
MEMORANDUM

DATE: February 3, 2016

TO: Planning Commission (February 8 meeting)

FROM: Dan Olson, City Planner

SUBJECT: Public Hearing: Application 2016-02 for a conditional use permit to allow a building expansion for Forest Elementary School at 6800 – 47th Avenue North

A. **BACKGROUND**

Robbinsdale School District, property owner of Forest Elementary School, is proposing a conditional use permit (CUP) to allow an approximately 12,000 SF building expansion at the school located at 6800-47th Avenue North. The property is zoned Low Density Residential (R-1).

The applicant is proposing to expand the capacity of the building from 568 students to 704. This would be accomplished by adding 10,835 SF of classroom and mechanical room space to the building along 47th Avenue North and 965 SF of cafeteria space on the north side of the building. According to City Code Section 515.33 Subd. 4 (b), public institutional uses, such as the existing public elementary school, are a conditional use within the R-1 zoning district. A CUP was approved by the City Council in 2004 to construct this elementary school. Any expansion of that use also requires a CUP. Notice of the February 8 public hearing was published in the Sun Post on January 28 and mailed to owners within 350 feet.

Attachments:

- A. 2012 site location map
- B. Existing zoning map
- C. 2030 Land Use Comprehensive Plan map
- D. Applicant's narrative
- E. Conditions for 2004 CUP approval
- F. Proposed site plan (five sheets)

B. **PROPOSED CONDITIONAL USE**

The applicant is proposing to add approximately 12,000 SF of space to the existing building in order to accommodate 136 more students. The applicant held a neighborhood meeting on December 16, 2015, which was attended by the City Planner and three area residents. The purpose of the meeting was to provide information on the proposed project to property owners near the school. Attendees expressed a desire for

exterior lighting near the building entrance on 47th to provide security, and that any trees removed would be replaced.

Conditional Use Approval Criteria: City Code Section 515.33, Subd. 4(b) provides requirements for public institutional uses as a conditional use in the R-1 zoning district. The following are those requirements, followed by staff response.

- 1) Side setbacks shall be double that required for the district.

Response: According to the Zoning Code, this property is defined as a corner lot. The side yards are both 47th and 48th Avenues North, which have a setback requirement of 10 feet. Double that setback requirement would be 20 feet. The proposed building addition along 47th Avenue is 45 feet from the property line, and the building setback along 48th Avenue is 120 feet.

- 2) The facility is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility.

Response: According to the City's Comprehensive Plan, 47th Avenue North and Louisiana Avenue North are municipal state aid streets and minor collector streets. The existing school is served by entrances and exits on both 47th and 48th Avenues North. The City's Public Works Director and the West Metro Fire Rescue District have reviewed this proposal and found it adequate to continue meeting vehicle movement within the site, including fire trucks. The property is currently accessed by sidewalks along 47th, 48th, and Louisiana. According to the City's Comprehensive Plan, there are no planned trails for this area.

- 3) The city council determines that all applicable requirements of subsection 515.05, subdivision 3 a) and section 520 are considered and satisfactorily met. Section 515.05: 1) Consistency of the proposed use with the comprehensive plan; 2) Characteristics of the subject property as they relate to the proposed use; and 3) impact of the proposed use on the surrounding area. Section 520 contains the requirements for a site plan.

Response: 1) The 2030 Comprehensive Plan land use designation for this property is "Public Institutional (Low Density Residential)" and "Public Institutional (Park)". The existing school facility with its large open space is consistent with these designations; 2) The property and existing building are designed for a public institutional use with a great deal of open space, and the school facility will continue to exhibit these characteristics; 3) The property has been used for a public school for many years, and will continue to be compatible with the surrounding residential area. The proposed addition is in conformance with the requirements of Section 520 of the zoning code, Site and Building Plan Review.

C. NOTABLE SITE PLAN ELEMENTS

- Parking - According to City Code Section 515.17, Subd. 5 (e), with the proposed building addition at least 58 parking spaces are required for the property. Currently, there are 125 parking spaces on the property. Therefore the parking requirement is met and the applicant is not proposing to construct additional parking.
- Bus Loading and Unloading - Currently there are two bus loading and unloading areas for the school. These areas are accessed off of 47th and 48th Avenues North. The applicant is not proposing to alter these loading and unloading areas to accommodate the additional students, but will adjust the number of students loading and unloading at each area so that one area is not used more than the other. The City's Public Works Director, the West Metro Fire Rescue District, and the Police Department have reviewed this school bus circulation plan and found it adequate to continue meeting vehicle movement within the site, including fire trucks. The City will continue to monitor the bus pick and drop off areas to ensure bus traffic does not negatively impact the surrounding residential area. Staff recommends making this a condition of approval of the CUP.
- Stormwater management – There is an existing stormwater detention basin “dry pond” on the property which accommodates runoff before it is discharged into the City's storm sewer system. The applicant has provided documentation that the existing basin is adequately sized to accommodate the additional stormwater runoff for the building expansion.
- Landscaping - The landscape plan shows that eleven trees will be removed from the property to accommodate the building additions. Most of these trees are less than 12” in diameter. However two maple trees, one 15” and the other 13” in diameter, are proposed to be removed. According to City Code Section 830.11, Subd. 2, a tree over 12” in diameter that is removed must be replaced with either a tree that is at least 5” in diameter or two trees that are at least 3” in diameter. The applicant will be planting eight “American Sentry Linden” trees and three “Japanese Tree Lilacs”. Shrubs to be planted are “techny arborvitae”. Since the applicant did not show correctly sized trees on their landscape plan to meet the City's tree replacement requirements, staff recommends that the submittal of a revised landscape plan be made a condition of approval of the CUP.
- Exterior Elevations – The proposed addition will be constructed to match the exterior building materials of the existing school.
- Exterior Lighting – The applicant is proposing to add new exterior wall lighting on the front building addition. This lighting will meet the City's requirements.
- Screening - The applicant is not proposing any new rooftop or ground mechanical equipment that will need to be screened.
- Signs – The applicant is not proposing any new additional signage on the property.

D. REQUESTED ACTION

The Planning Commission is being asked to make a recommendation to the City Council to either deny or approve the CUP to allow an approximately 12,000 SF

building expansion for Forest Elementary School at 6800-47th Avenue North, which should include findings of fact either for or against the proposal. The Commission may reference the findings for approval in Section B, above. Staff recommends approval of the conditional use permit to allow this building expansion, subject to the following conditions of approval:

1. The relevant conditions from the 2004 CUP approval are still in effect.
2. The applicant will submit a revised landscape plan that meets the City's tree replacement requirements.
3. The City will monitor the bus loading and unloading areas to ensure that bus circulation does not negatively impact the neighboring residential areas. The City may require changes to these areas if it is determined that there is a negative impact.

