

**CITY OF FALCON HEIGHTS**  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue

**AGENDA**

November 14, 2018 at 7:00 P.M.

A. CALL TO ORDER:

B. ROLL CALL: LINDSTROM \_\_\_ LEEHY\_\_\_ HARRIS\_\_\_  
MIAZGA \_\_\_ GUSTAFSON\_\_\_

STAFF PRESENT: THONGVANH\_\_\_

C. PRESENTATIONS:

1. Resolution Calling for Public Hearing for Heritage Apartments for Issuance of Conduit Bond
2. LED Lightbulb Program Report – James Wassenberg, Environment Commission Chair

D. APPROVAL OF MINUTES:

1. October 24 , 2018 City Council Meeting Minutes

E. PUBLIC HEARINGS:

F. CONSENT AGENDA:

1. General Disbursements through: 11/08/18 \$104,791.50  
Payroll through: 10/31/18 \$17,526.06
2. Six Month Performance Evaluation - Amanda Lor, Administrative Coordinator
3. Elm Tree Removal at 1877 Holton Street
4. Close Emerald Ash Borer Fund 205 (Special Revenue Fund) and Transfer to Fund 419 (Infrastructure Fund)
5. Resignation of David Murphy from the Planning Commission
6. Apply for the 2018 FEMA Assistance for Firefighters Grant

G: POLICY ITEMS:

1. The Hendrickson Project – PUD Amendment

H. INFORMATION/ANNOUNCEMENTS:

- Budget Workshop Following November 14, 2018 Regular Council Meeting

I. COMMUNITY FORUM:

J. ADJOURNMENT:

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## REQUEST FOR COUNCIL ACTION

|                     |                                    |
|---------------------|------------------------------------|
| <b>Meeting Date</b> | November 14, 2018                  |
| <b>Agenda Item</b>  | Presentation C1                    |
| <b>Attachment</b>   | Letter & Resolution                |
| <b>Submitted By</b> | Sack Thongvanh, City Administrator |

|                            |  |
|----------------------------|--|
| <b>Item</b>                | Resolution Calling for Public Hearing for Heritage Apartments for Issuance of Conduit Bond   |
| <b>Description</b>         | <p>The City received request from Heritage Apartments, Inc. to finance, in part, the acquisition, construction, and equipping of a combined multifamily senior housing and health care facility through issuing conduit bonds, with 103 independent living units, 34 assisted living units, 16 memory care units, 48 skilled nursing units, and 30 townhome units.</p> <p>The proposed public hearing will in on Wednesday, December 12, 2018 at City Hall, 2077 Larpenteur Ave, Falcon Heights, MN 55113.</p> |
| <b>Budget Impact</b>       | The City will receive ¼ of one percent for the issuance of the conduit bond.   |
| <b>Attachment</b>          | <ul style="list-style-type: none"> <li>· Briggs and Morgan Letter</li> <li>· Resolution 18-35 Calling for Public Hearing for Issuance of Conduit Bond for the Heritage Apartments Project</li> </ul>   |
| <b>Action(s) Requested</b> | Motion to approve attached resolution calling for public hearing.  |

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2200 IDS Center  
80 South 8th Street,  
Minneapolis, MN 55402  
OFC 612-977-8400  
FAX 612-977-8650  
URL Briggs.com

November 8, 2018

**Daniel F. Burns**  
(612) 977-8511  
dburns@briggs.com

**VIA E-MAIL**

Mr. Sack Thongvanh  
City Administrator  
Falcon Heights, City of  
2077 Larpentour Avenue West  
Falcon Heights, MN 55113-5551

**Re: Issuance of Conduit Revenue Obligations by the City of Falcon Heights for Heritage Apartments, Inc. (Lyngblomsten)**

Dear Mr. Thongvanh:

This letter is provided at your request and is to follow-up on discussions that we have had regarding the City of Falcon Heights acting as issuer of 501(c)(3), bank-qualified obligations (the "Notes"), at the request of Heritage Apartments, Inc. (the "Borrower"), to (i) finance, in part, the acquisition, construction, and equipping of a combined multifamily senior housing and health care facility, with approximately 103 independent living units, 34 assisted living units, 16 memory care units, 48 skilled nursing units, and 30 townhome units, totaling approximately 106,730 square feet, to be located at 6075 Hodgson Road in the City of Lino Lakes, Minnesota (the "Lino Lakes Project"); and refinance a 60-unit rental housing and assisted living facility for the elderly located at 1440 Midway Parkway in Saint Paul, Minnesota ("Saint Paul"), commonly known as The Heritage at Lyngblomsten (the "Heritage Apartments Project"). The Heritage Apartments Project was originally financed in 1993, and then refinanced in 2009 by the issuance of the Housing and Redevelopment Authority of the City of Saint Paul's (the "Saint Paul HRA") Health Care Revenue Note, Series 2009B (the "2009B Note"). Falcon Heights is referred to in this letter as the "Issuer." Briggs and Morgan, Professional Association will act as bond counsel on the issuance of such Notes. It is anticipated that the Notes will be directly purchased by Bremer Bank, National Association.

State and federal laws allow local government units to enter into arrangements to issue obligations and loan the proceeds to nonprofit corporations to finance or refinance capital expenditures. This assistance reduces borrowing costs for nonprofit corporations and enables them to provide their services more cost effectively. It is a fairly common means of obtaining necessary financing for all nonprofit entities, including private schools.



Mr. Sack Thongvanh  
November 8, 2018  
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To accomplish this purpose, the Issuer will enter into a loan agreement with the Borrower under which the Borrower will agree to pay all principal and interest on the Notes. The Issuer will assign all of their rights to payments under the loan agreement to a lender, in this case, Bremer Bank, National Association (the "Lender"), who will purchase the Notes and loan the purchase price of the Notes directly to the Borrower. The Issuer is merely a conduit and the money and obligations flow only between the Lender and the Borrower.

The Notes and the resolutions adopted by the Issuer will recite that the Notes, if and when issued, will not be payable from or charged upon any of the Issuer's funds, other than the revenues received under the loan agreements and pledged to the payment of the Notes, and the Issuer is not subject to any liability on the Notes. No holder of the Notes will ever have the right to compel any exercise by the Issuer of its taxing power to pay any of the principal of the Notes or the interest or premium thereon, or to enforce payment of the Notes against any property of the Issuer except the interests of the Issuer in payments to be made by the Borrower under the loan agreements. The Notes will not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the Issuer, except the interests of the Issuer in payments to be made by the Borrower under the loan agreements. The Notes are not moral obligations on the part of the State or its political subdivisions, including the Issuer, and the Notes will not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitation.

The issuance of the Notes will not affect the Issuer's credit rating on obligations they issue for municipal purposes.

Each city may issue up to \$10,000,000 of its own 501(c)(3) obligations each calendar year as bank-qualified obligations. None of the City of Lino Lakes ("Lino Lakes"), Saint Paul, the Saint Paul HRA, or the Saint Paul Port Authority have sufficient bank qualification capacity on their own to accommodate the Notes, which are anticipated to be issued, in one or more series, by the City of Falcon Heights in an aggregate amount not to exceed \$5,000,000. Therefore, alternative cities were sought to act as the issuer for the Notes. Under the federal tax law, alternative issuers are permitted, but a "nexus" between the jurisdictional city and the issuer is preferred. In this case, the Issuer is geographically proximate to the Lino Lakes and Saint Paul. The Issuer has agreed to and will receive a one-time issuer administration fee equal to  $\frac{1}{4}$  of 1% of the principal amount of the Notes.

The Notes will be issued in accordance with Minnesota Statutes, Chapter 462C. A city may not issue obligations for a project located outside of its jurisdiction, as is requested in this case. However, the city in which a project is located may give permission for the issuance of obligations by another city. This is commonly referred to as "host approval." Under Minnesota Statutes, Section 471.656, subdivision 2(2), host approval may be given for a project located in the host city, by resolution of the host city or by a joint powers agreement.



Mr. Sack Thongvanh  
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Similarly, under the federal tax code, before a city can issue obligations for a project located outside of its jurisdiction, the host city must give its approval. Such approval can only be given following the holding of a public hearing.

This requires that both Lino Lakes and the Saint Paul HRA, on behalf of the City of Saint Paul, each hold its own public hearing and approve the issuance of the Notes by the Issuer. We have tentatively scheduled Lino Lakes to hold a public hearing and give host approval to the actual issuance of the Notes by the Issuer on December 10<sup>th</sup>, and for the Saint Paul HRA to do the same on December 12<sup>th</sup>.

The Issuer will also hold a public hearing, currently scheduled for December 12<sup>th</sup>. The resolution that sets that public hearing date has previously been provided to you. Briggs and Morgan will be responsible for submitting the public hearing notice to the newspaper. A closing later in December is anticipated.

Please feel free to contact me if you have any further questions or comments. The Borrower appreciates the consideration of the City in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Daniel F. Burns", with a long horizontal line extending to the right.

Daniel F. Burns

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Extract of Minutes of a Meeting of the  
City Council of the  
City of Falcon Heights, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Falcon Heights, Minnesota, was duly called and held at the City Hall in said City on November 14, 2018, at 7:00 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 18-35

RESOLUTION CALLING FOR A PUBLIC HEARING  
ON A PROPOSAL FOR A HOUSING FINANCE PROGRAM  
AND GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF  
SENIOR HOUSING FACILITY REVENUE NOTES  
TO FINANCE AND REFINANCE SENIOR HOUSING PROJECTS  
(HERITAGE APARTMENTS PROJECT)

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

RESOLUTION NO. 18-35

RESOLUTION CALLING FOR A PUBLIC HEARING  
ON A PROPOSAL FOR A HOUSING FINANCE PROGRAM  
AND GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF  
SENIOR HOUSING FACILITY REVENUE NOTES  
TO FINANCE AND REFINANCE SENIOR HOUSING PROJECTS  
(HERITAGE APARTMENTS PROJECT)

(a) WHEREAS, Minnesota Statutes, Chapter 462C (the “Act”), confers upon cities, the power to issue revenue obligations to finance combined multifamily housing and health care developments; and

(b) WHEREAS, the City Council of the City of Falcon Heights, Minnesota (the “City”) has received a proposal from Heritage Apartments, Inc., a Minnesota nonprofit corporation (the “Borrower”), that the City assist in financing in part and refinancing a Project hereinafter described, through the issuance of revenue notes or obligations (in one or more series) (the “Notes”) to be issued in 2018 pursuant to the Act; and

(c) WHEREAS, the City desires to facilitate the maintenance and development of senior rental housing and health care facilities within the community; encourage the development of affordable housing and health care opportunities for elderly residents of the City and the surrounding community; encourage the development and maintenance of housing facilities designed for occupancy by elderly; and encourage the development of blighted or underutilized land and structures within the community; and the Project will assist the City in achieving these objectives; and

(d) WHEREAS, the Notes will be issued to (i) finance the acquisition, construction, and equipping of a combined multifamily senior housing and health care facility, with approximately 103 independent living units, 34 assisted living units, 16 memory care units, 48 skilled nursing units, and 30 townhome units, totaling approximately 106,730 square feet, to be located at 6075 Hodgson Road in the City of Lino Lakes, Minnesota (the “Lino Lakes Project”); and (ii) refinance the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota’s Health Care Revenue Note, Series 2009B (Heritage Apartments Project), the proceeds of which were used to refinance the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota’s Multifamily Housing Revenue Bonds (Lyngblomsten Project), Series 1993B, which were originally issued to finance the acquisition, construction, and equipping of a 60-unit rental housing and assisted living facility for the elderly located at 1440 Midway Parkway in Saint Paul, Minnesota, commonly known as The Heritage at Lyngblomsten (the “Heritage Apartments Project” and together with the Lino Lakes Project, the “Project”); and

(e) WHEREAS, Lyngblomsten Senior Housing, Inc., a Minnesota nonprofit corporation, of which the Borrower is an affiliate, will be the owner and operator of the Lino Lakes Project, and the Borrower is the owner and operator of the Heritage Apartments Project; and

(f) WHEREAS, no public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project; and

(g) WHEREAS, before proceeding with final consideration of the request of the Borrower it is necessary for the City to hold a public hearing on the housing finance program and proposal pursuant to the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota, as follows:

1. A public hearing on the housing finance program and proposal of the Borrower will be held at the time and place as determined by the City Administrator and as set forth in a Notice of Public Hearing substantially in the form attached hereto as Exhibit A.

2. The general nature of the proposal and an estimate of the principal amount of Notes to be issued to finance in part and refinance the Project are described in the attached form of Notice of Public Hearing.

3. A draft copy of the housing finance program with proposed forms of all attachments and exhibits shall be on file in the office of the City Administrator on the date the Notice of Public Hearing is published.

4. The City Administrator is hereby authorized and directed to cause notice of the hearing to be given one publication in the official newspaper of the City and a newspaper of general circulation available in the City, not less than 15 days nor more than 30 days prior to the date fixed for the hearing, substantially in the form of the attached Notice of Public Hearing with such changes as required or approved by Bond Counsel.

5. The City hereby gives preliminary approval to the proposal of the Borrower that the Borrower undertake the Project, and the City undertake the program of financing therefor, pursuant to the Act, consisting of the financing in part and refinancing of the Project pursuant to the Borrower's specifications and to a loan agreement between the City and the Borrower on such terms and conditions with provisions for revision from time to time as necessary, so as to produce income and revenues sufficient to pay, when due, the principal and interest on the Notes in a total principal amount not to exceed \$5,000,000 to be issued pursuant to the Act to finance in part and refinance the Project; and said agreement may also provide for the entire interest of the Borrower in the Heritage Apartments Project to be mortgaged to the purchasers of the Notes; and the City, acting by and through the City, hereby undertakes preliminarily to issue its Notes in accordance with such terms and conditions.

6. At the option of the City, the financing may be structured so as to take advantage of whatever means are available and are permitted by law to enhance the security for, or marketability of, the Notes; provided that any such financing structure must be consented to by the Borrower.

7. On the basis of information available to the City it appears, and the City hereby finds, that the Project constitutes a combined multifamily housing and health care development

within the meaning of subdivision 7 of Section 462C.05 of the Housing Program Act; that the availability of the financing under the Housing Program Act and the willingness of the City to furnish such financing will be a substantial inducement to the Borrower to undertake the Project, and that the effect of the Project, if undertaken, will be to encourage the construction and maintenance of new multifamily rental housing and health care opportunities for elderly residents of the community, and to promote more intensive development and use of land within the community.

8. The Project and the financing thereof by the issuance of revenue obligations, are hereby given preliminary approval by the City subject to holding a public hearing thereon and final approval by the City, the Borrower, and the purchasers of the Notes as to ultimate details of the financing in part and refinancing of the Project.

9. Briggs and Morgan, Professional Association, acting as bond counsel, is hereby directed to prepare a housing program for the Project and the financing thereof in accordance with the provisions of Minnesota Statutes, Section 462C.03.

10. The Borrower has agreed and it is hereby determined that any and all costs incurred by the City, including its administrative fee, in connection with the financing in part and refinancing of the Project whether or not the Project is carried to completion will be paid by the Borrower.

11. Briggs and Morgan, Professional Association, acting as bond counsel, is authorized to assist in the preparation and review of necessary documents relating to the Project, to consult with Borrower and the purchaser of the Notes as to the maturities, interest rates and other terms and provisions of the Notes and as to the covenants and other provisions of the necessary documents and submit such documents to the City for final approval.

12. Nothing in this Resolution or the documents prepared pursuant hereto shall authorize the expenditure of any municipal funds on the Project other than the revenues derived from the Project or otherwise granted to the City for this purpose. The Notes shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property or funds of the City except the revenue and proceeds pledged to the payment thereof, nor shall the City be subject to any liability thereon. The holders of the Notes shall never have the right to compel any exercise of the taxing power of the City to pay the outstanding principal on the Notes or the interest thereon, or to enforce payment thereon against any property of the City, except such property as may be expressly pledged for the security of the Notes. The Notes shall recite in substance that the Notes, including the interest thereon, are payable solely from the revenue and proceeds pledged to the payment thereof. The Notes shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation.

13. Subject to final approval of the Project by the City and in anticipation of the approval by all necessary entities of the housing program and the issuance of the Notes to finance all or a portion of the Project, and in order that completion of the Project will not be unduly delayed when approved, the Borrower is hereby authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Notes, as the Borrower considers necessary, including the use of interim, short

term financing, subject to reimbursement from the proceeds of the Notes, if any, when delivered but otherwise without liability on the part of the City.

Adopted by the City Council of the City of Falcon Heights, Minnesota, this 14<sup>th</sup> day of November, 2018.

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Moved by:

Approved by: \_\_\_\_\_  
Peter Lindstrom  
Mayor

LINDSTROM        \_\_\_\_\_    In Favor  
GUSTAFSON  
HARRIS            \_\_\_\_\_    Against  
LEEHY  
MIAZGA

Attested by: \_\_\_\_\_  
Sack Thongvanh  
City Administrator

EXHIBIT A

NOTICE OF PUBLIC HEARING ON A PROPOSAL FOR A HOUSING FINANCE PROGRAM AND THE ISSUANCE OF SENIOR HOUSING REVENUE NOTES TO FINANCE AND REFINANCE SENIOR HOUSING PROJECTS

Notice is hereby given that the City Council of the City of Falcon Heights, Minnesota (the “City”), will meet at City Hall, 2077 Larpenteur Avenue W, in the City of Falcon Heights, at 7:00 p.m. on Wednesday, December 12, 2018, to consider a housing finance program of the City and the proposal of Heritage Apartments, Inc., a Minnesota nonprofit corporation (the “Borrower”), that the City issue its revenue obligations to finance in part and refinance the Project described below pursuant to Minnesota Statutes, Chapter 462C, and a joint powers agreement between the City, the City of Lino Lakes, Minnesota, and the City of Saint Paul, Minnesota.

The obligations will be issued, in part, to finance the acquisition, construction, and equipping of a multifamily senior housing and health care facility, totaling approximately 106,730 square feet, to be located at 6075 Hodgson Road, Lino Lakes, Minnesota (the “Lino Lakes Project”). The Lino Lakes Project will be owned and operated by Lyngblomsten Senior Housing, Inc., a Minnesota nonprofit corporation, of which the Borrower is an affiliate. The Lino Lakes Project is currently anticipated to consist of the following units:

| <u>Units</u>                  | <u>Number of Units</u> | <u>Approximate Square Footage Per Unit</u> | <u>Estimated Initial Rents Per Unit</u> |
|-------------------------------|------------------------|--|---|
| <u>Independent Living:</u>    |                        |  |   |
| One Bedroom                   | 38                     | 730  | \$ 1,800                                |
| One Bedroom & Den             | 33                     | 900  | \$ 2,100                                |
| Two Bedroom                   | 32                     | 1,120                                      | \$ 2,650                                |
| <u>Assisted Living:</u>       |                        |  |   |
| Studio                        | 16                     | 485  | \$ 2,975                                |
| One Bedroom                   | 18                     | 575  | \$ 3,275                                |
| <u>Memory Care:</u>           |                        |  |   |
| Memory Care                   | 16                     | 515  | \$ 3,400                                |
| <u>Skilled Nursing Units:</u> |                        |  |   |
| One Bedroom (MA/PVT)          | 24                     | 350  | \$ 267/day                              |
| One Bedroom (Medicare/HMO)    | 24                     | 350  | \$ 475/day                              |
| <u>Townhomes:</u>             |                        |  |   |
| Two Bedroom                   | 30                     | 1,800                                      | \$ 3,000                                |

The obligations will also be issued, in part, to refinance the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota's Health Care Revenue Note, Series 2009B (Heritage Apartments Project), the proceeds of which were used to refinance a 60-unit rental housing and assisted living facility for the elderly located at 1440 Midway Parkway in Saint Paul, Minnesota, commonly known as The Heritage at Lyngblomsten (the "Heritage Apartments Project" and together with the Lino Lakes Project, the "Project").

The maximum aggregate estimated principal amount of the Notes or other obligations to be issued in one or more series to finance in part and refinance the Project pursuant to the housing finance program will be approximately \$5,000,000.

The Notes or other obligations, as and when issued, will not constitute a charge, lien, or encumbrance upon any property of the City, except the Project and the revenues to be derived from the Project. Such Notes or obligations will not be a charge against the City's general credit or taxing powers but are payable from sums to be paid by the Borrower pursuant to a revenue agreement.

Further information concerning the housing finance program and the Project may be obtained from the City Administrator during normal business hours.

At the time and place fixed for the public hearing, the City Council of the City will give all persons who appear at the hearing an opportunity to express their views with respect to the housing finance program and proposal. Written comments will be considered if submitted at the above City office on or before the date of the hearing.

