



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City Planner
Date: March 18, 2024
Item: Resolution: Site Plan – Storage rental – 2024-10 – 2489 Spiral Blvd

Council Action Requested:

Consider the request by Chad Smurawa with Legacy Crossing LLC. for site plan approval and act on the attached resolution.

Approval of a site plan requires a simple majority.

Background Information:

The property is owned by Rick Ries of Northern State Services Llc who owned just slightly under 20-acres. Last year he purchased about 3.5 acres of land between his property and Spiral Boulevard from the city of Hastings. The land acquisition allowed him to have legal access to Spiral Boulevard and subdivide the property into two 10-acre lots, which is the minimum district standard. He also received approval for on site septic systems as the property is not served by city utilities. He was proposing to construct his home on the northern lot and sell the southern parcel. The northern lot appears to have been sold.

Chad Smurawa, recently developed two city owned industrial park lots at 3001 Lightbourn Court and 2030 Spiral Boulevard with similar self-storage units.

Advisory Commission Discussion:

Commissioners discussed disappointment that the property owner proposed housing originally then sold the properties for commercial uses and clearcut all the trees without following the Tree Preservation Guidelines. Chair Messina said he thinks an entrance in this location of Spiral Boulevard is dangerous. He added that the road is steep, curved, and has a lot of freezing drainage in the winter, which all make it hazardous. He said he has seen cars park on the street near the applicant's other storage locations, which would be dangerous in this location. Commissioners commented that the area drainage is an issue and they have seen the Spiral/ Glendale intersection under water. Commissioners expressed concern that the proposed driveway has too sharp of a turn for vehicles and firetrucks.

The Planning Commission voted 6-1 (Chair Messina opposed) to recommend approval of the requests at the March 11, 2024 meeting with the following two additional conditions:

10. "Work with Engineering to improve the driveway entrance".
11. "Prevent outdoor storage".

No members of the public spoke at the meeting other than the two project proponents (Chad Smurawa and Joe Haselman).

Council Committee Discussion:

In 2023, the City Council approved a few actions related to this property, prior to the submittal of this site plan application. Actions included a small land sale, onsite septic system, and platting.

Attachments:

- Site plan resolution
- Planning Commission Staff Report – March 11, 2024 - Updated
- Site plans

HASTINGS CITY COUNCIL**RESOLUTION NO. _____****A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF HASTINGS GRANTING SITE PLAN APPROVAL FOR
STORAGE RENTAL LOCATED AT 2489 SPIRAL BOULEVARD**

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

WHEREAS, Chad Smurawa with Legacy Crossing LLC has petitioned for Site Plan approval to construct a storage rental business generally located at 2489 Spiral Blvd, legally described as Lot 2, Block 1, RIES ADDITION, Dakota County, Minnesota; and

WHEREAS, on March 11, 2024, review was conducted before the Planning Commission of the City of Hastings as required by state law, city charter, and city ordinance; and

WHEREAS, the Planning Commission recommended approval of the site plan to the City Council, subject to the conditions contained in this resolution; 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 special use permit as presented to the City Council subject to the conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated March 11, 2024.
- 2) All disturbed areas of the property shall be stabilized with rooting vegetative cover to eliminate erosion problems as soon as reasonably possible.
- 3) Any uncompleted site work must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 4) The perimeter of the site must have erosion control, as approved by the City Engineering Department.
- 5) The City Engineering Department must approve any required drainage plan.
- 6) Approval is subject to the following phasing Sunset Clause; if significant progress is not made towards construction of the proposal within the following schedule, the approvals of unconstructed elements are null and void.
 - a. Phase one: June 2024-May 2025
 - b. Phase two: June 2025-May 2026
 - c. Phase three: June 2026-May 2027
- 7) Existing boulevard trees must be protected during construction.

- 8) Proposed trees must have a documented mature height exceeding 10-feet.
- 9) A right-of-way permit must be issued for any work in the right-of-way.
- 10) Work with Engineering to improve the driveway entrance.
- 11) No outdoor storage is allowed.

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

Ayes: _____
Nays: _____
Absent: _____

ATTEST:

Mary Fasbender
Mayor

Kelly Murtaugh
City Clerk

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 18th of March, 2024, 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 (JJF)
101 East 4th Street
Hastings, Minnesota 55033



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: March 11, 2024
Item: Site Plan – 2024-10 – Storage Rental – 2489 Spiral Blvd

Planning Commission Action Requested: The Planning Commission is asked to review the proposed site plan and make a recommendation to the City Council.

Background Information:

The property is owned by Rick Ries of Northern State Services Llc who owned just slightly under 20-acres. Last year he purchased about 3.5 acres of land between his property and Spiral Boulevard from the city of Hastings. The land acquisition allowed him to have legal access to Spiral Boulevard and subdivide the property into two 10-acre lots, which is the minimum district standard. He also received approval for on site septic systems as the property is not served by city utilities. He was proposing to construct his home on the northern lot and sell the southern parcel. The northern lot appears to have been sold.

The applicant, Chad Smurawa, recently developed two city owned industrial park lots at 3001 Lightbourn Court and 2030 Spiral Boulevard with similar self-storage units.

Site Plan Review

Comprehensive Plan Classification

The 2040 Comprehensive Plan designates this area as Agricultural.

Zoning Classification

The subject property is zoned A, Agricultural, which allows storage rental facilities, subject to site plan review by right.

Adjacent Zoning and Land U

| <u>Direction</u> | <u>Existing Use</u> | <u>Zoning</u> | <u>Comp Plan</u> |
|------------------|---------------------|---------------|------------------|
| North | Vacant | A | A |
| East | Large lot SF home | A | A |
| South | Vacant | A | A |
| West | Vacant/ housing | A/ R-3 PRD | A/ Medium Res |

Existing Condition

The site was mostly wooded with a mix of mature trees and scrub. Recently, the level ground portion of the two lots were clearcut. During review of proposed development, a tree inventory and preservation plan is required, inline with the City Tree Preservation Guidelines. This was never done. The applicant states that the current property owner who is selling the property removed the trees.

Building Setbacks

Setbacks in the Agriculture district are: Front/ rear: 20', sides: 10', in addition to room required for improvements and landscaping. The proposed buildings setbacks at meet the minimum standards.

