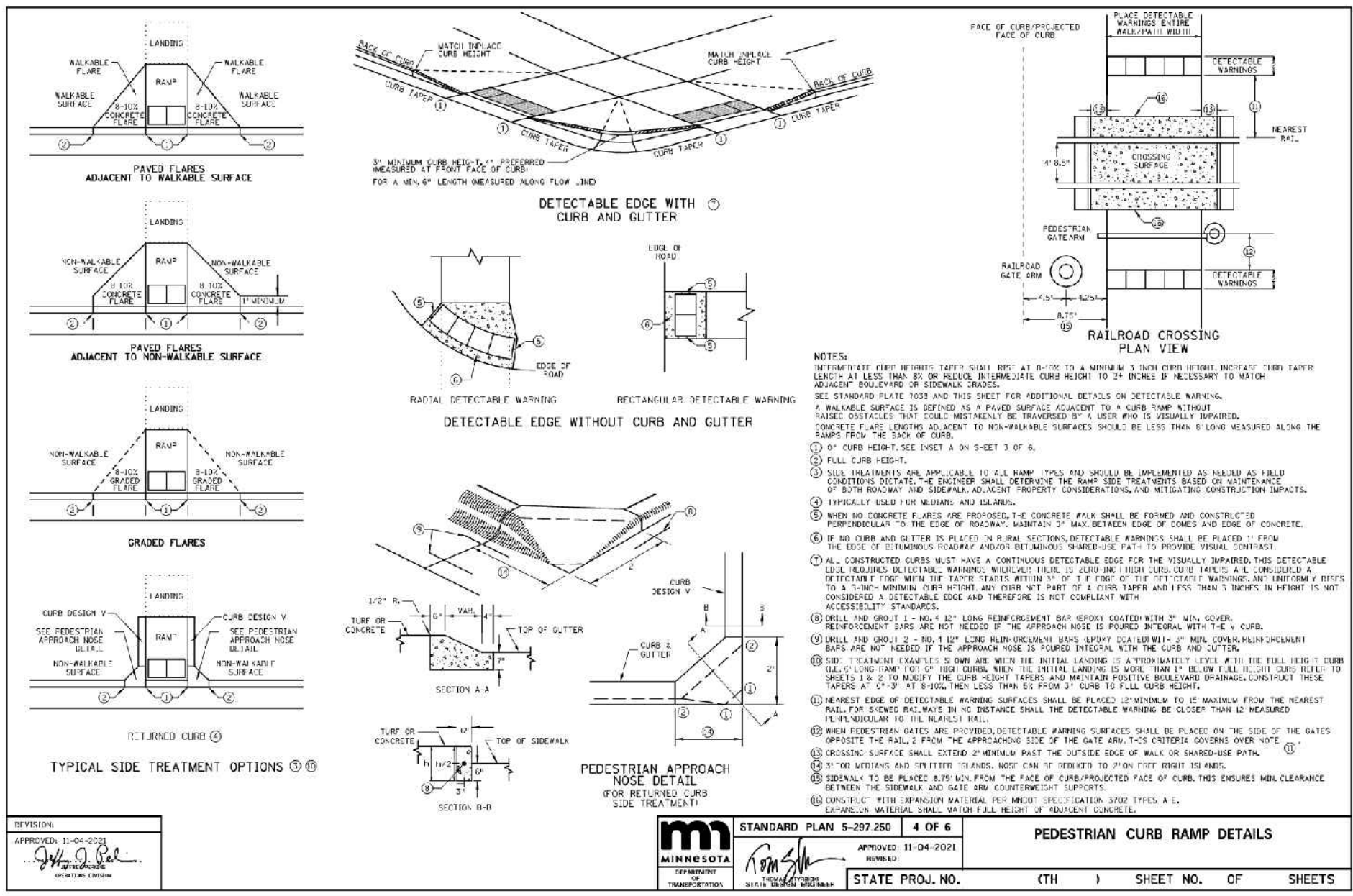
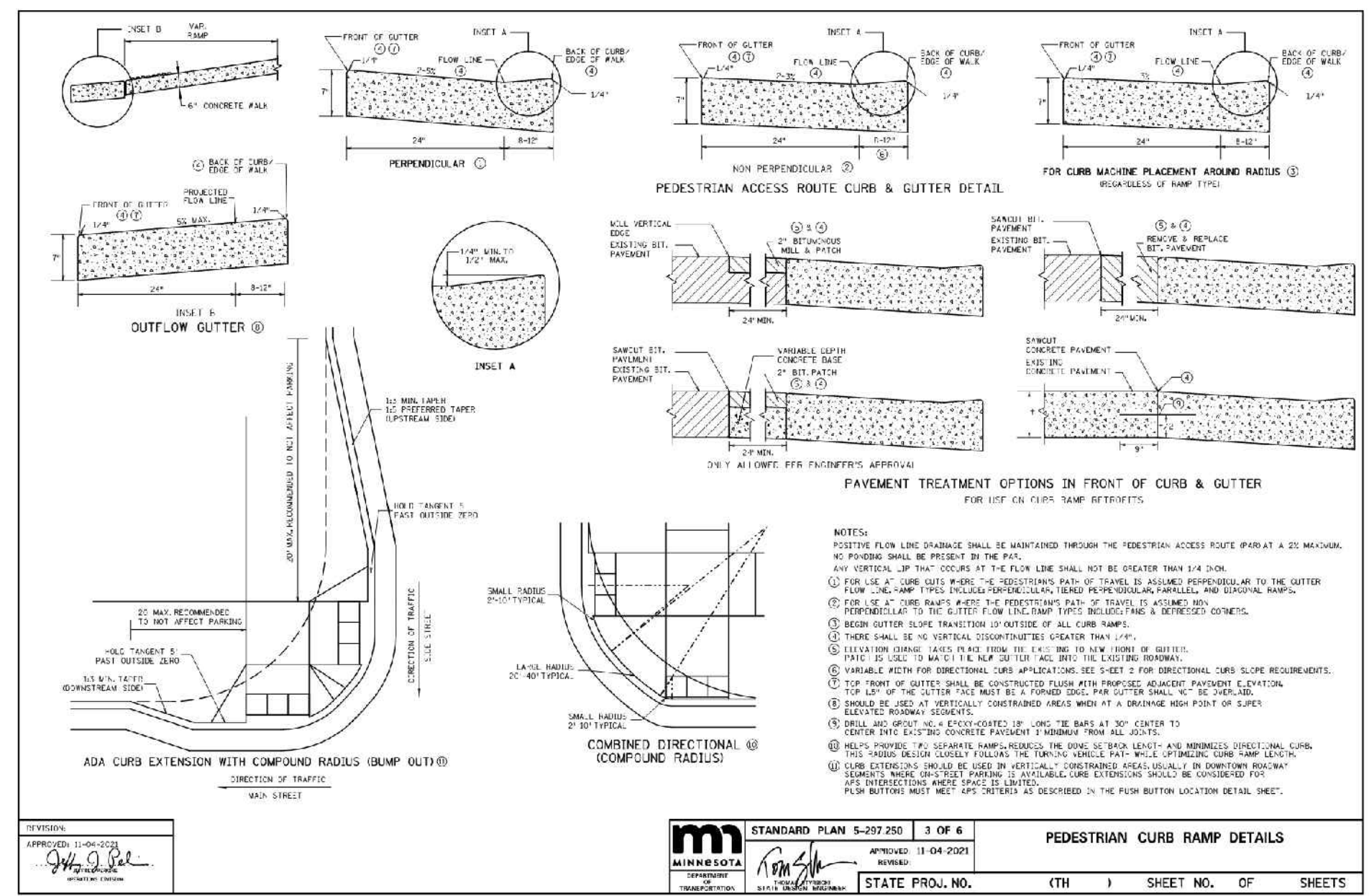
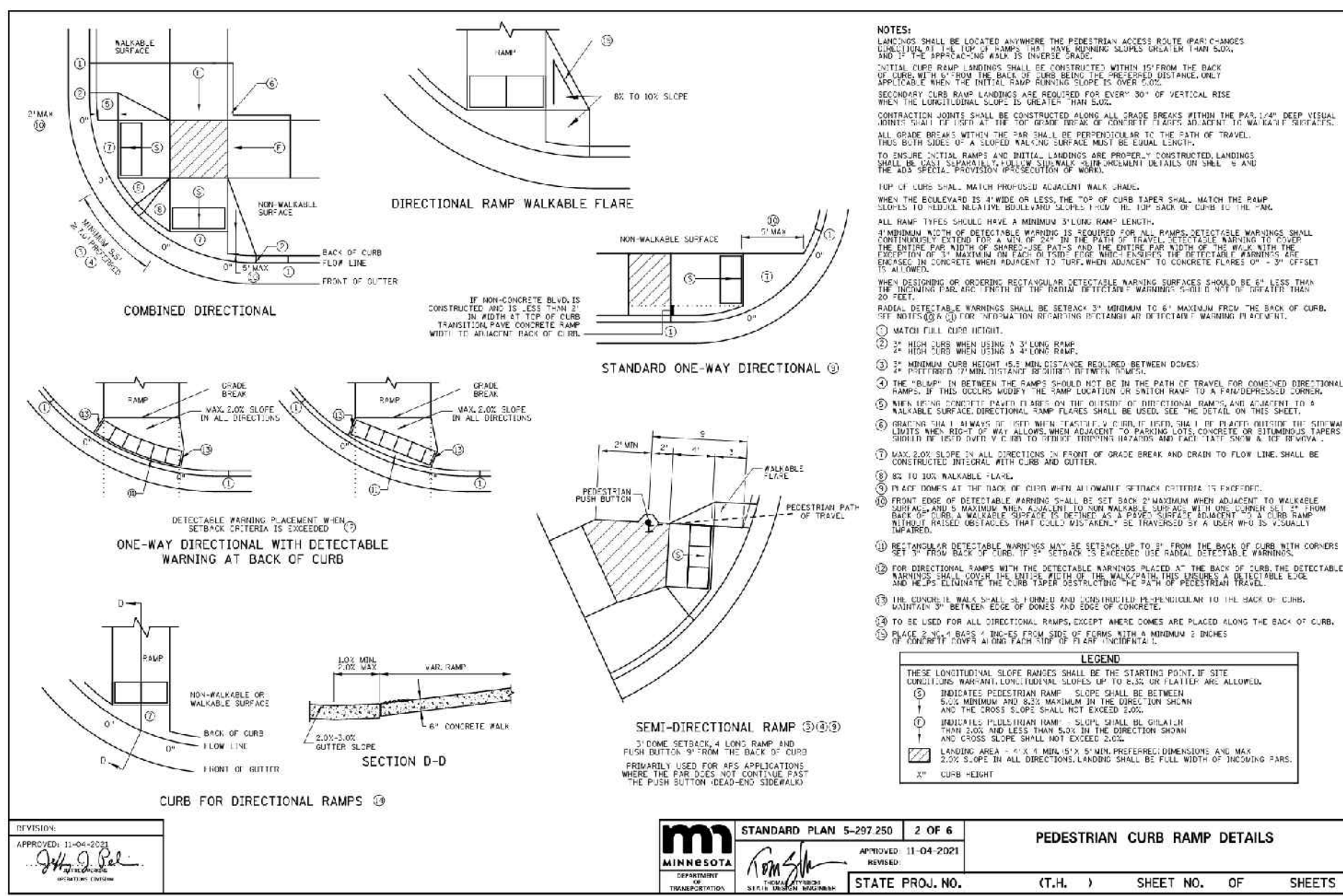
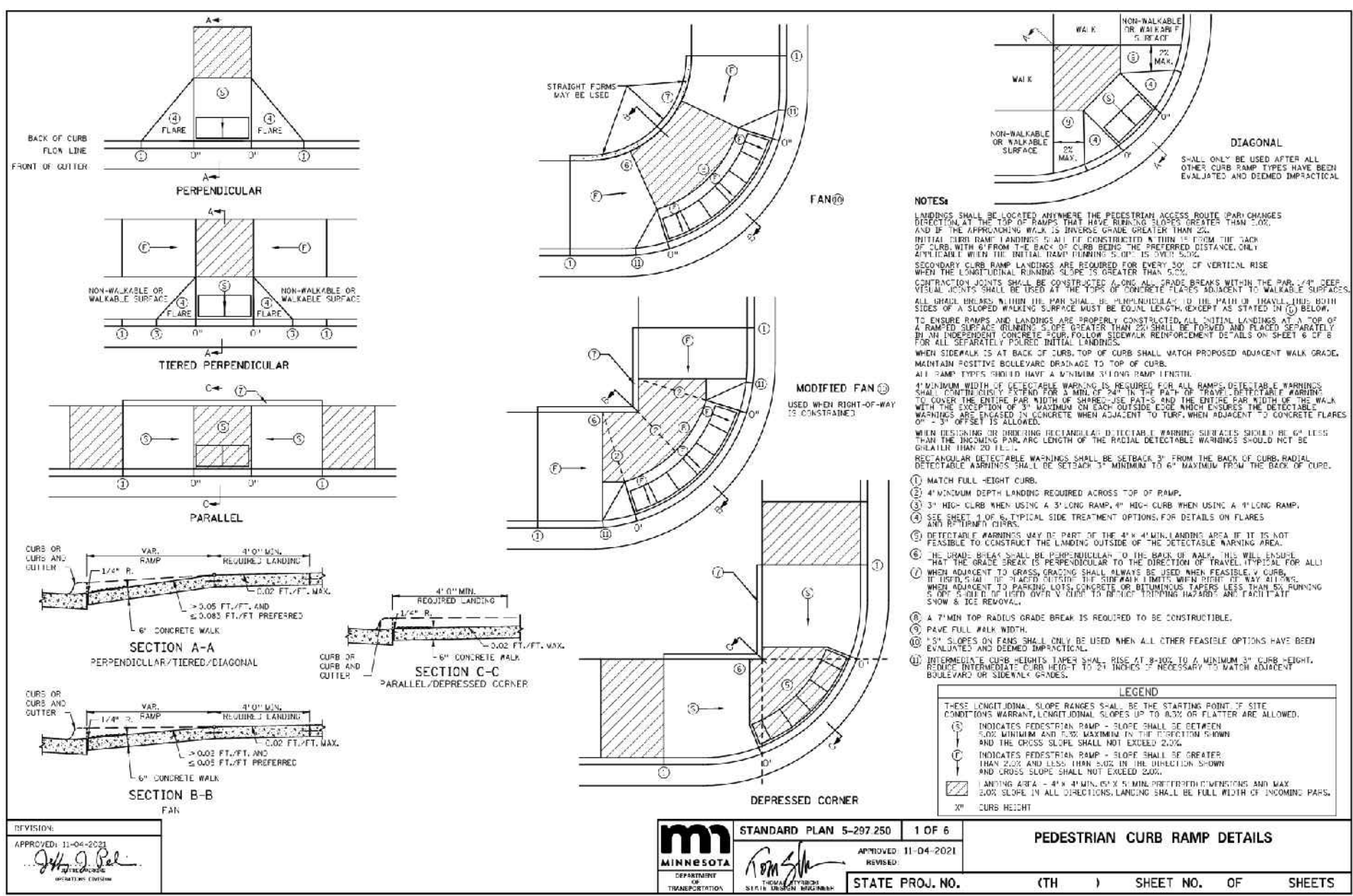
DRAWN BY: MD, JL REVIEWED BY: RL
 PROJECT NUMBER: 22053