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF FALCON HEIGHTS,  
MINNESOTA

By Sack Thongvanh  
Its City Administrator

STATE OF MINNESOTA            )  
COUNTY OF RAMSEY            )  
CITY OF FALCON HEIGHTS        )

I, the undersigned, being the duly qualified and acting City Administrator of the City of Falcon Heights, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to calling for a public hearing on and giving preliminary approval to senior housing and health care facility revenue notes to finance in part a housing finance program.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Administrator





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## REQUEST FOR COUNCIL ACTION

|                     |  |
|---------------------|--|
| <b>Meeting Date</b> | November 14, 2018                                |
| <b>Agenda Item</b>  | Presentation C2                                  |
| <b>Attachment</b>   | Project Report                                   |
| <b>Submitted By</b> | Justin Markon, Community Development Coordinator |

|                            |  |
|----------------------------|--|
| <b>Item</b>                | LED Lightbulb Program Report   |
| <b>Description</b>         | <p>The Savings Watts and Drops Program was conceived and planned from the Falcon Heights Environmental Commission in October and November of 2017, and approved by City Council on December 13, 2017. Distribution of LED bulbs began on December 15 and continued through the winter and spring of 2018.</p> <p>The last bulb distribution occurred on April 26, 2018. The total number of 60 watt replacement LED bulbs distributed was 798, which is equivalent to over 800 million watt hours of energy savings or 660 tons of carbon dioxide over the expected life of the LEDs compared to incandescent use. Materials costs for the LED portion of the project were approximately \$850, all of which was donated. Additionally, approximately 20 water saving faucet aerators were distributed along with the LED bulbs.</p> <p>Jim Wassenberg, Chair of the Environment Commission, and Alexis Troschinetz from the U of MN Clean Energy Resource Teams will recap the program.</p> |
| <b>Budget Impact</b>       | No changes   |
| <b>Attachment(s)</b>       | · LED Lightbulb Program Report   |
| <b>Action(s) Requested</b> | Staff recommends accepting the LED Lightbulb Program Report.   |

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**2018-10-06**

**Report for the Saving Watts and Drops Program.**

**Executive Summary:** The Savings Watts and Drops Program was conceived and planned from the Falcon Heights Environmental Commission in October and November of 2017, and approved by City Council on December 13, 2017. Distribution of LED bulbs began on December 15 and continued through the winter and spring of 2018. The last bulb distribution occurred on April 26, 2018. The total number of 60 watt replacement LED bulbs distributed was 798, which is equivalent to over 800 million watt hours of energy savings or 660 tons of carbon dioxide over the expected life of the LEDs compared to incandescent use. Materials costs for the LED portion of the project were approximately \$850, all of which was donated. Additionally, approximately 20 water saving faucet aerators were distributed along with the LED bulbs.

**Project Plan:** The Saving Watts and Drops Project Plan (the plan) outlined elements of the program in detail, including: Goals, Background, Benefits, Funding, Materials, Distribution Options, Education, Assessment, Extension, and Limitations. All elements of the plan were carried out except as noted in this report.

**Fulfillment of Goals:** The project met its primary goals of increasing energy efficiency through the distribution of LED bulbs and of education the city residents about the benefits of energy efficient lighting options. The secondary goal of improving water conservation through the distribution of water saving shower heads faucet aerators was only partly fulfilled, as a relatively low number of aerators were distributed (about 20). The secondary goal of extending the program as a model for implementation in other municipalities has not been fulfilled at this time as no extension activities have taken place.

**Support:** The plan and its execution were supported by CERTs and Alexis Troschinetz in the form of Ideas, Planning, Document Review, and Promotional Materials. A copy of this report will be provided to Alexis Troschinetz at CERTs. The plan and execution were further supported by the members of the Falcon Heights Environmental Commission, City Staff, and the Falcon Heights Elementary PTO.

**Materials:** Water saving faucet aerators were provided by the City of Falcon Heights as residuals from an earlier program. A19 Standard Base, 60 Watt equivalent LED light bulbs, were distributed. Bulbs were purchased for \$1 each (plus tax) at Dollar Tree stores. In November 2017, 579 bulbs were purchased by Commissioner Wassenberg and donated to the City of Falcon Heights. On April 21, 2018, an additional 300 similar bulbs were purchased by Commissioner Wassenberg but not donated. All of the initial 579 and all but 81 of the later purchased bulbs have been distributed. The remaining 81 bulbs are in the possession of Commissioner Wassenberg, awaiting a future distribution opportunity.

**Distribution:**

The following is an accounting of the distribution of the 879 LED bulbs purchased during the program.

| Number | Distributed to                     | Location                                 | Date(s)               |
|--------|------------------------------------|--|-----------------------|
| 180    | Multi-unit housing                 | 1666 Coffman                             | December 15, 2017     |
| 20     | Multi-unit housing                 | Larpenteur Manor                         | December 16, 2017     |
| 40     | Multi-unit housing                 | Fairfield Apartments                     | December 22, 2018     |
| 70     | City Residents                     | Falcon Heights City Hall                 | March 2017            |
| 350    | City Residents and possibly others | Falcon Heights Elementary Kid Stuff sale | April 21, 2018        |
| 138    | City Residents and possibly others | Falcon Heights Sustainability Fair       | April 26, 2018        |
| 81     | Not distributed                    | Wassenberg Residence                     | As of October 6, 2018 |

Over 200 of the bulbs were distributed along with mini-flyers describing the benefits of energy efficient lighting.

### **Comments on Plan Elements and Lessons Learned**

Advertising: The City Hall distribution was advertised through existing City communication channels to residents. More extensive advertising of the program through newspapers, social media and Ramsey county communication tools may have been helpful. These were not vigorously enough pursued.

The presence of colorful table top displays to identify the program at the point of contact was useful and is recommended.

Follow Up: The plan to gather email addresses of LED recipients to perform follow up surveys for education and to quantitatively assess installation follow through, was not effective. The main problems being,

1. lack of direct contact between the distributor and the recipients as in the case of Multi-Unit Dwelling distribution,
2. Lack of sufficient contact time between the distributor and the recipients as in the case of the Falcon Height Elementary and Sustainability Fair distributions. Often, only 10 seconds or so of contact time was available.

In order to overcome this problem, more focus would have to be placed on distribution methods that allow longer contact time, such as door to door distribution.

Distribution methods: The most effective distribution methods were

1. To large Multi-Unit housing complexes, particularly 1666 Coffman. In this case, the distribution was successful due to the ability to make contact with an interested, motivated resident on site (Jerry Buckridge). It is recommended that future distribution

to Multi-Unit dwellings seek to first make contact with an interested resident, as this may be more effective than making initial contact through the Site Management.

2. To high traffic public events. Distribution at the Falcon Heights Kid Stuff Sale was responsible for nearly half of the distribution, and this was done in about 3 hours time. Positioning near the exit door was very helpful in ensuring contact with all attendees of the event, but allowed for very short contact time. For this reason, an abbreviated education message was used that usually went something like this.
  - a. Distributor: Hello, would you like to save \$300 on your electric bills with two free LED light bulbs from the City of Falcon Heights?
  - b. Recipient: Sure.
  - c. Distributor: Each one of these will last ten times as long as an incandescent. If you want more, you can buy them at stores for a dollar each and they will pay for themselves in just 50 days. Your incandescents are costing you money every day, so don't wait for them to burn out, take them out now, throw them in the trash, replace them with LEDs and tell your friends.
  - d. Recipient: Thanks.

Acceptance rate of those people approached at the high traffic events was >95%  
The plan to distribute door to door was not implemented. This method was deemed too labor and time intensive for the likely number of bulbs distributed, even though it would have allowed for longer contact time with Recipients.

Education: At least 200 of the bulbs were distributed with a mini flyer that described the benefits of faucet aerators and energy efficient lighting options, along with links for additional information and resources. In addition to this flyer, a well-tailored, verbal abbreviated education message was useful.

### **Impact:**

Over the life of these 798 LED bulbs, Falcon Heights' residents are saving:

- 805,980 kWh of electricity
- 1,322,613 pounds of carbon dioxide equivalent (greenhouse gases)
- \$112,837 on electricity bills

Residents also get to avoid having to buy and replace 15 incandescent bulbs over the life of these LEDs, which can be a substantial savings of one's own time and reduced risk to our elderly residents.

### **Conclusions:**

The Saving Watts and Drops Program in Falcon Heights was an overall success, as it will continue to produce significant energy savings and environmental benefits over time.

Additionally, it was well received by the community and provided a highly visible example of how the City of Falcon Heights seeks to improve the lives of its Residents. Opportunity still exists to magnify the positive effects of the program by promoting it as a model for similar programs in neighboring communities.

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CITY OF FALCON HEIGHTS  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue  
AGENDA  
October 24, 2018 at 7:00 P.M.

A. CALL TO ORDER:

B. ROLL CALL: LINDSTROM \_\_\_ LEEHY\_\_\_ HARRIS\_\_\_  
MIAZGA \_\_\_ GUSTAFSON\_\_\_

STAFF PRESENT: THONGVANH\_\_\_

C. PRESENTATIONS:

1. Ramsey County Sheriff's Office - Acting Chief Deputy Booker T. Hodges

Booker T. Hodges (Ramsey County Acting Chief Deputy)

The Ramsey County Sheriff's office would like to thank City of Falcon Heights for their partnership. Ramsey County Sheriff's Office became the primary provider for police services in Falcon Heights on January 2018. We built many good relationships with the community and enjoyed meeting residents and conversation.

Ramsey County Sheriff's Office hosted ten Night to Unite parties in Falcon Heights, Hot Dog with a Deputy, and Coffee with a Cop on November 13 at 4pm at Underground Music Cafe. We will be hosting a Community Form on November 1 for our "Know The Truth Campaign" from 6:30 - 8:30 at Bethel University. Ramsey County Sheriff's Office is researching new body cameras because there have been many malfunctions around the nation. We are working with other cities and will continue to update the City about this.

D. APPROVAL OF MINUTES:

1. September 26 , 2018 City Council Meeting Minutes
2. October 10, 2018 City Council Meeting Minutes

Council Member Leehy

Sent an email to City Administrator Thongvanh on some changes for September 26, 2018, City Council Meeting Minutes.

Council Member Leehy Moved, Approved 5-0

E. PUBLIC HEARINGS:

F. CONSENT AGENDA:

1. General Disbursements through: 10/18/18 \$101,242.72

Payroll through: 10/15/18 \$22,064.05

2. Approve SCORE Grant
3. 2018 Budget Amendment and Transfer of Funds for Fund 402 & 403

City Administrator Thongvanh

Last year, The City of Falcon Heights received about \$15,000 from the SCORE grant. This year our estimated allocation for 2019 from Ramsey County is \$15,415.

Council Member Gustafson Moved, Approved 5-0

G. POLICY ITEMS:

1. Establishing Special Revenue Fund 210 – Community Inclusion Fund

City Administrator Thongvanh

The City received \$30,000 from the St. Paul Foundation in December of 2017. Staff recommends establishing Fund 210 to account for the revenues and expenditures of the Community Inclusion activities. The funds will go towards community inclusion program and, establishing budget line items, and completing a transfer of funds from Fund 208 to Fund 210.

The Item description can be found at the City website under the Agenda.

Council Member Leehy Moved, Approved 5-0

2. 2019 Sewer Lining Project

City Engineer Freihammer

The City of Roseville and the City of Falcon Heights will be working together on the sanitary sewer lines throughout both cities. The project consists of installing a Cast-In-Place Pipe in the existing sewer line. The agreement detailed the costs of the project between the two cities. The estimated value for Falcon Heights' portion of the project is \$203,358.74.

Map and Joint Agreement can be view at City website under the Agenda.

Council Member Gustafson Moved, Approved 5-0

3. Hoyt Signal Agreement

City Engineer Freihammer

The Minnesota Department of Transportation (MnDOT) plans to replace the signal lights at the intersection of Snelling Avenue and Hoyt Avenue and Snelling Avenue and Dan Patch Avenue in 2019. Falcon Heights will pay for the north half of both the east and west leg of Hoyt Avenue. City staff and MnDot will collaborate with the Minnesota State Agricultural Society (MSAS or State Fair) and have them pay for half of the west leg of Hoyt since it benefits the State Fair.

- MnDOT – 50%
- Falcon Heights – 25%
- St Paul – 12.5%
- MSAS – 12.5%



Falcon Heights will cover 25% of the project cost and is estimated to be \$94,684.14. In addition, City staff will work with MnDOT to have MSAS (State Fair) pay for the entire west leg of one intersection so the City of Falcon Heights will no longer have any responsibilities at this signal system at Dan Patch Avenue.

The Agreement can be viewed at the City website under the Agenda.

Council Member Harris Moved, Approved 5-0

#### H. INFORMATION/ANNOUNCEMENTS

1. November 7th Workshop has been rescheduled for November 14th after the Regular City Council Meeting
  - a. Agenda Items
    - i. Debt Service
    - ii. Special Revenue Fund
    - iii. Enterprise Fund
2. City Council and Staff Training Schedule for October 23 from 6:00 pm to 9:00 pm

#### Council Member Miazga

- Planning and Environment Commission met yesterday and the meeting went well.
- Continue to work with City Administrator Thongvanh on the Community Survey.

#### Council Member Leehy

- I want to thank everyone who participated in the Survey and Services on the Spot last week. We had breakfast, lunch, and dinner food truck vendors, and everyone came and had a great time. This was our first time doing this type of event, and we received good feedback. We hope to do this again in the future.

Also, residents and city guests expressed positive comments about the survey providing resources to the community. This was a direct correlation from the Task Force because people wanted more resources in housing, jobs, and education. We decided to focus on that issue. We will continue to research more opportunities for the City.

- The U of M St. Paul Campus is holding an Open House for their Strategic Facilities Plan. The Strategic Facilities Plan will chart a course for the campus to be financially, academically, and physically sustainable.
  - **6 p.m. Wednesday, October 24, 2018** - Ruttan Hall Ground Floor Study Space
  - **11:30 a.m. Friday, October 26, 2018** - Ruttan Hall Ground Floor Study Space
  - **9 a.m. Thursday, November 1, 2018** - Continuing Education and Conference Center 135

#### Council Member Harris

- I have been enjoying all the city events and trainings.

### Council Member Gustafson

- Monday, December 10, 6:30 - 8:30pm at Falcon Heights United Church is the Human Rights Day event. The theme will focus on housing discrimination, affordable housing, and issues around housing.
- The last weekend of Fright Farm is this week. The Low Scare will be on Sunday from 12pm-4pm and it will be half price for all ages.
- November 7-8, Council Member Leehy and I will attend the Kettering Foundation seminar. This will be the third and final part on how to create safe and welcoming community.

### Mayor Lindstrom

- Planning and Environment commission meeting was amazing. There were many updates on the Comp Plan from each commission team. The draft contains sustainability.
- November 13, 4pm - 5:30 is Coffee with a Cop at Underground Music Cafe, 1579 Hamline Ave N. All are welcome.
- City Administrator Thongvanh and I will be at the University Grove Association meeting on Tuesday, October 30. We will be providing city updates at the meeting.

### City Administrator Thongvanh

- A reminder that Public Works will continue street sweeping until we have snow. A new change is that we will notify residents ahead of time through emails and social media, so they have time to move their cars. We have been receiving very positive feedback. Also, this year we have our own sweeper so we can go out as many times as we can. A few years ago, we contracted with Little Canada and had to set a schedule, and it did not clean the streets before the snow arrived. Having our own sweeper will help clean the roads faster before the snow comes. Sweeping your leaves to the street is illegal.
- Council Member Leehy suggested the Diversity and Inclusion training to help City staff and Council members. Our speaker was Ken Morris from the Cultivating a Caring Community. Everyone had a great time learning new things and we will continue to do this type of training with staff, council members and the community. The Task Force recommended this.
- Met with the developers for the Hendrickson project and will provide details to Council Members on November 14.
- Have not received any updates from the new owner for the TIES Building. The only thing we know is that the owner requested a zoning letter and turn it into office space.

I. COMMUNITY FORUM:

J. ADJOURNMENT: 8:26 PM

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Peter Lindstrom, Mayor

Dated this 24th day of October, 2018

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Sack Thongvanh, City Administrator

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*The City That Soars!*

## REQUEST FOR COUNCIL ACTION

|                     |                                   |
|---------------------|-----------------------------------|
| <b>Meeting Date</b> | November 14, 2018                 |
| <b>Agenda Item</b>  | Consent F1                        |
| <b>Attachment</b>   | General Disbursements and Payroll |
| <b>Submitted By</b> | Roland Olson, Finance Director    |

|                            |  |
|----------------------------|--|
| <b>Item</b>                | General Disbursements and Payroll  |
| <b>Description</b>         | General Disbursements through: 11/08/18 \$104,791.50<br>Payroll through: 10/31/18 \$17,526.06    |
| <b>Budget Impact</b>       | The general disbursements and payroll are consistent with the budget.                            |
| <b>Attachment(s)</b>       | · General Disbursements and Payroll  |
| <b>Action(s) Requested</b> | Staff recommends that the Falcon Heights City Council approve general disbursements and payroll. |

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| -----ID-----    |           |                                  | GROSS    | P.O. #             |                          |              |
|-----------------|-----------|----------------------------------|----------|--------------------|--------------------------|--------------|
| POST DATE       | BANK CODE | -----DESCRIPTION-----            | DISCOUNT | G/L ACCOUNT        | -----ACCOUNT NAME-----   | DISTRIBUTION |
| 01-03103        |           | BHE COMMUNITY SOLAR, LLC         |          |                    |                          |              |
| I-8913984       |           | SEP CITY HALL SOLAR ELECT        | 968.56   |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | SEP CITY HALL SOLAR ELECT        |          | 101 4131-85025-000 | SOLAR ELECTRIC           | 968.56       |
|                 |           | === VENDOR TOTALS ===            | 968.56   |                    |                          |              |
| 01-03103        |           | CANON FINANCIAL SERVICES         |          |                    |                          |              |
| I-19331150      |           | COPIER CONTRACT CHARGE 10/1-3    | 122.39   |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | COPIER CONTRACT CHARGE 10/1-31   |          | 101 4131-87010-000 | CITY HALL MAINTENANCE    | 122.39       |
|                 |           | === VENDOR TOTALS ===            | 122.39   |                    |                          |              |
| 01-03122        |           | CITY OF ST PAUL                  |          |                    |                          |              |
| I-IN00031493    |           | NEWSLETTER-RECYCLING&INCLUSIO    | 1,995.56 |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | NEWSLETTER-INCLUSION             |          | 210 4210-86100-000 | CONFERENCES/EDUCATGION   | 798.22       |
|                 |           | NEWSLETTER-RECYCLING             |          | 206 4206-70420-000 | NEWSLETTER               | 204.00       |
|                 |           | NEWSLETTER-COMMUNICATION         |          | 101 4116-70420-000 | NEWSLETTERS/INFORMATION  | 993.34       |
| I-IN00031494    |           | POSTAGE-INCLUSION SURVEY         | 1,364.74 |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | POSTAGE-INCLUSION SURVEY         |          | 210 4210-86100-000 | CONFERENCES/EDUCATGION   | 1,364.74     |
|                 |           | === VENDOR TOTALS ===            | 3,360.30 |                    |                          |              |
| 01-05731        |           | MN DEPARTMENT OF LABOR INDUSTR   |          |                    |                          |              |
| I-SEP1230152018 |           | 3RD QUARTER PERMIT SURCHARGE     | 354.71   |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | 3RD QUARTER PERMIT SURCHARGE     |          | 101 20801-000      | DUE TO OTHER GOVERNMENTS | 354.71       |
|                 |           | === VENDOR TOTALS ===            | 354.71   |                    |                          |              |
| 01-07263        |           | NEXTEL COMMUNICATIONS, INC       |          |                    |                          |              |
| I-610189225-184 |           | SEP-OCT CELL PHONE;BALAN FORW    | 247.03   |                    |                          |              |
| 10/25/2018      | APBNK     | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                          |              |
|                 |           | SEP 15- OCT 14 CELL PHONE CH     |          | 101 4131-85015-000 | CELL PHONE               | 124.08       |
|                 |           | BALANCE FORWARD                  |          | 101 4131-85015-000 | CELL PHONE               | 122.95       |
|                 |           | === VENDOR TOTALS ===            | 247.03   |                    |                          |              |