Vehicular Access and Circulation

The site access is proposed with a driveway on the south side to Spiral Boulevard. Staff reviewed the entrance and internal configuration for vehicle cueing and firetruck maneuvering. The applicant added some vehicle stacking area to the driveway and provided a drawing of a fire truck maneuvering that showed a firetruck very tightly in the drive isles. The Engineering Department commented that the sharp turn is unnecessary and can be significantly reduced with minor realignment changes and provided two examples. Revisions have been made to the entrance that staff finds acceptable.

Parking

Parking is not required. There is space for vehicle unloading within the drive isles. The use does not have any onsite staff.

Architectural Standards

The site development will be completed in three phases over the next few years. It is understood this will be allowed without subsequent site plan approvals if the schedule timing is followed:

Phase one: June 2024-May 2025: One row of three western buildings

Phase two: June 2025-May 2026: One row of two buildings to the east

Phase three: June 2026-May 2027: Last two rows of four buildings to the east

Architectural standards require 65% class 1&2 materials, with 25% being class 1 (brick, stone, glass) for elevations visible from the street. The proposed building style includes small wall areas and large amount of garage doors. The applicant's other self-storage projects on Spiral Blvd and Lightbourn Court were approved with 100% class 2 materials on the visible elevations and no class 1. There will be some manufactured brick panel products facing Spiral Blvd that look like a class 1 material from a distance. The applicant states the proposal is similar to the past projects with hidden fasteners and R-

panel steel siding. The first phase will be concealed a little more after full buildout. The colors are desert sand and burnished slate on the walls. The Nichiha Vintagebrick facing south are close to gray. The roof will be Galvalume, which according to the applicant will have a light grayish/light brownish color.

The class 2 materials used on the past and current projects are slightly more attractive metal siding with hidden fasteners, rather than typical corrugated metal siding commonly found on pole sheds. This material is not specifically listed in the zoning code architectural standards. The architectural standards state the list of materials is not exhaustive and the Planning Director has the discretion to allow substitutes of materials not listed.

Architectural standards material list from the Zoning Ordinance

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

Landscaping

Based on the site size and amount of pavement, the zoning ordinance requires the following number of plantings, as proposed. Had the City Tree Preservation Guidelines been carried out, there would likely be a combination of mature trees maintained and additional planted to meet the replacement of loss.

| <u>Type</u> | <u>Required</u> | <u>Proposed</u> |
|-------------|-----------------|-----------------|
| Trees | 80 | 80 |
| Shrubs | 65 | 65 |

The applicant proposes to install a decorative aluminum fence along Spiral Boulevard, a vinyl coated black chain-link fence along Glendale Road and the north property line, with a galvanized fence along the west.

Lighting

The proposed photometric plan shows light levels at the property lines to be below the limit of one foot-candle. There is one wallpack light on the most SW corner that has a couple readings of 1.5 at the property line along spiral Boulevard, but it is in close

proximity to an existing streetlight, so the area will be lighted regardless. The lighting fixtures are all wallpacks shielded downward. Staff finds the proposal acceptable.

Security

Police Department staff has met with the applicant to discuss their security system and measures to reduce criminal activity.

Attachments:

- Aerial Photograph
- Photographs
- Elevation Drawings/ Driveway Revisions
- Site Plans



Hastings, Minnesota
Google Street View
Jul 2023 See more dates



Current Conditions





Current Conditions

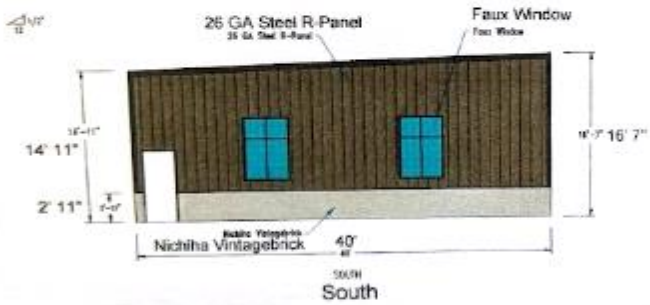
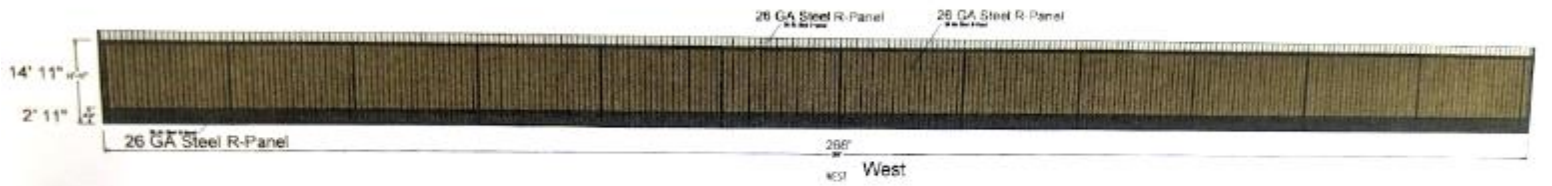