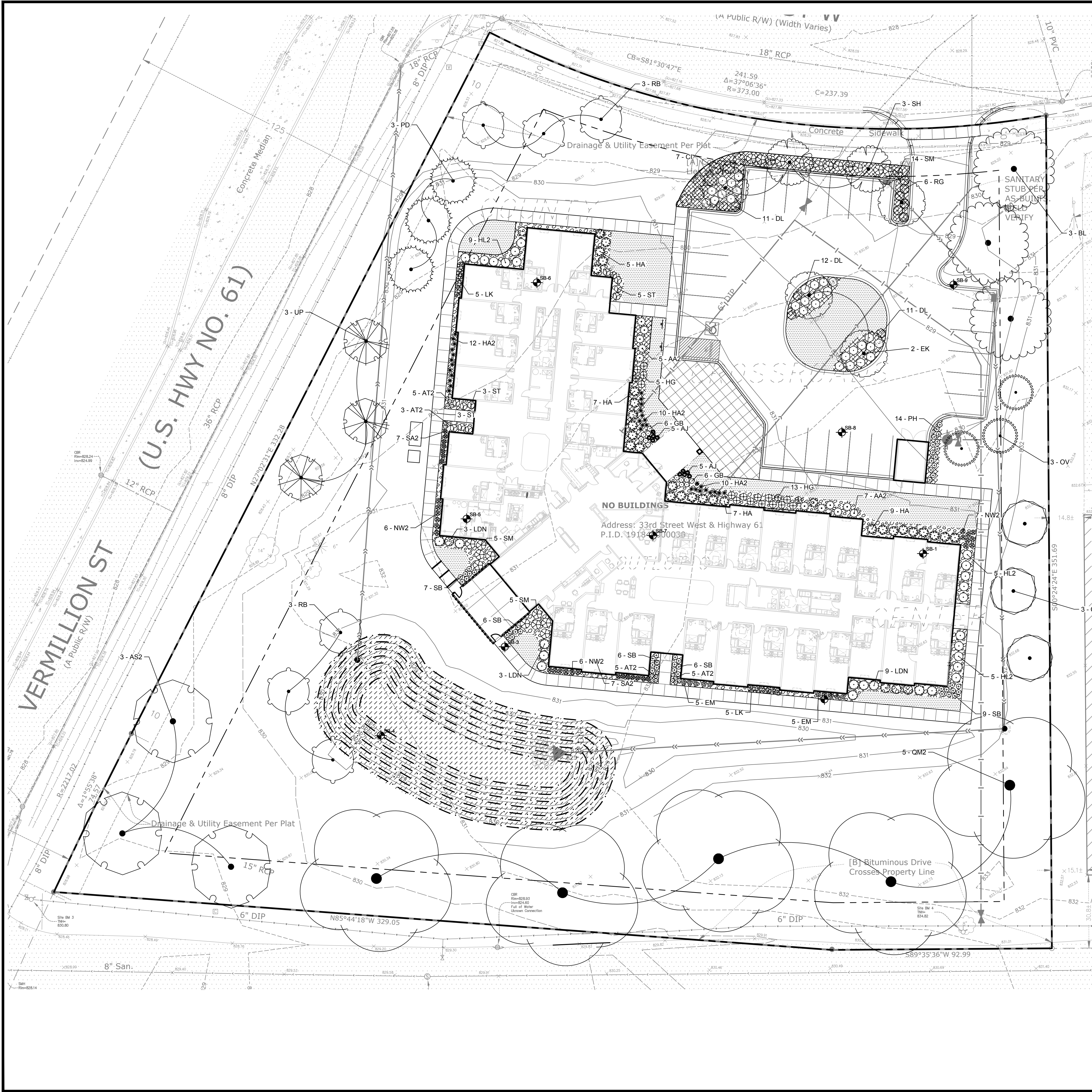
REVISION SUMMARY

DATE DESCRIPTION

CIVIL DETAILS

C5.2





LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

SEE SHEET L1.1 FOR PLANTING SCHEDULE
SEE SHEET LT1.0 FOR EXTERIOR LIGHTING PLAN

Landscape Calcs.			
Parking Lot		Req.	
1 Tree/4000 sf		4000	3.0485 Tree
One Tree/Island			
Min. diameter of 10'			
30" tall screen between parking and row			
Streetscape/Open Space		Req.	
1 Tree/50 ft Site Perimeter	50	28.44	Tree
1 Shrub/40 ft Site Perimeter	40	1	Shrub
Site Perimeter	1422		
Parking Lot Area	12194		
Trees provided		32	
Evergreen		3	
Deciduous		29	

LEGEND

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTRUC./SPECS.
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

SUITE LIVING HASTINGS
33RD ST WEST AND HWY 61, HASTINGS, MN 55033
SUITE LIVINGHAMPTON COMPANIES LLC
1824 BLUEBERRY ROAD, WHITE BEAR LAKE, MN 55110

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 LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA.
[Signature]
ROBERT L. GARNETT
DATE: 08/26/22 LICENSE NO. 88622

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/16/22	CITY SUBMITTAL
08/26/22	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: MD, JL REVIEWED BY: RL
PROJECT NUMBER: 22053

LANDSCAPE PLAN

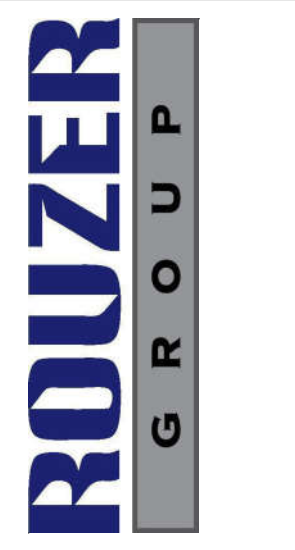


The Lighting Analysis, e-layout, Energy Analysis and/or Visual Simulation, (collectively, "Analysis") provided by ROUZER represents an anticipated prediction of lighting system performance based on the design parameters and information provided by others. It has not been field verified by ROUZER and does not constitute a design recommendation. ROUZER recommends that design parameters and other information be field verified to ensure that the predicted lighting system performance meets the intended lighting design intent as compared to those illustrated by the Lighting Design. ROUZER does not warrant, represent or guarantee the accuracy or reliability of the Lighting Design. In part, as advisory documents for informational purposes only. The Lighting Design is based, in whole or in part, on information provided by others. ROUZER does not warrant, represent or guarantee the accuracy or reliability of the Lighting Design. Construction of the Lighting Design is the responsibility of the client.

Scale: as noted
Date: 8/17/2022
Filename: Suite Living Hastings-AGI
Drawn By: Eric Nephew



Job Name:
Suite Living Hastings
Lighting Layout
Version A

Prepared For: JH Larson



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	1.05	17.3	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal

*****LAYOUT AND BOM ARE SUBJECT TO APPROVAL*****

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	6	S	SLIM17FA30ADJ	SINGLE	3540	3540	1.000	SLIM17FA30ADJ	29.67	29.67	178.02	slim17fa30adj_5k.ies	
	1	A4	A17-3T70 4 @ 90	4 @ 90 DEGREES	10044	40176	1.000	A17-3T70	69.84	279.36	279.36	a17-3t70.ies	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A4	276.59	270.65	23	0	0
1	A4	274.59	272.65	23	90	0
1	A4	272.59	270.65	23	180	0
1	A4	274.59	268.65	23	270	0
2	S	183.66	277.25	8	356.392	0
3	S	201.36	211.99	8	37.972	0
4	S	325.325	150.21	8	355.449	0
5	S	205.775	134.005	8	268.047	0
6	S	146.86	154.65	8	223.798	0
7	S	125.805	231.85	8	173.735	0
Total Quantity: 10						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

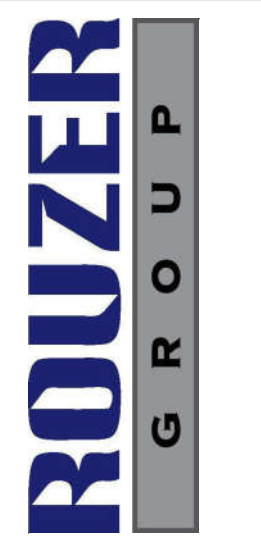
X-C-01(a-d)

The Lighting Analysis, schedule, Energy Analysis and/or Visual Simulation, (collectively, the "Analysis") provided by ROUZER, represents an anticipated prediction of lighting system performance based on the information provided by others. The Analysis is not a guarantee of performance and is based on the information provided by others. ROUZER does not warrant, represent or otherwise indicate that the Analysis is accurate, complete, or that the information provided by others has not been falsified, altered, or otherwise rendered unreliable. ROUZER makes no representation or warranty, expressed or implied, as to the accuracy, completeness, or reliability of the information provided by others. ROUZER is not responsible for any errors or omissions in the Analysis, and is not liable for any damages, including consequential damages, arising from the use of the Analysis. The Lighting Analysis is provided as a service to the client and is not intended to be used as a substitute for a project's construction documentation package.

Scale: as noted
Date: 8/17/2022
Filename: Suite Living Hastings-AGI
Drawn By: Eric Nephew

Job Name:
Suite Living Hastings
Lighting Layout
Version A

Prepared For: JH Larson



Filename: C:\Users\Eric\Documents\RAB\rouzer\inside - Rouzer\inside Documents\RAB\rouzer\Layouts\Erics AGI\Suite Living Hastings.AGI

SUITE LIVING OF HASTINGS

HASTINGS, MINNESOTA

X-C-01(a-d) **Rosa**
Architectural
Group
Inc.