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| POST DATE      | BANK CODE    | -----DESCRIPTION-----            | DISCOUNT | G/L ACCOUNT        | -----ACCOUNT NAME----- | DISTRIBUTION |
| 01-06525       | ST PAUL      | REGIONAL WATER SERVICE           |          |                    |                        |              |
| I-201810256906 |              | COMMUNITY PARK WATER&SS          | 573.26   |                    |                        |              |
| 10/25/2018     | APBNK        | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                        |              |
|                |              | COMMUNITY PARK WATER             |          | 101 4141-85040-000 | WATER                  | 366.28       |
|                |              | COMMUNITY PARK SS                |          | 101 4141-85070-000 | SEWER                  | 206.98       |
|                |              | === VENDOR TOTALS ===            | 573.26   |                    |                        |              |
| 01-06525       | SUBURBAN ACE | HARDWARE                         |          |                    |                        |              |
| I-201810256907 |              | AIR FILTER ROOF UNIT&KEY         | 46.90    |                    |                        |              |
| 10/25/2018     | APBNK        | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                        |              |
|                |              | AIR FILTER ROOF UNIT             |          | 101 4131-87010-000 | CITY HALL MAINTENANCE  | 44.91        |
|                |              | KEY                              |          | 101 4131-70110-000 | SUPPLIES               | 1.99         |
|                |              | === VENDOR TOTALS ===            | 46.90    |                    |                        |              |
| 01-07194       | ZARNOTH      | BRUSH WORKS                      |          |                    |                        |              |
| I-0064008      |              | MB BROOM: CABLEWRAP, CW CORE     | 776.00   |                    |                        |              |
| 10/25/2018     | APBNK        | DUE: 10/25/2018 DISC: 10/25/2018 |          | 1099: N            |                        |              |
|                |              | MB BROOM: CABLEWRAP, CW CORE     |          | 602 4602-83025-000 | SWEEPER PARTS/SUPPLIES | 776.00       |
|                |              | === VENDOR TOTALS ===            | 776.00   |                    |                        |              |
|                |              | === PACKET TOTALS ===            | 6,449.15 |                    |                        |              |



| POST DATE      | BANK CODE                   | DESCRIPTION                      | GROSS DISCOUNT | P.O. # G/L ACCOUNT | ACCOUNT NAME               | DISTRIBUTION |  |
|----------------|-----------------------------|----------------------------------|----------------|--------------------|----------------------------|--------------|--|
| =====          |                             |                                  |                |                    |                            |              |  |
| 01             | 1                           | CITY OF NEW BRIGHTON             |                |                    |                            |              |  |
| I-18-0000884   |                             | 2ND QUARTER HAZMAT SERVICES      | 113.72         |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | 2ND QUARTER HAZMAT SERVICES      |                | 101 4124-87025-000 | HAZMAT EQUIPMENT MAINT     | 113.72       |  |
| I-18-0000948   |                             | 3RD QUARTER HAZMAT SERVICES      | 300.84         |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | 3RD QUARTER HAZMAT SERVICES      |                | 101 4124-87025-000 | HAZMAT EQUIPMENT MAINT     | 300.84       |  |
|                |                             | === VENDOR TOTALS ===            | 414.56         |                    |                            |              |  |
| =====          |                             |                                  |                |                    |                            |              |  |
| 01-06290       | CITY OF ROSEVILLE           |                                  |                |                    |                            |              |  |
| I-225129       |                             | OCT IT SERVICES                  | 2,431.00       |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | OCT IT SERVICES                  |                | 101 4116-85070-000 | TECHNICAL SUPPORT          | 1,337.05     |  |
|                |                             | OCT IT SERVICES                  |                | 101 4124-85070-000 | NETWORK/TECH SUPPORT (I-N) | 875.16       |  |
|                |                             | OCT IT SERVICES                  |                | 101 4132-85070-000 | NETWORK/TECH SUPPORT (I-N) | 218.79       |  |
| I-225164       |                             | OCT PHONE SERVICES               | 315.81         |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | OCT PHONE SERVICES               |                | 101 4116-85010-000 | TELEPHONE                  | 315.81       |  |
|                |                             | === VENDOR TOTALS ===            | 2,746.81       |                    |                            |              |  |
| =====          |                             |                                  |                |                    |                            |              |  |
| 01-05426       | GREEN LIGHT RECYCLING, INC. |                                  |                |                    |                            |              |  |
| I-18-6738      |                             | ELECTRONIC RECYCLING             | 56.64          |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | ELECTRONIC RECYCLING             |                | 206 4206-89000-000 | MISCELLANEOUS              | 56.64        |  |
|                |                             | === VENDOR TOTALS ===            | 56.64          |                    |                            |              |  |
| =====          |                             |                                  |                |                    |                            |              |  |
| 01             | 3                           | HOME DEPOT CRC/GECF              |                |                    |                            |              |  |
| I-201810306909 |                             | CORD PROTEC, MOUSE TRAP, SIGNS   | 70.92          |                    |                            |              |  |
| 10/30/2018     | APBNK                       | DUE: 10/30/2018 DISC: 10/30/2018 |                | 1099: N            |                            |              |  |
|                |                             | FOOD TRUCK ELEC CORD PROTECT     |                | 101 4132-70120-000 | SUPPLIES                   | 14.08        |  |
|                |                             | MOUSE TRAPS                      |                | 101 4131-70110-000 | SUPPLIES                   | 3.77         |  |
|                |                             | TEMP PARKING SIGNS               |                | 101 4132-70120-000 | SUPPLIES                   | 53.07        |  |
|                |                             | === VENDOR TOTALS ===            | 70.92          |                    |                            |              |  |

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| POST DATE      | BANK CODE | -----DESCRIPTION-----            | DISCOUNT | G/L ACCOUNT        | -----ACCOUNT NAME-----   | DISTRIBUTION |
| 01             | 4         | MED-COMPASS                      |          |                    |                          |              |
| I-34317        |           | SCBA MEDICAL EXAM, FIT TEST      | 1,498.00 |                    |                          |              |
| 10/30/2018     | APBNK     | DUE: 10/30/2018 DISC: 10/30/2018 |          | 1099: N            |                          |              |
|                |           | SCBA MEDICAL EXAM, FIT TEST      |          | 101 4124-86200-000 | MEDICAL EXAMINATIONS     | 1,498.00     |
|                |           | === VENDOR TOTALS ===            | 1,498.00 |                    |                          |              |
| 01-05843       |           | MN NCPERS LIFE INSURANCE         |          |                    |                          |              |
| I-201810306910 |           | NOVEMBER LIFE INSURANCE          | 64.00    |                    |                          |              |
| 10/30/2018     | APBNK     | DUE: 10/30/2018 DISC: 10/30/2018 |          | 1099: N            |                          |              |
|                |           | NOVEMBER LIFE INSURANCE          |          | 101 21709-000      | OTHER PAYABLE            | 36.64        |
|                |           | NOVEMBER LIFE INSURANCE          |          | 201 21709-000      | OTHER PAYABLE            | 4.00         |
|                |           | NOVEMBER LIFE INSURANCE          |          | 204 21709-000      | OTHER PAYABLE            | 1.60         |
|                |           | NOVEMBER LIFE INSURANCE          |          | 601 21709-000      | OTHER PAYABLE            | 15.52        |
|                |           | NOVEMBER LIFE INSURANCE          |          | 602 21709-000      | OTHER PAYABLE            | 6.24         |
|                |           | === VENDOR TOTALS ===            | 64.00    |                    |                          |              |
| 01-05797       |           | MN STATE FIRE DEPT. ASSOC        |          |                    |                          |              |
| I-201810306913 |           | 2019 MEMBERSHIP DUES             | 264.00   |                    |                          |              |
| 10/30/2018     | APBNK     | DUE: 10/30/2018 DISC: 10/30/2018 |          | 1099: N            |                          |              |
|                |           | 2019 MEMBERSHIP DUES             |          | 101 4124-86110-000 | MEMBERSHIPS              | 264.00       |
|                |           | === VENDOR TOTALS ===            | 264.00   |                    |                          |              |
| 01-05973       |           | NORTH SUBURBAN ACCESS CORPORAT   |          |                    |                          |              |
| I-2018-131     |           | 3RD QUARTER WEB STREAMING        | 648.03   |                    |                          |              |
| 10/30/2018     | APBNK     | DUE: 10/30/2018 DISC: 10/30/2018 |          | 1099: N            |                          |              |
|                |           | 3RD QUARTER WEB STREAMING        |          | 101 4116-85050-000 | CABLE TV                 | 648.03       |
|                |           | === VENDOR TOTALS ===            | 648.03   |                    |                          |              |
| 01-06063       |           | STEVENS DRILLING & ENVIRONMENT   |          |                    |                          |              |
| I-201810306914 |           | REFUND BUILDING PERMI& SURCHA    | 273.00   |                    |                          |              |
| 10/30/2018     | APBNK     | DUE: 10/30/2018 DISC: 10/30/2018 |          | 1099: N            |                          |              |
|                |           | REFUND BUILDING PERM             |          | 101 32210-000      | BUILDING PERMITS         | 265.50       |
|                |           | REFUND SURCHARGE                 |          | 101 20801-000      | DUE TO OTHER GOVERNMENTS | 7.50         |
|                |           | === VENDOR TOTALS ===            | 273.00   |                    |                          |              |

PACKET: 01865 OCT 30 PAYABLES  
 VENDOR SET: 01 City of Falcon Heights  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

| -----ID-----          |             |                                  | GROSS     | P.O. #             |                          |              |
|-----------------------|-------------|----------------------------------|-----------|--------------------|--------------------------|--------------|
| POST DATE             | BANK CODE   | -----DESCRIPTION-----            | DISCOUNT  | G/L ACCOUNT        | -----ACCOUNT NAME-----   | DISTRIBUTION |
| 01                    | 8           | SACK THONGVANH                   |           |                    |                          |              |
| <hr/>                 |             |                                  |           |                    |                          |              |
| I-201810306912        |             | USB FLASH DRIVE-REIMBURSEMENT    | 64.06     |                    |                          |              |
| 10/30/2018            | APBNK       | DUE: 10/30/2018 DISC: 10/30/2018 |           | 1099: N            |                          |              |
|                       |             | USB FLASH DRIVE-REIMBURSEMENT    |           | 101 4112-86100-000 | CONFERENCES/EDUCATION/AS | 64.06        |
| === VENDOR TOTALS === |             |                                  | 64.06     |                    |                          |              |
| <hr/>                 |             |                                  |           |                    |                          |              |
| 01-07898              | WSB         |                                  |           |                    |                          |              |
| <hr/>                 |             |                                  |           |                    |                          |              |
| I-003                 |             | ZONING ADMINISTRATION            | 4,905.00  |                    |                          |              |
| 10/30/2018            | APBNK       | DUE: 10/30/2018 DISC: 10/30/2018 |           | 1099: N            |                          |              |
|                       |             | SEP ZONING ADMINISTRATION        |           | 101 4117-80400-000 | CONSULTING PLANNER       | 4,905.00     |
| === VENDOR TOTALS === |             |                                  | 4,905.00  |                    |                          |              |
| <hr/>                 |             |                                  |           |                    |                          |              |
| 01-05870              | XCEL ENERGY |                                  |           |                    |                          |              |
| <hr/>                 |             |                                  |           |                    |                          |              |
| I-201810306911        |             | AUTO PRO LT;CIVIL DEFENS SIRE    | 48.05     |                    |                          |              |
| 10/30/2018            | APBNK       | DUE: 10/30/2018 DISC: 10/30/2018 |           | 1099: N            |                          |              |
|                       |             | AUTO PROTECTIVE LIGHT            |           | 101 4141-85020-000 | ELECTRIC/GAS             | 37.14        |
|                       |             | CIVIL DEFENSE SIREN              |           | 101 4121-85020-000 | ELECTRIC                 | 10.91        |
| === VENDOR TOTALS === |             |                                  | 48.05     |                    |                          |              |
| === PACKET TOTALS === |             |                                  | 11,053.07 |                    |                          |              |

PACKET: 01867 NOV 2 PAYABLES  
VENDOR SET: 01 City of Falcon Heights  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

| -----ID-----   |                           |                                  | GROSS    | P.O. #             |                         |              |
|----------------|---------------------------|----------------------------------|----------|--------------------|-------------------------|--------------|
| POST DATE      | BANK CODE                 | -----DESCRIPTION-----            | DISCOUNT | G/L ACCOUNT        | -----ACCOUNT NAME-----  | DISTRIBUTION |
| =====          |                           |                                  |          |                    |                         |              |
| 01-00255       | AMERICAN OFFICE PRODUCTS  |                                  |          |                    |                         |              |
| I-5148         |                           | BUSINESS CARD DESN FOR JUSTIN    | 86.00    |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | BUSINESS CARD DESN FOR JUSTIN    |          | 101 4112-70100-000 | SUPPLIES                | 86.00        |
|                |                           | === VENDOR TOTALS ===            | 86.00    |                    |                         |              |
| =====          |                           |                                  |          |                    |                         |              |
| 01-00250       | AMERIPRIDE SERVICES       |                                  |          |                    |                         |              |
| I-1004277437   |                           | TOWEL COLLECTION, LAUNDRY SER    | 55.15    |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | TOWEL COLLECTION, LAUNDRY SERV   |          | 101 4124-82011-000 | LINEN CLEANING          | 55.15        |
| I-1004290356   |                           | TOWEL COLLECTION, LAUNDRY SER    | 53.15    |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | TOWEL COLLECTION, LAUNDRY SERV   |          | 101 4124-82011-000 | LINEN CLEANING          | 53.15        |
|                |                           | === VENDOR TOTALS ===            | 108.30   |                    |                         |              |
| =====          |                           |                                  |          |                    |                         |              |
| 01-05422       | BP                        |                                  |          |                    |                         |              |
| I-201811066919 |                           | TRUCKS FIRE DEPT ST SWEEP FUE    | 718.06   |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | TRUCKS FUEL                      |          | 101 4132-74000-000 | MOTOR FUEL & LUBRICANTS | 365.82       |
|                |                           | FIRE DEPARTMENT FUEL             |          | 101 4124-74000-000 | MOTOR FUEL & LUBRICANTS | 36.94        |
|                |                           | STREET SWEEPING FUEL             |          | 602 4602-74000-000 | FUEL & LUBRICANTS       | 315.30       |
|                |                           | === VENDOR TOTALS ===            | 718.06   |                    |                         |              |
| =====          |                           |                                  |          |                    |                         |              |
| 01-04027       | EMERGENCY APPARATUS MAINT |                                  |          |                    |                         |              |
| I-102057       |                           | 755 OIL FILTER FEUL FILTER ET    | 320.69   |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | 755 OIL FILTER FEUL FILTER ETC   |          | 101 4124-87029-000 | REPAIR OTHER EQUIPMENT  | 320.69       |
| I-102058       |                           | 757 OIL FILTER FUEL FILTER ET    | 2,541.49 |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | 757 OIL FILTER FUEL FILTER ETC   |          | 101 4124-87029-000 | REPAIR OTHER EQUIPMENT  | 2,541.49     |
| I-102059       |                           | 752 OIL FILTER, FUEL FILTER ET   | 894.35   |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | 752 OIL FILTER, FUEL FILTER ETC  |          | 101 4124-87029-000 | REPAIR OTHER EQUIPMENT  | 894.35       |
| I-102061       |                           | 753 OIL FILTER FEUL FILTER ET    | 979.69   |                    |                         |              |
| 11/06/2018     | APBNK                     | DUE: 11/06/2018 DISC: 11/06/2018 |          | 1099: N            |                         |              |
|                |                           | 753 OIL FILTER FEUL FILTER ETC   |          | 101 4124-87029-000 | REPAIR OTHER EQUIPMENT  | 979.69       |

| -----ID-----   |           |   | GROSS    | P.O. #             |                          |              |
|----------------|-----------|---|----------|--------------------|--------------------------|--------------|
| POST DATE      | BANK CODE | -----DESCRIPTION-----                         | DISCOUNT | G/L ACCOUNT        | -----ACCOUNT NAME-----   | DISTRIBUTION |
| 01-04027       |           | EMERGENCY APPARATUS MAINT ( ** CONTINUED ** ) |          |                    |                          |              |
| I-102517       |           | 752 TRUCK SERVICE                             | 1,319.25 |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | 752 GENERATOR CHECK FUEL LINE                 |          | 101 4124-87029-000 | REPAIR OTHER EQUIPMENT   | 1,319.25     |
|                |           | === VENDOR TOTALS ===                         | 6,055.47 |                    |                          |              |
| 01-05115       |           | GOPHER STATE ONE CALL                         |          |                    |                          |              |
| I-8100372      |           | OCT-LOCATE                                    | 78.30    |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | OCT-LOCATE                                    |          | 601 4601-88030-000 | LOCATES                  | 78.30        |
|                |           | === VENDOR TOTALS ===                         | 78.30    |                    |                          |              |
| 01-05111       |           | GROUND UP YARD SYSTEMS                        |          |                    |                          |              |
| I-460          |           | CONCRETE CURB                                 | 1,418.25 |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | CONCRETE CURB                                 |          | 419 4419-92007-000 | CURBS                    | 1,418.25     |
|                |           | === VENDOR TOTALS ===                         | 1,418.25 |                    |                          |              |
| 01-04066       |           | GUSTAFSON, RANDALL C                          |          |                    |                          |              |
| I-201811066918 |           | GUEST SPEAKER DINNER MEETING                  | 143.41   |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | GUEST SPEAKER DINNER MEETING                  |          | 210 4210-89000-000 | MISCELLANEOUS            | 143.41       |
|                |           | === VENDOR TOTALS ===                         | 143.41   |                    |                          |              |
| 01-05509       |           | LEAGUE OF MN CITIES                           |          |                    |                          |              |
| I-283867       |           | MEETINGS& MAMA LUNCHEON                       | 150.00   |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | PRECONFERENCE MAMA LUNCHEON                   |          | 101 4111-86100-000 | CONFERENCES/EDUCATION/TR | 60.00        |
|                |           | REGIONAL MEETINGS                             |          | 101 4111-86130-000 | MEETINGS                 | 90.00        |
|                |           | === VENDOR TOTALS ===                         | 150.00   |                    |                          |              |
| 01-05549       |           | MELANIE LEEHY                                 |          |                    |                          |              |
| I-201811066916 |           | SUPPLIES FOR FOOD TRUCK WEEK                  | 193.84   |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | SUPPLIES FOR FOOD TRUCK WEEK                  |          | 210 4210-70100-000 | SUPPLIES                 | 193.84       |
| I-201811066917 |           | DINNER MEETING WITH SPEAKERS                  | 86.09    |                    |                          |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018              |          | 1099: N            |                          |              |
|                |           | DINNER MEETING WITH SPEAKERS                  |          | 210 4210-89000-000 | MISCELLANEOUS            | 86.09        |
|                |           | === VENDOR TOTALS ===                         | 279.93   |                    |                          |              |

PACKET: 01867 NOV 2 PAYABLES  
VENDOR SET: 01 City of Falcon Heights  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

| -----ID-----   |           |                                  | GROSS     | P.O. #             |                        |              |
|----------------|-----------|----------------------------------|-----------|--------------------|------------------------|--------------|
| POST DATE      | BANK CODE | -----DESCRIPTION-----            | DISCOUNT  | G/L ACCOUNT        | -----ACCOUNT NAME----- | DISTRIBUTION |
| =====          |           |                                  |           |                    |                        |              |
| 01-05263       |           | MID CITY SERVICES- INDUSTRIAL    |           |                    |                        |              |
| -----          |           |                                  |           |                    |                        |              |
| I-88113        |           | FLOOR MATS                       | 41.32     |                    |                        |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018 |           | 1099: N            |                        |              |
|                |           | FLOOR MATS                       |           | 101 4131-70110-000 | SUPPLIES               | 41.32        |
|                |           | === VENDOR TOTALS ===            | 41.32     |                    |                        |              |
| =====          |           |                                  |           |                    |                        |              |
| 01-06115       |           | TIMOTHY PITTMAN                  |           |                    |                        |              |
| -----          |           |                                  |           |                    |                        |              |
| I-201811066920 |           | MEETING&WORK JEAMS REIMB         | 213.38    |                    |                        |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018 |           | 1099: N            |                        |              |
|                |           | REQUIRED MEETING-OCT 23 MILEAG   |           | 101 4141-86101-000 | MILEAGE                | 34.88        |
|                |           | WORK JEANS 4 PAIRS               |           | 101 4141-70100-000 | SUPPLIES               | 178.50       |
|                |           | === VENDOR TOTALS ===            | 213.38    |                    |                        |              |
| =====          |           |                                  |           |                    |                        |              |
| 01-06185       |           | RAMSEY COUNTY                    |           |                    |                        |              |
| -----          |           |                                  |           |                    |                        |              |
| I-FLEET-000425 |           | DUMP TRUCK REPAIR                | 554.53    |                    |                        |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018 |           | 1099: N            |                        |              |
|                |           | DUMP TRUCK REPAIR                |           | 101 4132-87000-000 | REPAIR EQUIPMENT       | 554.53       |
|                |           | === VENDOR TOTALS ===            | 554.53    |                    |                        |              |
| =====          |           |                                  |           |                    |                        |              |
| 01-07194       |           | ZARNOTH BRUSH WORKS              |           |                    |                        |              |
| -----          |           |                                  |           |                    |                        |              |
| I-0172411-IN   |           | MB BROOM: CABLEWRAP, CW CORE     | 407.00    |                    |                        |              |
| 11/06/2018     | APBNK     | DUE: 11/06/2018 DISC: 11/06/2018 |           | 1099: N            |                        |              |
|                |           | MB BROOM: CABLEWRAP, CW CORE     |           | 602 4602-83025-000 | SWEEPER PARTS/SUPPLIES | 407.00       |
|                |           | === VENDOR TOTALS ===            | 407.00    |                    |                        |              |
|                |           | === PACKET TOTALS ===            | 10,253.95 |                    |                        |              |

| -----ID-----   |           |                                  | GROSS     | P.O. #             |                          |              |
|----------------|-----------|----------------------------------|-----------|--------------------|--------------------------|--------------|
| POST DATE      | BANK CODE | -----DESCRIPTION-----            | DISCOUNT  | G/L ACCOUNT        | -----ACCOUNT NAME-----   | DISTRIBUTION |
| 01             | 1         | ANCHOR PAPER COMPANY             |           |                    |                          |              |
| I-10566194-00  |           | TOWEL DISP, BATH TISSUE ETC      | 111.20    |                    |                          |              |
| 11/08/2018     | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                          |              |
|                |           | TOWEL DISP, BATH TISSUE ETC      |           | 101 4131-70110-000 | SUPPLIES                 | 111.20       |
|                |           | === VENDOR TOTALS ===            | 111.20    |                    |                          |              |
| 01-03001       |           | CAMPBELL KNUTSON                 |           |                    |                          |              |
| I-201811086924 |           | OCT LEGALS                       | 535.60    |                    |                          |              |
| 11/08/2018     | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: Y            |                          |              |
|                |           | OCT LEGALS                       |           | 101 4114-80200-000 | LEGAL FEES               | 420.50       |
|                |           | OCT 1354 CALIFORNIA LEGALS       |           | 101 4114-80200-000 | LEGAL FEES               | 115.10       |
|                |           | === VENDOR TOTALS ===            | 535.60    |                    |                          |              |
| 01-06290       |           | CITY OF ROSEVILLE                |           |                    |                          |              |
| I-0225121      |           | SWMP/COMP PLAN ENG/CLEFVLAND     | 14,815.58 |                    |                          |              |
| 11/08/2018     | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                          |              |
|                |           | SURFACE WATER MGMT PLAN          |           | 602 4602-80100-000 | ENGINEERING              | 13,427.83    |
|                |           | COMP PLAN ENGINEERING            |           | 208 4208-81900-000 | OTHER PROFESSIONAL SERVI | 90.64        |
|                |           | CLEVALND AVE RECONSTRUCTION      |           | 419 4419-80100-000 | ENGINEERING              | 425.28       |
|                |           | GENRAL ENGINEERING               |           | 101 4133-80100-000 | ENGINEERING SERVICES     | 871.83       |
|                |           | === VENDOR TOTALS ===            | 14,815.58 |                    |                          |              |
| 01-05224       |           | HEARTLAND VIDEO SYSTEMS INC      |           |                    |                          |              |
| I-66685        |           | SDI CAMERA-AUDIO VISUAL EQUIP    | 730.04    |                    |                          |              |
| 11/08/2018     | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                          |              |
|                |           | SDI CAMERA-AUDIO VISUAL EQUIPM   |           | 401 4401-90100-000 | FURNITURE & EQUIPMENT    | 730.04       |
|                |           | === VENDOR TOTALS ===            | 730.04    |                    |                          |              |
| 01-05235       |           | JAN-PRO CLEANING SYSTEMS         |           |                    |                          |              |
| I-79560        |           | NOV REGULAR JANITORIAL SERVIC    | 205.00    |                    |                          |              |
| 11/08/2018     | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                          |              |
|                |           | NOV REGULAR JANITORIAL SERVICE   |           | 101 4131-87010-000 | CITY HALL MAINTENANCE    | 205.00       |
|                |           | === VENDOR TOTALS ===            | 205.00    |                    |                          |              |