Existing facility at 2030 Spiral Boulevard





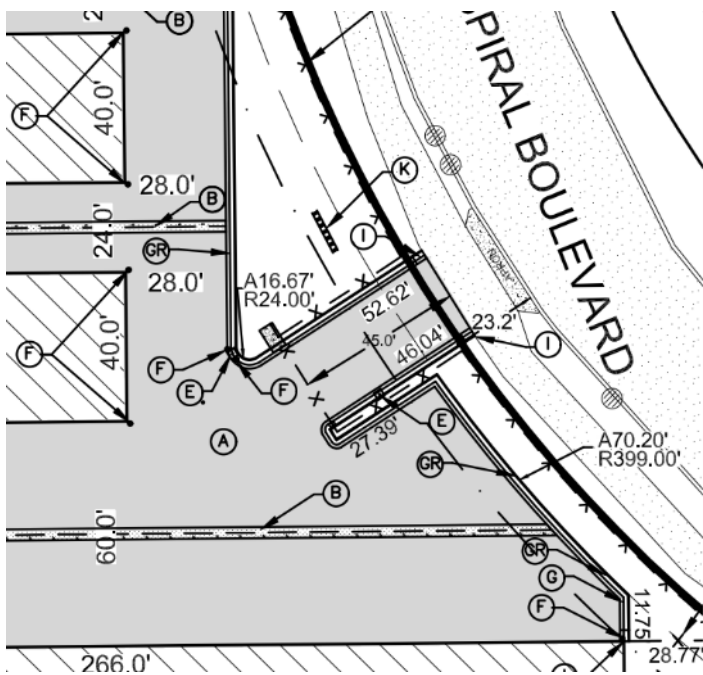
X-C-01



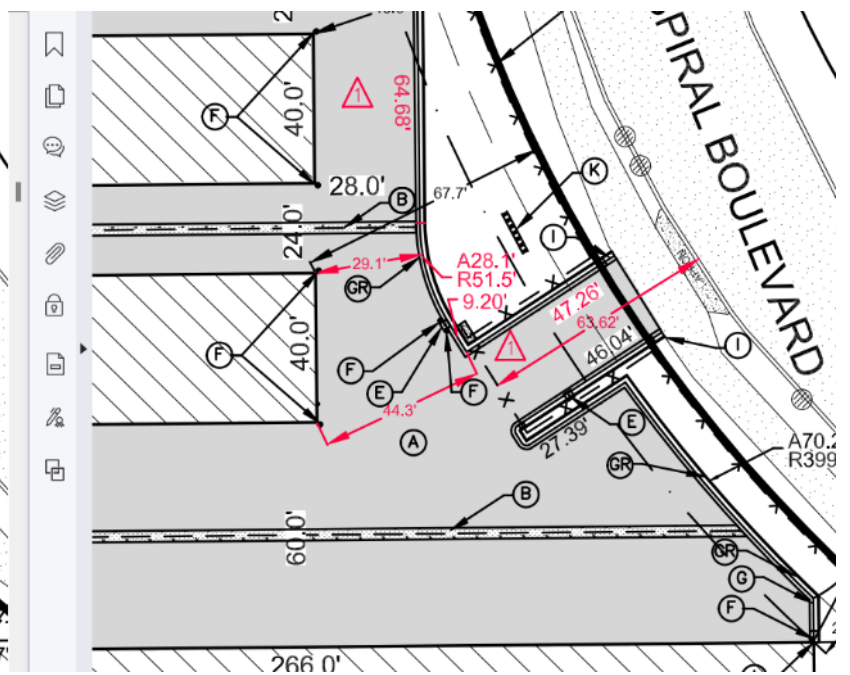
- Colors:**
 Desert Sand - Steel & Doors
 Burnished Slate - Roka, Gutter, Corners, Downspouts, Door Trim & Steel Wainscot
 White Wash - Nichiha Vintagebrick
 Galvalume - Roof



Revised Driveway Design



Previous revision with sharp turn



Latest revision with 90 degree turn

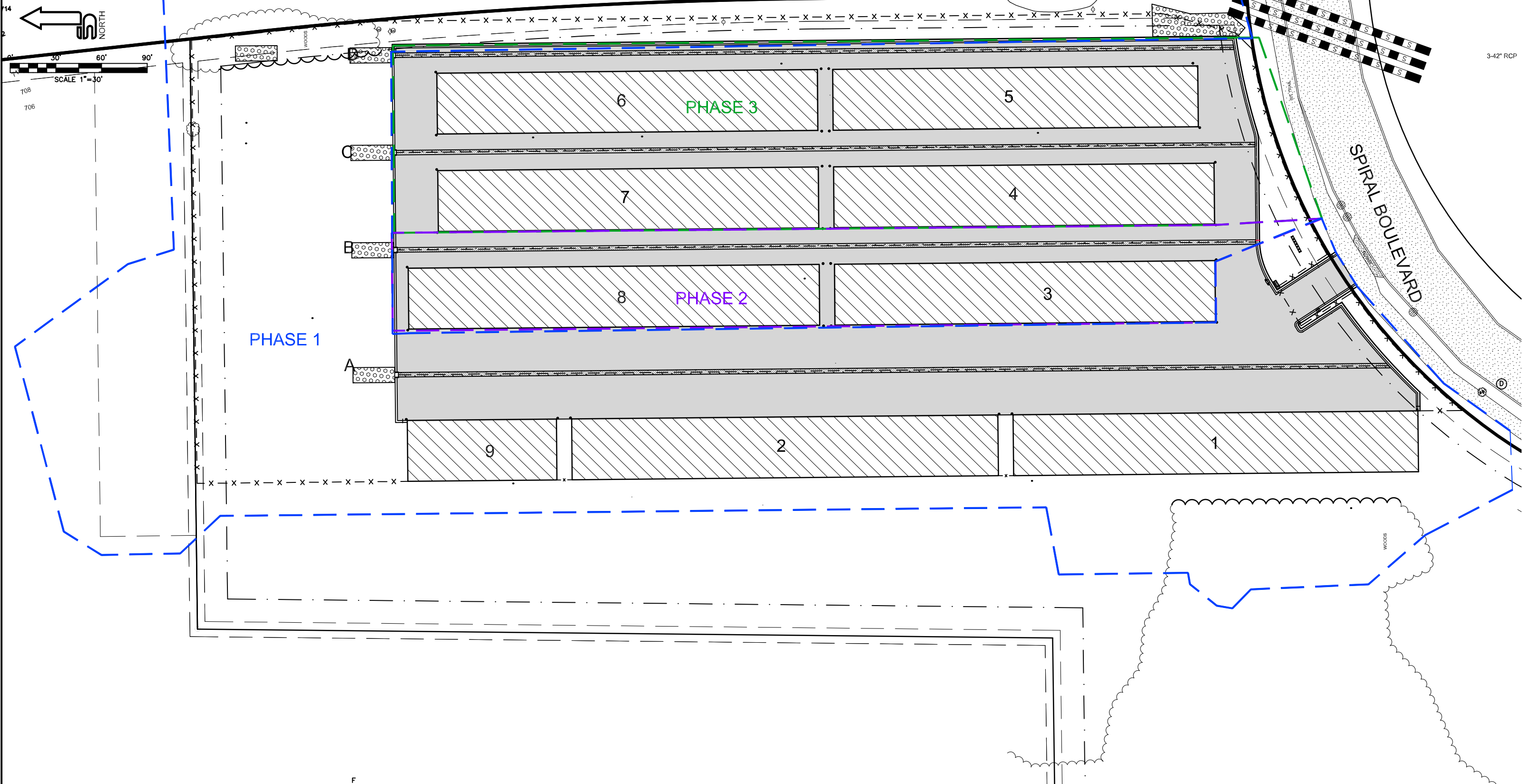
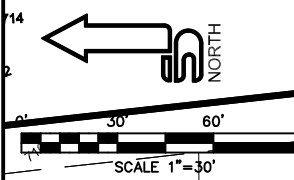
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ONE CALL