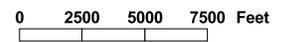
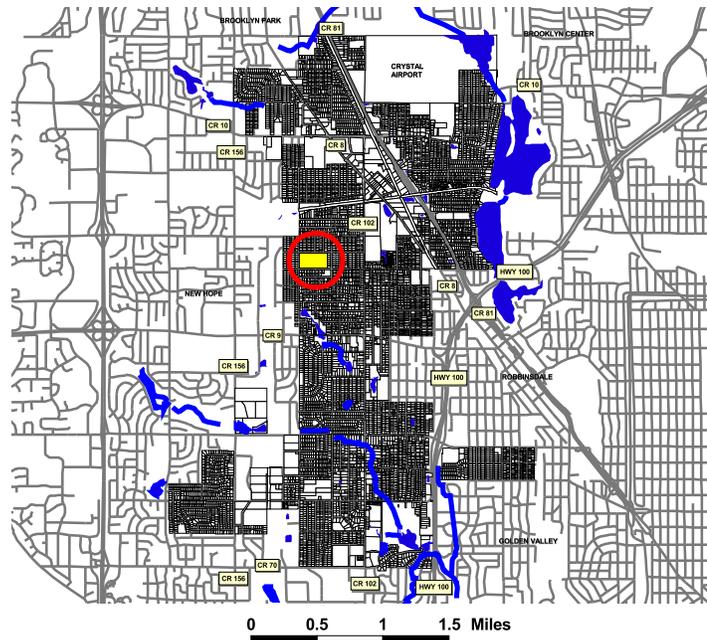
City Council action is anticipated on February 16, 2016.



**Site Addresses:
6800 47th Ave. N.**

□ Parcel Bounds

Attachment A



**City of Crystal
4141 Douglas Drive N.
Crystal, MN 55422**



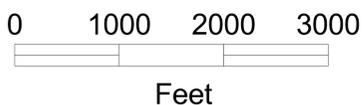
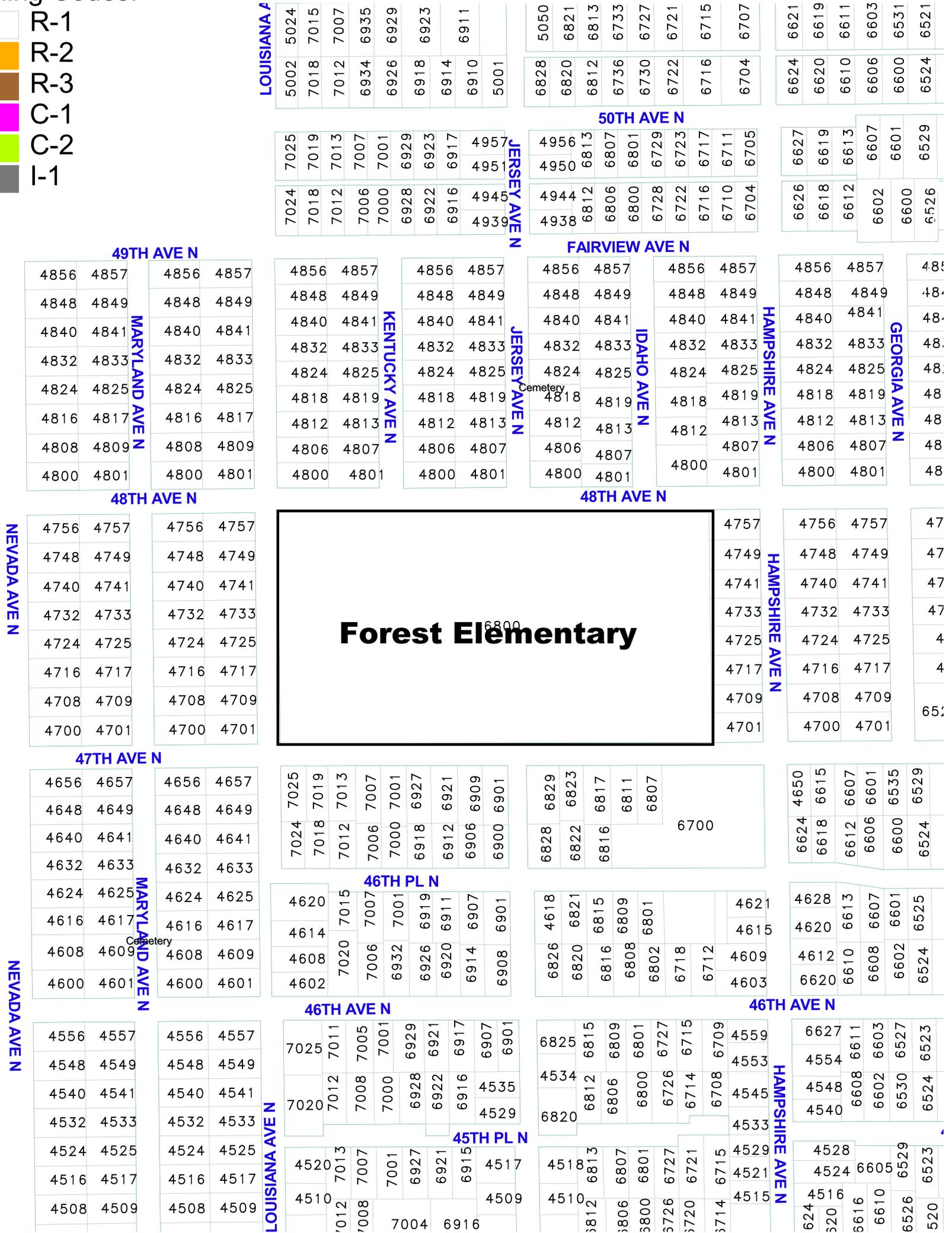
Crystal Zoning Map

 Special District Planned Dev.