1084 Sterling Street
 St. Paul, MN 55119
 tel: 651-739-7988
 fax: 651-739-3165

Suite Living
of Hastings

33rd St. W & HWY 61
 Hastings, MN 55033



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

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PRINT NAME: RUSSELL R. ROSA

SIGNED: Russ Rosa

REG. NO. 18033 DATE: 8/12/2022

CITY SUBMITTAL
 NOT FOR
 CONSTRUCTION

PROJECT #: 22227

DATE: AUG. 12, 2022

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

**TITLE SHEET &
 PROJECT INFO**

SHEET

T1.1

PROJECT TEAM

DEVELOPER

HAMPTON COMPANIES LLC
 1824 BUERKLE ROAD
 WHITE BEAR LAKE, MN 55110

ARCHITECT

ROSA ARCHITECTURAL GROUP, INC.
 1084 STERLING STREET N
 ST. PAUL, MN 55119

CIVIL ENGINEER

CIVIL SITE GROUP
 4931 W. 35th STREET, SUITE 200
 ST. LOUIS PARK, MN 55416

SURVEYOR

CIVIL SITE GROUP
 4931 W. 35th STREET, SUITE 200
 ST. LOUIS PARK, MN 55416

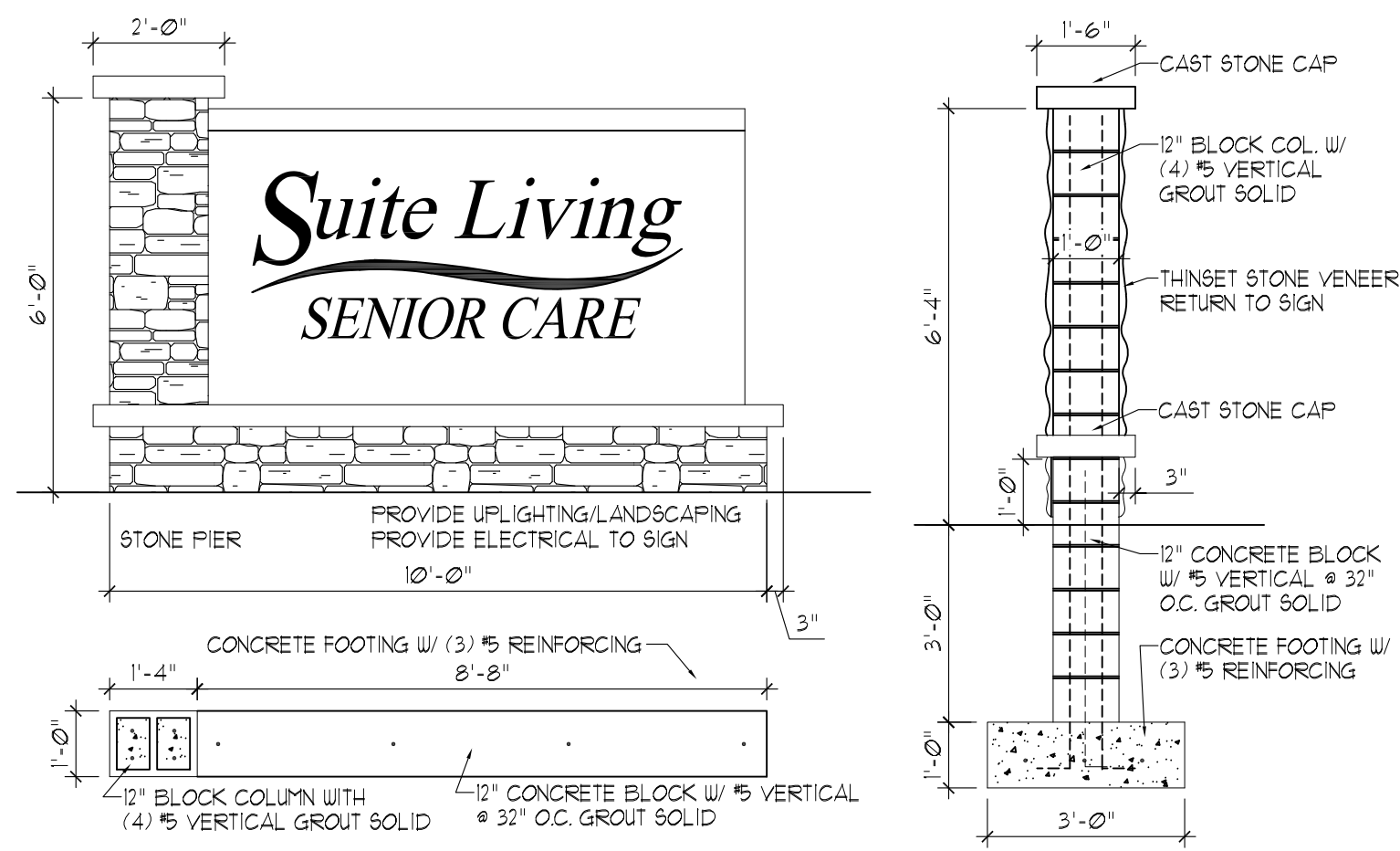
SHEET INDEX

ARCHITECTURAL

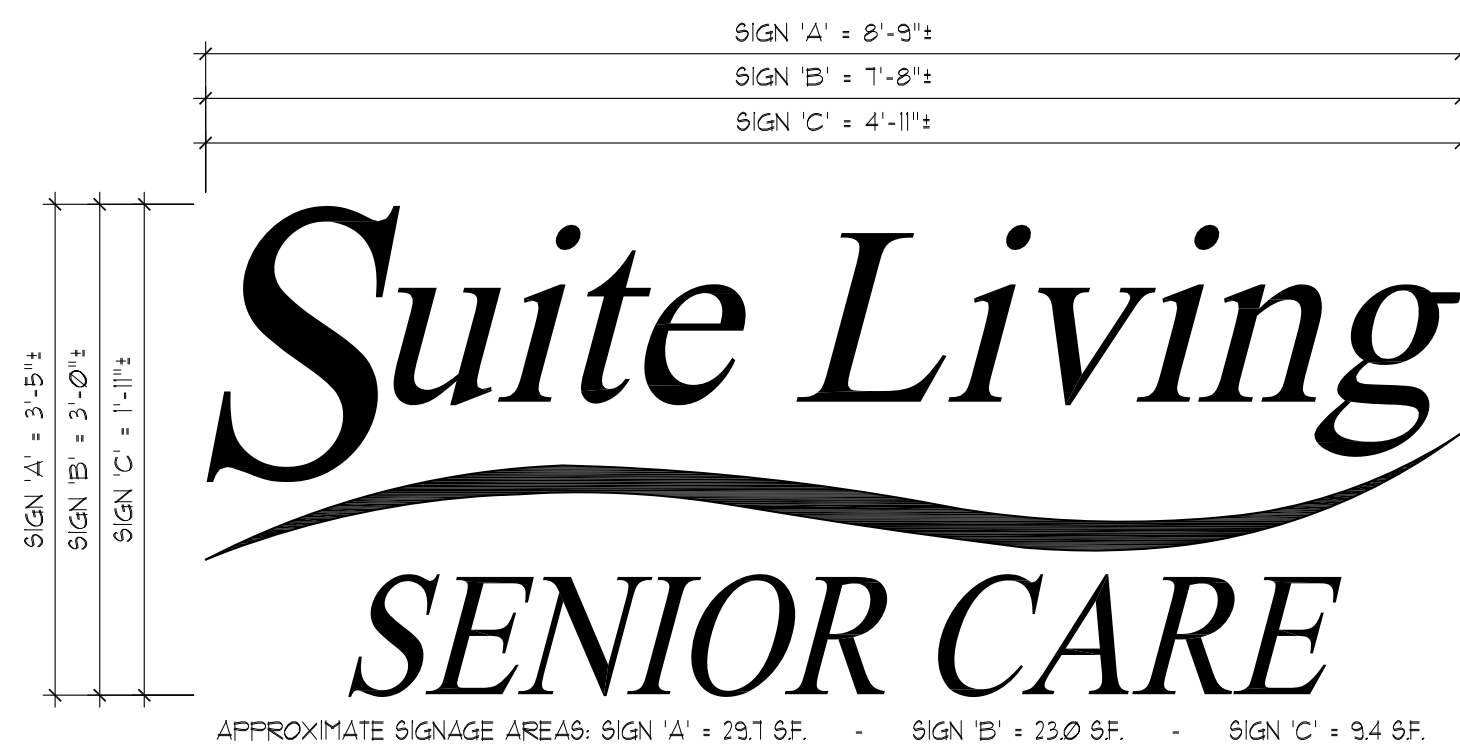
- T1.1 TITLE SHEET
- A0.1 TRASH ENCLOSURE
 DETAILS & SIGNAGE
- A1.1 OVERALL FLOOR PLAN
- A2.1 BUILDING ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 COLORED ELEVATIONS
- P-1 PROPOSED
 COLORED PERSPECTIVES

CIVIL

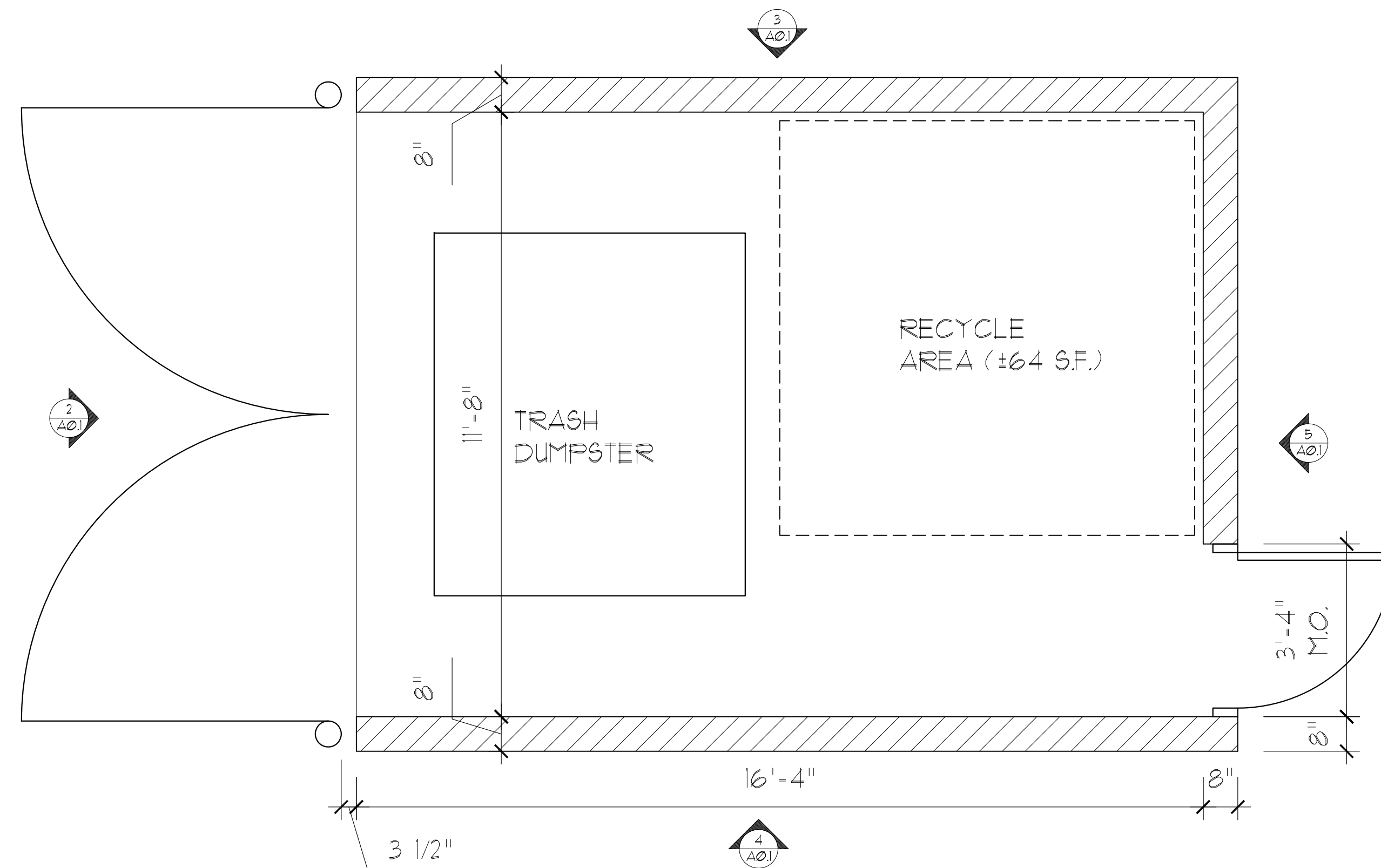
- C0.0 TITLE SHEET
- V1.0 SITE SURVEY
- C1.0 REMOVALS PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C4.0 UTILITY PLAN
- C5.0 CIVIL DETAILS
- C5.1 CIVIL DETAILS
- C5.2 CIVIL DETAILS
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE PLAN NOTES & DETAILS
- SW1.0 SWPPP - EXISTING CONDITIONS
- SW1.1 SWPPP - PROPOSED CONDITIONS
- SW1.2 SWPPP - DETAILS
- SW1.3 SWPPP - NARRATIVE
- SW1.4 SWPPP - ATTACHMENTS
- SW1.5 SWPPP - ATTACHMENTS



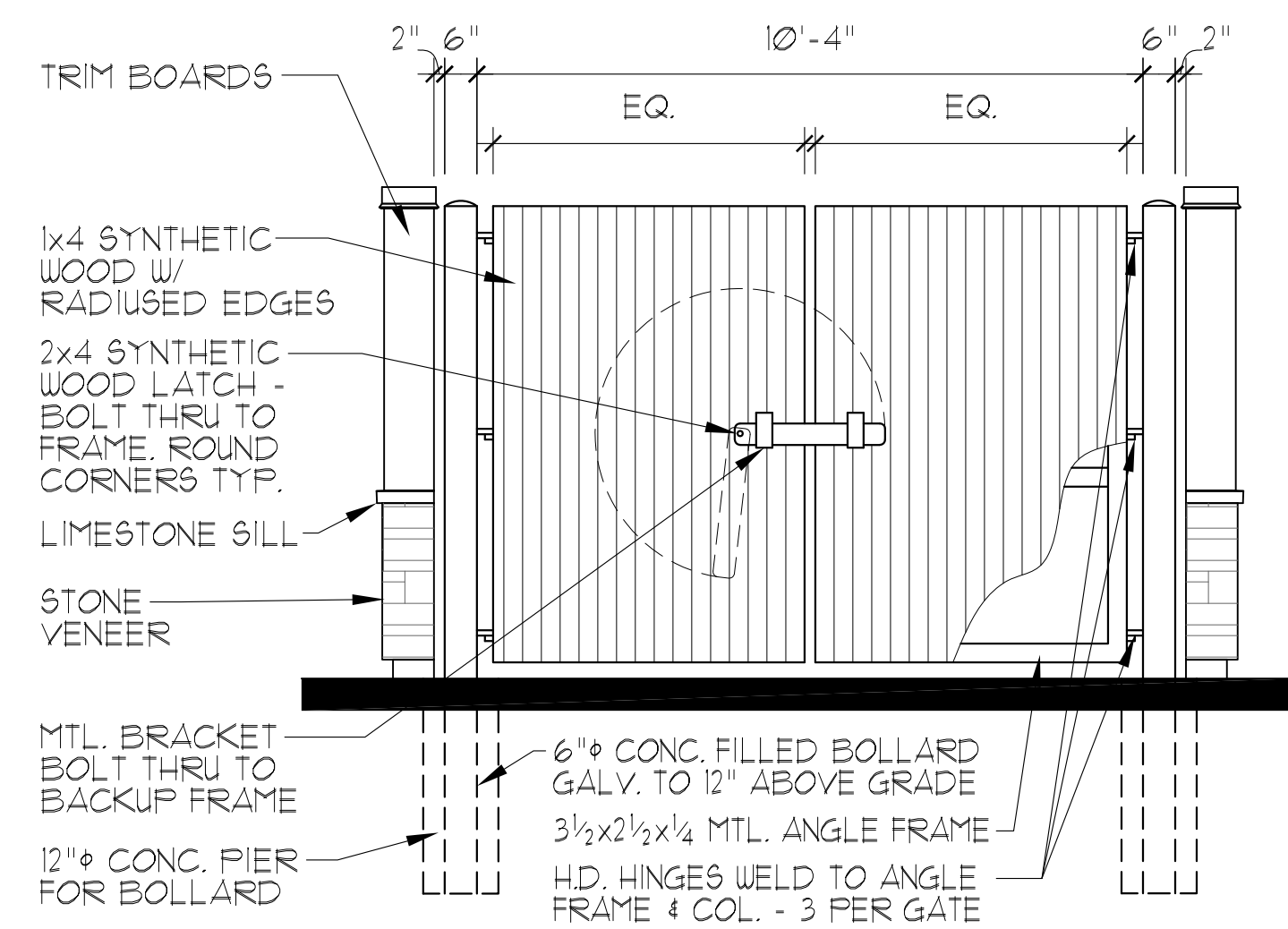
7 BUILDING MONUMENT SIGN
3/8" = 1'-0" (ON 24x36 SHEET)



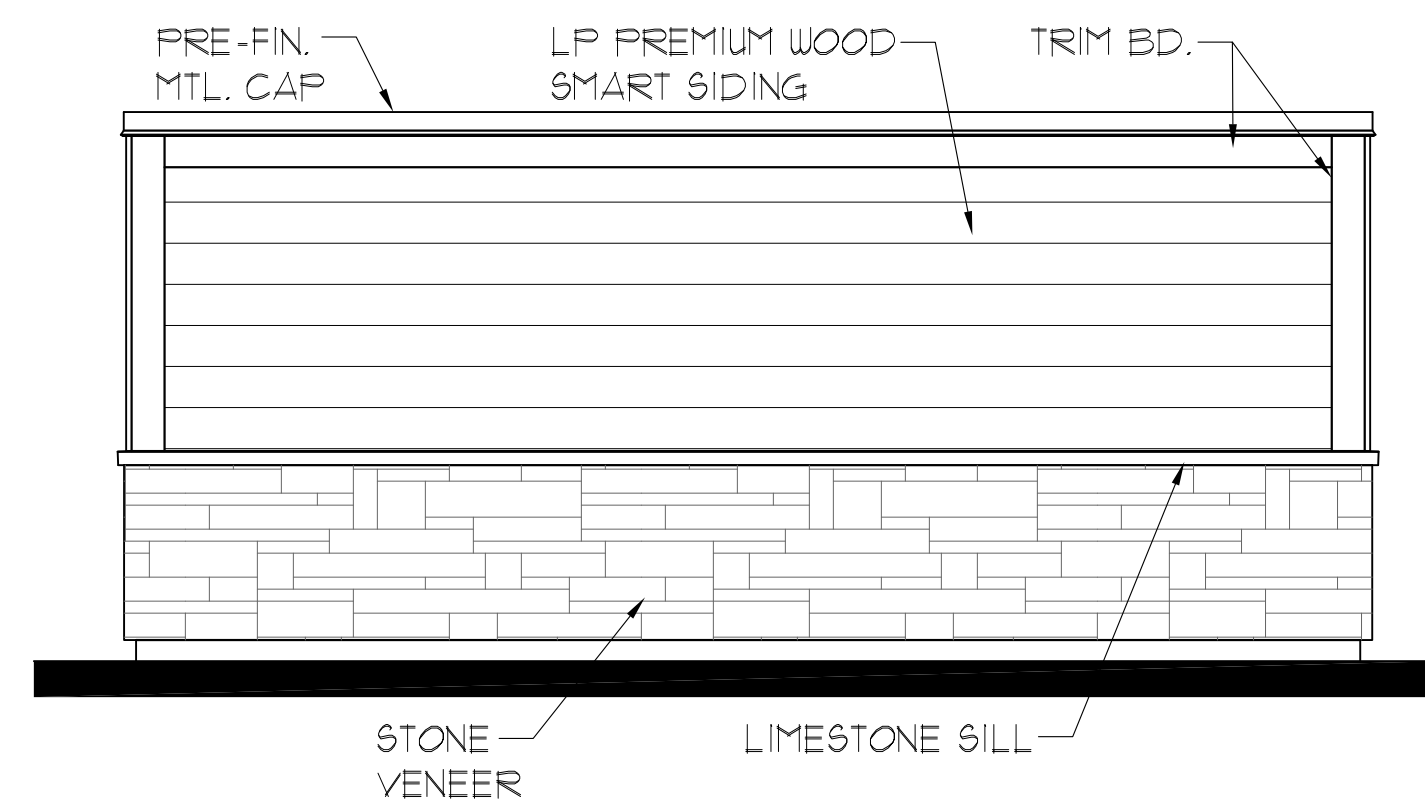
8 SIGNAGE DETAIL
1/2" = 1'-0" (ON 24x36 SHEET)