TWIN CITY AREA 651-454-0002
MINN. TOLL FREE 1-800-252-1166

GLENDALE AVENUE

X-C-01



J Engineering, Surveying
& Planning
JOHNSON & SCOFIELD INC.
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

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| DRAWN | SPD | | | |
| CHECKED | SPV | | | |

LATEST REVISION: 3-13-2024
Prepared For:
JOE HASELMAN
370 325TH ST.
KNAPP, WI 54749

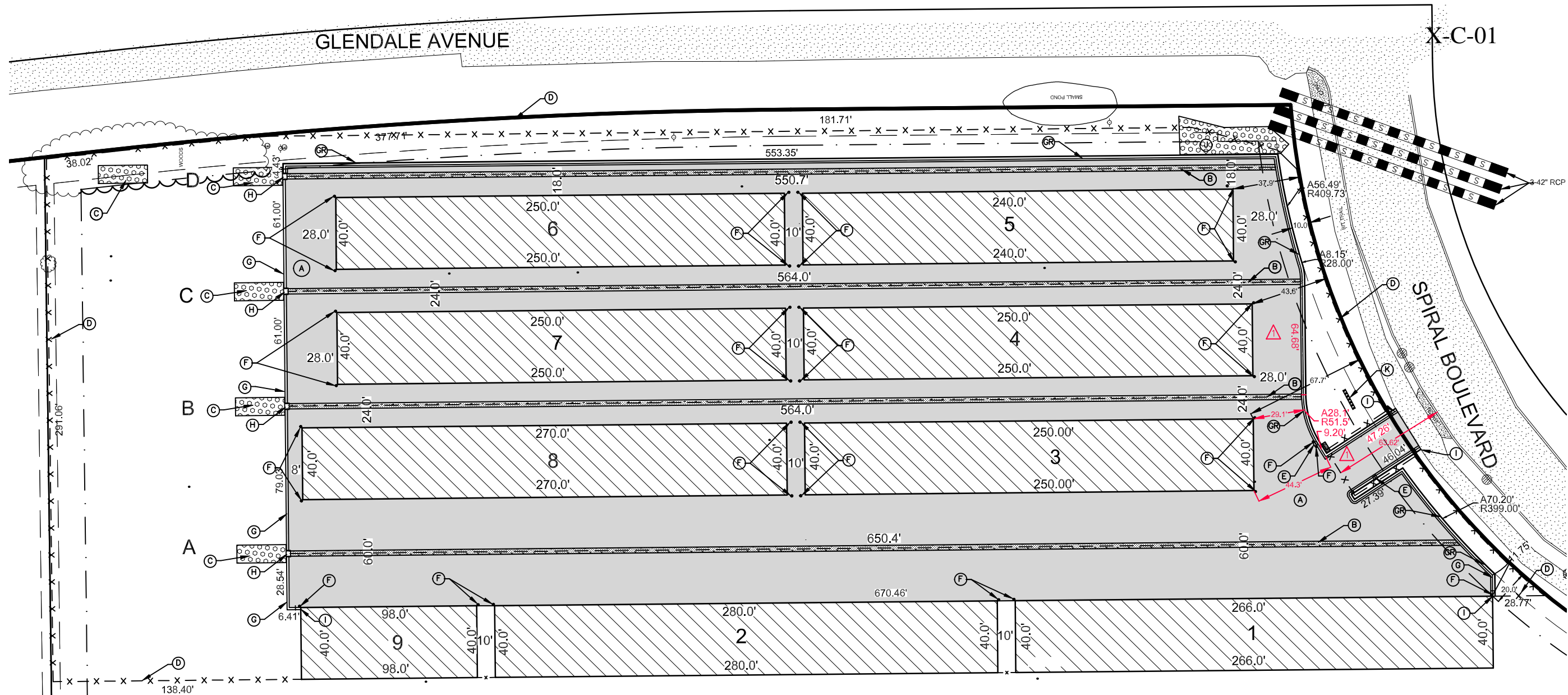
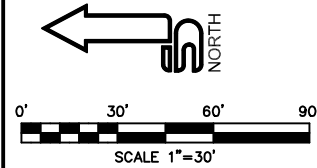
STORAGE WERKS
HASTINGS, MINNESOTA

SITE PLAN
SHEET 4 OF 18 SHEETS

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X-C-01

SITE PLAN NOTES

- CURB AND VALLEY GUTTER DIMENSIONS ARE TO FLOW LINE.
- SEE MANUFACTURER'S INSTRUCTIONS AND DETAILS FOR PROPOSED SECURITY GATE.
- SEE MANUFACTURER'S INSTRUCTIONS AND DETAILS FOR PROPOSED SECURITY GATE KEY PAD.
- SEE MANUFACTURER'S INSTRUCTIONS AND DETAILS FOR PROPOSED SECURITY FENCE.

AREA NOTES

| | |
|-------------------------------------|--------------------------------|
| LOT AREA..... | 10.00 ACRES (435,600 SF) |
| EXISTING IMPERVIOUS..... | 0.34 ACRES (15,065 SF) (3%) |
| PROPOSED BUILDING FOOTPRINT..... | 1.977 ACRES (86,160 SF) |
| PROPOSED BITUMINOUS..... | 1.722 ACRES (75,013 SF) |
| PROPOSED CONCRETE..... | 0.264 ACRES (11,478 SF) |
| TOTAL PROPOSED IMPERVIOUS AREA..... | 3.963 ACRES (172,651 SF) (39%) |
| TOTAL PROPOSED GREEN SPACE..... | 6.037 ACRES (262,949 SF) (61%) |

KEYNOTES:

- | | |
|---|---|
| (A) PROPOSED BITUMINOUS - SEE SECTION ON SHEET 9 | (G) PROPOSED 4" DRIVE OVER MODIFIED CONCRETE CURB AND GUTTER - SEE DETAIL SHEET 9 |
| (B) PROPOSED 3' WIDE CONCRETE VALLEY GUTTER - SEE DETAIL SHEET 9 | (GR) PROPOSED 4" DRIVE OVER MODIFIED CONCRETE REJECT CURB AND GUTTER - SEE DETAIL SHEET 9 |
| (C) F&I 10 C.Y. CLASS III RIP RAP. RIP RAP SHALL BE KEYED INTO GROUND 12" | (H) PROPOSED DEPRESSED CURB OPENING - SEE DETAIL SHEET 10 |
| (D) PROPOSED SECURITY FENCE. | (I) PROPOSED 3' CURB TAPER - SEE DETAIL SHEET 10 |
| (E) PROPOSED SECURITY FENCE KEYPAD. | (J) F&I 30 C.Y. CLASS III RIP RAP. RIP RAP SHALL BE KEYED INTO GROUND 12" |
| (F) PROPOSED BOLLARD - SEE DETAIL SHEET 10 | (K) PROPOSED 10' WIDE BY 6" HIGH MASONRY SIGN. |

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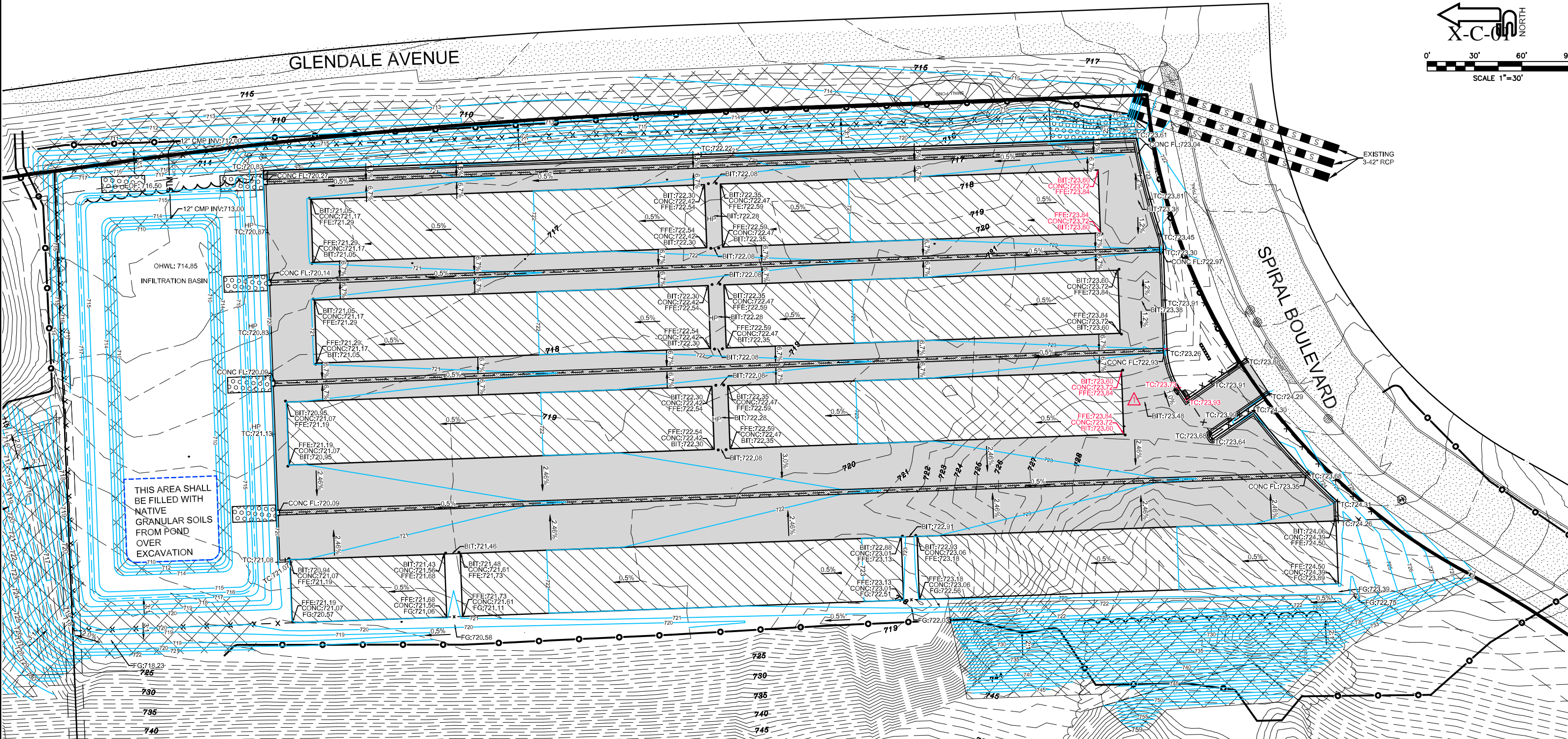
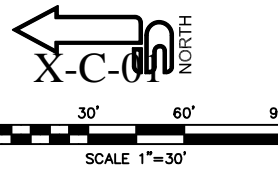
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| DRAWN | SPD | SEE REVISION HISTORY ON SHEET 1 | SPD | 3/13/24 |
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KNAPP, WI 54749

STORAGE WERKS
HASTINGS, MINNESOTA

SITE PLAN

SHEET 5 OF 18 SHEETS



EXCAVATION QUANTITIES

CLEAN SAND NEEDED FOR 2' SOIL BRIDGE.....12,221 C.Y.
 CUT VOLUME.....18,434 C.Y.
 FILL VOLUME.....18,192 C.Y.
 TOTAL EXPORT VOLUME.....242 C.Y.