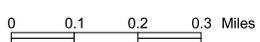
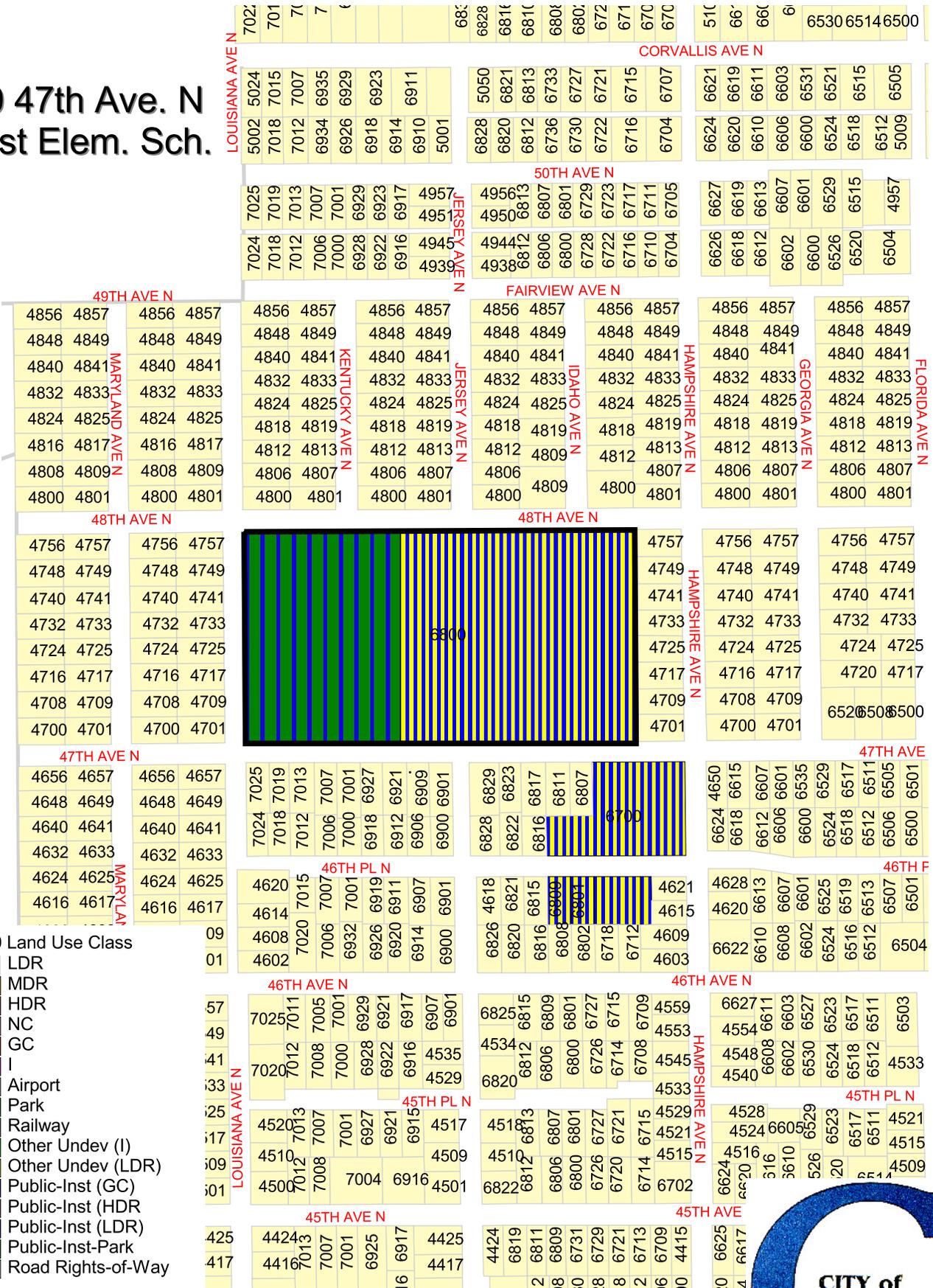
 Airport Overlay

Zoning Codes:

-  R-1
-  R-2
-  R-3
-  C-1
-  C-2
-  I-1



6800 47th Ave. N Forest Elem. Sch.



Attachment D

City of Crystal 2016 Application for Special Land Use Action.

Attachment # 6 (Updated 1/19/16)

For the Forest Elementary School Classroom Addition Project located at 6800 47th Avenue North, Crystal Minnesota

Project description narrative:

The proposed project includes two building additions to the existing Forest elementary School. The addition on the south side will house up to seven educational rooms and a mechanical room. The anticipated area of this addition will be ~~11,263 SF~~ 10,835 SF. The addition to the north will be an expansion to the existing cafeteria and will have an area of ~~936 SF~~ 965 SF.

While the added classrooms will add student capacity to the existing building, there will be no increase to the parking lot size or stalls. *Any additional busses required as a result of the addition(s) will follow current practices on the north end of the building.*

Below is a summary of the onsite parking:

Forest Parking requirements	# of CR		Parking Spaces Required
Base City required spaces			10
Regular Classrooms (24 students/ CR)	20	1/CR	20
Kindergarten Classrooms (22 Students/CR)	4	1/CR	4
Pre- Kindergarten	0	1/CR	0
Existing Design Capacity (REG CR 20x 24= 480 + Kind CR 4x22= 88) = 568 Students	568	1/40 Students	14.2
Total Spaces Required			<hr style="width: 100%; border: 0.5px solid black;"/> 48.2
Existing Parking Spaces on Site			125
Proposed (With Pre-K)			
Base City required spaces			10
Regular Classrooms (24 students/ CR)	22	1/CR	20 <u>22</u>
Kindergarten Classrooms (22 Students/CR)	6	1/CR	4 <u>6</u>
Pre- Kindergarten	2	1/CR	0 <u>2</u>
Existing Design Capacity (REG CR 22x 24= 528 + Kind CR 6x22=132+ Pre-K CR 2 x22=44) = 704 Students	704	1/40 Students	17.6
Total Spaces Required			<hr style="width: 100%; border: 0.5px solid black;"/> 51.6 <u>57.6 = 58</u>
Existing Parking Spaces on Site			125

(Attachment #6 Continued)

The existing site size is 15.4 acres and the addition will change the percentage of building footprint, *and parking lots and drives east and north of the existing building* to site from ~~11.09% to 12.91%~~ 23.6% pre construct, to 25.3% post construction. (See attached Civil drawings for additional information)

The materials and finishes that will be included on the project will match the existing building in style color and texture. *No roof top mechanical equipment will be included on the project. All HVAC system equipment will be housed in a mechanical room as part of the addition.*

We have attached some drawings for this city submittal showing the site areas that will be disturb as well as the landscaping information concerning the planted areas disturb and the new proposed species etc., which will be incorporated into the project. *With regard to storm water control, it is anticipated that the existing storm water retention pond will be modified to accommodate the additional storm water due to this project.*

End of attachment.

Attachment E



City of Crystal
4141 Douglas Dr N
Crystal MN 55422
voice: 763-531-1000 facsimile: 763-531-1188
internet: www.ci.crystal.mn.us

April 23, 2004

Attn: Jim Gerber
Robbinsdale Area Schools
4148 Winnetka Ave N
New Hope MN 55427

Subject: Application 2004-02 for Conditional Use Permit and Site Plan Review for a new Forest Elementary School - APPROVED, with conditions.

Dear Mr. Gerber:

The Conditional Use Permit and Site Plan for the new Forest Elementary School were approved by the City Council on April 20, 2004, subject to the following conditions:

1. The requirements detailed in Exhibit E of the staff report dated April 16, 2004 (Comments from West Metro Fire & Rescue) are hereby incorporated as conditions of approval, although the conditions may be modified with the approval of West Metro Fire and Rescue.
2. The district shall install and maintain signage in accordance with Exhibit I of the staff report dated April 16, 2004 (Recommended Parking Control Signage). The exact location and wording of such signage may be modified with the approval of West Metro Fire and Rescue.
3. The district shall install and maintain appropriate signage and striping to control access to and from the main parking lot at 47th Avenue. The specific type, size and text shall be submitted to the City Engineer for approval prior to installation.
4. The City Council finds that the bus loading area may be permitted because the bus traffic described by the district can be accommodated on a non-MSA street. This finding requires that the district comply with the following conditions:
 - a) The bus loading area shall not be used by more than twenty bus trips per day.
 - b) In addition to its primary function, the bus loading area may be used as a hard surfaced play area. However, it cannot be used for any other purpose, such as after-hours or special event parking.