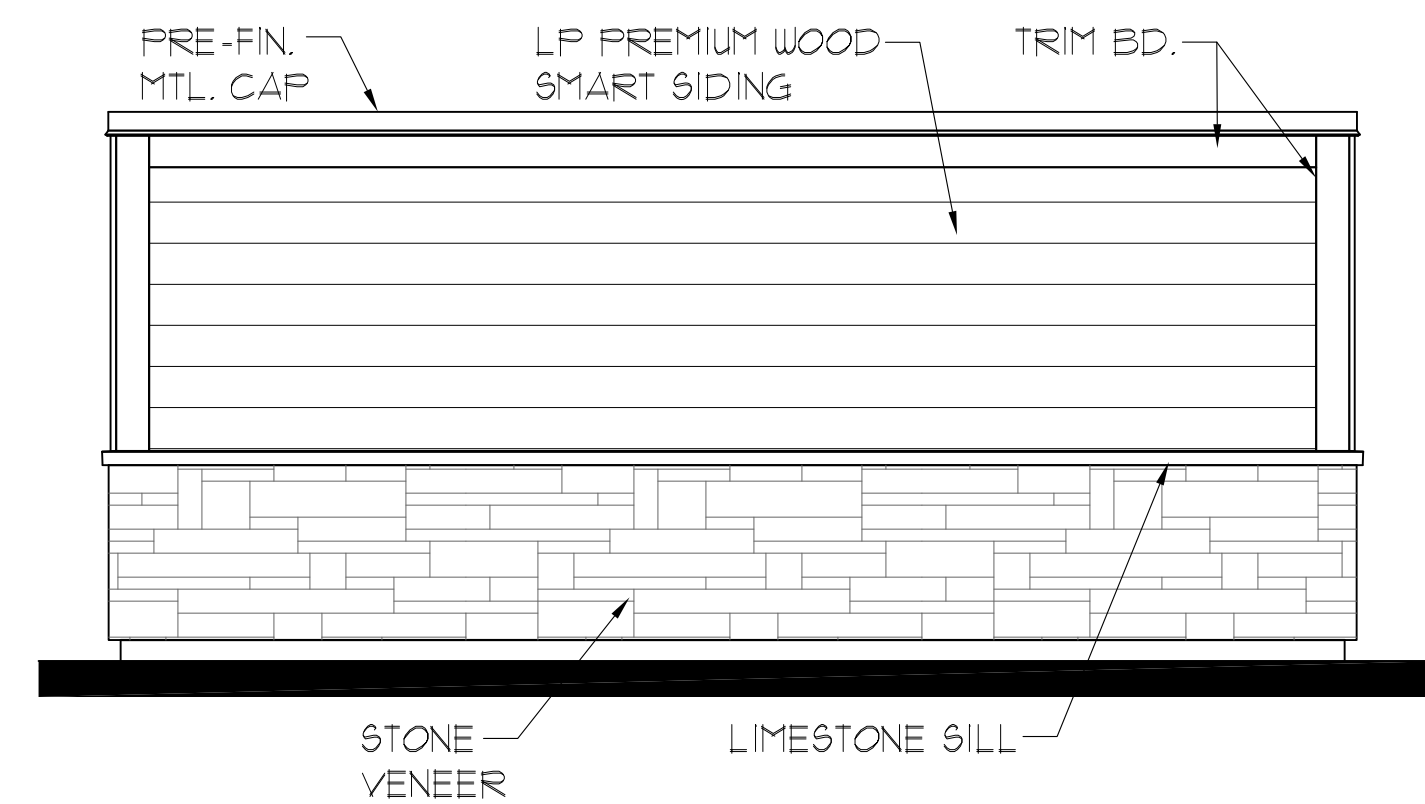
1 TRASH ENCLOSURE PLAN
1/2" = 1'-0" (ON 24x36 SHEET)



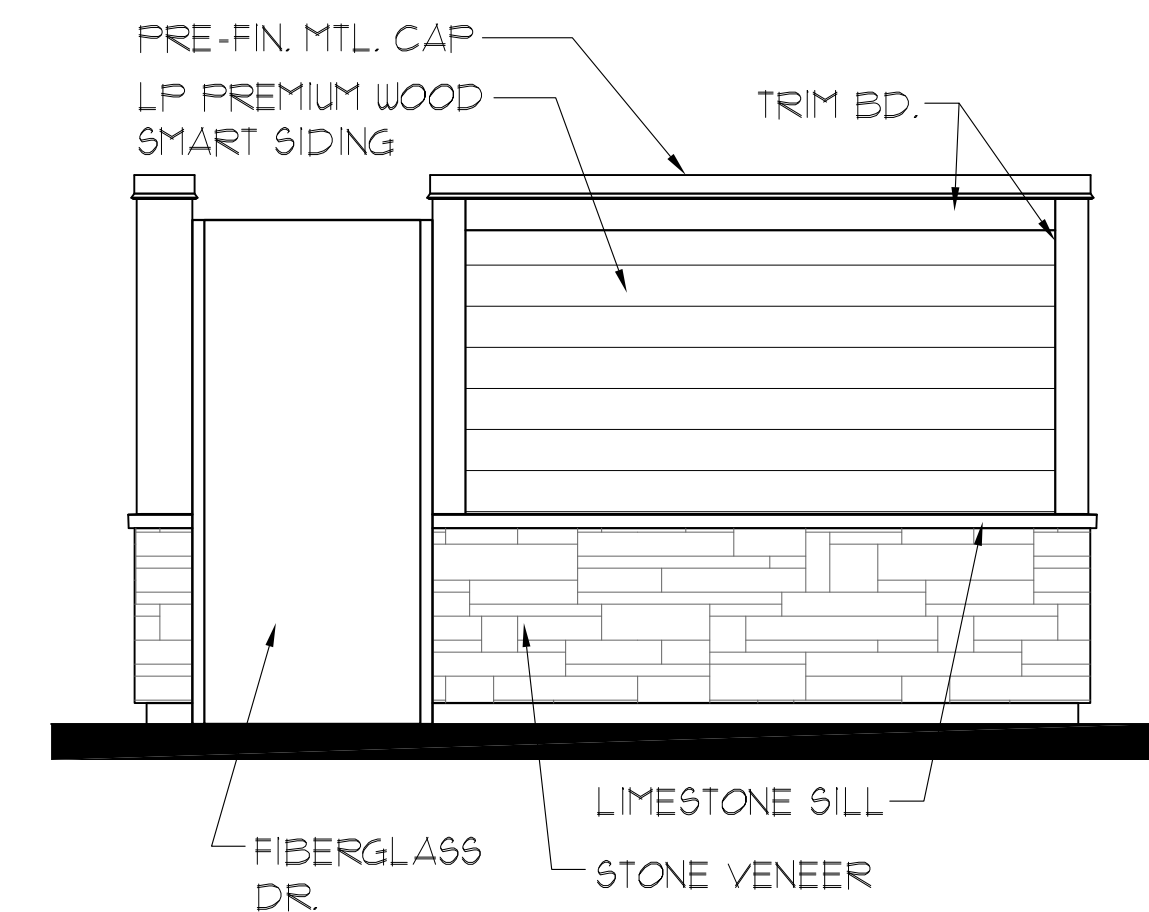
2 TRASH ENCLOSURE FRONT ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



3 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



4 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



5 TRASH ENCLOSURE REAR ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)

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PRINT NAME: RUSSELL R. ROSA

SIGNED: Russ Rosa

REG. NO. 18039 DATE: 8/12/2022

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PROJECT #: 22227
DATE: AUG. 12, 2022
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CHECKED BY: RR
REVISIONS:

**TRASH ENCLOSURE
DETAILS & SIGNAGE**

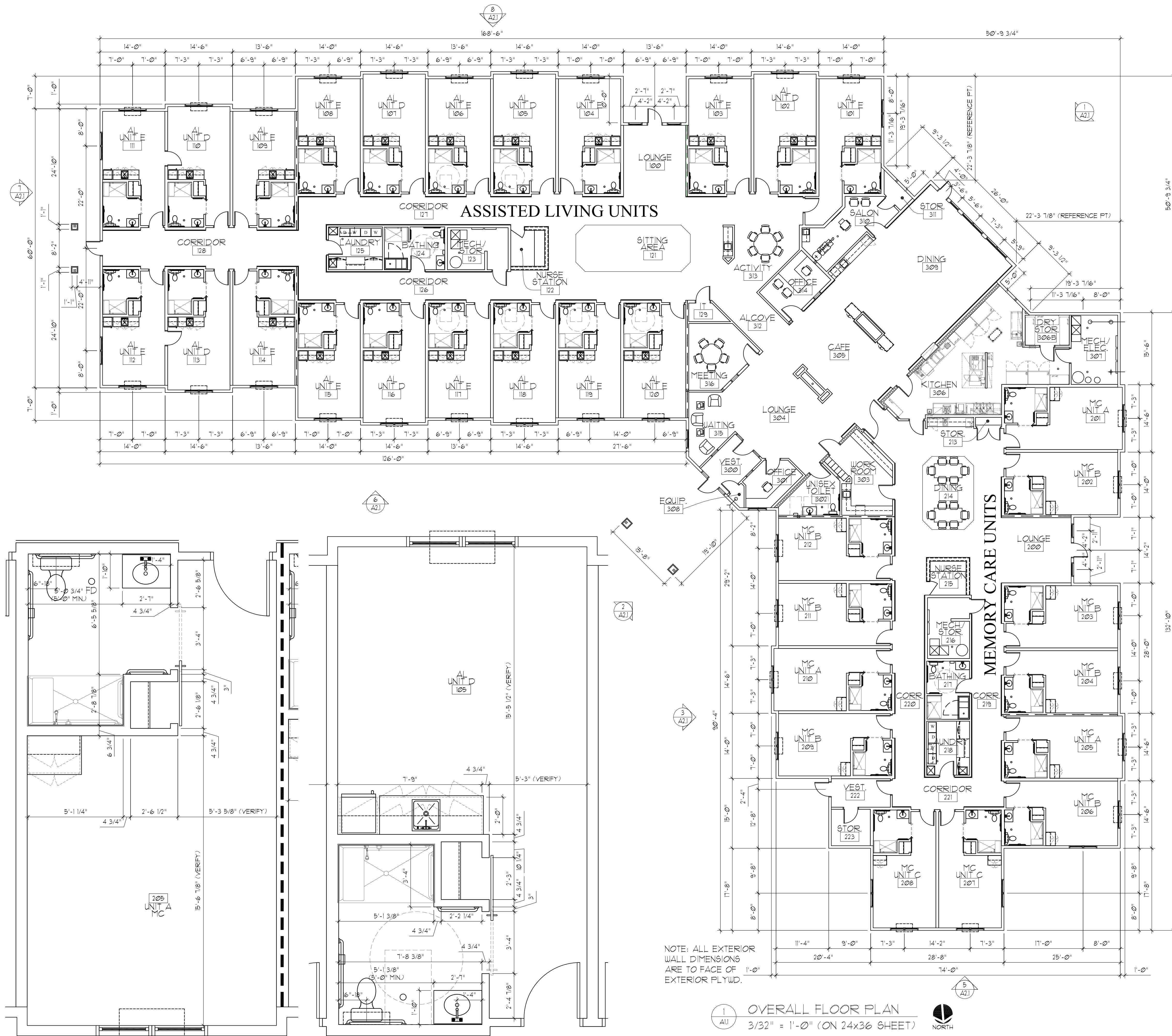
SHEET

A0.1

BASIC ALLOWABLE BUILDING AREA CALCULATIONS:
BASIC ALLOWABLE AREA = (A1) = 38,000 SF, (N5) = 9,500 SF.
38,000 SF. MAX. > THAN 20,833 SF. THEREFORE OK

SLEEPING UNIT COUNT:

MEMORY CARE UNITS: 12	UNIT A = 3
	UNIT B = 1
	UNIT C = 2
ASSISTED LIVING UNITS: 20	UNIT D = 1
	UNIT E = 13
TOTAL UNITS = 32	



3 UNIT A FLOOR PLAN (B & C SIMILAR)
3/8" = 1'-0" (ON 24x36 SHEET)

4 UNIT D FLOOR PLAN (E SIMILAR)
3/8" = 1'-0" (ON 24x36 SHEET)

NOTE: ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF 1'-0" EXTERIOR PLYWD.