VOLUMES ASSUME A SWELL VALUE OF 1.0 AND A SHRINK FACTOR OF 1.0

BENCHMARK

TOP OF BOLT ON MOST EASTERLY CULVERT IN THE NORTHWEST QUADRANT OF SPIRAL BOULEVARD AND GLENDALE AVENUE
 ELEVATION = 719.14

GRADING NOTES

- BEFORE CONSTRUCTION BEGINS, SILT FENCE SHALL BE INSTALLED ALONG THE DOWN SLOPE SIDE OF THIS PROJECT AREA AND SHALL BE MAINTAINED AND REMAIN IN-PLACE UNTIL THE ENTIRE SITE IS STABILIZED.
- ALL SLOPES OF 3:1 OR GREATER SHALL HAVE AN EROSION CONTROL BLANKET INSTALLED AS SOON AS GRADING OPERATIONS HAVE BEEN COMPLETED.
- AS SOON AS POSSIBLE AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, TOPSOIL SHALL BE SPREAD AND THE ENTIRE SITE SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICABLE TO MINIMIZE EROSION. FINAL SITE STABILIZATION SHALL BE EVIDENT WHEN SEEDED GRASS IS PRESENT ON ALL EXPOSED GRADING AREAS AND HAS GROWN TO A LENGTH OF 6 INCHES AND THERE ARE NO SIGNS OF ONGOING EROSION. IF SOD IS PLACED IN-LIEU OF SEED, IT SHALL BE WATERED AND MAINTAINED AND SHOW NO SIGNS OF STRESS FOR AT LEAST 30 DAYS.
- THE BOTTOM OF THE POND MUST BE SILTY SAND. NO HYDROLOGIC SOIL GROUPS C OR D MAY BE PLACED INTO POND AFTER OVER EXCAVATION.
- CONTRACTOR SHALL RECONSTRUCT AT LEAST 25% OF THE PROPOSED INFILTRATION BASIN BOTTOM WITH NATIVE GRANULAR SOIL FROM THE POND OVER EXCAVATION. THERE CAN BE NO MIXING OF UNKNOWN FILL MATERIALS WITH NATIVE GRANULAR SOILS IN THE 25% NATIVE GRANULAR SOILS FOR POND INFILTRATION.

BMP LIST

| ITEM | DESCRIPTION | UNITS | TOTAL ESTIMATED QUANTITY |
|------|-------------------------|-------|--------------------------|
| 4 | EROSION CONTROL BLANKET | SY | 7,950 |
| 5 | CLASS III SILT TRAP | CY | 80 |

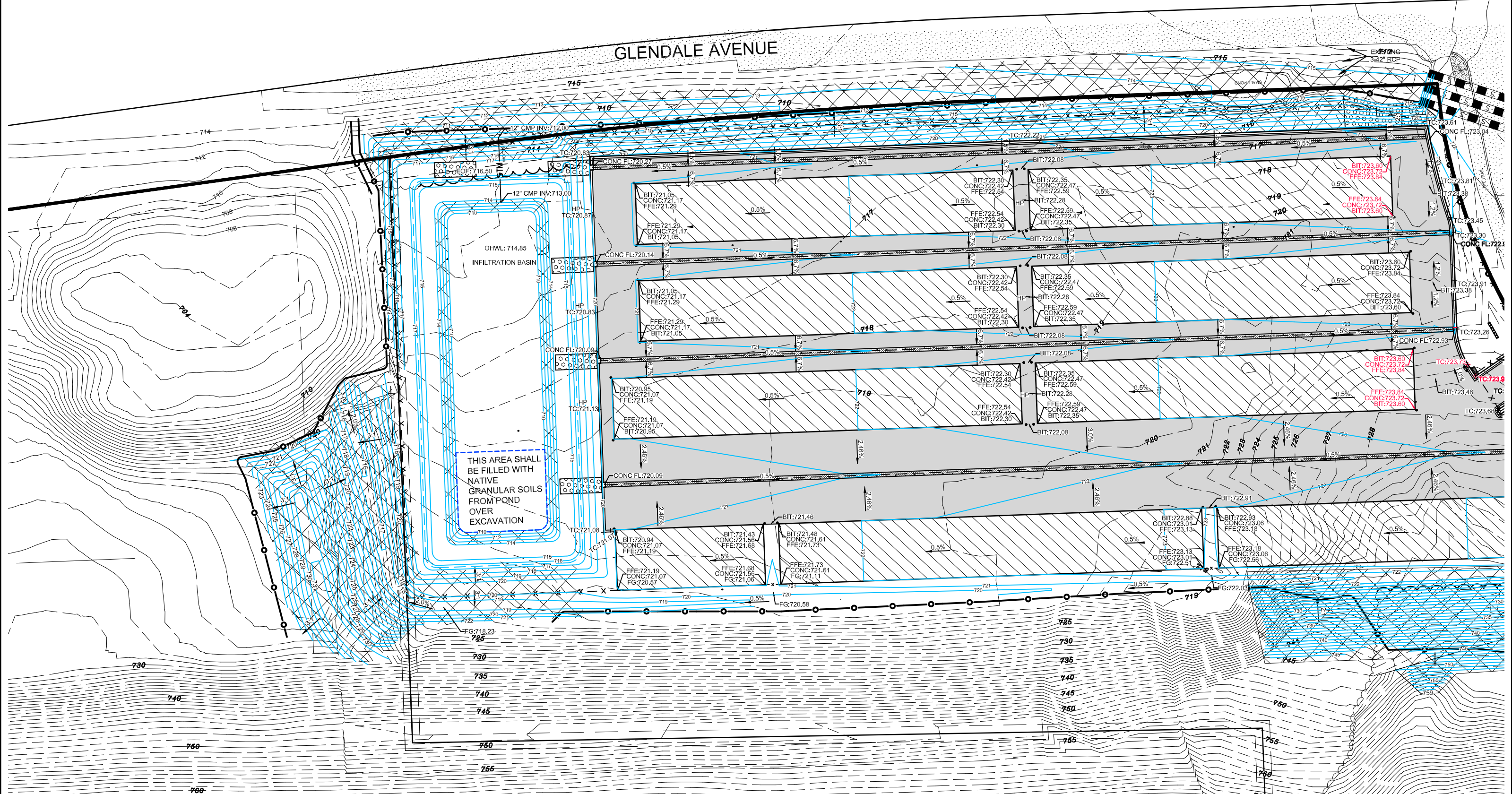
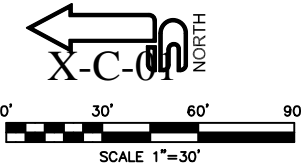
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| DRAWN | SPD | SEE REVISION HISTORY ON SHEET 1 | SPD | 3/13/24 | Prepared For: JOE HASELMAN 370 325TH ST. KNAPP, WI 54749 |
| CHECKED | SPV | | | | |