| -----ID-----          |                               |                                  | GROSS     | P.O. #             |                         |              |
|-----------------------|-------------------------------|----------------------------------|-----------|--------------------|-------------------------|--------------|
| POST DATE             | BANK CODE                     | -----DESCRIPTION-----            | DISCOUNT  | G/L ACCOUNT        | -----ACCOUNT NAME-----  | DISTRIBUTION |
| 01-0000               | JOSEPH, KATRINA E.            |                                  |           |                    |                         |              |
| I-201811086926        |                               | OCT PROSECUTIONS                 | 2,500.00  |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: Y            |                         |              |
|                       |                               | OCT PROSECUTIONS                 |           | 101 4123-80200-000 | LEGAL FEES              | 2,500.00     |
| === VENDOR TOTALS === |                               |                                  | 2,500.00  |                    |                         |              |
| 01-05418              | JUSTIN MARKON                 |                                  |           |                    |                         |              |
| I-201811086923        |                               | MILEAGE&PHONE REIMB              | 50.79     |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | MILEAGE REIMB                    |           | 101 4112-86010-000 | MILEAGE & PARKING       | 30.79        |
|                       |                               | CELL PHONE REIMB                 |           | 101 4131-85015-000 | CELL PHONE              | 20.00        |
| === VENDOR TOTALS === |                               |                                  | 50.79     |                    |                         |              |
| 01-05665              | METROPOLITAN COUNCIL          |                                  |           |                    |                         |              |
| I-1088813             |                               | DECEMBER SS                      | 39,846.43 |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | DECEMBER SS                      |           | 601 4601-85060-000 | METRO SEWER CHARGES     | 39,846.43    |
| === VENDOR TOTALS === |                               |                                  | 39,846.43 |                    |                         |              |
| 01-05892              | MOTOROLA                      |                                  |           |                    |                         |              |
| I-16020335            |                               | APX PORTABLE RADIO FOR FIRE D    | 939.88    |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | APX PORTABLE RADIO FOR FIRE D    |           | 402 4402-91000-000 | MACHINERY & EQUIPMENT   | 939.88       |
| === VENDOR TOTALS === |                               |                                  | 939.88    |                    |                         |              |
| 01-00053              | OREILLY AUTO PARTS            |                                  |           |                    |                         |              |
| I-16020335            |                               | GAS STABILIZER                   | 16.99     |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | GAS STABILIZER                   |           | 101 4132-70120-000 | SUPPLIES                | 16.99        |
| === VENDOR TOTALS === |                               |                                  | 16.99     |                    |                         |              |
| 01-06110              | PENINSULA CONFLICT RESOLUTION |                                  |           |                    |                         |              |
| I-110518MV            |                               | PROFESSIONAL SERVICE-MICHELLE    | 500.00    |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | PROFESSIONAL SERVICE-MICHELLE    |           | 210 4210-86105-000 | INCLUSION TNG EXERCISES | 500.00       |
| I-110518TR            |                               | PROFESSIONAL SERVICE-THOMASIN    | 500.00    |                    |                         |              |
| 11/08/2018            | APBNK                         | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                         |              |
|                       |                               | PROFESSIONAL SERVICE-THOMASINA   |           | 210 4210-86105-000 | INCLUSION TNG EXERCISES | 500.00       |
| === VENDOR TOTALS === |                               |                                  | 1,000.00  |                    |                         |              |



| POST DATE             | BANK CODE                      | DESCRIPTION                      | GROSS DISCOUNT | P.O. # G/L ACCOUNT | ACCOUNT NAME             | DISTRIBUTION |
|-----------------------|--------------------------------|----------------------------------|----------------|--------------------|--------------------------|--------------|
| =====                 |                                |                                  |                |                    |                          |              |
| 01-05                 | RAMSEY COUNTY                  |                                  |                |                    |                          |              |
| I-RISK-001954         |                                | DENTAL/DISAB/LIFE INSURANCE      | 1,033.72       |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | DENTAL/DISAB/LIFE INSURANCE      |                | 101 4112-89000-000 | MISCELLANEOUS            | 1,033.72     |
| === VENDOR TOTALS === |                                |                                  | 1,033.72       |                    |                          |              |
| =====                 |                                |                                  |                |                    |                          |              |
| 01-06184              | RAMSEY COUNTY - POLICE AND 911 |                                  |                |                    |                          |              |
| I-EMCOM007248         |                                | OCT RADIO FLEET SUPPORT          | 81.12          |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | OCT RADIO FLEET SUPPORT          |                | 101 4124-86800-000 | RADIO MESB/FLEET SUPPORT | 81.12        |
| I-EMCOM007280         |                                | OCT 911 DISPATCH                 | 2,557.68       |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | OCT 911 DISPATCH                 |                | 101 4122-81200-000 | 911 DISPATCH FEES        | 2,557.68     |
| I-EMCOM007297         |                                | OCT CAD                          | 499.10         |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | OCT CAD                          |                | 101 4122-81200-000 | 911 DISPATCH FEES        | 499.10       |
| === VENDOR TOTALS === |                                |                                  | 3,137.90       |                    |                          |              |
| =====                 |                                |                                  |                |                    |                          |              |
| 01-06525              | SUBURBAN ACE HARDWARE          |                                  |                |                    |                          |              |
| I-201811086927        |                                | ST CITY HALL FD SUPPLIES         | 88.37          |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | AIR FILTER ROOF UNIT             |                | 101 4131-87010-000 | CITY HALL MAINTENANCE    | 44.91        |
|                       |                                | KEY                              |                | 101 4131-70110-000 | SUPPLIES                 | 1.99         |
|                       |                                | SUPPLIES:HOLER PAPRTOWEL         |                | 101 4124-70100-000 | SUPPLIES                 | 5.99         |
|                       |                                | SUPPLIES:SOIL, GLUE ETC          |                | 101 4132-70120-000 | SUPPLIES                 | 35.48        |
| === VENDOR TOTALS === |                                |                                  | 88.37          |                    |                          |              |
| =====                 |                                |                                  |                |                    |                          |              |
| 01-074                | TENNIS SANITATION LLC          |                                  |                |                    |                          |              |
| I-2236153&154         |                                | OCT RECYCLING                    | 5,835.50       |                    |                          |              |
| 11/08/2018            | APBNK                          | DUE: 11/08/2018 DISC: 11/08/2018 |                | 1099: N            |                          |              |
|                       |                                | OCT RECYCLING                    |                | 206 4206-82030-000 | RECYCLING CONTRACTS      | 3,657.00     |
|                       |                                | OCT RECYCLING                    |                | 206 4206-82030-000 | RECYCLING CONTRACTS      | 66.50        |
|                       |                                | OCT RECYCLING                    |                | 206 4206-82030-000 | RECYCLING CONTRACTS      | 2,112.00     |
| === VENDOR TOTALS === |                                |                                  | 5,835.50       |                    |                          |              |

| -----ID-----          |           |                                  | GROSS     | P.O. #             |                        |              |
|-----------------------|-----------|----------------------------------|-----------|--------------------|------------------------|--------------|
| POST DATE             | BANK CODE | -----DESCRIPTION-----            | DISCOUNT  | G/L ACCOUNT        | -----ACCOUNT NAME----- | DISTRIBUTION |
| 01                    | 4         | UPPER CUT TREE SERVICES          |           |                    |                        |              |
| I-4314                |           | TREE REMOVAL 1877 HOLTON         | 5,300.00  |                    |                        |              |
| 11/08/2018            | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                        |              |
|                       |           | TREE REMOVAL 1877 HOLTON         |           | 419 4419-85000-000 | TREE REMOVAL           | 5,300.00     |
| === VENDOR TOTALS === |           |                                  | 5,300.00  |                    |                        |              |
| 01-05737              |           | VERIZON WIRELESS                 |           |                    |                        |              |
| I-9817167584          |           | INSPECTION CELL PHONE            | 119.38    |                    |                        |              |
| 11/08/2018            | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                        |              |
|                       |           | INSPECTION CELL PHONE            |           | 101 4117-85015-000 | CELL PHONE             | 119.38       |
| I-9817295509          |           | CELL PHONE                       | 140.10    |                    |                        |              |
| 11/08/2018            | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                        |              |
|                       |           | CELL PHONE                       |           | 101 4124-85015-000 | CELL PHONE             | 140.10       |
| === VENDOR TOTALS === |           |                                  | 259.48    |                    |                        |              |
| 01-05870              |           | XCEL ENERGY                      |           |                    |                        |              |
| I-201811086925        |           | STREET LIGHT&GAS&SIREN           | 628.85    |                    |                        |              |
| 11/08/2018            | APBNK     | DUE: 11/08/2018 DISC: 11/08/2018 |           | 1099: N            |                        |              |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 108.27       |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 6.23         |
|                       |           | GAS                              |           | 101 4131-85030-000 | NATURAL GAS            | 235.85       |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 26.78        |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 26.78        |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 4.05         |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 20.44        |
|                       |           | STREET LIGHTING ELECT            |           | 101 4121-85020-000 | ELECTRIC               | 114.50       |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 27.95        |
|                       |           | STREET LIGHTING ELECT            |           | 209 4209-85020-000 | STREET LIGHTING POWER  | 56.26        |
|                       |           | CIVIL DEFENSE SIREN              |           | 101 4121-85020-000 | ELECTRIC               | 1.74         |
| === VENDOR TOTALS === |           |                                  | 628.85    |                    |                        |              |
| === PACKET TOTALS === |           |                                  | 77,035.33 |                    |                        |              |

| EMP #   | NAME                | AMOUNT   |
|---------|---------------------|----------|
| J 013   | PETER C LINDSTROM   | 304.93   |
| J1-0016 | PAMELA M HARRIS     | 323.23   |
| J1-0022 | RANDALL C GUSTAFSON | 262.05   |
| J1-0023 | MELANIE M LEEHY     | 262.05   |
| J1-0024 | MARK J MIAZGA       | 262.05   |
| J1-1005 | SACK THONGVANH      | 3,198.63 |
| J1-1020 | AMANDA P LOR        | 1,270.70 |
| J1-1136 | ROLAND O OLSON      | 2,202.85 |
| J1-2154 | MAUREEN A ANDERSON  | 253.78   |
| J1-1021 | JUSTIN M MARKON     | 1,478.59 |
| J1-0086 | RICHARD H HINRICHS  | 884.82   |
| J1-0095 | MICHAEL J POESCHL   | 128.61   |
| J1-0097 | PATRICK GAFFNEY     | 128.61   |
| J1-0105 | ANTON M FEHRENBACH  | 347.91   |
| J1-0123 | BRYAN R SULLIVAN    | 92.24    |
| J1-0124 | MICHAEL D KRUSE     | 126.40   |
| J1-1030 | TIMOTHY J PITTMAN   | 2,062.95 |
| J1-1033 | DAVE TRETSVEN       | 1,626.64 |
| J1-1143 | COLIN B CALLAHAN    | 1,614.32 |

TOTAL PRINTED: 19 16,831.36

10-26-2018 10:23 AM PAYROLL CHECK REGISTER  
 PAYROLL NO: 01 City of Falcon Heights

PAGE: 1  
 PAYROLL DATE: 10/26/2018

| EMP NO | EMPLOYEE NAME      | TYPE | CHECK DATE | CHECK AMOUNT | CHECK NO. |
|--------|--------------------|------|------------|--------------|-----------|
| 1161   | JINZE, LI          | R    | 10/26/2018 | 589.65       | 088004    |
| 0034   | KURHAJETZ, CLEMENT | R    | 10/26/2018 | 105.05       | 088005    |

10-26-2018 10:23 AM PAYROLL CHECK REGISTER  
 PAYROLL NO: 01 City of Falcon Heights

PAGE: 2  
 PAYROLL DATE: 10/26/2018

\*\*\* REGISTER TOTALS \*\*\*

|                                |    |           |
|--------------------------------|----|-----------|
| REGULAR CHECKS:                | 2  | 694.70    |
| DIRECT DEPOSIT REGULAR CHECKS: | 19 | 16,831.36 |
| MANUAL CHECKS:                 |    |           |
| PRINTED MANUAL CHECKS:         |    |           |
| DIRECT DEPOSIT MANUAL CHECKS:  |    |           |
| VOIDED CHECKS:                 |    |           |
| NON CHECKS:                    |    |           |
| TOTAL CHECKS:                  | 21 | 17,526.06 |

\*\*\* NO ERRORS FOUND \*\*\*

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## REQUEST FOR COUNCIL ACTION

|                     |                                    |
|---------------------|------------------------------------|
| <b>Meeting Date</b> | November 14, 2018                  |
| <b>Agenda Item</b>  | Consent F2                         |
| <b>Attachment</b>   | N/A                                |
| <b>Submitted By</b> | Sack Thongvanh, City Administrator |

|                            |   |
|----------------------------|---|
| <b>Item</b>                | Administration Coordinator Amanda Lor's 6 Month Employee Step Adjustment  |
| <b>Description</b>         | Amanda Lor, Administrative Coordinator was hired May 7, 2018. Amanda has completed her first 6 months with the City. It is the practice of the City to reward after the 6 month probationary period with up to a 5% step increase in their base salary. |
| <b>Budget Impact</b>       | There are available funds for this step adjustment.   |
| <b>Attachment(s)</b>       | N/A   |
| <b>Action(s) Requested</b> | I recommend that the Falcon Heights City Council approve a 5% step adjustment for Amanda Lor effective November 7, 2018.  |

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## REQUEST FOR COUNCIL ACTION

|                     |                                    |
|---------------------|------------------------------------|
| <b>Meeting Date</b> | November 14, 2018                  |
| <b>Agenda Item</b>  | Consent F3                         |
| <b>Attachment</b>   | Invoice                            |
| <b>Submitted By</b> | Sack Thongvanh, City Administrator |

|                            |   |
|----------------------------|---|
| <b>Item</b>                | Tree Removal at 1877 Holton Street  |
| <b>Description</b>         | <p>The City received a complaint by the home owner that the tree was dying. Andy Hovland, the City Forester was dispatched to confirm it was a City tree and assess the conditions of the tree. Andy determined that the tree has Dutch Elm Disease and would need to be removed.</p> <p>The tree needed to be removed as soon as possible because of the risk to health and safety of the community.</p> |
| <b>Budget Impact</b>       | The amount exceeds our 2018 budget allocation for Tree Removal line item of \$5,000. The funds are expended from the Capital Fund. The amount exceeds the City Administrator's \$5,000 spending limit outside to the budget.  |
| <b>Attachment</b>          | · Invoice   |
| <b>Action(s) Requested</b> | Staff recommends approval of invoice from Upper Cut Tree Services for the removal of 58" dbh and stump at 1877 Holton Street.   |

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Upper Cut Tree Services  
 8841 167th LN  
 Forest Lake MN 55025

# Invoice

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 11/2/2018 | 4314      |

|   |
|---|
| <b>Bill To</b>  |
| City of Falcon Heights<br>Sack Thongvanh<br>2077 West Larpenteur Ave<br>Falcon Heights MN 55113 |

|                |
|----------------|
| <b>Terms</b>   |
| Due on receipt |

| Item        | Description   | Rate     | Amount   |
|-------------|---|----------|----------|
| Remove Tree | Remove Tree, Elm 58" dbh and stump @ 1877 Holton<br><br><i>St. 106.18</i> | 5,300.00 | 5,300.00 |

|                           |            |
|---------------------------|------------|
| <b>Subtotal</b>           | \$5,300.00 |
| <b>Sales Tax (7.375%)</b> | \$0.00     |
| <b>Total</b>              | \$5,300.00 |
| <b>Payments/Credits</b>   | \$0.00     |
| <b>Balance Due</b>        | \$5,300.00 |

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## REQUEST FOR COUNCIL ACTION

|                     |                                |
|---------------------|--------------------------------|
| <b>Meeting Date</b> | November 14, 2018              |
| <b>Agenda Item</b>  | Consent F4                     |
| <b>Attachment</b>   | N/A                            |
| <b>Submitted By</b> | Roland Olson, Finance Director |

|                            |   |
|----------------------------|---|
| <b>Item</b>                | Close the Emerald Ash Borer fund (Special Revenue Fund 205) and transfer any remaining balance to the Infrastructure Fund (419)   |
| <b>Description</b>         | <p>When the Emerald Ash Borer Fund was set up, there was \$20,000 transferred from the Infrastructure Fund to provide initial funding. Now that the grant is completed and all final reports are completed, the Emerald Ash Borer fund can be closed and any remaining balance be transferred back to the infrastructure fund. Staff recommends closing the Emerald Ash Borer Special Revenue Fund 205 and transferring any balance to the Infrastructure Fund (419). There is an estimated \$14,000 balance to be transferred. Budget line item amendments and transfer of funds are recommended :</p> <p>Fund 205: Transfer Out: 205-4205-97000      14,000<br/> Fund 419: Transfer In: 419-000-39200      14,000</p> |
| <b>Budget Impact</b>       | Close the Emerald Ash Borer Special Revenue fund and transfer any remaining balance to the Infrastructure Fund (419) fund.  |
| <b>Attachment(s)</b>       | NA  |
| <b>Action(s) Requested</b> | Staff recommends closing the Emerald Ash Borer Special Revenue Fund (205) and transfer any remaining balance to the Infrastructure Fund (419).  |

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*The City That Soars!*

## REQUEST FOR COUNCIL ACTION

|                     |  |
|---------------------|--|
| <b>Meeting Date</b> | November 14, 2018                                |
| <b>Agenda Item</b>  | Consent F5                                       |
| <b>Attachment</b>   | Resolution and Resignation Letter                |
| <b>Submitted By</b> | Justin Markon, Community Development Coordinator |

|                            |  |
|----------------------------|--|
| <b>Item</b>                | Resignation of David Murphy from the Planning Commission   |
| <b>Description</b>         | <p>Mr. David Murphy was first appointed to the Planning Commission in 2013. He has served two three-year terms and has completed his service on the Planning Commission.</p> <p>His position on the Commission will be filled in early 2019.</p> |
| <b>Budget Impact</b>       | No changes   |
| <b>Attachment(s)</b>       | <ul style="list-style-type: none"> <li>· Resolution 2018-36 Accepting the resignation of David Murphy from the Planning Commission</li> <li>· Resignation Letter</li> </ul>  |
| <b>Action(s) Requested</b> | Staff recommend approval of attached resolution to accept the resignation of David Murphy from the Planning Commission.  |

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**CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION**

November 14, 2018

No. 18-36

---

**RESOLUTION ACCEPTING THE RESIGNATION OF DAVID MURPHY FROM  
THE CITY OF FALCON HEIGHTS PLANNING COMMISSION**

**WHEREAS**, the City appointed David Murphy in 2013 as a member of the City of Falcon Heights Planning Commission; and

**WHEREAS**, on October 23, 2018, David Murphy submitted his letter of resignation with a last day of service being the Planning Commission meeting of October 23, 2018;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Falcon Heights, Minnesota:

1. That the “Letter of Resignation” is accepted by the City Council of the City of Falcon Heights.

---

Moved by:

Approved by: \_\_\_\_\_  
Peter Lindstrom  
Mayor

LINDSTROM        \_\_\_\_\_ In Favor  
GUSTAFSON  
HARRIS            \_\_\_\_\_ Against  
LEEHY  
MIAZGA

Attested by: \_\_\_\_\_  
Sack Thongvanh  
City Administrator

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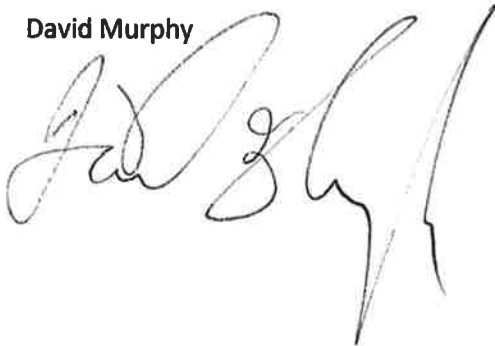
**Sack Thongvanh  
Administrator  
City of Falcon Heights**

**October 23, 2018**

**Mr Thongvanh,**

**With the end of a second term on the planning commission approaching, I want to offer my thanks for the opportunity to serve the city and to end that service with today's meeting. Thank you.**

**David Murphy**

A handwritten signature in black ink, appearing to read "David Murphy". The signature is stylized and cursive, with a prominent vertical stroke at the end.