1 OVERALL FLOOR PLAN
3/32" = 1'-0" (ON 24x36 SHEET)



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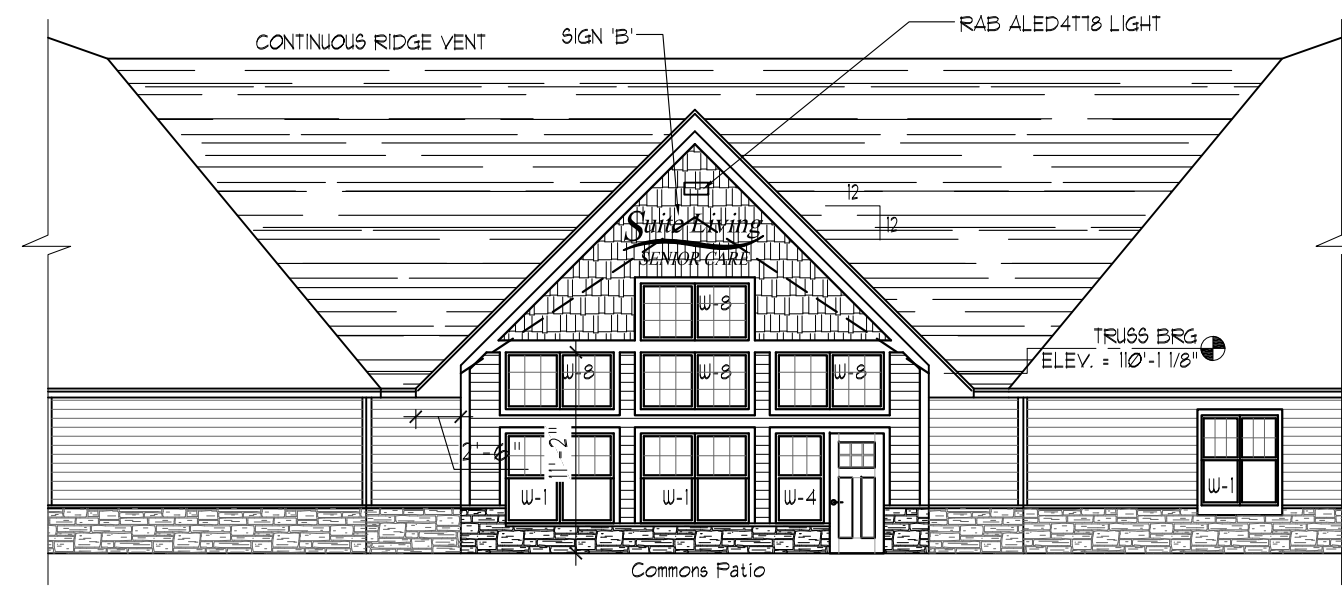
PROJECT #: 22227
DATE: AUG. 12, 2022
DRAWN BY: JL
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REVISIONS:

OVERALL
FLOOR PLAN

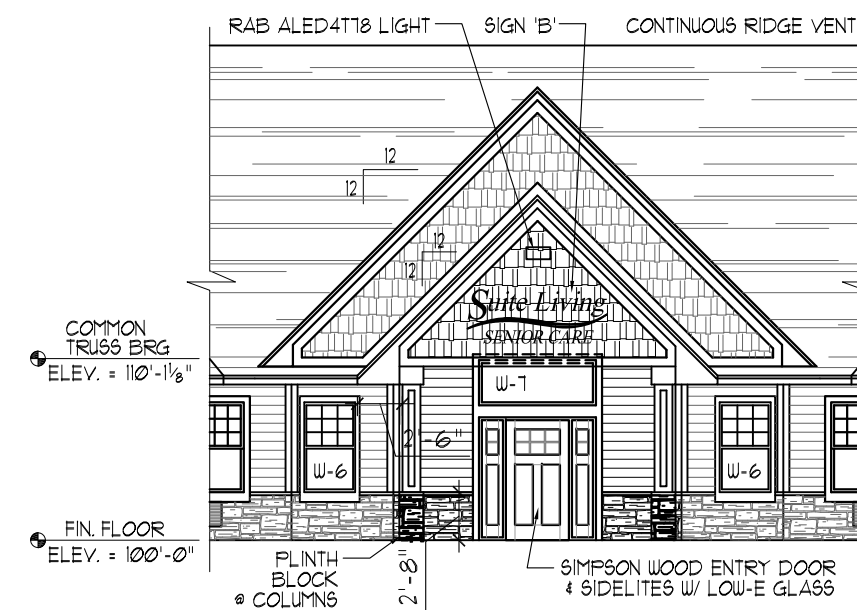
SHEET

A1.1

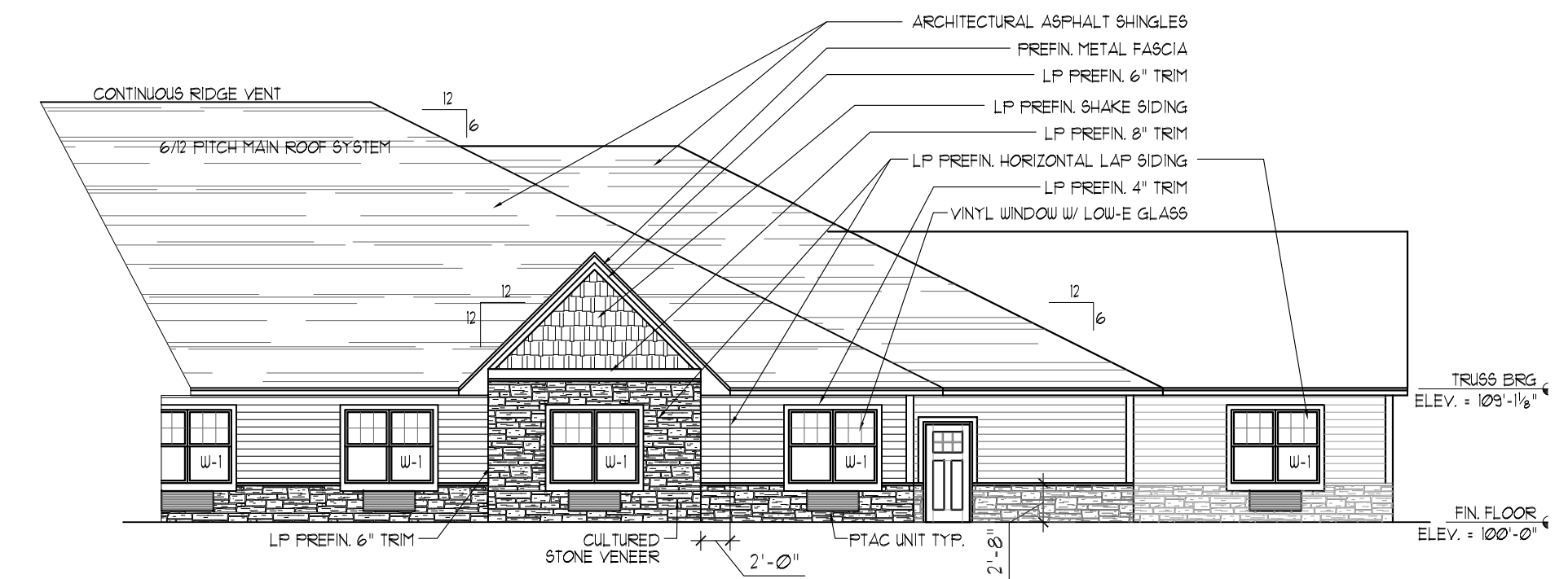
1/A2.1	Stone	222.4 s.f.	21.8%
	Other	0.0 s.f.	0.0%
	Siding/Trim	600.0 s.f.	58.7%
	Glass/Window	179.3 s.f.	17.5%
	Doors	20.0 s.f.	2.0%
PTAC	0.0 s.f.	0.0%	
2/A2.1	Stone	66.2 s.f.	23.9%
	Other	0.0 s.f.	0.0%
	Siding/Trim	126.2 s.f.	45.6%
	Glass/Window	40.0 s.f.	14.5%
	Doors	44.4 s.f.	16.0%
PTAC	0.0 s.f.	0.0%	
3/A2.1	Stone	257.7 s.f.	30.0%
	Other	0.0 s.f.	0.0%
	Siding/Trim	405.8 s.f.	47.2%
	Glass/Window	150.0 s.f.	17.4%
	Doors	22.8 s.f.	2.7%
PTAC	23.9 s.f.	2.8%	
4/A2.1	Stone	500.0 s.f.	34.5%
	Other	0.0 s.f.	0.0%
	Siding/Trim	654.9 s.f.	45.1%
	Glass/Window	240.0 s.f.	16.5%
	Doors	22.8 s.f.	1.6%
PTAC	33.4 s.f.	2.3%	
5/A2.1	Stone	185.6 s.f.	22.6%
	Other	0.0 s.f.	0.0%
	Siding/Trim	535.7 s.f.	65.3%
	Glass/Window	90.0 s.f.	11.0%
	Doors	0.0 s.f.	0.0%
PTAC	9.5 s.f.	1.2%	
6/A2.1	Stone	463.9 s.f.	34.9%
	Other	0.0 s.f.	0.0%
	Siding/Trim	551.1 s.f.	41.5%
	Glass/Window	270.0 s.f.	20.3%
	Doors	0.0 s.f.	0.0%
PTAC	42.9 s.f.	3.2%	
7/A2.1	Stone	193.2 s.f.	28.3%
	Other	0.0 s.f.	0.0%
	Siding/Trim	407.2 s.f.	59.6%
	Glass/Window	60.0 s.f.	8.8%
	Doors	22.8 s.f.	3.3%
PTAC	0.0 s.f.	0.0%	
8/A2.1	Stone	828.4 s.f.	40.2%
	Other	0.0 s.f.	0.0%
	Siding/Trim	797.9 s.f.	38.7%
	Glass/Window	360.0 s.f.	17.5%
	Doors	22.8 s.f.	1.1%
PTAC	52.4 s.f.	2.5%	
TOTAL	Stone	2717.4 s.f.	32.0%
	Other	0.0 s.f.	0.0%
	Siding/Trim	4078.8 s.f.	48.0%
	Glass/Window	1389.3 s.f.	16.3%
	Doors	155.6 s.f.	1.8%
PTAC	162.1 s.f.	1.9%	



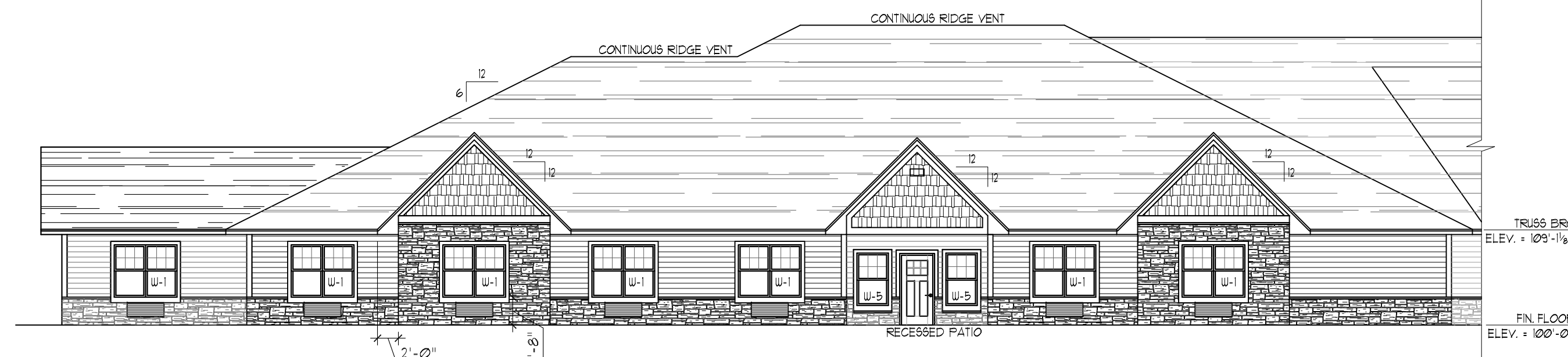
1
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



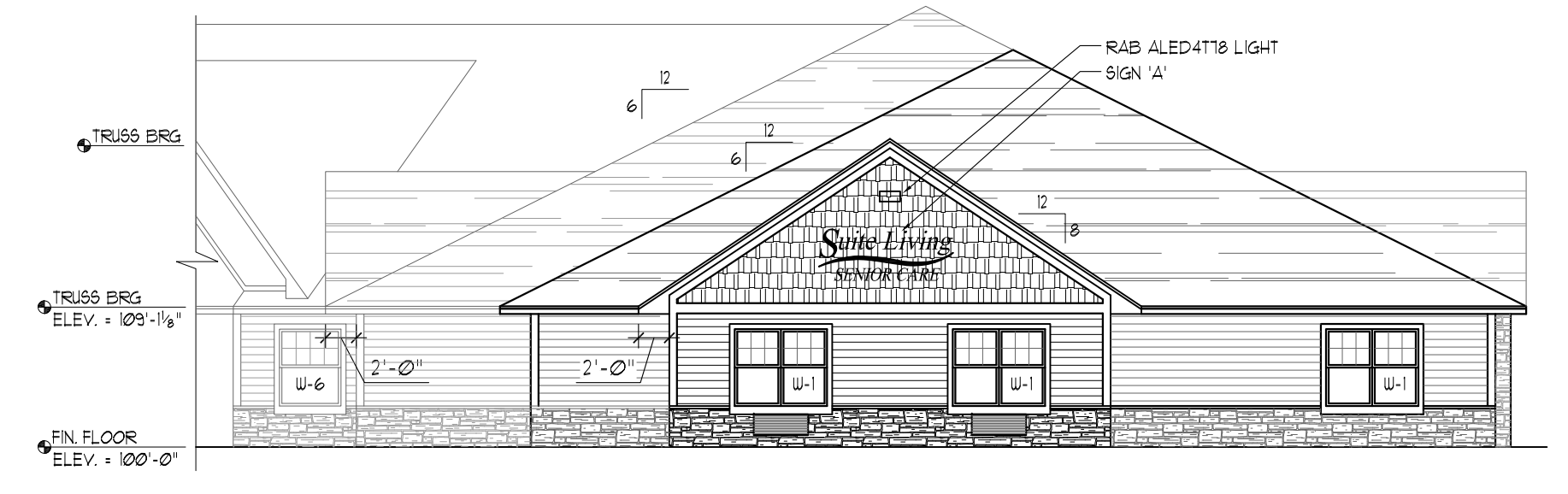
2
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