STORAGE WERKS
HASTINGS, MINNESOTA

GRADING PLAN
SHEET 7 OF 18 SHEETS



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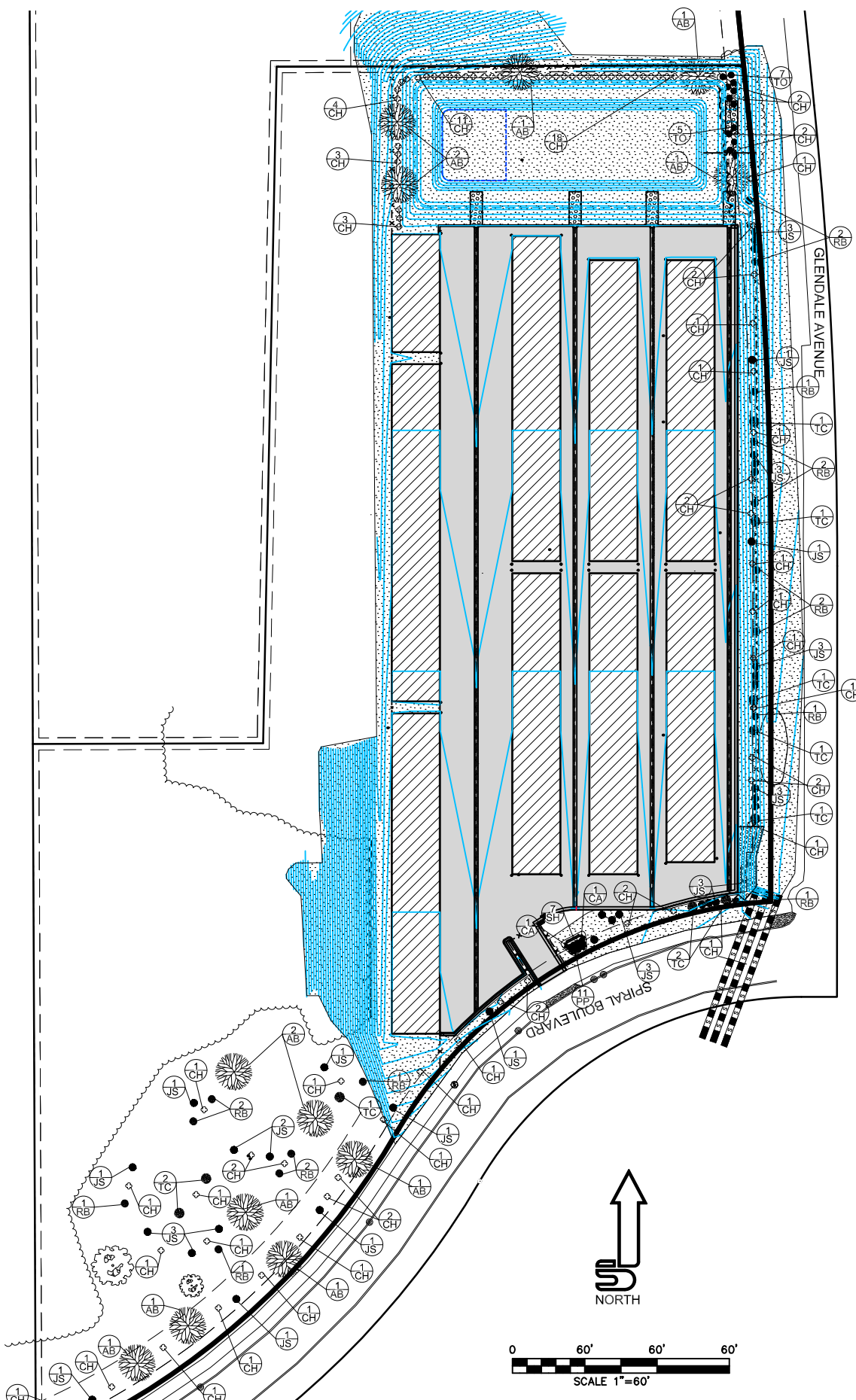
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STORAGE WERKS
HASTINGS, MINNESOTA

GRADING PLAN
SHEET 8 OF 18 SHEETS



LEGEND

- BOUNDARY LINE
- LOT LINE
- DRAINAGE AND UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING STORM SEWER LINE AND CATCH BASIN
- EXISTING WATER MAIN
- EXISTING DECIDUOUS TREE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED CONTOUR AND ELEVATION
- PROPOSED MASONRY SIGN
- PROPOSED FENCE
- PROPOSED STEP IN FINISHED FLOOR ELEVATION
- EXISTING DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL
- LANDSCAPE KEY
- PROPOSED AREA TO BE SEEDED
- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS
- PROPOSED CLASS III RIP RAP

LANDSCAPE NOTES

ALL STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" SHALL BE USED AS THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. **X-C-01**

PLANT ESTABLISHMENT PERIOD (PEP) IS 12 MONTHS FROM THE TIME OF ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE DURING THIS TIME, AND SHALL REPLACE ALL DEAD MATERIAL DURING PEP.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED, OR CONTAINER GROWN.

ALL PLANT MATERIAL SHALL BE HEALTHY, FREE OF DISEASE AND PEST.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS AND LAWN DURING PEP. THIS INCLUDES WATERING, MULCHING, SPRAYING, OR FERTILIZING ALL LAWN AND PLANT MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THIS PLAN BEFORE PRICING THIS PLAN.

ONLY THE OWNER MAY SUBSTITUTE ANY SPECIES OR QUANTITIES SHOWN ON THIS PLAN.

ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER PLANTING.

THE CONTRACTOR SHALL AVOID ALL UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY PLANTINGS.

LANDSCAPE BED SHALL HAVE A MINIMUM 6" DEPTH OF WOOD MULCH, OR WASHED LANDSCAPING ROCK. THE ENTIRE PERIMETER OF THE BED SHALL HAVE 6" TALL EDGING INSTALLED.

ALL PLANTINGS ARE SHOWN AT MATURE SPREAD.