Forest Elementary School

April 23, 2004

- page 2 -

- c) The district shall keep the bus loading area's driveway entrance and exit gates closed at all times except when buses are arriving or departing.
 - d) Buses shall only drive on 48th Avenue between the bus loading area and Hampshire Avenue to the east or Louisiana Avenue to the west. Buses shall not use 48th Avenue for travel to or from Douglas Drive. Buses shall not use any other street such as Idaho or Jersey Avenues to access the loading area.
 - e) The district shall install appropriate signage and striping to control access to the bus loading area. The specific type, size and text shall be submitted to the City Engineer for approval prior to installation.
5. Signs shall be posted stating that use of the hard surfaced play areas is prohibited after 10:00 p.m. At least one sign shall be placed in the bus loading area and another shall be placed in the southern hard surfaced play area. Exact wording and placement shall be determined by the Community Development Director in consultation with the Recreation Director, Police Chief, and other staff as needed.
 6. In no event shall a pylon sign be installed on the site. The only type of freestanding sign to be allowed on the site is a monument sign. Sign permits are required prior to installation of any sign.
 7. The existing fence along the north side of the property shall be removed. A new fence shall be installed between the bus loading area and the 48th Avenue right-of-way. It shall be no less than 4 and no greater than 6 feet high, with 7 gauge mesh and both top and bottom rails.
 8. The landscaping beds near the main entrance shall be irrigated, preferably with an underground drip system.
 9. The new trees throughout the site shall be irrigated, preferably with an underground drip system. However, this requirement may be waived by city staff if the following conditions are met:
 - a) The district submits a watering plan for review and approval by the City Forester. The plan must specifically describe how the district will adequately water the new trees during the first two years after installation.
 - b) The district agrees that the city may hold 50% of the landscaping surety for two years after installation instead of the usual one year.
 10. Additional shade trees shall be added along the south and west sides of the southern hard surfaced play area. The number, location and species of additional trees shall be submitted to the City Forester for approval prior to installation.

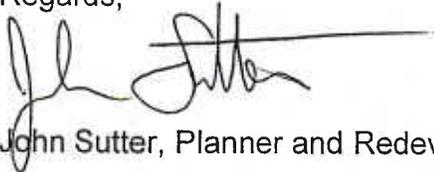
Forest Elementary School
April 23, 2004
- page 2 -

11. The lighting shall be modified as follows:
 - a) The three "AA1" lights closest to 48th Avenue in the bus loading area shall be eliminated.
 - b) The EE1 fixture on the east side of the parking lot must be removed or modified so it casts no more than 0.4 foot candles at the east property line.
12. All utilities on the property, including electrical and communications except those currently in place along the east property line, shall be located underground in accordance with Section 520 of city code.
13. Prior to issuance of a building permit, the district shall secure the necessary permits and approvals dealing with storm water runoff.
14. Prior to issuance of a building permit, the district shall execute a Site Improvement Agreement and provide \$124,000 financial surety in the form of a cash escrow deposit or irrevocable letter of credit. Said surety will be returned to the district upon satisfactory completion of the site improvements.

I have enclosed two copies of the Site Improvement Agreement. Please review, execute both copies, and return them to me so they may be signed by the Mayor and City Manager. The required \$124,000 surety will need to be provided either as a cash escrow deposit with the city or an irrevocable letter of credit in a form acceptable to the city. Both the signed agreement and surety must be provided before a building permit may be issued.

If you have any questions feel free to call me at 763-531-1142.

Regards,



John Sutter, Planner and Redevelopment Coordinator

cc: Elena Peltsman, ATS&R (via email, w/o enclosure)
Anne Norris, City Manager
Patrick Peters, Community Development Director
Gene Hackett, Recreation Director
Tom Mathisen, City Engineer
James Burks, City Forester
Jack Molin, Building Official
Aaron Surratt, West Metro Fire & Rescue
Trudy Tassoni, Administrative Services Coordinator

GENERAL NOTES:

1. SITE DATA OBTAINED FROM TOPOGRAPHIC SURVEY PERFORMED BY BASELINE SURVEYING DATED DECEMBER 4, 2015.
2. LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR LOCATING, VERIFYING AND PROTECTING ALL UTILITIES. CONTACT UTILITY STATE AGENCIES AND PROVIDE LOCATION FROM THEIR RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING OR REPAIRING ANY UNDERGROUND UTILITIES SHOWN OR UNKNOWN TO CONTRACTOR.
3. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE ORDINANCES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMITS FOR ALL CONSTRUCTION WORK.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION UTILITIES.
6. MAINTAIN FUNCTIONALITY OF SITE DRAINAGE SYSTEMS AND/OR SURFACE DRAINAGE SYSTEMS THROUGHOUT THE DURATION OF THE PROJECT. DO NOT ALLOW WATER TO ACCUMULATE IN PROJECTIONS.
7. PROTECT EXISTING TREES FROM DAMAGE BY CONSTRUCTING TEMPORARY FENCING SYSTEMS AT PERIMETER OF TREES TO BE REMOVED AND/OR ACCESS AREAS. PLACE FENCING AT PERIMETER OF DISTURBED AREA AND REMOVE UPON COMPLETION OF THE WORK.
8. LIMIT AND CONTROL VEHICLE AND EQUIPMENT ACCESS ON EXISTING BITUMEN/ASPHALT PAVEMENT SYSTEMS AND CONCRETE DRIVEWAYS. CONTRACTOR IS REQUIRED TO PROTECT ALL BITUMEN/ASPHALT AND CONCRETE PAVEMENT SYSTEMS AND RESTORE ALL AREAS DAMAGED DURING THE PROJECT TO ORIGINAL CONDITION OR BETTER. DAMAGE INCLUDING REPLACEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO: MAINTENANCE SYSTEMS THAT ARE CRACKED, REPELLED, SOLIDIFIED, EXPANDED, ETC., FROM CONSTRUCTION ACTIVITIES.
9. RESTORE ALL DISTURBED AREAS INCLUDING PROTECTIVE, LANDSCAPING, AND LAWN AREAS TO ORIGINAL CONDITION. EQUIPPED LOGS AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: THOSE THAT ARE REPTILES, CONTACTED, ERODED, SCARRED, ETC., FROM CONSTRUCTION ACTIVITIES.