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## REQUEST FOR COUNCIL ACTION

|                     |  |
|---------------------|--|
| <b>Meeting Date</b> | November 14, 2018                      |
| <b>Agenda Item</b>  | Consent F6                             |
| <b>Attachment</b>   | N/A                                    |
| <b>Submitted By</b> | Anton Fehrenbach, Assistant Fire Chief |

|                            |  |
|----------------------------|--|
| <b>Item</b>                | 2018 FEMA Assistance for Firefighters Grant  |
| <b>Description</b>         | <p>The FHFD is writing an AFG grant for firefighter safety and cancer prevention. We are applying for a “source capturing diesel exhaust system” and all new firefighter turnout gear (helmets, pants, coats, cancer hoods, and boots). The grant amount is at approximately \$111,000. If the FHFD is awarded the grant the cost to the City of Falcon Heights is approximate \$5,500, which is one heck of a deal. The exhaust system will connect directly to the trucks like a straw and vent outside. All stations built after 2002 are required to have per NFPA and the International Building Code.</p> <p>The code states that diesel exhaust cannot pass through the breathing zone, it needs to be capture at the tailpipe and set out into the atmosphere where it is broken down. As you know, diesel exhaust is extremely dangerous and carcinogenic.</p> <p>All city staff members are affected by this exhaust since our station is connected to the same HVAC and open areas. The cost of this system is approximately \$48,000. I know the city is short on capital funds, which is why I am writing this grant but this system needs to be considered even if we don’t get the grant. The State of Minnesota is a cancer presumptive state, and if one of our city staff members and/or firefighters came down with a cancer related to diesel exhaust it would be a work comp claim.</p> |
| <b>Budget Impact</b>       | The grant responsibility to the City if received, is estimated at \$5,500.   |
| <b>Attachment</b>          | N/A  |
| <b>Action(s) Requested</b> | Staff recommends authorizing the submittal for the 2018 FEMA Assistance for Firefighters Grant.  |

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*The City That Soars!*

## REQUEST FOR CITY COUNCIL ACTION

|                     |   |
|---------------------|---|
| <b>Meeting Date</b> | November 14, 2018                                   |
| <b>Agenda Item</b>  | Policy G1   |
| <b>Attachment</b>   | Revised Ordinance & Supporting Documents            |
| <b>Submitted By</b> | Justin Markon, Community Development<br>Coordinator |

|                    |   |
|--------------------|---|
| <b>Item</b>        | The Hendrickson Project - Amendment to the Planned Unit Development (PUD) at 1750 Larpenteur Ave W to establish revised final development plans on file.  |
| <b>Description</b> | <p>The City has received an application, submitted by Kelly Brothers LTD, for an amendment to the Planned Unit Development (PUD) at 1750 Larpenteur Ave W. In 2013, the subject property was privately acquired for the purpose of developing an urban farm and a 47-unit multi-family residence. The proposal received several approvals from the City Council including a rezoning to PUD, comprehensive plan amendment, and preliminary subdivision. At that time, a proposed multi-family residential component was to be developed as affordable housing. However, in June of 2017 at the request of the applicant the PUD was amended to change the land use from affordable housing to senior housing. Additionally, the residential unit density of this component was changed from 47-units to 68- units with a parking requirement of 68 stalls.</p> <p>In March 2018, the Planning Commission held a public hearing on a proposed ordinance to adopt final development plans for the 68-unit senior housing component of the PUD. As a part of this request, the Planning Commission reviewed the final development plans which included a site plan; building elevation plans; grading, drainage, and utility plans; and a landscaping plan. On a 3-0-1 vote the commission approved a motion to recommend approval of the PUD. The commission Minutes from that meeting are included as an attachment to this memorandum. the Planning Commission’s motion included direction that their recommendation was conditioned on the following items:</p> <ol style="list-style-type: none"> <li>1) The expansion of the drive turning radius and access road to 30 feet</li> <li>2) The fresh air intake be moved to the south wall of the structure on the southeast corner of the building</li> <li>3) That the issue of locating the fire hydrant in the southeast corner of the property not be required and be deferred to the city council.</li> </ol> <p>Following the Planning Commission meeting the applicant has prepared revised final development plans (See attachments). The submitted plans modified the layout and configuration of the building with the following changes from design preferences and following direction from the Planning Commission:</p> <ul style="list-style-type: none"> <li>- Changed to 66 underground parking stalls (11 aboveground parking stalls)</li> <li>- Modified drive turning radius and access road to 30 feet</li> </ul> |

|                            |  |
|----------------------------|--|
|                            | <ul style="list-style-type: none"> <li>- Moved the fresh air intake to the south wall, southeast corner</li> </ul> <p>Following the Planning Commission meeting, the City Fire Marshal indicated that eliminating the fire hydrant in the southeast corner of the site will not jeopardize adequate fire protection for the structure. Accordingly, staff recommends that the City Council not require that this element be included in the final development plans. A letter from the Fire Marshall is attached.</p> <p>Section 113-35 (e.) states that no Zoning amendment be adopted which is in conflict with the City’s Comprehensive Plan. Accordingly, the proposed PUD amendment must not conflict with the Comprehensive Plan. The subject property is guided as Mixed Use Residential. The Plan was previously amended to allow for mixed uses within the same site and not require that they be within the same building. The Plan was also amended to specifically include urban farming as a type of use that can be mixed with the residential uses on land guided as Mixed Use Residential. As such, the request would allow for development of the residential component of this PUD therefore staff finds that the request is consistent with the Comprehensive Plan.</p> |
| <b>Budget Impact</b>       | None   |
| <b>Attachment(s)</b>       | <ul style="list-style-type: none"> <li>· Revised Ordinance 18-10 Amending Section 113-209 of the Falcon Heights City Code</li> <li>· Development Plans, dated October 31, 2018 including; <ul style="list-style-type: none"> <li>· Site Plan</li> <li>· Grading Plan</li> <li>· Drainage Plan</li> <li>· Utility Plan</li> <li>· Landscaping Plan</li> <li>· Floor Plans</li> <li>· Elevations</li> <li>· Operations and Maintenance Plan</li> </ul> </li> <li>· Minutes from the March 2018 Planning Commission Meeting</li> <li>· Letter from City Fire Marshall regarding fire hydrant</li> </ul>   |
| <b>Action(s) Requested</b> | Staff and the Planning Commission recommend approval of Revised Ordinance amending the Urban Farm Planned Use Development (PUD) to establish final development plans on file.  |

**REVISED ORDINANCE NO. 18-10**

**CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING SECTION 113-209 OF THE  
FALCON HEIGHTS CITY CODE**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1.** Section 113-209 of the Falcon Heights City Code is amended as follows.

**113-209 URBAN FARM PLANNED UNIT DEVELOPMENT DISTRICT**

(b) **PURPOSE.** The purpose of the urban farm PUD district is to provide for the mixed uses of an urban farm and an apartment building.

(d) **PERMITTED USES.** The following uses are permitted subject to the Development Plan for the PUD, Section 113-209(f), and the standards and requirements of the R-5M zoning district, except as modified herein:

- (1) On lot 1, block 1 an urban farm. At least 21 paved parking spaces must be maintained next to the main building adjacent to Larpenteur Avenue, as well as at least 24 overflow parking stalls. The urban farm may have up to:

976 square feet of retail space;

2,201 square feet of office/training/kitchen space;

8,580 square feet of distribution/warehouse space;

849 square feet of greenhouse space; and

576 square feet of yard storage building space.

- (2) On lot 2, block 1, a 68 unit apartment building with at least 68 parking spaces. At least 54 of the required parking spaces must be below grade and integrated into the apartment building. The site may have up to:

60,537 square feet of residential living space;

Four (4) stories with underground parking; and

Private access easement between lot 1 and lot 2 to be recorded into the property record of both parcels.

(f) **DEVELOPMENT PLAN.** The PUD must be maintained in accordance with the following development plan which is on file with the City and which is incorporated herein by reference.

- (1) Urban Farm Project Addition Plat;
- (2) Topographic Survey and Grading, Drainage and Utility Plan prepared by Jacobson Engineers & Surveyors dated July 28, 2014;
- (3) The following prepared by LHB for Lot 1, Block 1:

Architectural Site Plan w/ Landscape Layout dated August 18, 2014,  
First Floor Plan dated August 18, 2014;  
Yard Storage Building – Color Option 1 dated July 28, 2014 or Yard Storage Building –  
Color Option 2 dated August 18, 2014;  
Exterior Elevations – Color Option 1 dated August 18, 2014 or Exterior Elevations – Color  
Option 2 dated July \*\*\*.

- (4) The following plans prepared by Kelly Brothers, Ltd and their contractors/partners for lot 2, block 1 with up to a five percent variance as approved by the City Administrator:

a) **Development Plans, dated October 31, 2018 including:**

- o **Site Plan**
- o **Grading Plan**
- o **Drainage Plan**
- o **Utility Plan**
- o **Landscaping Plan**
- o **Floor Plans**
- o **Elevations**
- o **Operations and Maintenance Plan**

SECTION 2. This Ordinance shall be effective upon adoption and publication according to law.

**ADOPTED** this 14th day of November, 2018, by the City Council of the City of Falcon Heights, Minnesota.

Moved by:

Approved by: \_\_\_\_\_

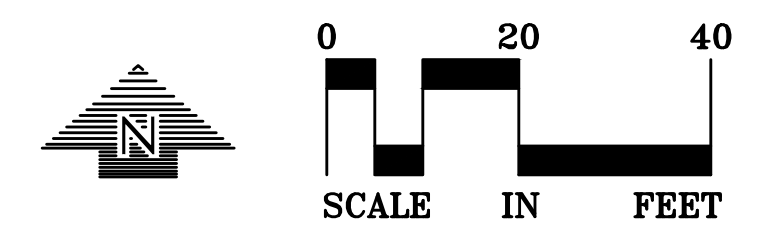
Peter Lindstrom  
Mayor

LINDSTROM            \_\_\_ In Favor  
GUSTAFSON  
HARRIS                \_\_\_ Against  
LEEHY  
MIAZGA

Attested by: \_\_\_\_\_

Sack Thongvanh  
City Administrator





**THE HENDRICKSON**  
1750 LARPEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

1750 LARPEUR,  
LLC  
55 EAST 5TH STREET, SUITE 200  
ST. PAUL, MN 55101

**LOUCKS**  
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CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5565  
www.loucksinc.com

**NOTE:**  
BACKGROUND INFORMATION IS FROM A SURVEY BY JACOBSON ENGINEERS & SURVEYORS. LOUCKS MAKES NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS. REFER TO AS-BUILT SURVEY DATED DECEMBER 7, 2015.

- LEGEND**
- W — WATER MAIN LINE
  - S — SANITARY SEWER LINE
  - ST — STORM SEWER LINE
  - HE — HIGH VOLTAGE ELECTRICAL LINE
  - E — ELECTRICAL LINE
  - T — TELEPHONE LINE
  - B — BURIED GAS LINE
  - F — FIRE HYDRANT
  - P.P. — POWER POLE
  - L.P. — LIGHT POLE
  - C.B. — CATCH BASIN
  - W.V. — WATER VALVE
  - M.H. — MANHOLE
  - XFMR. — TRANSFORMER
  - CBX. — CABLE BOX
  - 961 — EXISTING CONTOUR LINE
  - 962 — PROPOSED CONTOUR LINE
  - 96.00 — PROPOSED SPOT ELEVATION
  - — — — — SILT FENCE
- NOTES**

- UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM ABOVE GROUND VISUAL EVIDENCE. CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- BENCHMARK — TOP NUT HYDRANT AT NORTHWEST CORNER OF SITE ELEVATION = 963.62
- PROPERTY DOES NOT LIE IN FLOOD ZONE (ZONE X).
- AREAS: LOT 1 = 95,367 S.F. (2.19 ACRES)  
LOT 2 = 54,485 S.F. (1.25 ACRES)
- PARCELS ZONED R5-M (HIGH DENSITY RESIDENTIAL MIXED USE).

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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.

*Trevor D. Gruys*  
Trevor D. Gruys-PE

License No. 53706  
Date 04/18/18

**QUALITY CONTROL**

Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
Checked By TDG  
Review Date 04/18/18

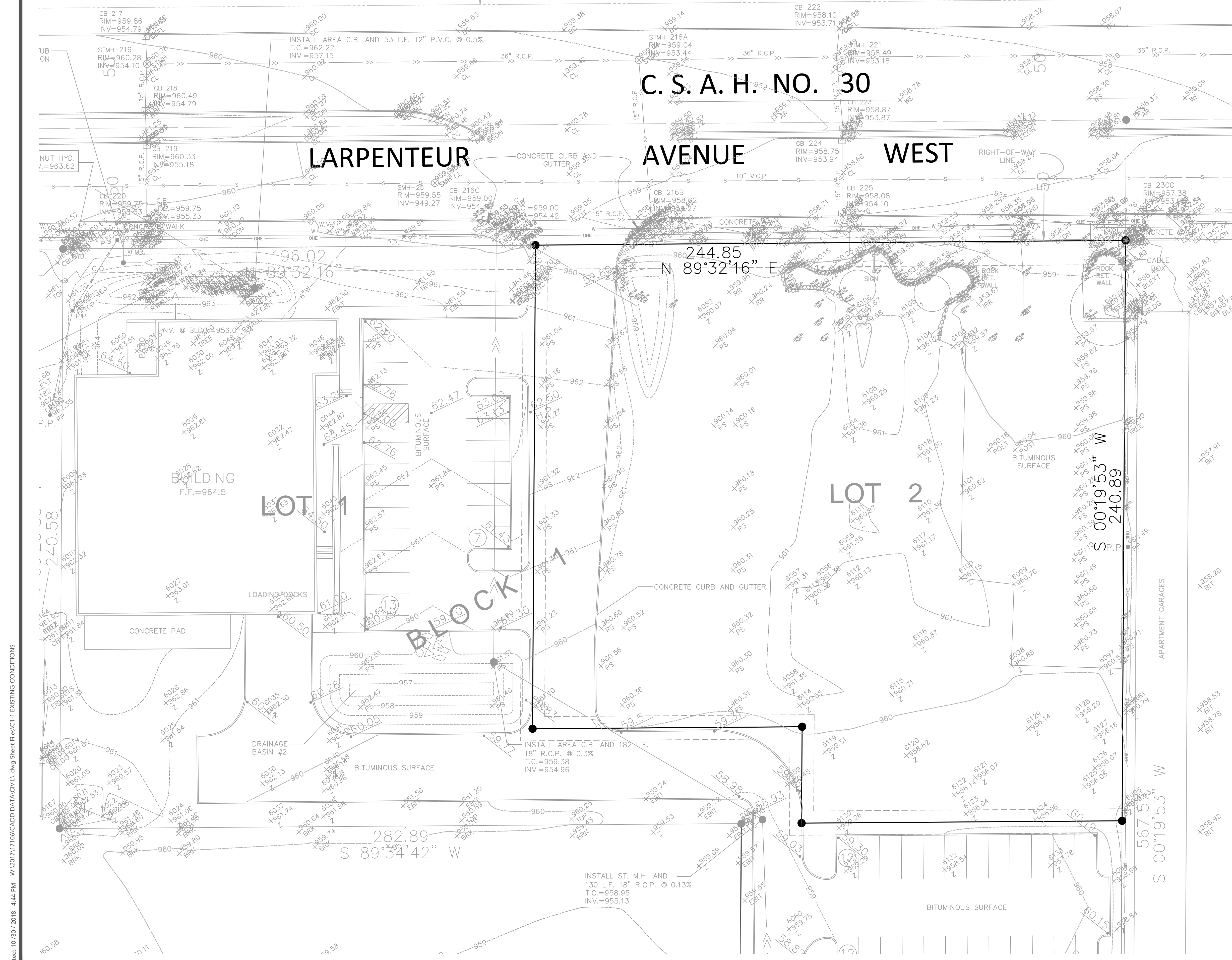
**SHEET INDEX**

|      |                     |
|------|---------------------|
| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C3-2 | SWPPP               |
| C3-3 | SWPPP NOTES         |
| C4-1 | UTILITY PLAN        |
| C8-1 | CIVIL DETAILS       |
| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

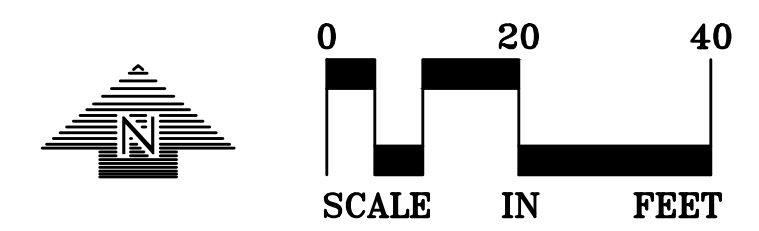


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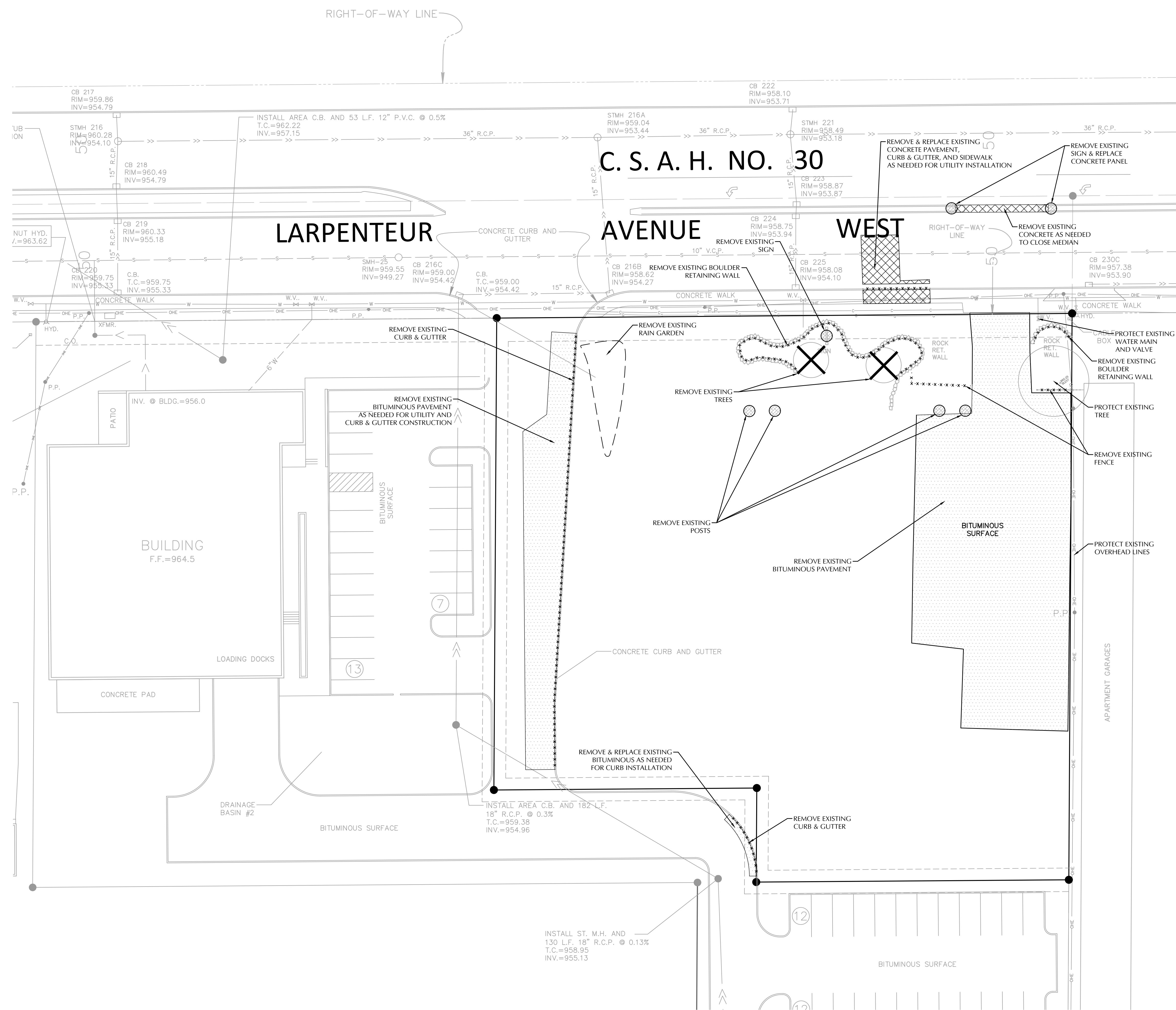
**EXISTING CONDITIONS**  
**C1-1**  
63 OF 83



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**NOTE:**  
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**LEGEND**

|           |                         |
|-----------|-------------------------|
| — W —     | WATER MAIN LINE         |
| — S —     | SANITARY SEWER LINE     |
| — ST —    | STORM SEWER LINE        |
| — HE —    | HOME ELECTRICAL LINE    |
| — T —     | BURIED TELEPHONE LINE   |
| — G —     | BURIED GAS LINE         |
| — F.H. —  | FIRE HYDRANT            |
| — P.P. —  | POWER POLE              |
| — L.P. —  | LIGHT POLE              |
| — C.B. —  | CATCH BASIN             |
| — W.V. —  | WATER VALVE             |
| — M.H. —  | MANHOLE                 |
| — XFMR. — | TRANSFORMER             |
| — CBX. —  | CABLE BOX               |
| — 961 —   | EXISTING CONTOUR LINE   |
| — 962 —   | PROPOSED CONTOUR LINE   |
| — 91.00 — | PROPOSED SPOT ELEVATION |
| — — —     | SILT FENCE              |

**NOTES**

- UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM ABOVE GROUND VISUAL EVIDENCE. CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- BENCHMARK — TOP NAT HYDRANT AT NORTHWEST CORNER OF SITE ELEVATION = 963.62
- PROPERTY DOES NOT LIE IN FLOOD ZONE (ZONE X).
- AREAS: LOT 1 = 95,367 S.F. (2.19 ACRES)  
LOT 2 = 54,485 S.F. (1.25 ACRES)
- PARCELS ZONED R5-M (HIGH DENSITY RESIDENTIAL MIXED USE).

**SITE DEMOLITION NOTES**

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

**DEMOLITION LEGEND**

|               |   |
|---------------|---|
|               | REMOVE EXISTING BITUMINOUS PAVING   |
|               | REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ISLANDS, ETC.                                 |
| — x — x — x — | REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, WOOD FENCE, BILLBOARDS, ETC.              |
| — — —         | REMOVE EXISTING UTILITIES   |
|               | REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC. |
|               | REMOVE EXISTING TREES   |

**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1866

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**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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.