3
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



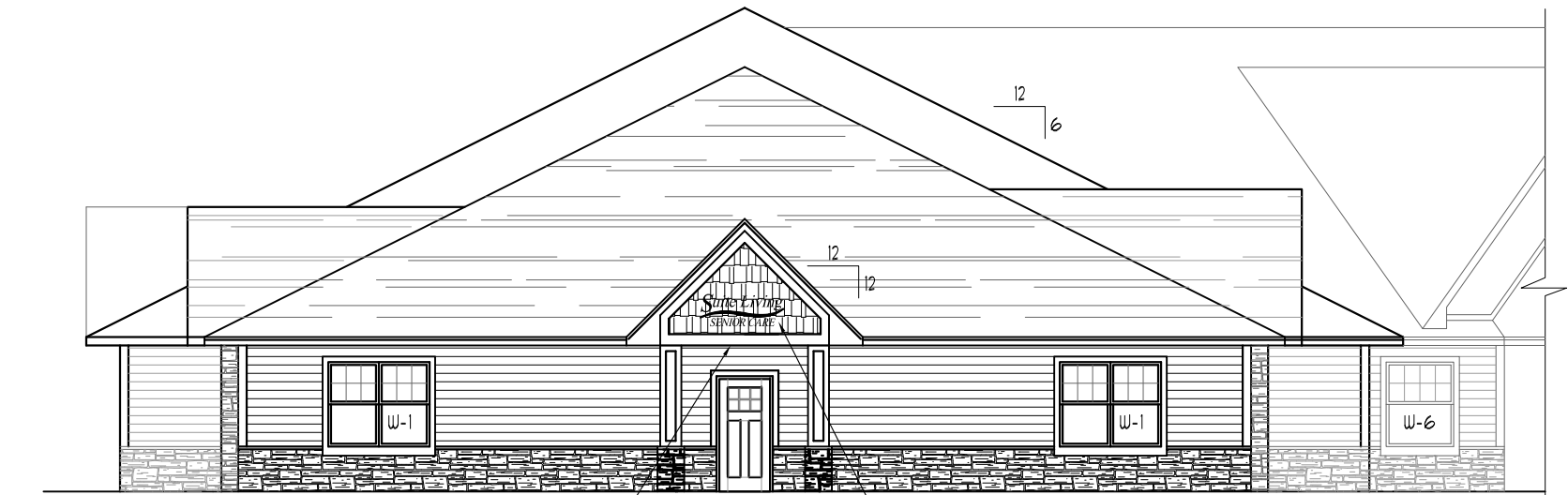
4
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



5
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



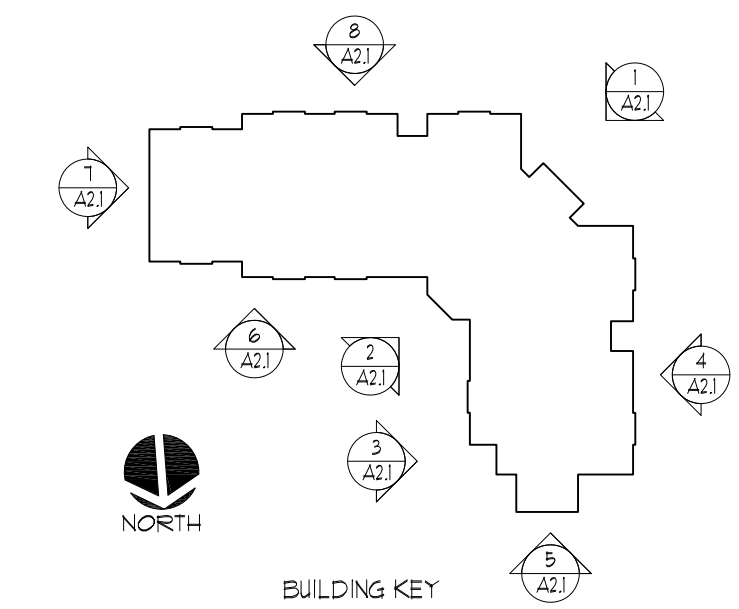
6
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



7
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



8
A2.1
BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



X-C-01(a-d) **Rosa**
Architectural
Group
Inc.
1084 Sterling Street
St. Paul, MN 55119
tel: 651-739-7988
fax: 651-739-3165

Suite Living
of Hastings
33rd St. W & HWY 61
Hastings, MN 55033

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SIGNED: *Russ Rosa*

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PROJECT #: 22227
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CHECKED BY: RR
REVISIONS: _____

BUILDING
ELEVATIONS

SHEET

A2.1

© COPYRIGHT 2022
ROSA ARCHITECTURAL GROUP



7 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



8 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



9 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



10 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



1 PROPOSED FRONT ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



2 PROPOSED NORTH ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



3 PROPOSED WEST ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



4 PROPOSED SOUTH ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



5 PROPOSED EAST ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



6 PROPOSED REAR ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)

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REG. NO. 18039 DATE: 8/12/2022

CITY SUBMITTAL
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PROJECT #: 22227
DATE: AUG. 12, 2022
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: _____