KEYED NOTES:

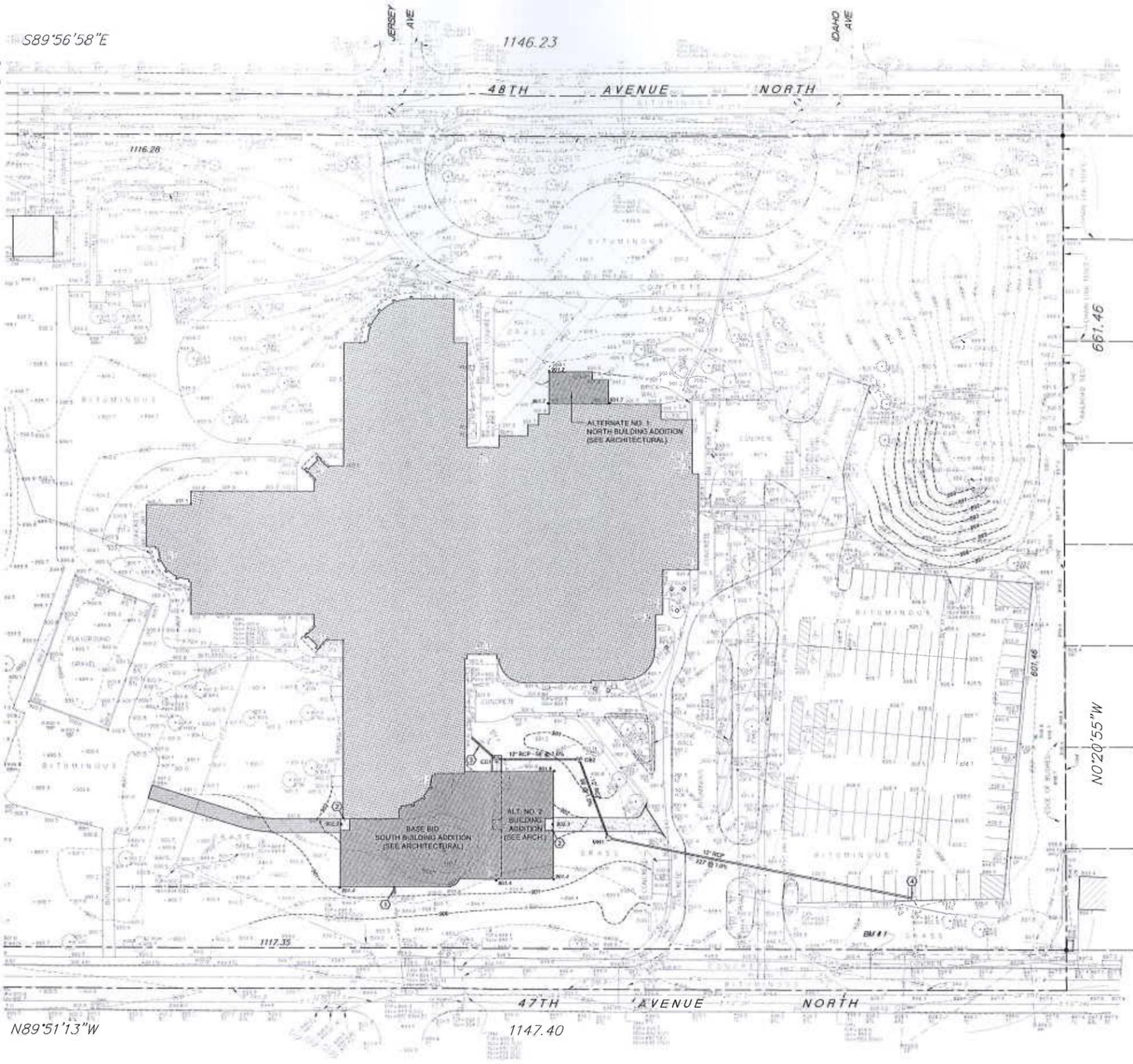
- ① NEW CAST IRON SANITARY SEWER PIPE TO BE CONNECTED TO EXISTING EXTERIOR SANITARY SEWER PIPE BY MECHANICAL CONTRACTOR (SEE MECHANICAL).
- ② NEW CONCRETE STOOP (SEE ARCHITECTURAL).
- ③ EXTEND EXISTING 6" STORM SEWER PIPE (2.0% SLOPE) WITH REQUIRED REMS, TO NEW C&I CORE DRILL NEW STRUCTURE AND CONNECT PIPE WITH WATER TIGHT BOOT ASSEMBLY.
- ④ CONNECT NEW STORM SEWER PIPE TO EXISTING CATCH BASIN WITH WATER TIGHT BOOT ASSEMBLY. NEW INVERT = 892.4.

STORM SEWER SCHEDULE					
STRUCTURE NUMBER	INVERT ELEVATION	DIAM.	INVERT ELEVATIONS	DETAIL	REMARKS
CB1	891.7	48"	E. INV. = 895.3	①	TYPE C CONCRETE
CB2	890.5	36"	W. INV. = 895.7 S.E. INV. = 895.5	②	TYPE C CONCRETE
BM1	891.8	48"	NEW INV. = 891.8 S.E. INV. = 894.7	③	REBAR STAIRCASE "STORM SEWER"

NOTES:
 1. ALL NEW STORM STRUCTURES WITHIN 10 FEET OF THE BUILDING SHALL HAVE MONOLITHIC BASE SLABS AND WATER TIGHT BOOT CONNECTIONS. ALL NEW STORM STRUCTURES AND PIPE SYSTEMS WITHIN 10 FEET OF THE BUILDING SHALL BE INSTALLED ACCORDANCE WITH MINNESOTA PLUMBING CODE 475.0306.
 2. VERIFY INVERT ELEVATIONS OF NEW 6" D.V. DRAIN RAINWATER LEADER AT CB1 WITH MECHANICAL CONTRACTOR PRIOR TO PRODUCTION AND INSTALLATION.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW BITUMINOUS PAVEMENT
- EXISTING SCHOOL BUILDING
- BUILDING ADDITION



CITY SUBMITTAL - NOT FOR CONSTRUCTION

ROBBINSDALE AREA SCHOOL - ISD 281

FOREST ELEMENTARY SCHOOL

2016 ADDITION

6805 47th AVENUE NORTH
 CRYSTAL, MN 55428

SITE GRADING & DRAINAGE PLAN

DATE: 09/15/16
 CLIENT PROJECT No: 213816
 INSPEC PROJECT No: 213816
 PROJECT MGR: BEA
 DRAWN BY: SJT
 CHECKED BY: MGR

GENERAL NOTES:

1. SITE DATA OBTAINED FROM TOPOGRAPHIC SURVEY PERFORMED BY SUNE LAND SURVEYING DATED DECEMBER 4, 2016.
2. LOCATION AND SIZE OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR LOCATING, VERIFYING AND PROTECTING ALL UTILITIES. CONTACT GUYTON SURVEYING AND PRIVATE LOCATOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR REPAIR OF ANY UNDERGROUND UTILITIES DAMAGED DURING CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE ORDINANCES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL CONSTRUCTION PERMITS.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS.
6. MAINTAIN FUNCTIONALITY OF SITE DRAINAGE SYSTEMS AND ROOF DRAINAGE SYSTEMS THROUGHOUT THE DURATION OF THE PROJECT. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS.
7. PROTECT EXISTING TREES FROM DAMAGE BY CONSTRUCTING TEMPORARY FENCING SYSTEMS AT NEAREST OF TREES TO WORK AND SEE ACCESS AREAS. PLACE FENCING AT TRIP LINE OF OUTRIGGER TREE BRANCH AREA AND PREVENT UPON COMPLETION OF THE WORK.
8. LIMIT AND CONTROL WINDS AND EQUIPMENT ACCESS ON EXISTING BITUMINOUS PAVEMENT SYSTEMS AND CONCRETE SURFACES. CONTRACTOR IS REQUIRED TO PROTECT ALL BITUMINOUS AND CONCRETE PAVEMENT SYSTEMS AND RESTORE ALL AREAS DAMAGED DURING THE PROJECT TO ORIGINAL CONDITION OR BETTER. DAMAGE REQUIRING REPLACEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, PATCHMENT SYSTEMS THAT ARE CRACKED, RUTTED, SCRAFFED, CHIPPED, ETC., FROM CONSTRUCTION ACTIVITIES.
9. RESTORE ALL DISTURBED AREAS, INCLUDING PAVEMENTS, LANDSCAPING AND LAWN AREAS TO ORIGINAL CONDITION. DISTURBED LAWN AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, THOSE THAT ARE RUTTED, COMPACTED, BURNED, SCRAFFED, ETC., FROM CONSTRUCTION ACTIVITIES.

PROPOSED BUILDING ADDITIONS:

- BASE BID: SOUTH BUILDING ADDITION = 7,750 sq.ft.
- ALTERNATE 1: NORTH BUILDING ADDITION = 965 sq.ft.
- ALTERNATE 2: CLASSROOM ADDITION = 3,085 sq.ft.
- TOTAL ADDITIONS = 11,800 sq.ft.

PROPERTY SUMMARY:

- TOTAL SCHOOL DISTRICT PROPERTY = 15.40 acres
- EXISTING BUILDING & PARKING = 3.63 acres (23.6%)
 (EXISTING BUILDING = 1.73 acres)
 (EXISTING PARKING = 1.90 acres)
- POST-CONSTRUCTION BUILDING & PARKING = 3.90 acres (25.3%)
 (POST-CONSTRUCTION BUILDING = 2.00 acres)
 (POST-CONSTRUCTION PARKING = 1.90 acres)

KEYED NOTES:

1. PLANT NEW TREE (SEE PLANT SCHEDULE).
2. CONSTRUCT NEW PLANTING BED CONSISTING OF 3" SHREDDED CEDAR WOOD MULCH OVER 8" TOPSOIL. PROVIDE HEAVY DUTY POLYETHYLENE EDGING AROUND PERIMETER AND INSTALL PLANTINGS (SEE PLANT SCHEDULE).
3. INSTALL NEW 4" HIGH, BLACK VINYL COATED, CHAIN-LINK FENCE.
4. PLACE NEW 24" DIAMETER BOLLARDS WITH 6" EMBEDEDMENT INTO SOIL. INFILL WITH TOPSOIL, 1/2" MESH TRAP ROCK AND PLANTINGS (SEE PLANT SCHEDULE).
5. IN ALL DISTURBED LAWN AREAS, INCLUDING CONSTRUCTION ACCESS AND STAGING AREAS, STRIP EXISTING GRASS PREPARE SUBGRADE SOILS IN ACCORDANCE WITH PROJECT SPECIFICATIONS, GRADE AND PLACE 4" TOPSOIL AND RESEED. SOIL SHALL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF 90 DAYS OR UNTIL ACCEPTED BY THE OWNER. THE EXISTING WATER PRESSURE AND WATER SUPPLY FROM THE BUILDING MAY NOT BE FULLY SUFFICIENT FOR THE CONTRACTOR'S MAINTENANCE OF THE SOIL. CONTRACTOR SHALL PROVIDE ALL STOPWORK AS FERTILIZER, WATER TRUCKS, TEMPORARY IRRIGATION SYSTEMS, SPRINKLER SYSTEMS, HOSES, ETC., NECESSARY TO ROUTINELY WATER AND MAINTAIN THE SOIL THROUGHOUT THE MAINTENANCE PERIOD.