*Trevor D. Gruys*  
Trevor D. Gruys PE  
License No. 53706  
Date 04/18/18

**QUALITY CONTROL**

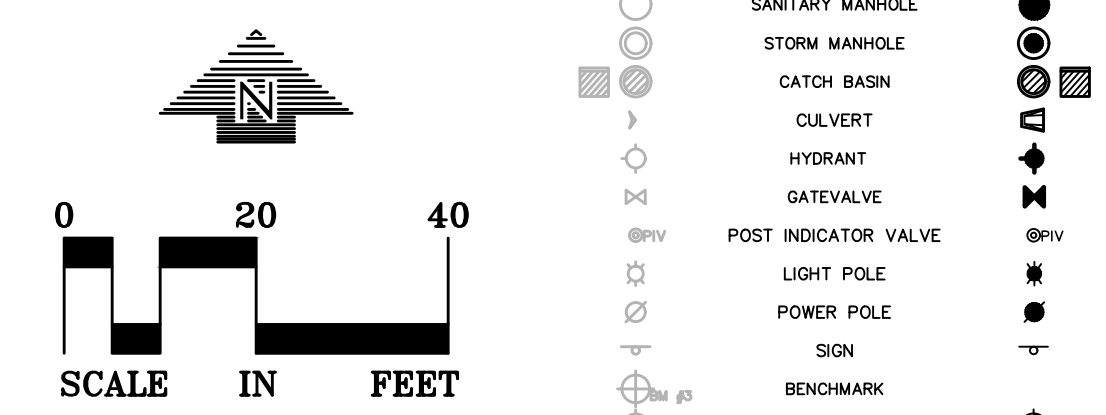
Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
Checked By TDG  
Review Date 04/18/18

**SHEET INDEX**

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| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C3-2 | SWPPP               |
| C3-3 | SWPPP NOTES         |
| C4-1 | UTILITY PLAN        |
| C8-1 | CIVIL DETAILS       |
| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

**DEMOLITION PLAN**  
**C1-2**  
64 of 83

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REFER TO AS-BUILT SURVEY DATED DECEMBER 7, 2015.



| EXISTING | CIVIL LEGEND            | PROPOSED |
|----------|-------------------------|----------|
|          | SANITARY MANHOLE        |          |
|          | STORM MANHOLE           |          |
|          | CATCH BASIN             |          |
|          | CULVERT                 |          |
|          | HYDRANT                 |          |
|          | GATE VALVE              |          |
|          | POST INDICATOR VALVE    |          |
|          | LIGHT POLE              |          |
|          | POWER POLE              |          |
|          | SIGN                    |          |
|          | BENCHMARK               |          |
|          | SOL BORINGS             |          |
|          | WATER MANHOLE           |          |
|          | TELEPHONE MANHOLE       |          |
|          | UTILITY MANHOLE         |          |
|          | ELECTRIC MANHOLE        |          |
|          | WATER SERVICE           |          |
|          | SANITARY SERVICE        |          |
|          | HANDICAP PARKING        |          |
|          | DIRECTION OF FLOW       |          |
|          | SPOT ELEVATION          |          |
|          | CONTOURS                |          |
|          | SANITARY SEWER          |          |
|          | STORM SEWER             |          |
|          | WATERMAIN               |          |
|          | FOREMAN                 |          |
|          | DRAIN TILE              |          |
|          | SILT FENCE              |          |
|          | CURB & GUTTER           |          |
|          | RETAINING WALL          |          |
|          | TREELINE                |          |
|          | EASEMENT LINE           |          |
|          | SETBACK LINE            |          |
|          | FENCE LINE              |          |
|          | UNDERGROUND TELE        |          |
|          | UNDERGROUND GAS         |          |
|          | OVERHEAD UTILITY        |          |
|          | UNDERGROUND FIBER OPTIC |          |
|          | UNDERGROUND ELECTRIC    |          |
|          | UNDERGROUND CABLE TV    |          |
|          | PROPERTY LINE           |          |
|          | CONIFEROUS TREE         |          |
|          | DECIDUOUS TREE          |          |
|          | PARKING COUNTS          |          |

**PAVEMENT TYPES**

|  |                                |
|--|--------------------------------|
|  | CONCRETE SIDEWALK              |
|  | CONCRETE PAVEMENT              |
|  | LIGHT DUTY BITUMINOUS PAVEMENT |
|  | HEAVY DUTY BITUMINOUS PAVEMENT |
|  | GRASS PAVE                     |

**NOTE:**  
SEE PAVEMENT SECTIONS ON SHEET C8-1  
FOR TYPE AND DEPTH INFORMATION.

**SITE DATA**

|                           |                 |
|---------------------------|-----------------|
| TOTAL SITE AREA:          | 1.25 AC         |
| DISTURBED AREA:           | 1.18 AC         |
| EXISTING IMPERVIOUS AREA: | 0.35 AC (28.2%) |
| PROPOSED IMPERVIOUS AREA: | 1.03 AC (82.1%) |

**DEVELOPMENT AND DESIGN STANDARDS**

**MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):**

|                      |         |
|----------------------|---------|
| PARKING SPACE WIDTH  | = 9 FT  |
| PARKING SPACE LENGTH | = 18 FT |
| DRIVE AISLE WIDTH    | = 24 FT |

**OFF-STREET PARKING CALCULATIONS**

|                          |             |
|--------------------------|-------------|
| EXISTING PARKING         | = 0 STALLS  |
| EXISTING PARKING REMOVED | = 0 STALLS  |
| PROPOSED PARKING         | = 11 STALLS |
| TOTAL PARKING PROVIDED   | = 11 STALLS |

**ACCESSIBLE PARKING**

|                              |            |
|------------------------------|------------|
| EXISTING ACCESSIBLE PARKING: | = 0 STALLS |
| REMOVED ACCESSIBLE PARKING:  | = 0 STALLS |
| PROPOSED ACCESSIBLE PARKING: | = 1 STALLS |
| TOTAL ACCESSIBLE STALLS:     | = 1 STALLS |

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
  - ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
  - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
  - TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
  - ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
  - BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

- SIGNAGE AND STRIPING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
  - CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
  - CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
  - ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
  - ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
  - ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
  - ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.



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| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

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*Travor D. Grays*  
Travor D. Grays - PE  
License No. 53706  
Date 04/18/18

**QUALITY CONTROL**

Loecks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
Checked By TDG  
Review Date 04/18/18

**SHEET INDEX**

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| C3-2 | SWPPP               |
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| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

RIGHT-OF-WAY LINE

**C. S. A. H. NO. 30**

**LARPEUR AVENUE WEST**

**LOT 2**

**BUILDING**  
F.F.=964.5

**LOT 1**

**LOT 2**

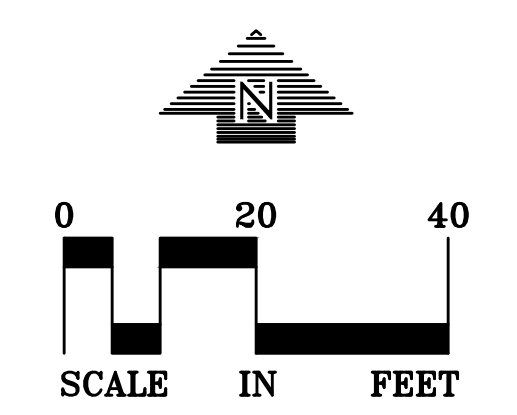
**BLOCK**

567.57  
S 00°19'53" W

282.89  
S 89°34'42" W

Plotted: 10/26/2018 4:48 PM W:\2017\17106\CADD\DATA\CML\Draw Sheet Files\C3-1 GRADING PLAN

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|----------|-------------------------|----------|
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|          | STORM MANHOLE           |          |
|          | CATCH BASIN             |          |
|          | CULVERT                 |          |
|          | HYDRANT                 |          |
|          | GATE VALVE              |          |
|          | POST INDICATOR VALVE    |          |
|          | LIGHT POLE              |          |
|          | POWER POLE              |          |
|          | SIGN                    |          |
|          | BENCHMARK               |          |
|          | SOL. BORINGS            |          |
|          | WATER MANHOLE           |          |
|          | TELEPHONE MANHOLE       |          |
|          | UTILITY MANHOLE         |          |
|          | ELECTRIC MANHOLE        |          |
|          | WATER SERVICE           |          |
|          | SANITARY SEWER          |          |
|          | STORM SEWER             |          |
|          | WATERMAIN               |          |
|          | FOREMAN                 |          |
|          | DRANTILE                |          |
|          | SILT FENCE              |          |
|          | CURB & GUTTER           |          |
|          | RETAINING WALL          |          |
|          | TREE LINE               |          |
|          | EASEMENT LINE           |          |
|          | SETBACK LINE            |          |
|          | FENCE LINE              |          |
|          | UNDERGROUND TELE.       |          |
|          | UNDERGROUND GAS         |          |
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|          | UNDERGROUND CABLE TV    |          |
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|          | PARKING COUNTS          |          |

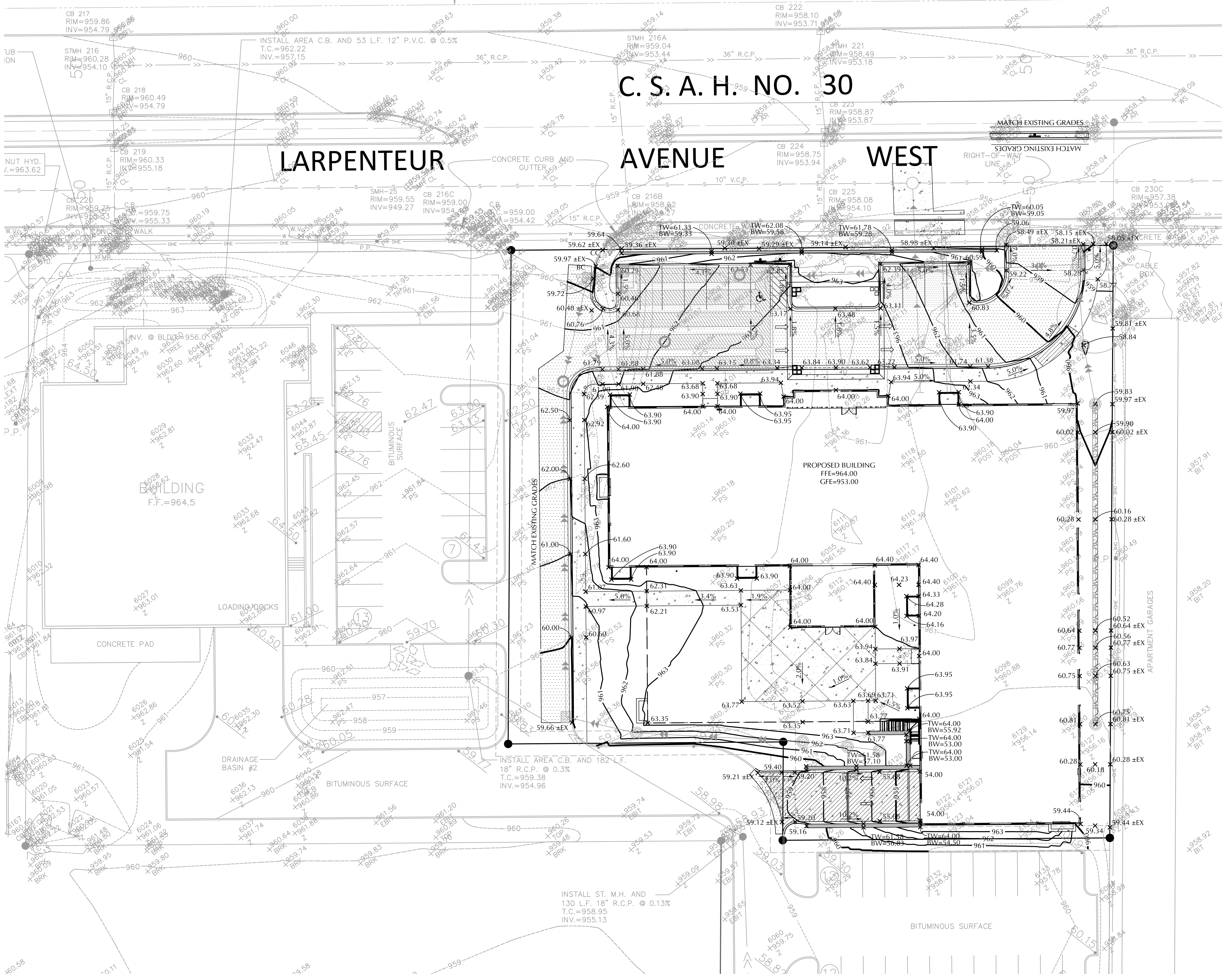
**THE HENDRICKSON**  
1750 LARPEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

1750 LARPEUR,  
LLC

55 EAST 5TH STREET, SUITE 200  
ST. PAUL, MN 55101

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com



**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SLOPES ON ALL WALKABLE CONCRETE SURFACES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. 17-0583), DATED AUGUST 10, 2017 AS PREPARED BY HAUGO GEOTECHNICAL SERVICES FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

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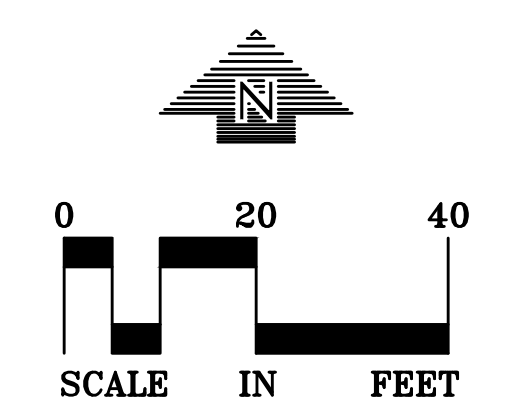
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**GRADING PLAN**  
**C3-1**  
66 OF 83

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|----------|-------------------------|----------|
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|          | STORM MANHOLE           |          |
|          | CATCH BASIN             |          |
|          | CULVERT                 |          |
|          | HYDRANT                 |          |
|          | GATEVALVE               |          |
|          | POST INDICATOR VALVE    |          |
|          | LIGHT POLE              |          |
|          | POWER POLE              |          |
|          | SIGN                    |          |
|          | BENCHMARK               |          |
|          | SOL. BORINGS            |          |
|          | WATER MANHOLE           |          |
|          | TELEPHONE MANHOLE       |          |
|          | UTILITY MANHOLE         |          |
|          | ELECTRIC MANHOLE        |          |
|          | WATER SERVICE           |          |
|          | SANITARY SERVICE        |          |
|          | HANDICAP PARKING        |          |
|          | DIRECTION OF FLOW       |          |
|          | SPOT ELEVATION          |          |
|          | CONTOURS                |          |
|          | SANITARY SEWER          |          |
|          | STORM SEWER             |          |
|          | WATERMAIN               |          |
|          | FOREMAN                 |          |
|          | DRAIN TILE              |          |
|          | SILT FENCE              |          |
|          | CURB & GUTTER           |          |
|          | RETAINING WALL          |          |
|          | TREELINE                |          |
|          | EASEMENT LINE           |          |
|          | SETBACK LINE            |          |
|          | FENCE LINE              |          |
|          | UNDERGROUND TELE.       |          |
|          | UNDERGROUND GAS         |          |
|          | OVERHEAD UTILITY        |          |
|          | UNDERGROUND FIBER OPTIC |          |
|          | UNDERGROUND ELECTRIC    |          |
|          | UNDERGROUND CABLE TV    |          |
|          | PROPERTY LINE           |          |
|          | CONIFEROUS TREE         |          |
|          | DECIDUOUS TREE          |          |
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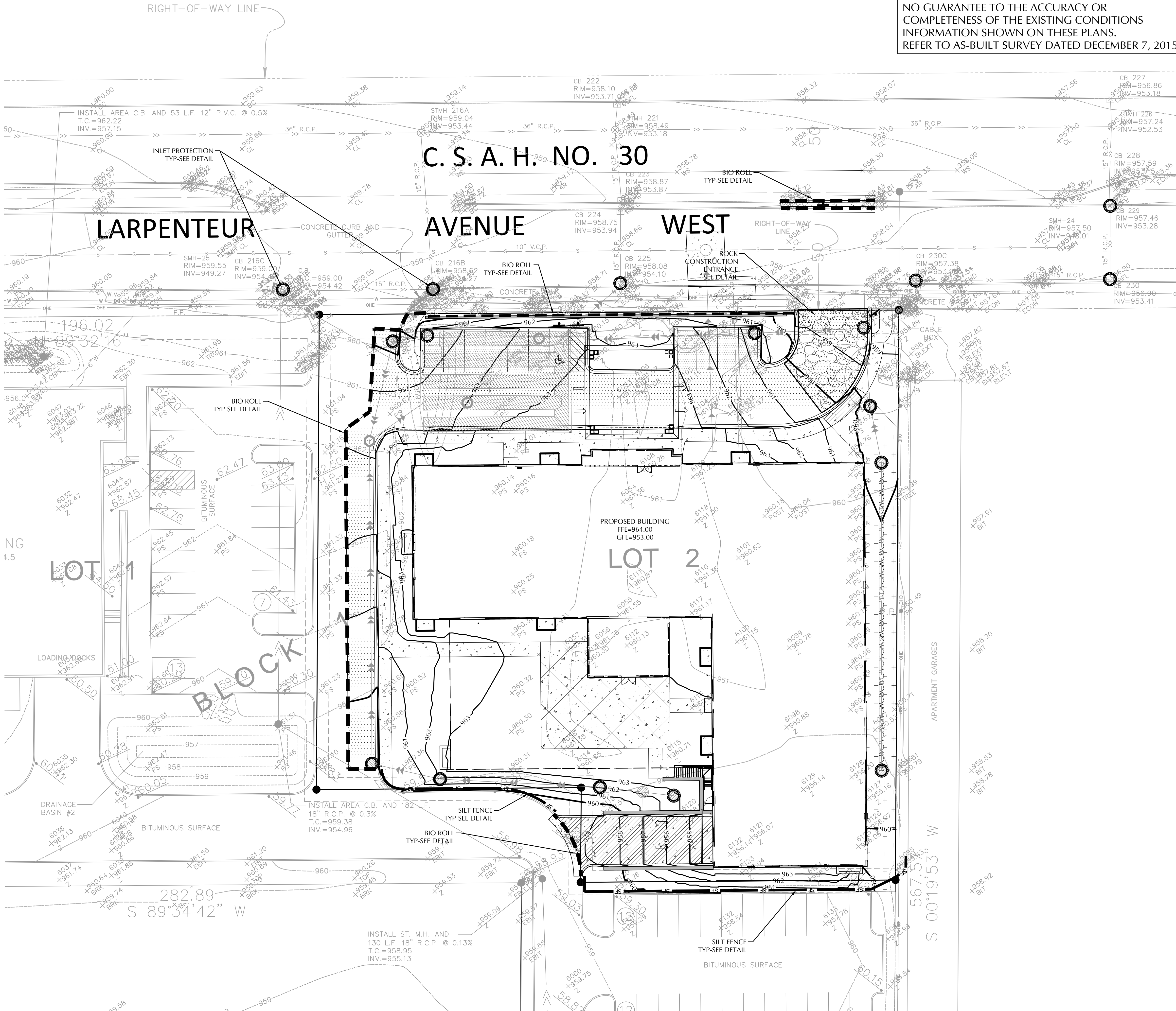
**THE HENDRICKSON**  
 1750 LARPEUR AVENUE WEST  
 FALCON HEIGHTS, MN 55113

1750 LARPEUR,  
 LLC

55 EAST 5TH STREET, SUITE 200  
 ST. PAUL, MN 55101

**LOUCKS**  
 PLANNING  
 CIVIL ENGINEERING  
 LAND SURVEYING  
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 ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5565  
 www.loucksinc.com



**SWPPP LEGEND**

|  |                  |
|--|------------------|
|  | SILT FENCE       |
|  | BIO ROLLS        |
|  | INLET PROTECTION |

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawings for revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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.