PROPOSED
COLOR
ELEVATIONS

SHEET
A4.1

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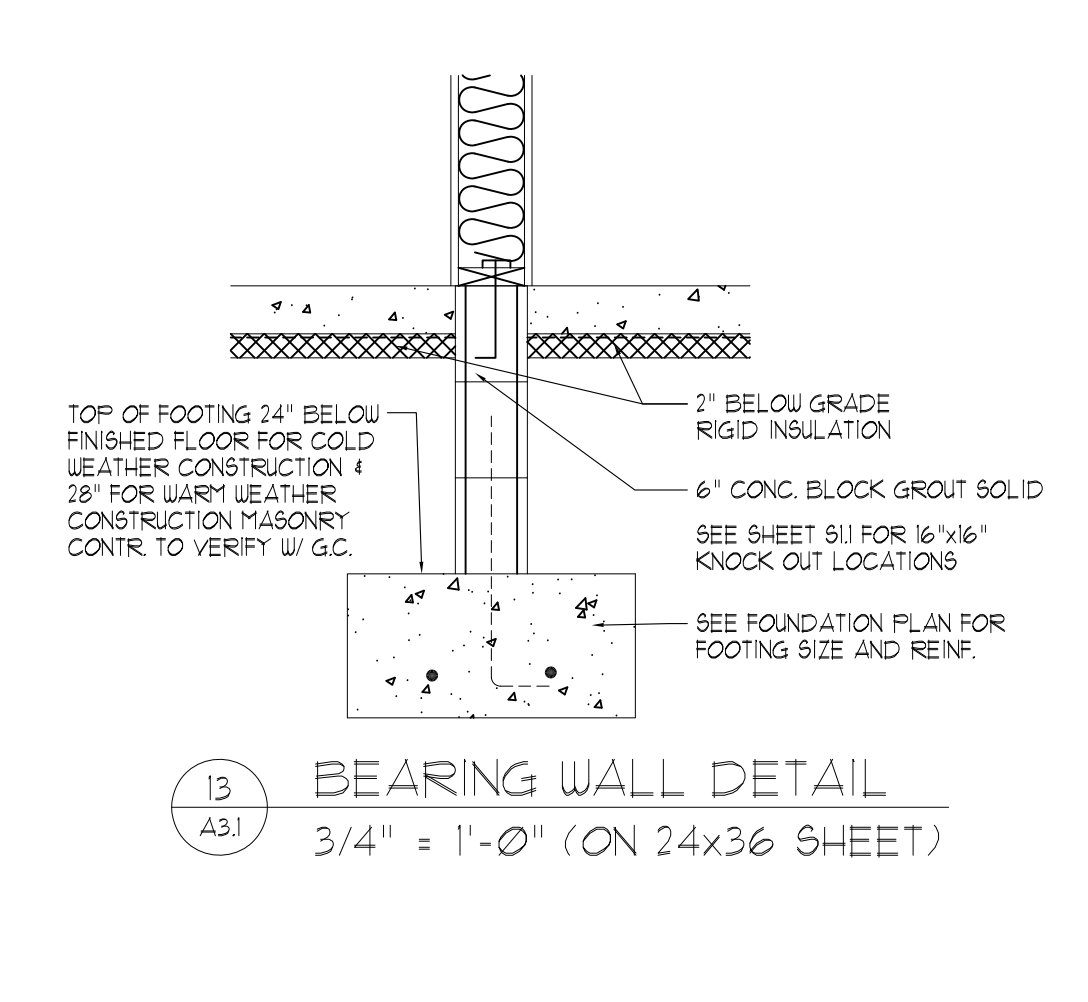
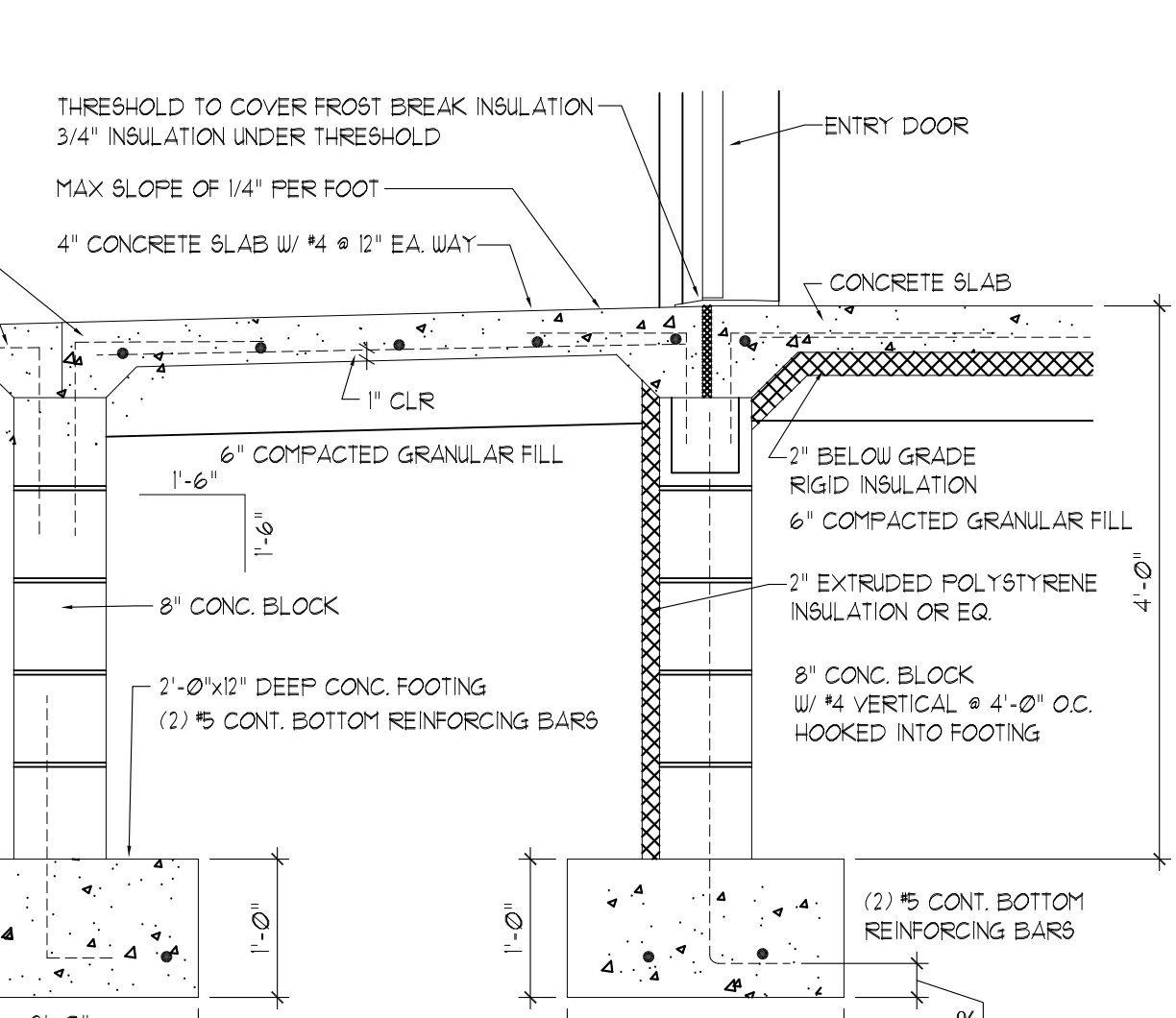
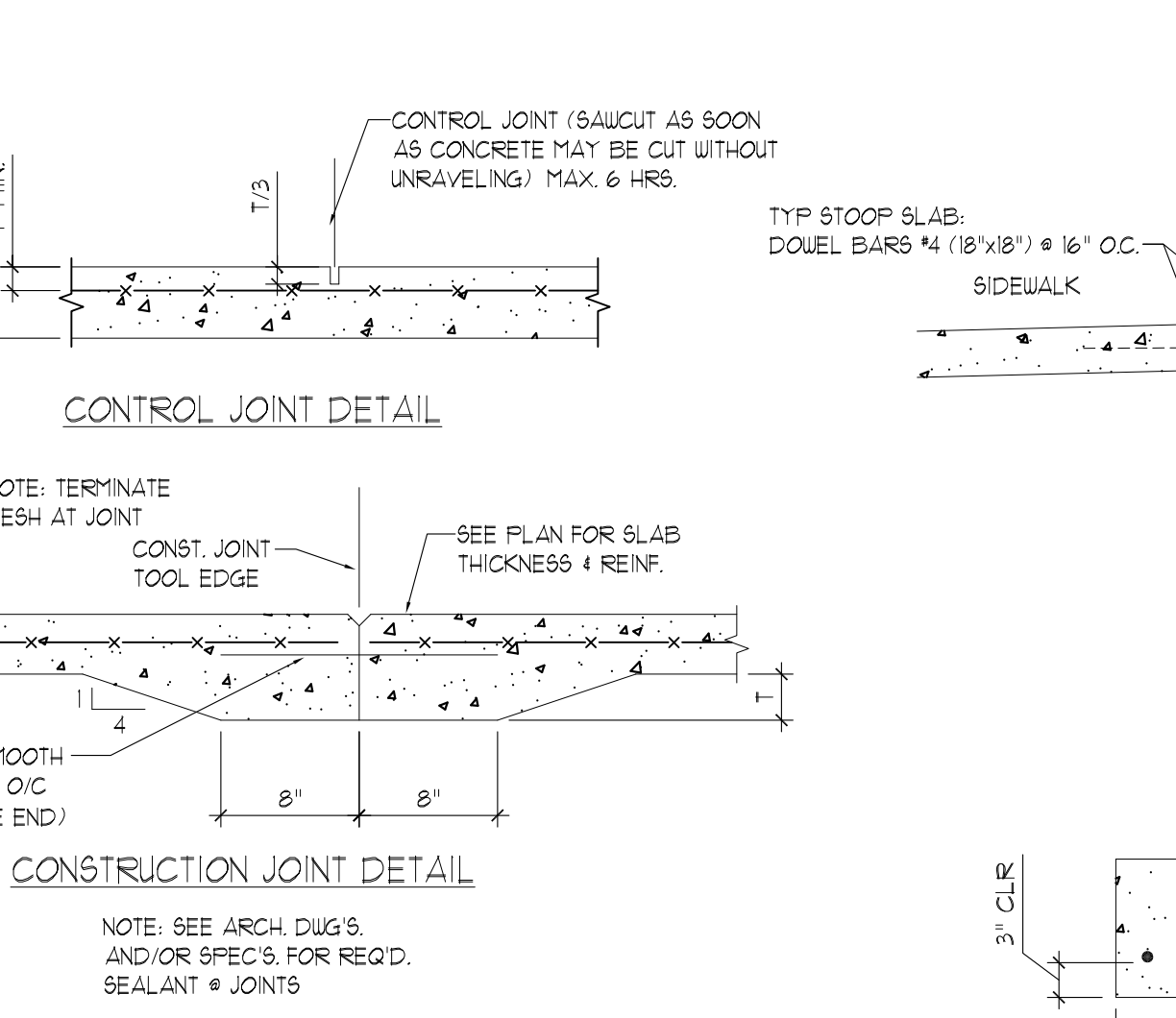
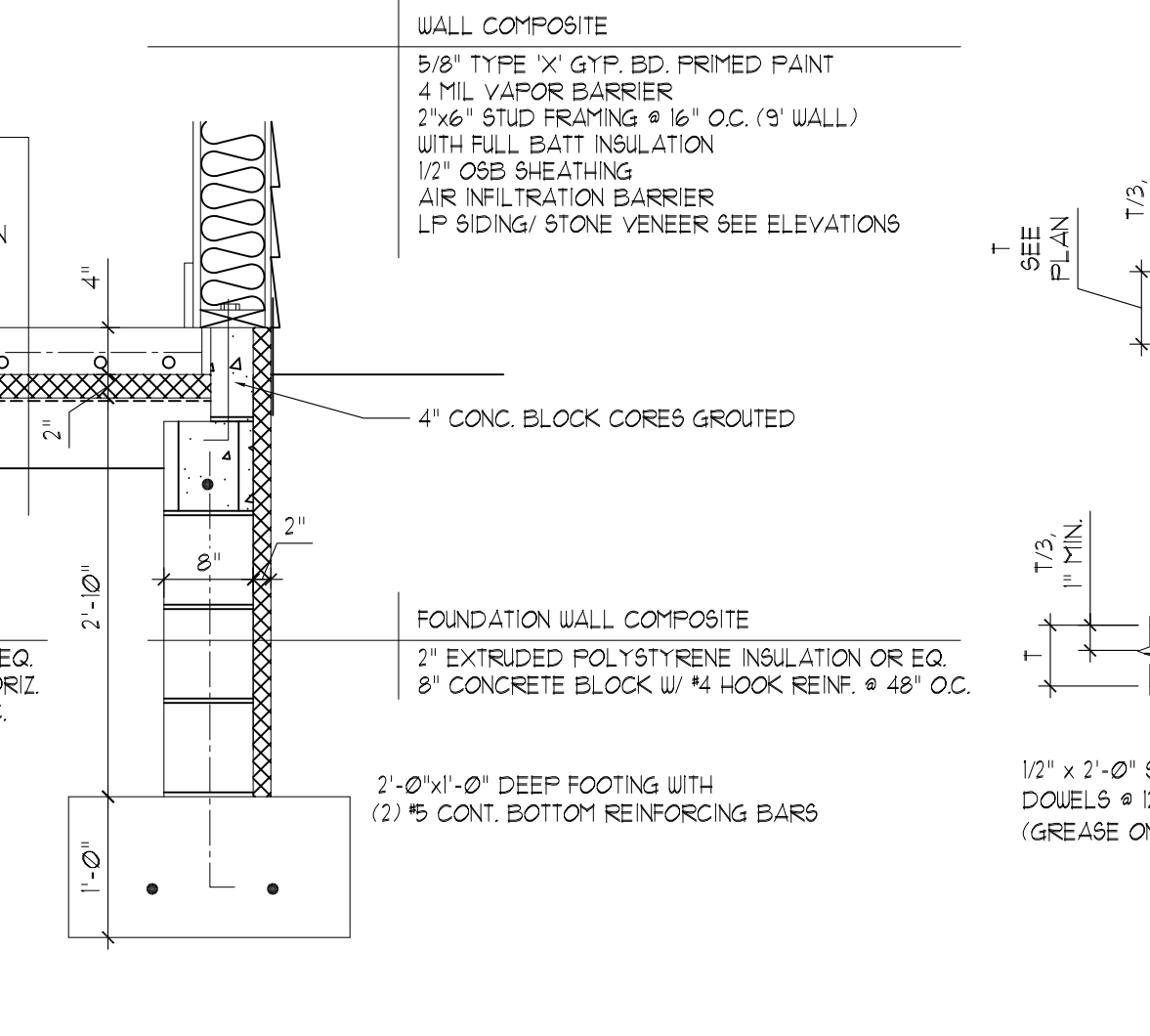
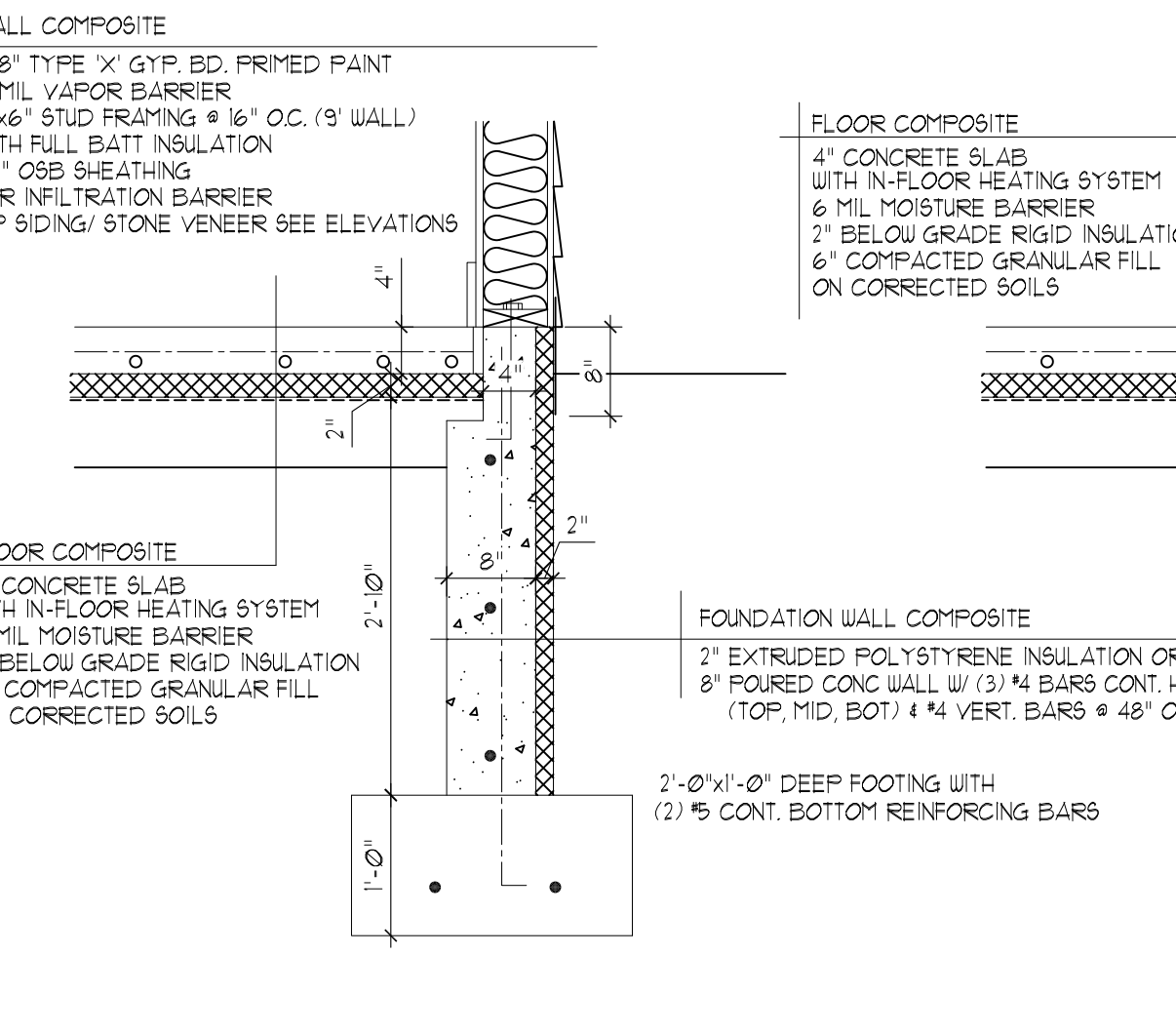
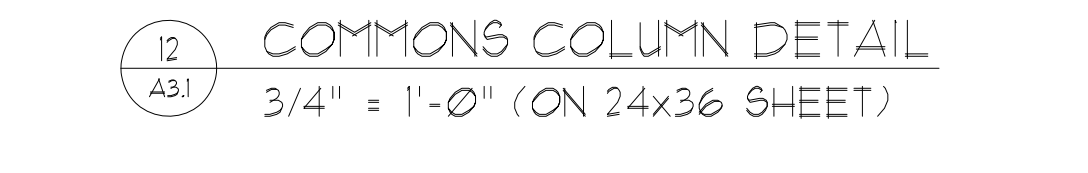
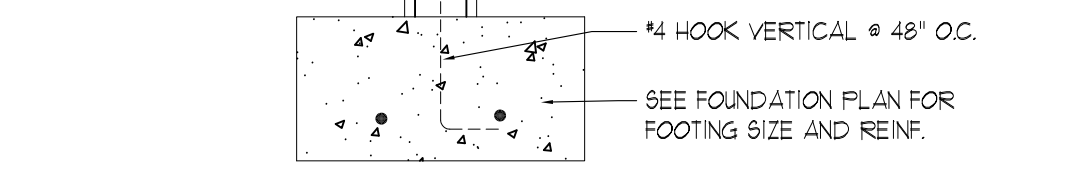
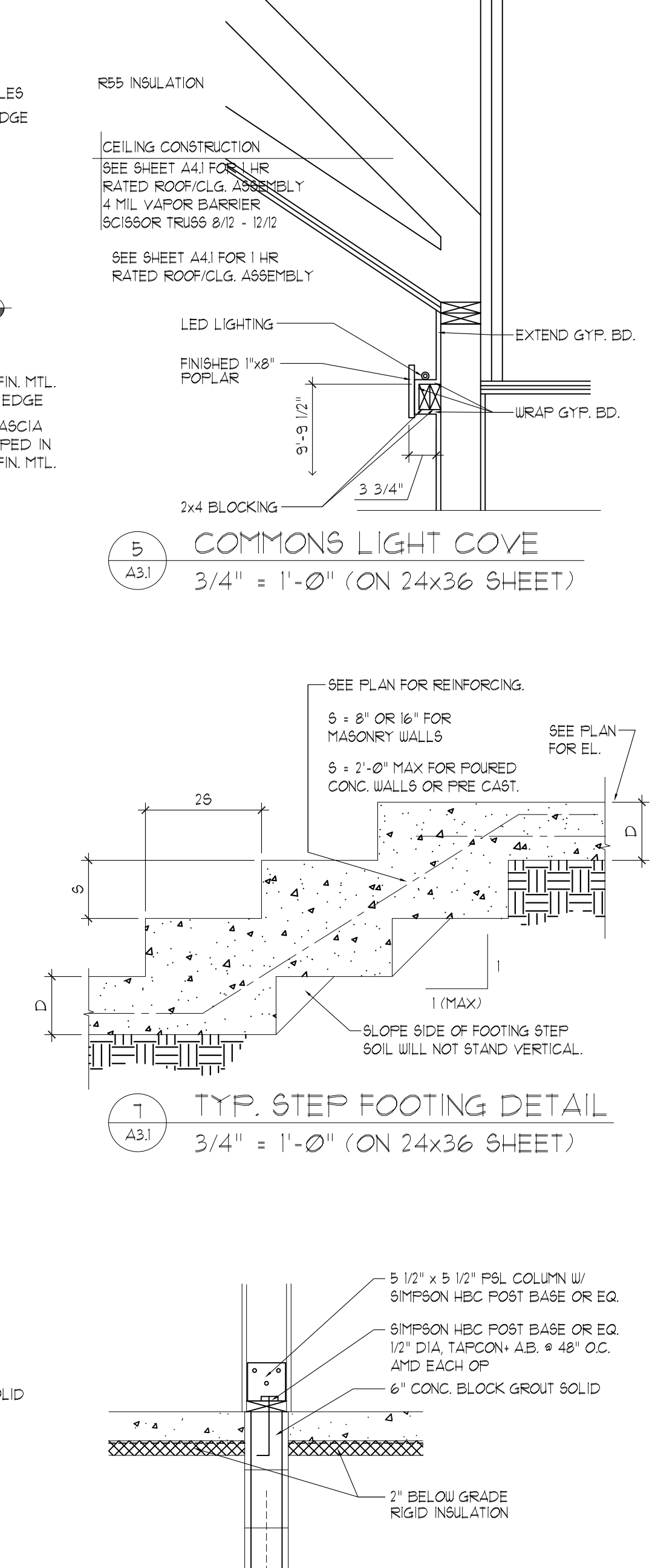
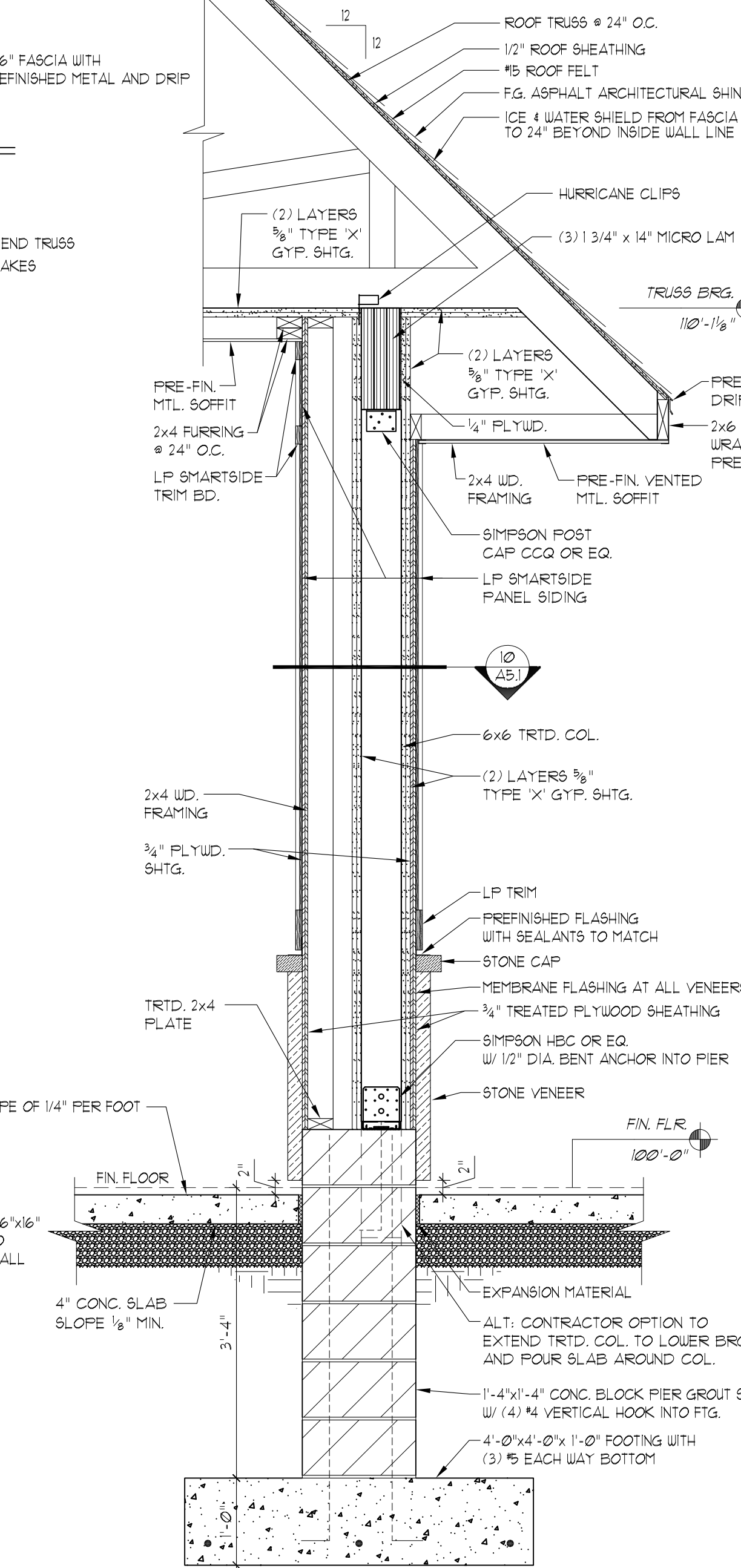
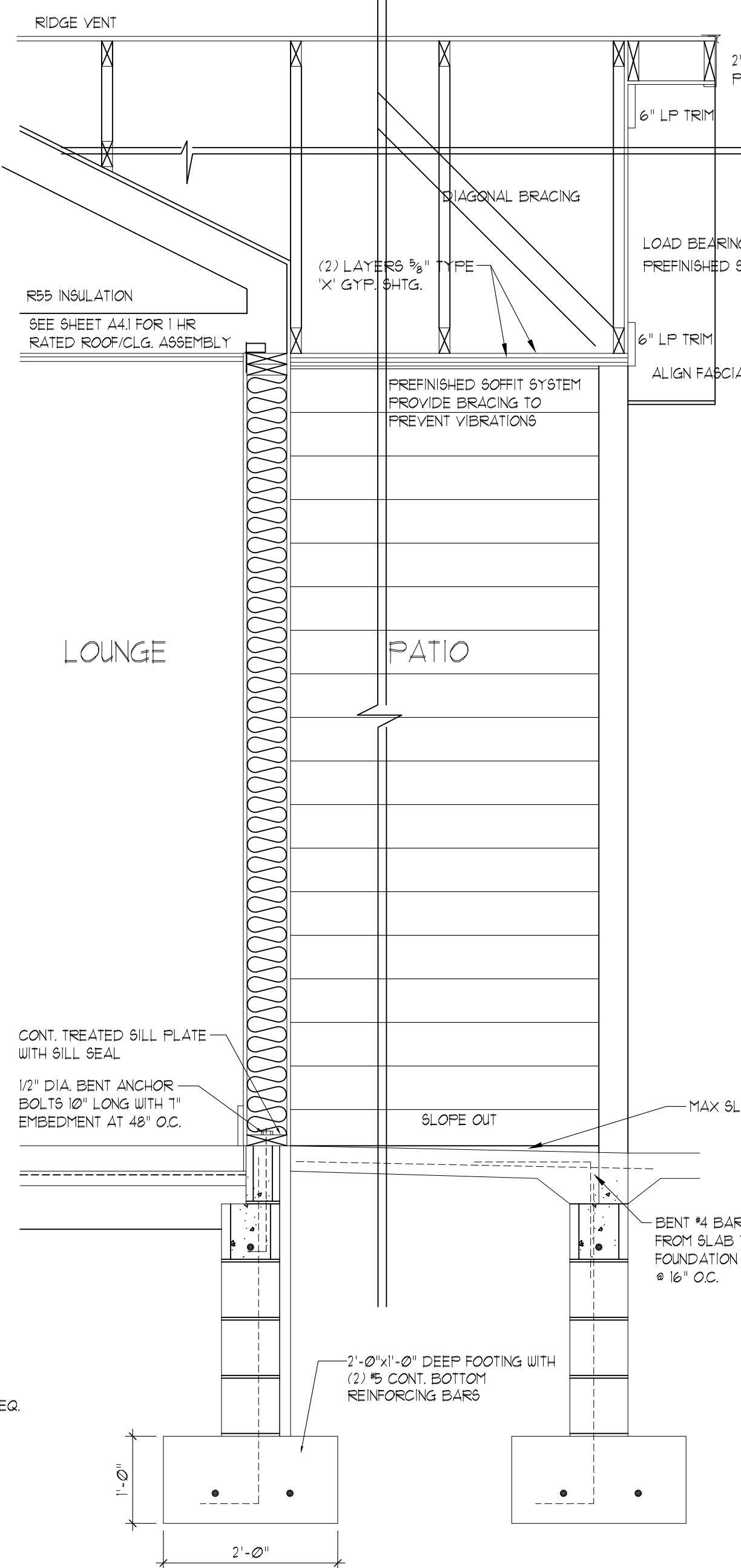
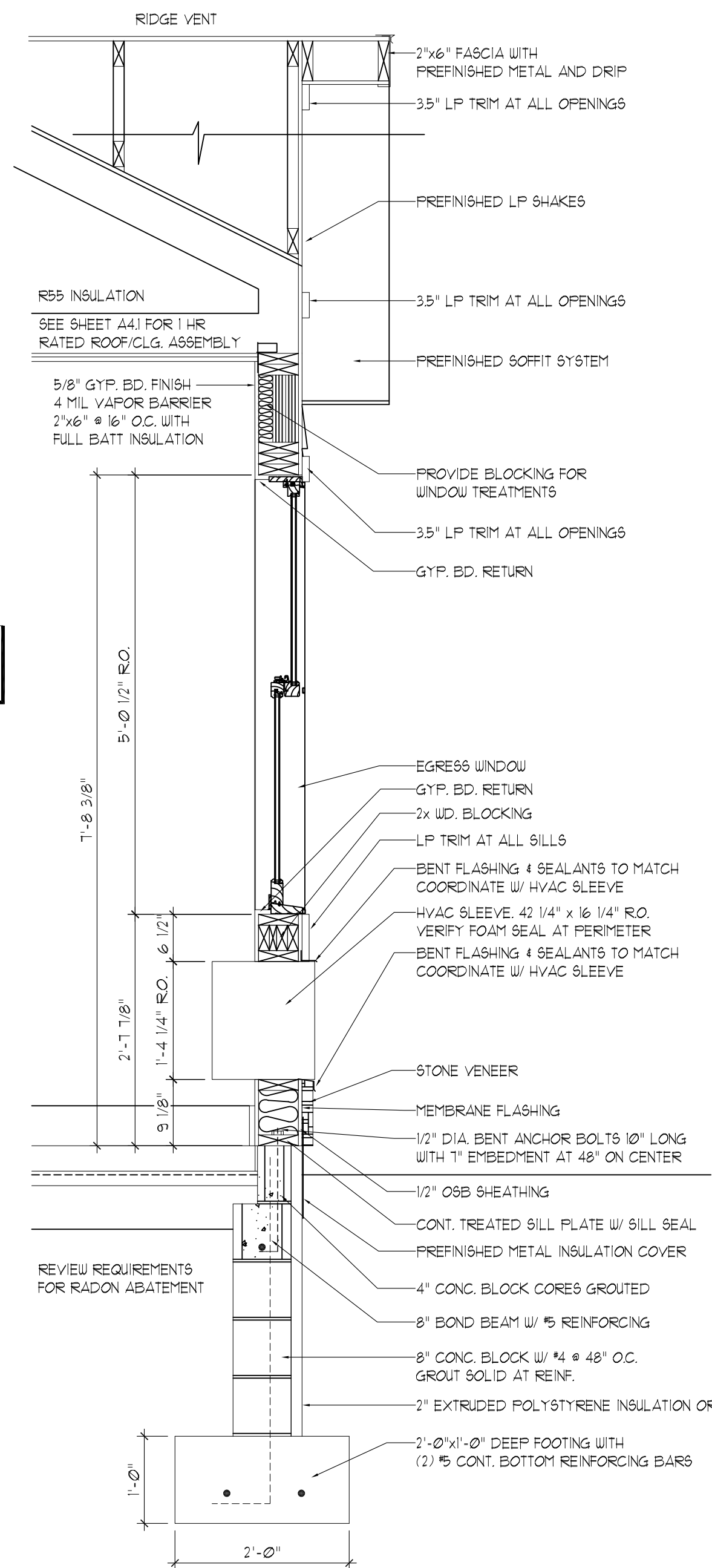
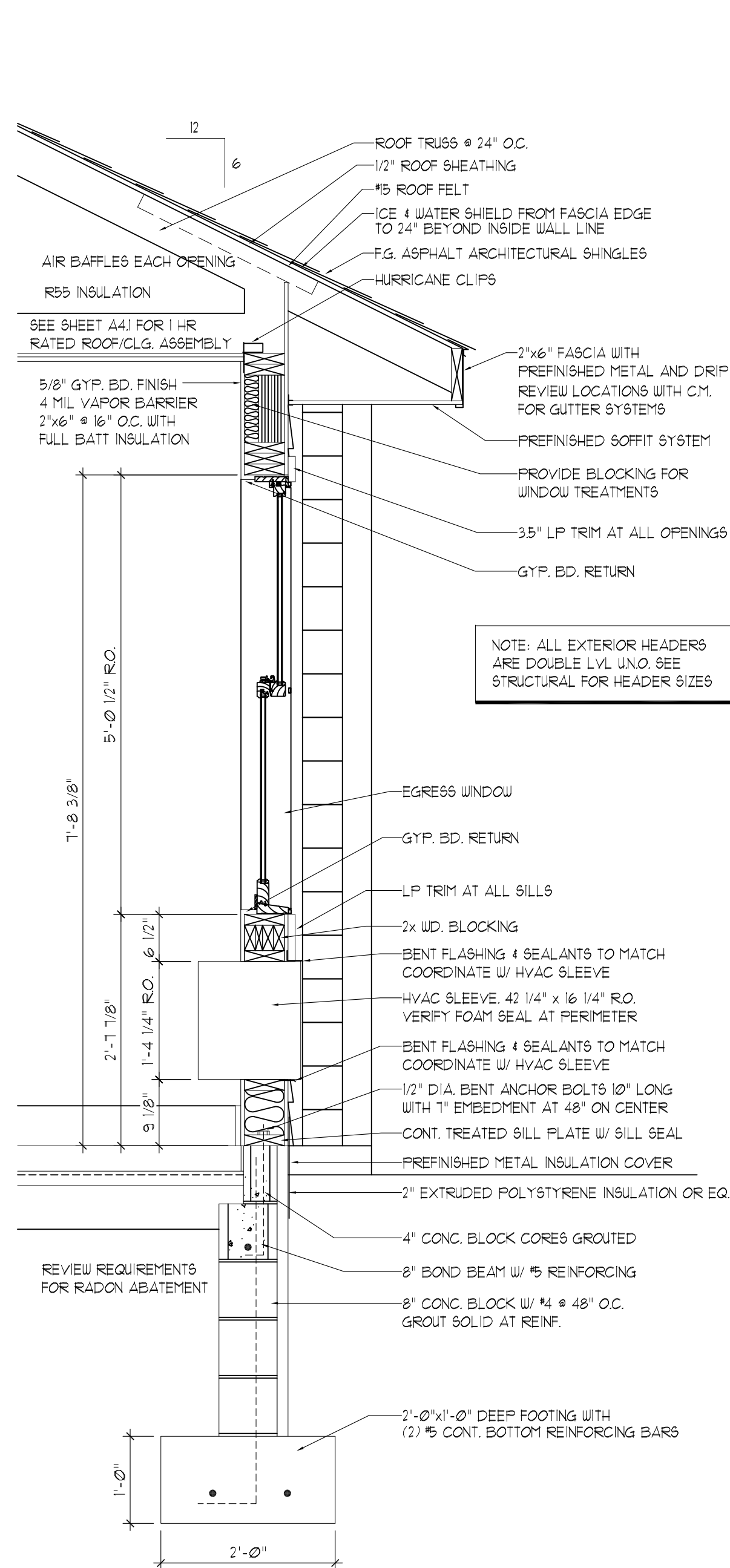
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REVISIONS:

WALL SECTIONS AND DETAILS

SHEET

A3.1



Suite Living

of Hastings
 33rd St. W & HWY 61
 Hastings, MN 55033



1
 P-1
 PERSPECTIVE ELEVATION FROM NORTH
 NOT TO SCALE



2
 P-1
 PERSPECTIVE ELEVATION FROM SOUTHWEST
 NOT TO SCALE

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 REVISIONS:

PROPOSED
 COLOR
 PERSPECTIVES

SHEET

P-1



**City of Hastings
Community Development Department**

Land Use Application

Address or PID of Property: 19184000030

Applicant Name: Jeremy Larson (Hampton Cos)
 Address: 1824 Buerkle Rd
White Bear Lake, MN 55110
 Phone: 651-200-4365
 Fax: _____
 Email: jeremy@hamptoncos.com

Property Owner: McMenomy/Hastings/Nivala Trusts
 Address: 14450 South Robert Trail, #201
Rosemount MN 55068
 Phone: 612-701-5233
 Fax: _____
 Email: maibbi@aol.com

Description of Request: _____
Construction of a 32-unit assisted living and memory care facility with associated parking,
utility, stormwater, and landscape improvements.

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
<input checked="" type="checkbox"/>	Final Plat	\$600	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/>	Variance	\$300	<input checked="" type="checkbox"/> Comp Plan Amend.
<input type="checkbox"/>	Vacation	\$500	<input type="checkbox"/> Lot Split/Lot Line Adj.
<input type="checkbox"/>	House Move	\$500	<input type="checkbox"/> Annexation
<input type="checkbox"/>	Prelim Plat	\$500 + escrow	<input type="checkbox"/> EAW
<input checked="" type="checkbox"/>	Site Plan	\$500 + escrow	<input type="checkbox"/> Interim Use Permit
			\$500
			\$500 plus legal expenses
			\$500 + \$1,000 escrow

Total Amount Due: \$ \$ 5,350

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

Please ensure that all copies of required documents are attached.

[Signature] 8-8-22
 Applicant Signature Date

[Signature] 8/9/22
 Owner Signature Date



Jeremy Larson, Executive Vice President

Applicant Name and Title – Please Print

Ed McMenomy
 Owner Name – Please Print

OFFICIAL USE ONLY

File # _____
 Fee Paid: _____

Rec'd By: _____
 Receipt # _____

Date Rec'd: _____
 App. Complete _____