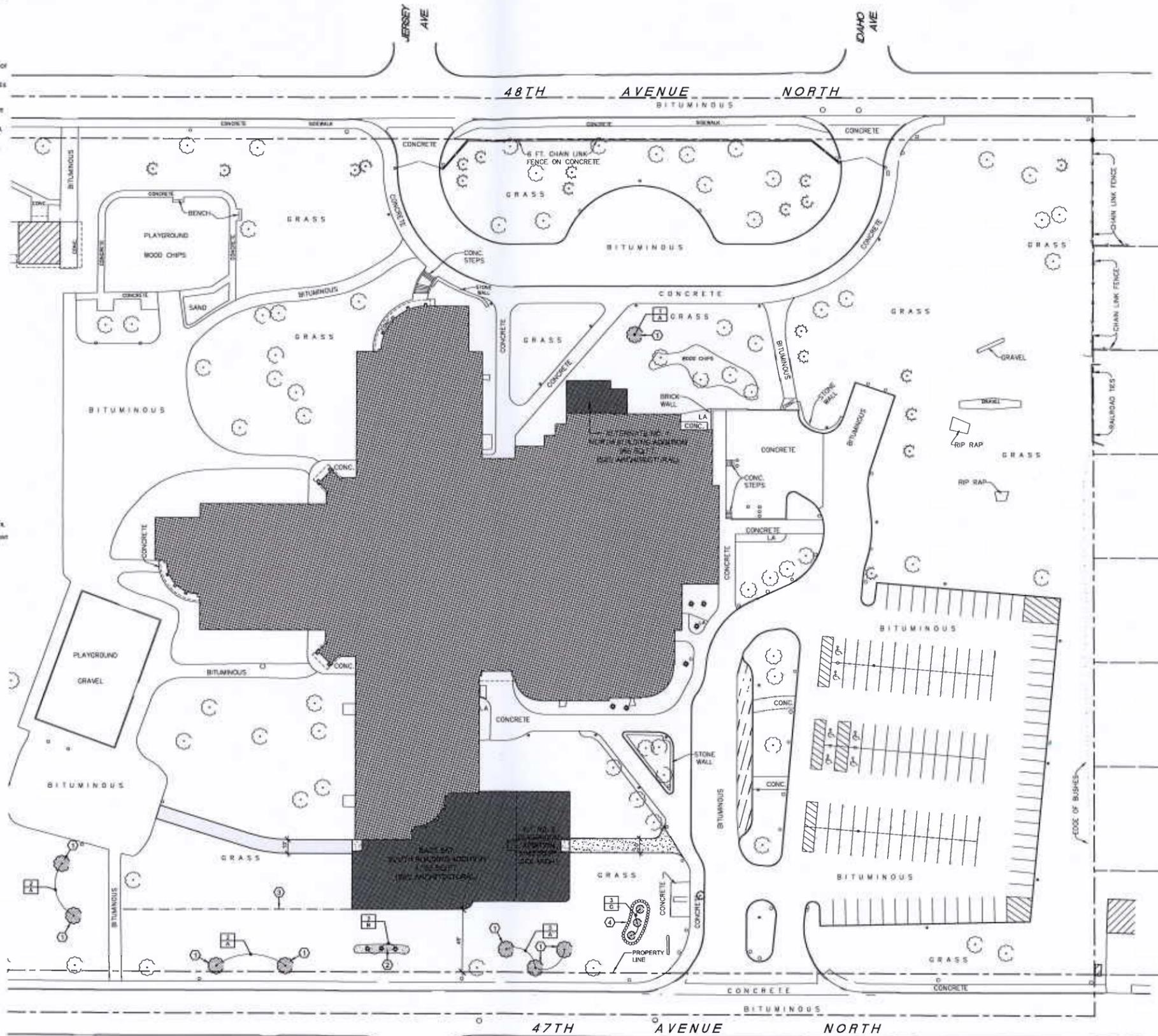
PLANT SCHEDULE

CODE (QTY)	COMMON NAME	BOTANICAL NAME	SIZE
A (50)	AMERICAN BERRY LINDBER	<i>Viburnum acerifolium</i>	2-1/2" x4
B (10)	TECHNY ARBORENTAE	<i>Thuja occidentalis 'Tectony'</i>	8" H.
C (10)	JAPANESE TREE LILAC	<i>Syringa reticulata 'Fury'</i>	2-1/2" x4

1 = PLANT QUANTITY
 A = PLANT CODE

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW BITUMINOUS PAVEMENT
- EXISTING SCHOOL BUILDING
- BUILDING ADDITION



CITY SUBMITTAL - NOT FOR CONSTRUCTION

Issues and revisions:

ISSUE LEVEL / REVISION	DATE	NO.
TREE MODIFICATIONS	01/18/16	1

ROBBINSDALE AREA SCHOOL - ISD 281

FOREST ELEMENTARY SCHOOL

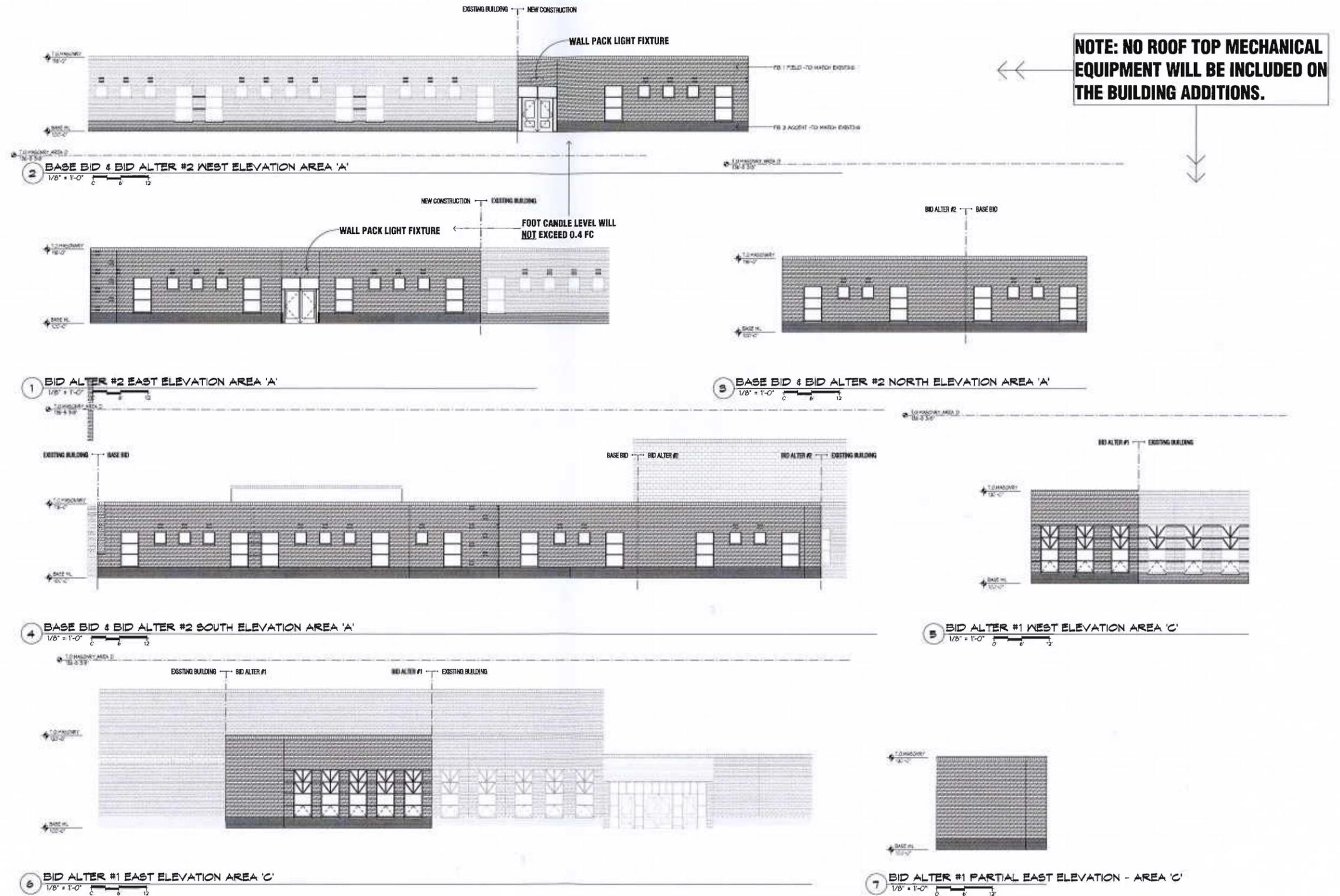
2016 ADDITION

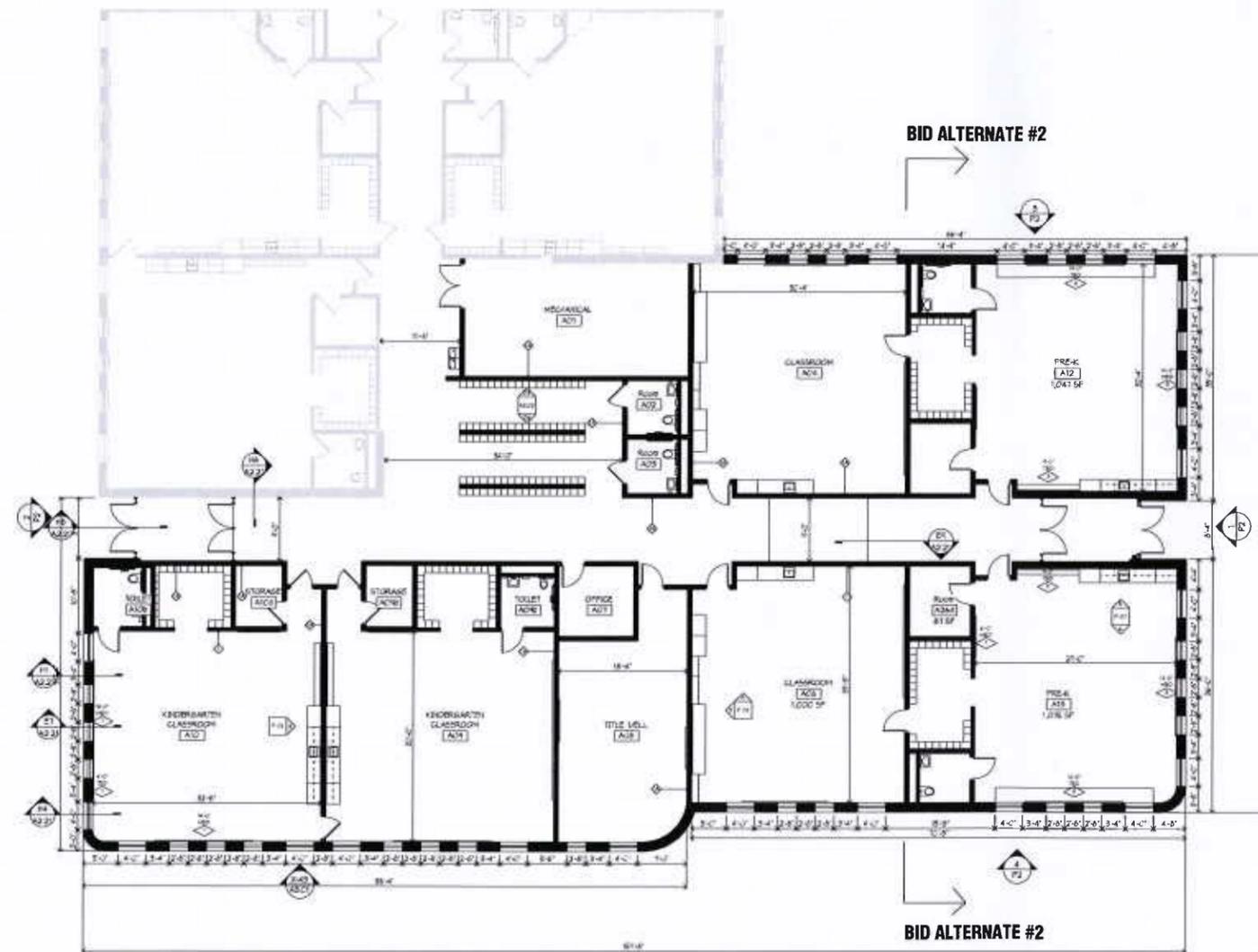
8800 47th AVENUE NORTH
 CRYSTAL, MN 55428

SCHEMATIC LAYOUT & LANDSCAPING PLAN

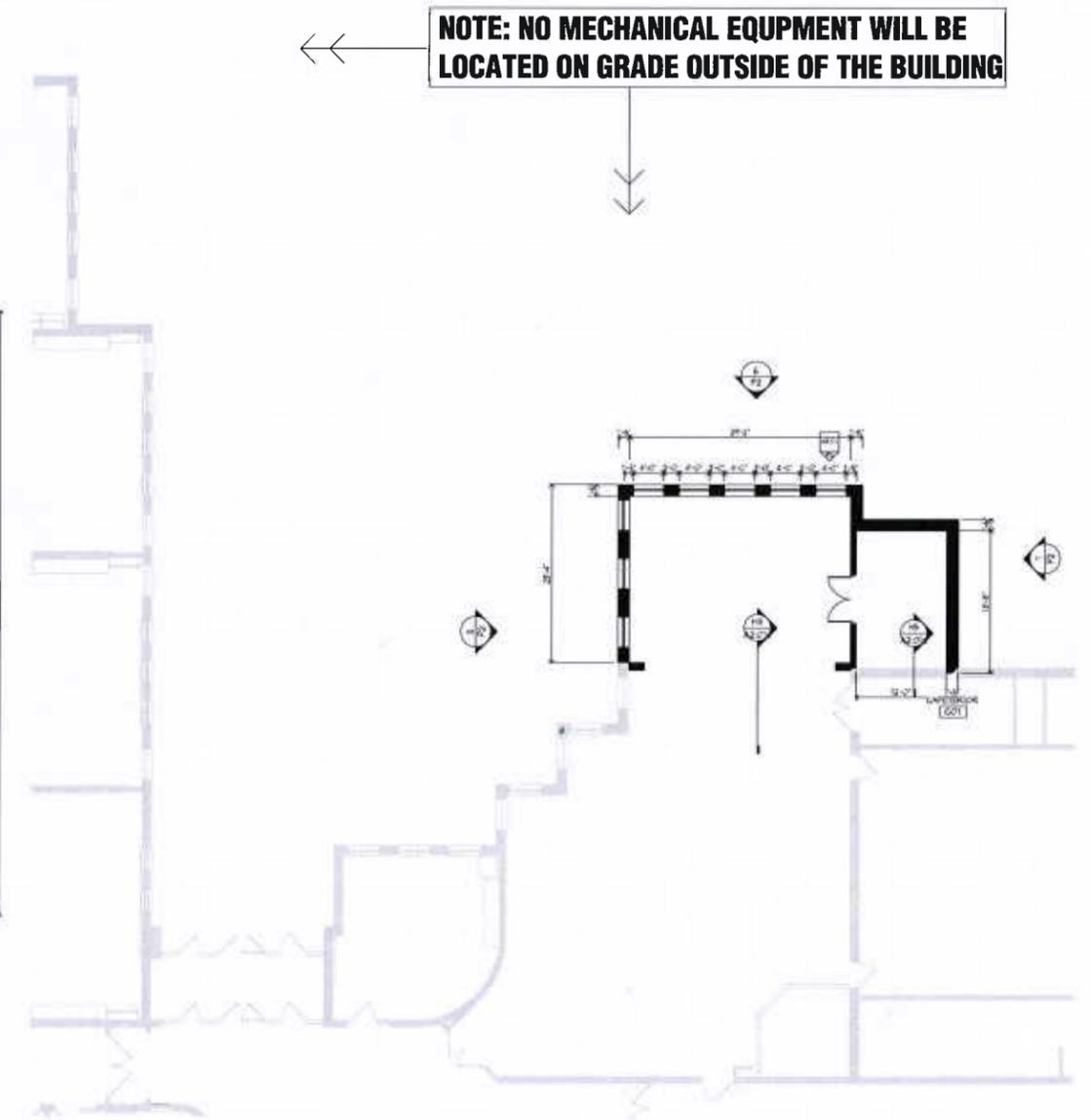
DATE: 01/11/16
 CLIENT PROJECT No.: 811116
 INSPEC PROJECT No.: 213810
 PROJECT MGR: BER
 DRAWN BY: BJT
 CHECKED BY: MDR

Sheet No.: **C3**





2 BID ALT #2 MAIN LEVEL FLOOR PLAN AREA 'A'
1/8" = 1'-0"



1 BID ALT #1 FLOOR PLAN
1/8" = 1'-0"

NOTE: NO MECHANICAL EQUIPMENT WILL BE LOCATED ON GRADE OUTSIDE OF THE BUILDING