*Trevor D. Gruys*  
 Trevor D. Gruys, PE

License No. 53706  
 Date 04/18/18

**QUALITY CONTROL**

Loucks Project No. 17106  
 Project Lead TDG  
 Drawn By ZBM  
 Checked By TDG  
 Review Date 04/18/18

**SHEET INDEX**

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| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
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| L2-1 | LANDSCAPE DETAILS   |

**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**WARNING:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**SWPPP**  
**C3-2**  
 67 of 83


Plotted: 10/26/2018 4:48 PM W:\2017\17106\CADD\DATA\CIVIL.dwg Sheet Files\C3-2 SWPPP

**SWPPP NOTES**

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING AN APARTMENT BUILDING, SURFACE PAVEMENTS, UNDERGROUND INFILTRATION SYSTEM, AND UTILITIES.
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
  1. INSTALL VEHICLE TRACKING BMP
  2. INSTALL SILT FENCE & BIO ROLLS AROUND SITE
  3. CLEAR AND GRUB SITE
  4. STRIP AND STOCKPILE TOPSOIL
  5. REMOVE PAVEMENTS AND UTILITIES
  6. ROUGH GRADE SITE
  7. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
  8. INSTALL UTILITIES
  9. INSTALL BUILDING FOUNDATIONS
  10. INSTALL CURB AND GUTTER
  11. INSTALL PAVEMENTS AND WALKS
  12. FINAL GRADE SITE
  13. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
  14. SEED AND MULCH
  15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
3. SITE DATA:
 

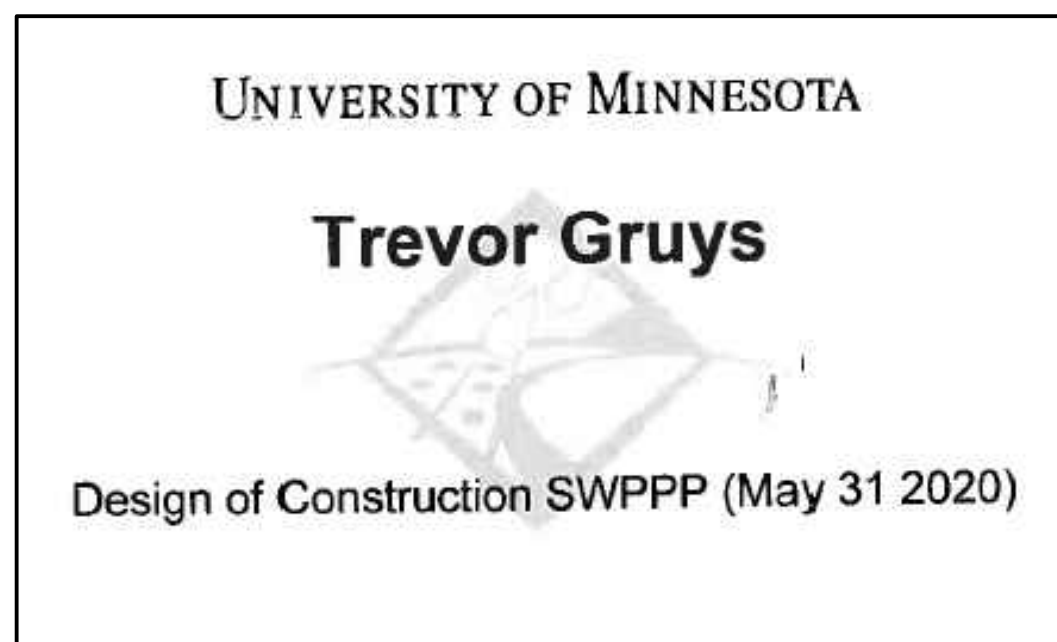
|                                    |         |
|------------------------------------|---------|
| AREA OF DISTURBANCE:               | 1.18 AC |
| PRE-CONSTRUCTION IMPERVIOUS AREA:  | 0.35 AC |
| POST-CONSTRUCTION IMPERVIOUS AREA: | 1.03 AC |

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
 

|   |   |
|---|---|
|  | DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET |
|---|---|
7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
10. INFILTRATION PERIMETER CONTROL AND EROSION CONTROL PRACTICES SHALL REMAIN IN PLACE UNTIL THE FINAL COMPLETION OF THE PROJECT OR VEGETATION HAS BEEN ESTABLISHED (WHICHEVER IS LATER).
11. INSTALLATION OF INFILTRATION PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT. PLACEMENT OF ENGINEERED SOILS SHALL BE ON DRY NATIVE SOIL ONLY.
12. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET.
13. NATIVE SOILS IN INFILTRATION AREAS SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 18 INCHES.
14. THE BOTTOM EXCAVATION SURFACE OF INFILTRATION AREAS SHALL BE LEVEL WITHOUT DIPS OR SWALES.
15. DURING CONSTRUCTION, STORMWATER MUST ROUTED AROUND INFILTRATION AREAS UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED AND TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT.
16. ENGINEERED SOIL SHALL REMAIN UNCONTAMINATED (NOT MIXED WITH OTHER SOIL) BEFORE AND DURING CONSTRUCTION.
17. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

**ESTIMATED QUANTITIES**

| DESCRIPTION                          | UNIT | QUANTITY |
|--------------------------------------|------|----------|
| TEMPORARY ROCK CONSTRUCTION ENTRANCE | EA   | 1        |
| PREFABRICATED CONCRETE WASHOUT       | EA   | N/A      |
| SILT FENCE (STANDARD)                | LF   | 231      |
| EROSION CONTROL BLANKET              | SY   | N/A      |
| INLET PROTECTION                     | EA   | 17       |
| BIO-ROLL                             | LF   | 416      |



18. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
19. NO ENGINE DEGRADING IS ALLOWED ON SITE.
20. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C., PART II.B.F., PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
21. TERMINATION OF COVERAGE/PERMITEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
  - A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
  - B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
15. INSPECTIONS
  - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
  - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
  - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
  - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
  - E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
16. MINIMUM MAINTENANCE
  - A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
  - B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
  - C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
  - D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
  - E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS
17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
19. SWPPP MUST BE AMENDED WHEN:
  - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
  - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
  - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
19. CONCRETE WASHOUT AREA
  - A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
  - B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
  - C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.
20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
21. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
22. FINAL STABILIZATION  
FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
23. RESPONSIBILITIES
  - A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
 

CONTACT: \_\_\_\_\_

COMPANY: \_\_\_\_\_

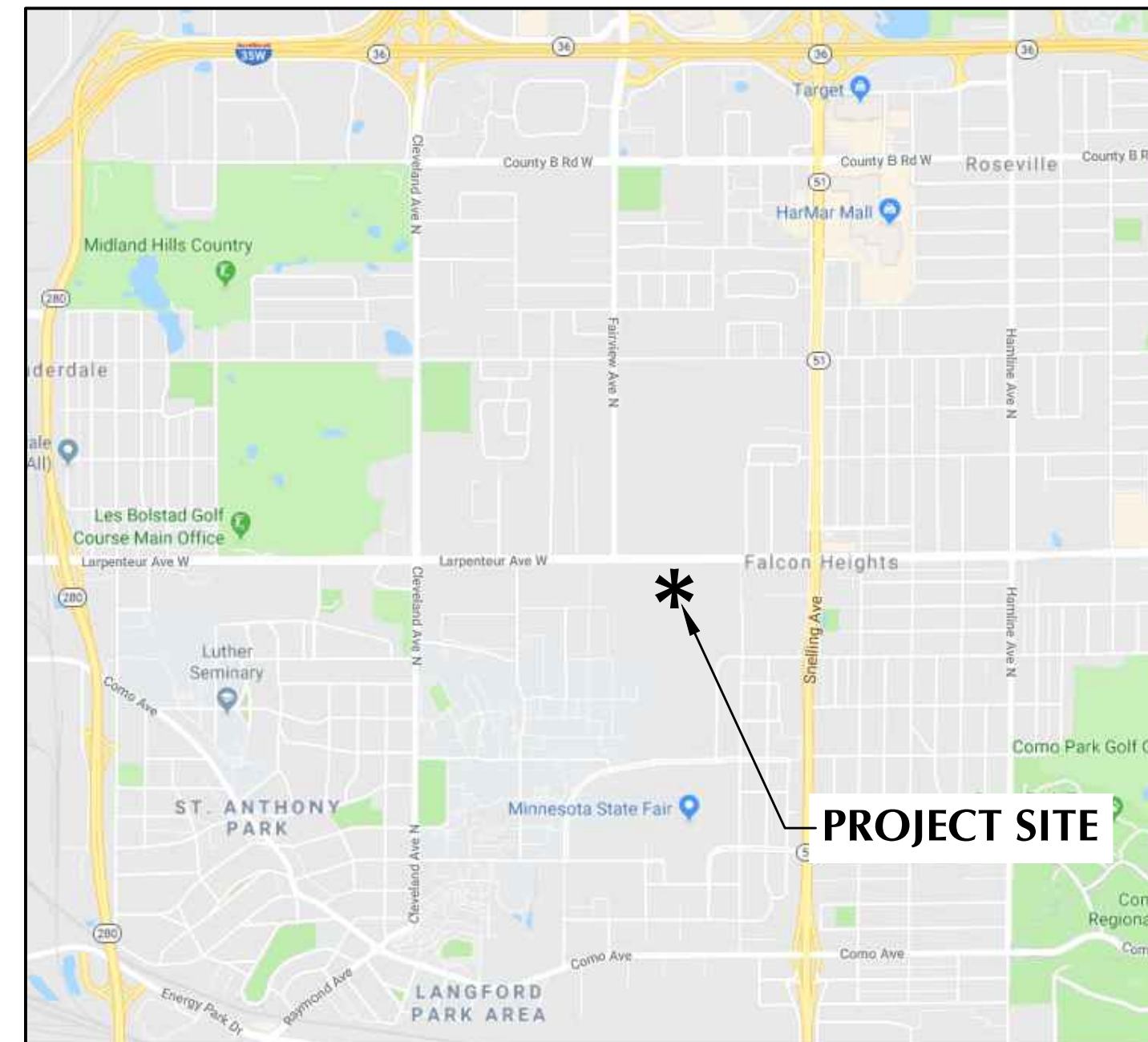
PHONE: \_\_\_\_\_
  - B. THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
 

CONTACT: \_\_\_\_\_

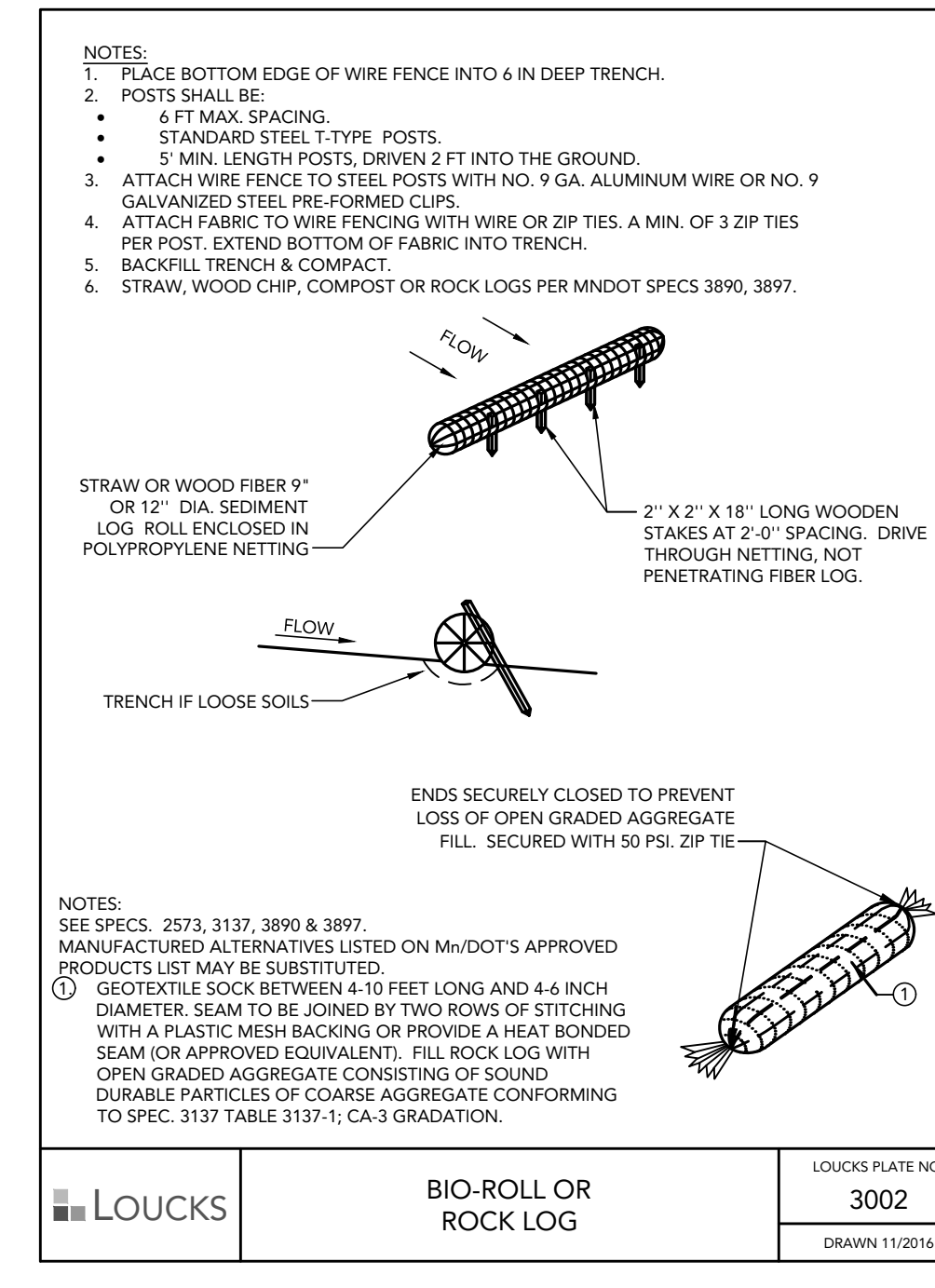
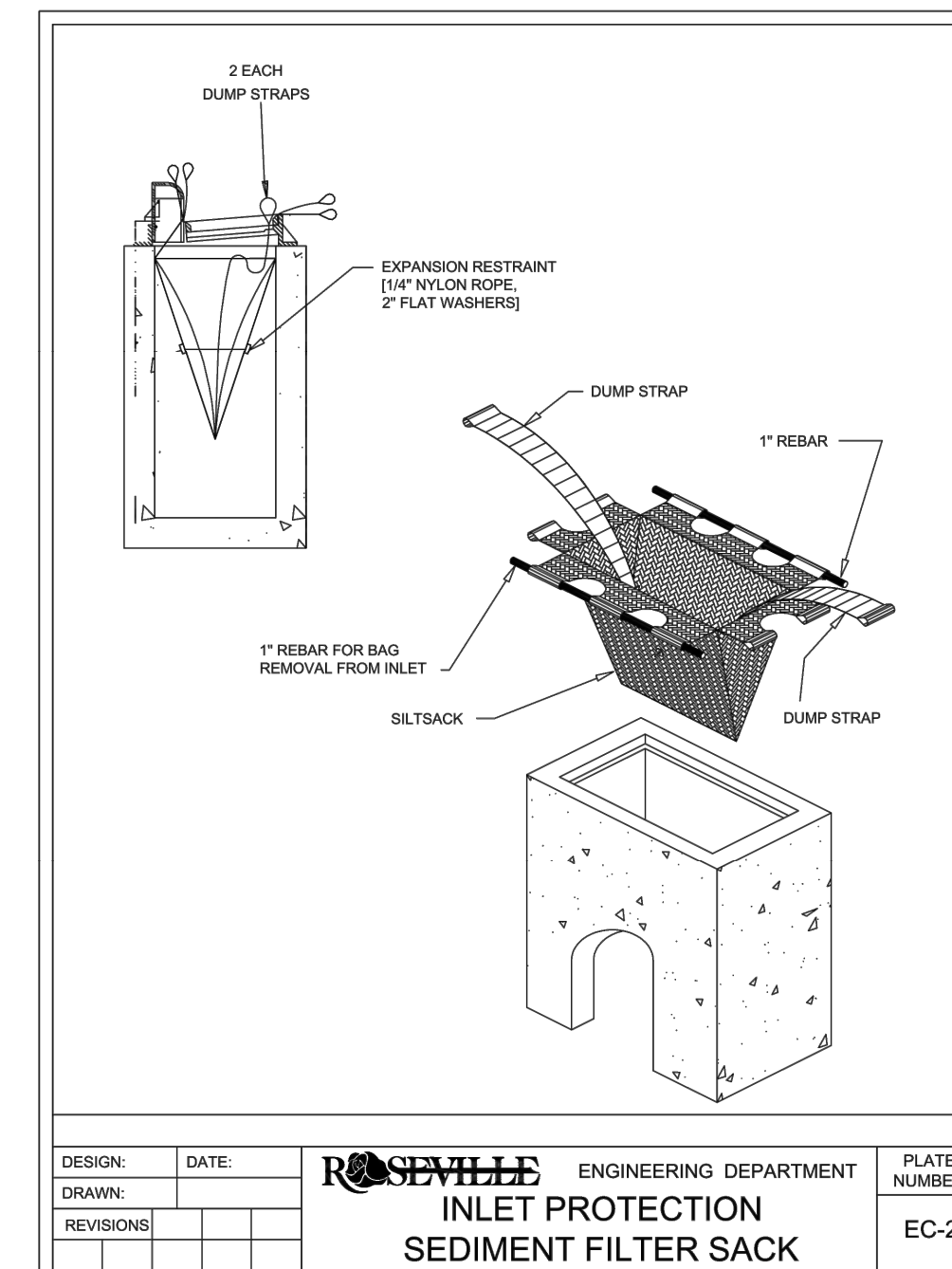
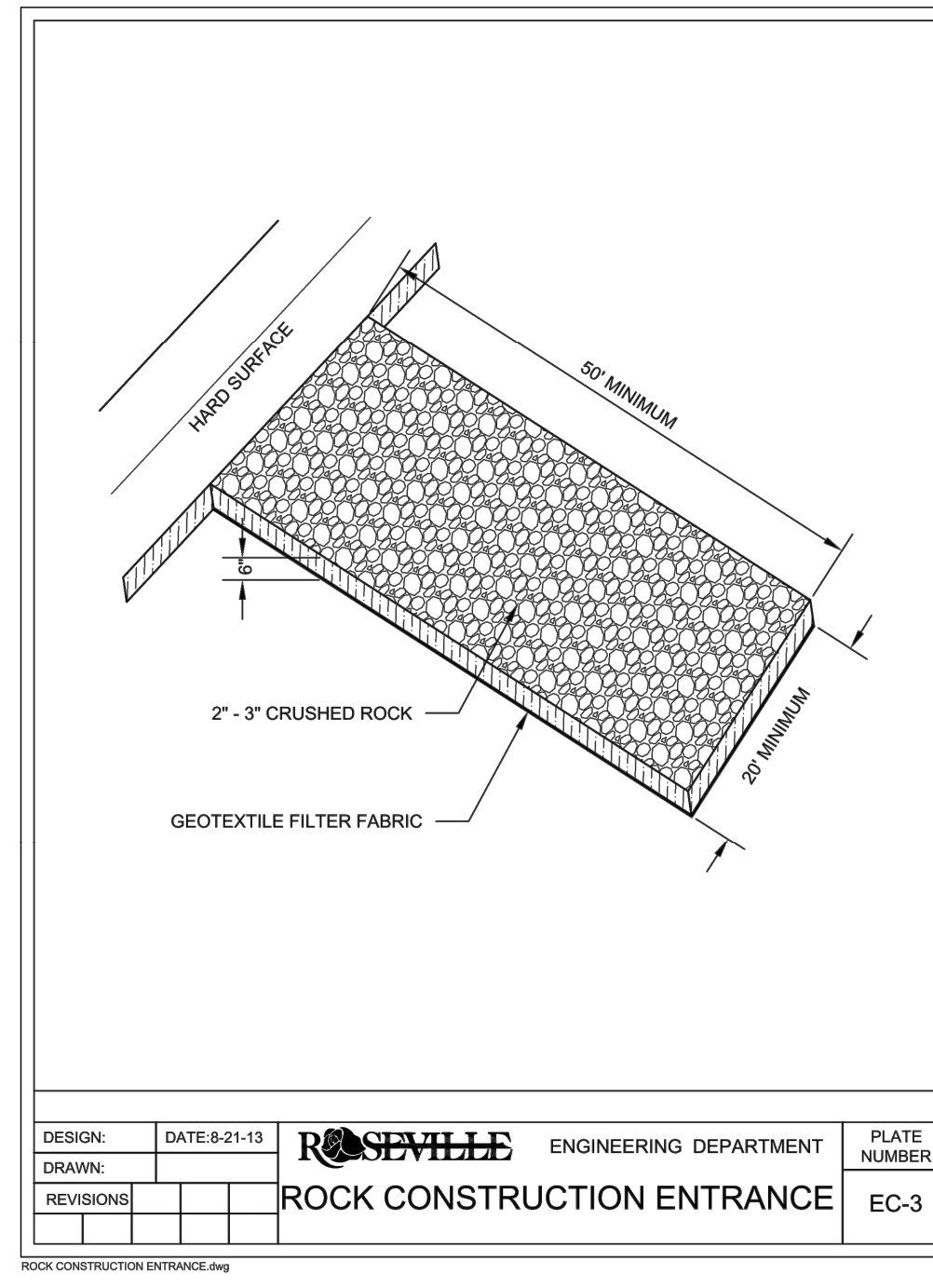
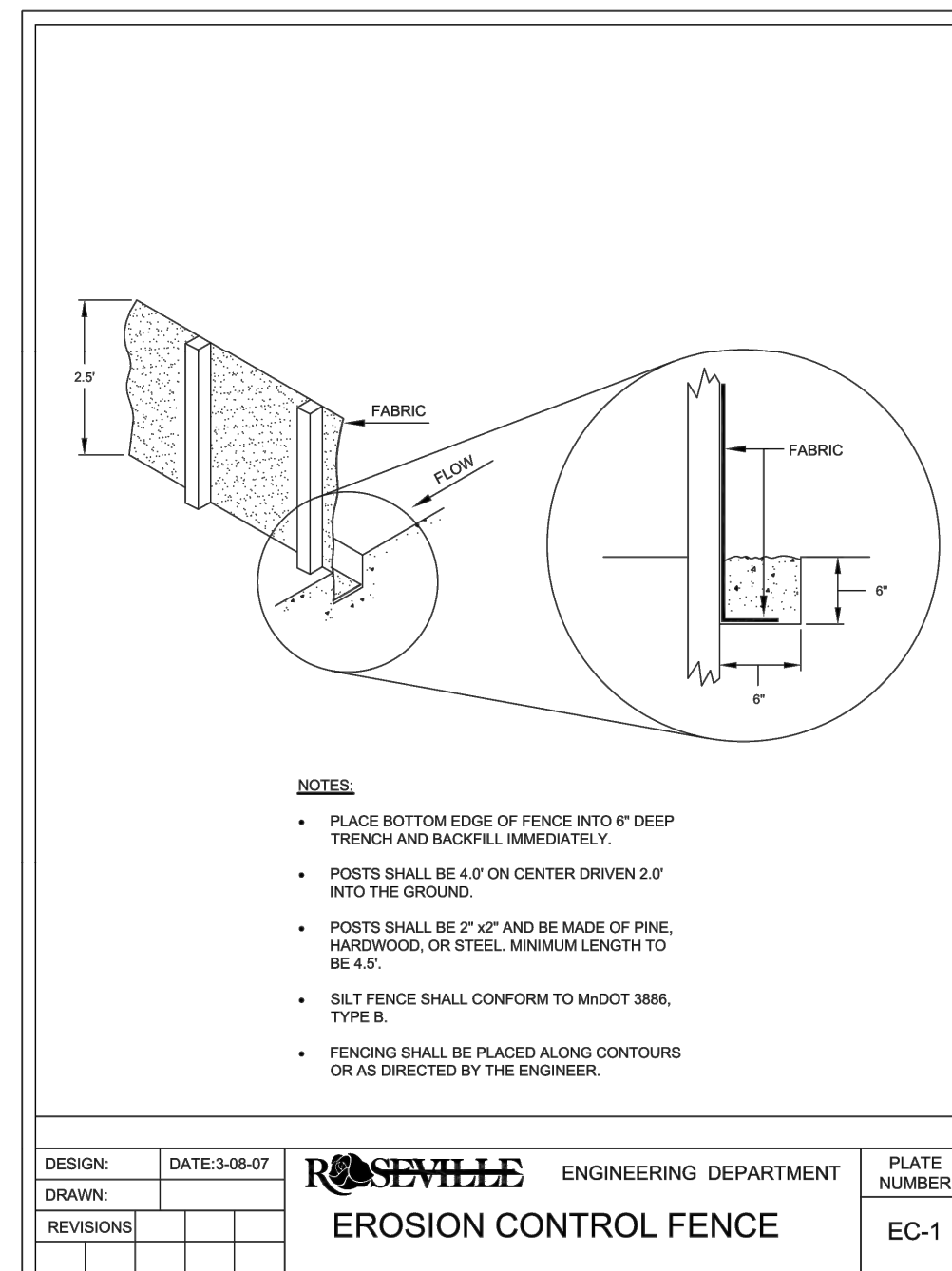
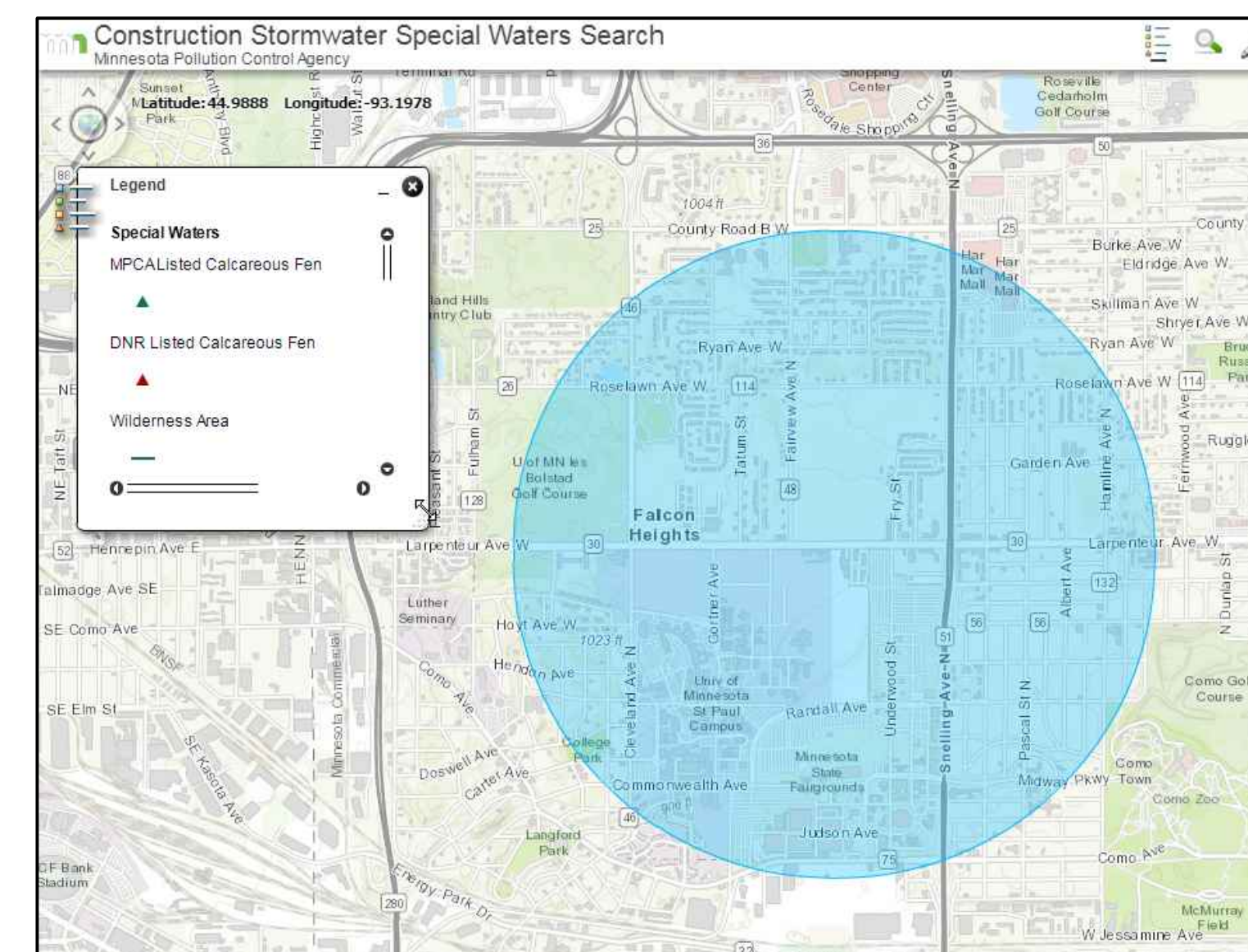
COMPANY: \_\_\_\_\_