TREE SCHEDULE

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|-----|-----|--|----------------------|---------------------|
| 16 | RB | Malus 'Red Barron' | Red Barron Crabapple | MIN. 1 1/2" caliper |
| 12 | TO | Thuja Occidentalis 'BallJohn' PP15,850 | Technito Arborvitae | MIN. 1 1/2" caliper |
| 10 | TC | Malus 'Tina' | Tina Crabapple | MIN. 1 1/2" caliper |
| 33 | JS | Juniperus Scopulorum 'Wichita Blue' | Wichita Blue Juniper | MIN. 1 1/2" caliper |
| 12 | AB | Acer x Freemanii | Autumn Blaze Maple | MIN. 1 1/2" caliper |

SHRUB AND PERENNIAL SCHEDULE

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|-----|-----|--|--------------------------|------|
| 7 | SH | Stella d'oro Heremerocallis | Daylily | #1 |
| 80 | CH | Cornus Hessel 'Garden Glow' | Garden Glow Dogwood | #1 |
| 2 | CA | Calamagrostis Acutiflora 'Karl Foerster' | Feather Reed Grass | #1 |
| 11 | PP | Heuchera 'Plum Pudding' | Plum Pudding Coral Bells | #1 |

TURF ESTABLISHMENT

SEED MIX SHALL BE MNDOT #35-221 DRY PRAIRIE GENERAL, OR THE EQUIVALENT
 AREA TO BE SEEDED.....2.832 ACRES

CALL BEFORE YOU DIG
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 ONE CALL

TWIN CITY AREA 651-454-0002
 MN. TOLL FREE 1-800-252-1166



RED BARRON CRABAPPLE



TECHNITO ARBORVITAE



TINA CRABAPPLE



WICHITA BLUE JUNIPER



AUTUMN BLAZE MAPLE



DAY LILY



GARDEN GLOW DOGWOOD



FEATHER REED GRASS



PLUM PUDDING CORAL BELLS

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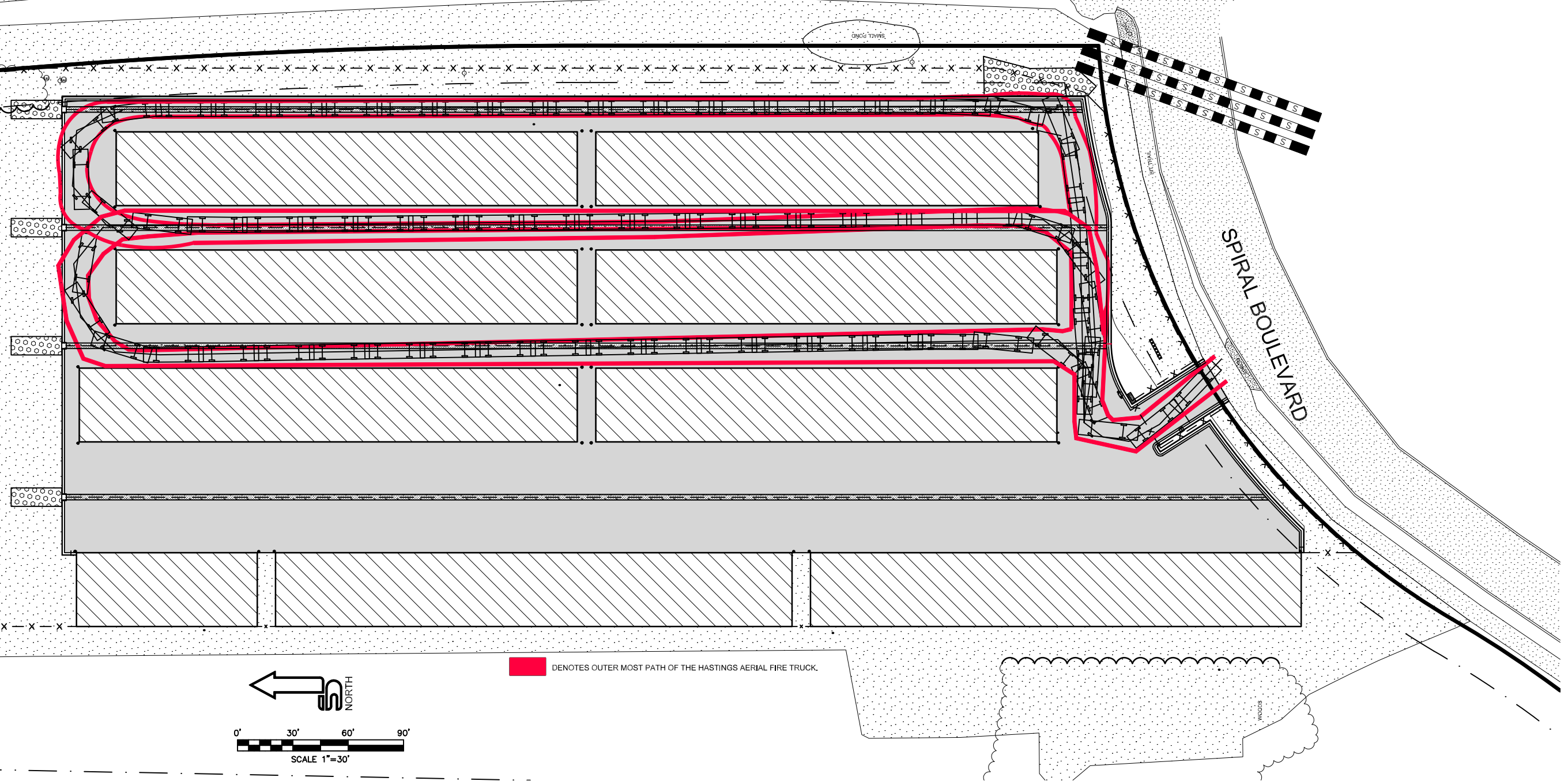
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STORAGE WERKS
HASTINGS, MINNESOTA

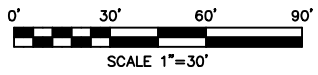
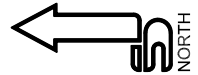
LANDSCAPE PLAN
SHEET 9 OF 18 SHEETS

GLENDALE AVENUE

SPIRAL BOULEVARD



■ DENOTES OUTER MOST PATH OF THE HASTINGS AERIAL FIRE TRUCK.



Engineering, Surveying & Planning
JOHNSON & SCOFIELD INC.
 1203 Main Street Red Wing, MN 55066
 ph. 651.388.1558 fax 651.388.1559

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

| DESIGNED | SPD\SPV | REVISED | BY | DATE |
|----------|---------|---------|----|------|
| DRAWN | SPD | | | |
| CHECKED | SPV | | | |

LATEST REVISION: 3-13-2024
 Prepared For:
JOE HASELMAN
 370 325TH ST.
 KNAPP, WI 54749

STORAGE WERKS
HASTINGS, MINNESOTA

FIRE ROUTE