PHONE: \_\_\_\_\_
24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

**SITE VICINITY MAP**



**CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP**



**THE HENDRICKSON**  
1750 LARPENTEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

1750 LARPENTEUR, LLC  
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**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**  
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.  
*Trevor D. Gruys*  
Trevor D. Gruys - PE

|             |          |
|-------------|----------|
| License No. | 53706    |
| Date        | 04/18/18 |

**QUALITY CONTROL**

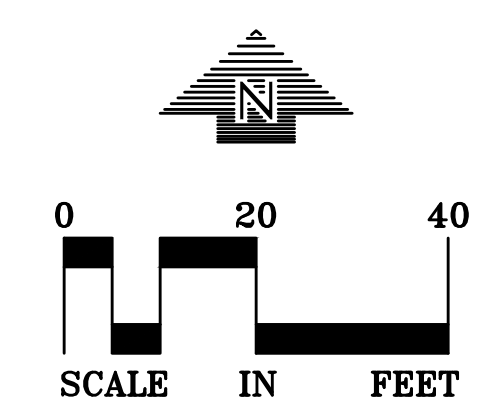
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| Locks Project No. | 17106    |
| Project Lead      | TDG      |
| Drawn By          | ZBM      |
| Checked By        | TDG      |
| Review Date       | 04/18/18 |

**SHEET INDEX**

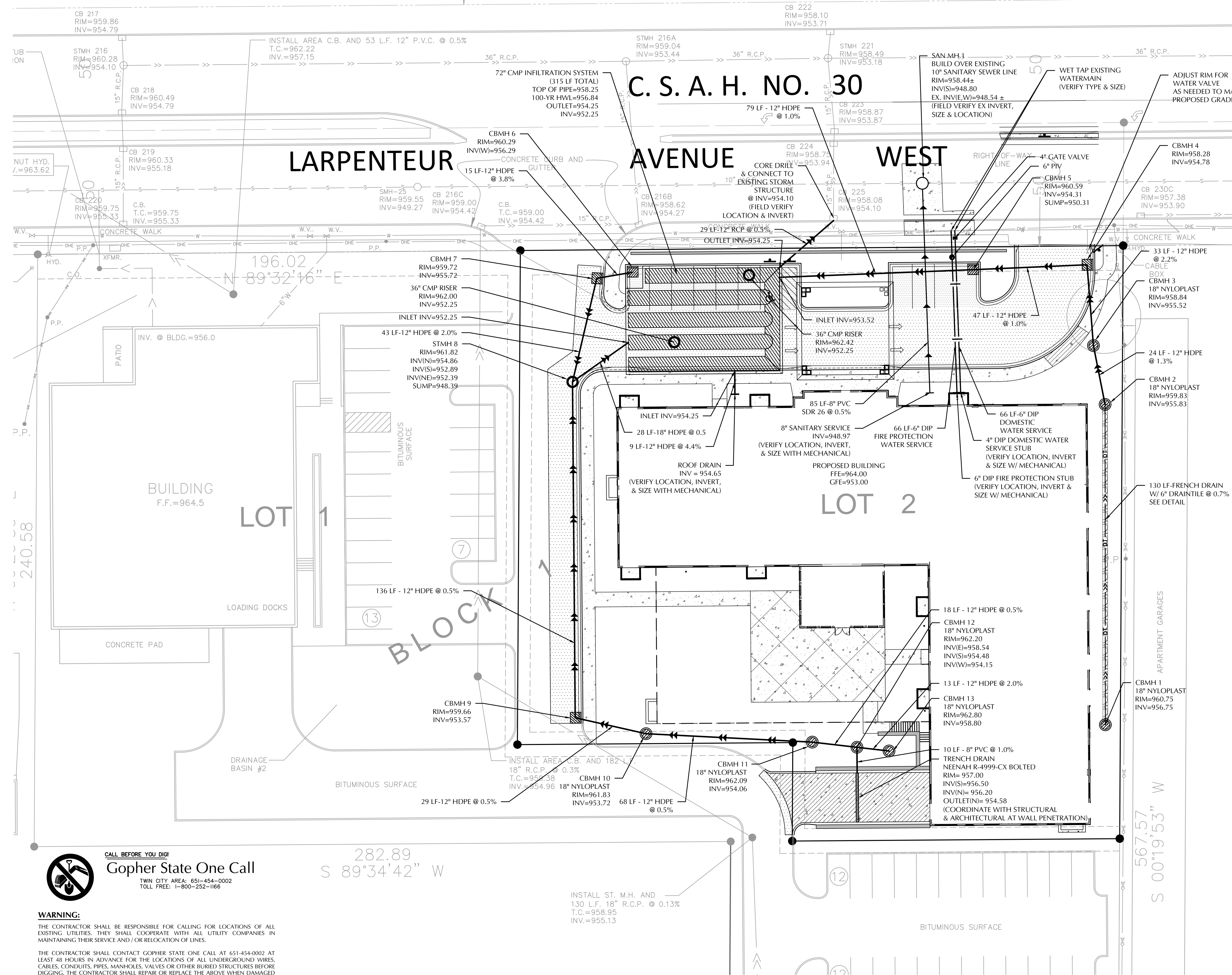
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|------|---------------------|
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| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
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| C4-1 | UTILITY PLAN        |
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| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

**SWPPP NOTES**  
**C3-3**  
68 of 83

**NOTE:**  
 BACKGROUND INFORMATION IS FROM A SURVEY BY  
 JACOBSON ENGINEERS & SURVEYORS. LOUCKS MAKES  
 NO GUARANTEE TO THE ACCURACY OR  
 COMPLETENESS OF THE EXISTING CONDITIONS  
 INFORMATION SHOWN ON THESE PLANS.  
 REFER TO AS-BUILT SURVEY DATED DECEMBER 7, 2015.



| EXISTING | CIVIL LEGEND            | PROPOSED |
|----------|-------------------------|----------|
|          | SANITARY MANHOLE        |          |
|          | STORM MANHOLE           |          |
|          | CATCH BASIN             |          |
|          | CULVERT                 |          |
|          | HYDRANT                 |          |
|          | GATE VALVE              |          |
|          | POST INDICATOR VALVE    |          |
|          | LIGHT POLE              |          |
|          | POWER POLE              |          |
|          | SIGN                    |          |
|          | BENCHMARK               |          |
|          | SOL BORINGS             |          |
|          | WATER MANHOLE           |          |
|          | TELEPHONE MANHOLE       |          |
|          | UTILITY MANHOLE         |          |
|          | ELECTRIC MANHOLE        |          |
|          | WATER SERVICE           |          |
|          | SANITARY SERVICE        |          |
|          | HANDICAP PARKING        |          |
|          | DIRECTION OF FLOW       |          |
|          | SPOT ELEVATION          |          |
|          | CONTOURS                |          |
|          | SANITARY SEWER          |          |
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|          | DRAIN TILE              |          |
|          | SLIT FENCE              |          |
|          | CURB & GUTTER           |          |
|          | RETAINING WALL          |          |
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|          | UNDERGROUND FIBER OPTIC |          |
|          | UNDERGROUND ELECTRIC    |          |
|          | UNDERGROUND CABLE TV    |          |
|          | PROPERTY LINE           |          |
|          | CONIFEROUS TREE         |          |
|          | DECIDUOUS TREE          |          |
|          | PARKING COUNTS          |          |



**UTILITY NOTES**

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:
 

|                |            |                     |
|----------------|------------|---------------------|
| WATERMAIN      | DIP CL 52  | 4" TO 6" DIAMETER   |
| SANITARY SEWER | PVC SDR 26 | 8" DIAMETER         |
| STORM SEWER    | HDPE       | 12" TO 18" DIAMETER |
|                | RCP        | 12" DIAMETER        |
|                | PVC SCH 40 | 8" DIAMETER         |
| DRAIN TILE     | PVC        | 6" DIAMETER         |
- ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE PVC SCH. 40.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF UNDERGROUND INFILTRATION SYSTEM FOR ENGINEER'S REVIEW.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540.
  - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
  - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
  - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
  - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
- AS-BUILTS OF THE SANITARY, WATERMAIN AND STORM SEWER MAY BE REQUIRED BY THE CITY UPON COMPLETION.

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are the property of the Consultant. The Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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.

*Trevor D. Grays*  
 Trevor D. Grays - PE  
 License No. 53706  
 Date 04/18/18

**QUALITY CONTROL**

|                    |          |
|--------------------|----------|
| Loucks Project No. | 17106    |
| Project Lead       | TDG      |
| Drawn By           | ZBM      |
| Checked By         | TDG      |
| Review Date        | 04/18/18 |

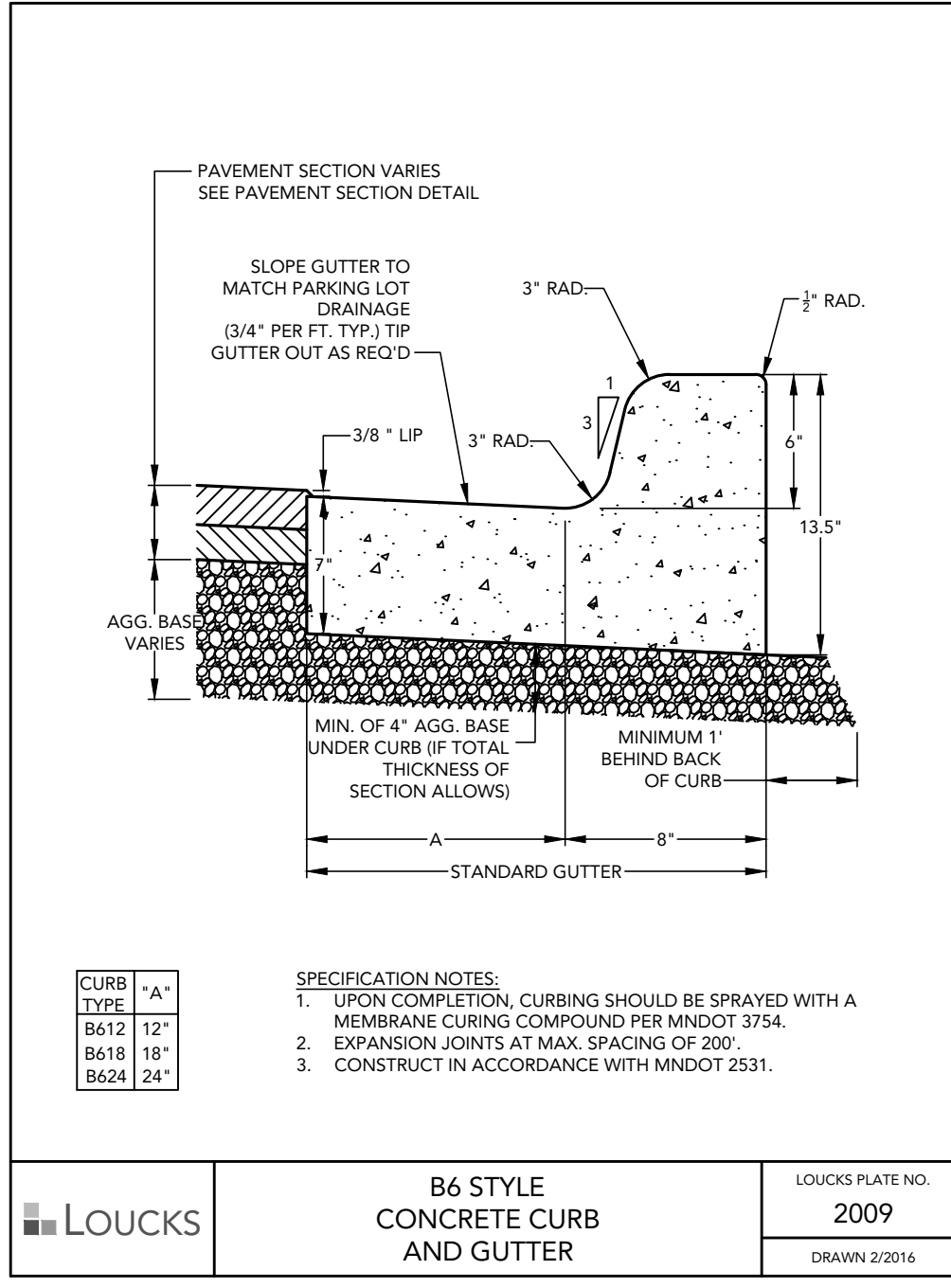
**SHEET INDEX**

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| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

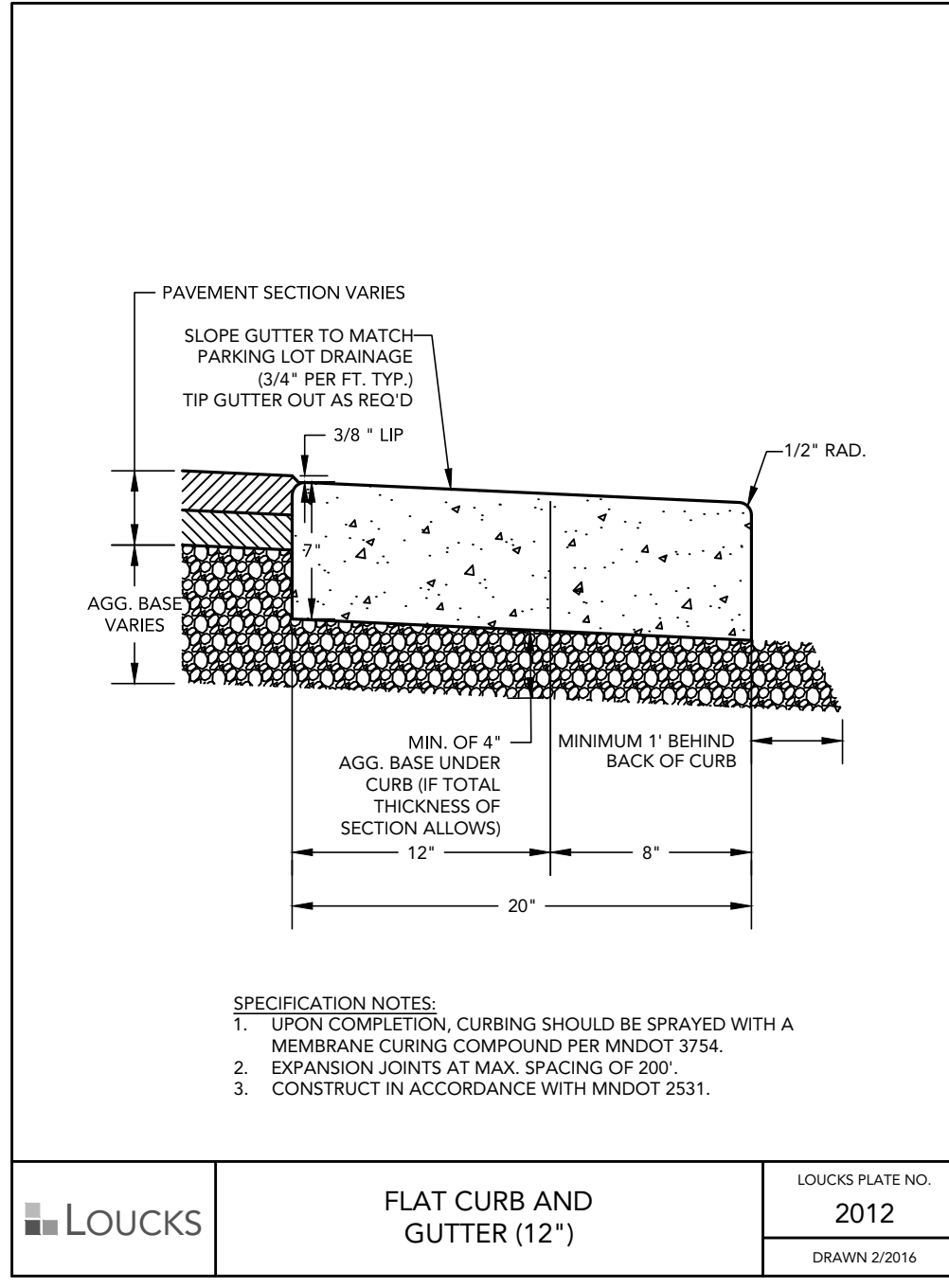
Plotted: 10/20/2018 4:45 PM W:\2017\17106\CADD\DATA\CADD\_Sheet\_Files\C4-1 UTILITY PLAN

**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

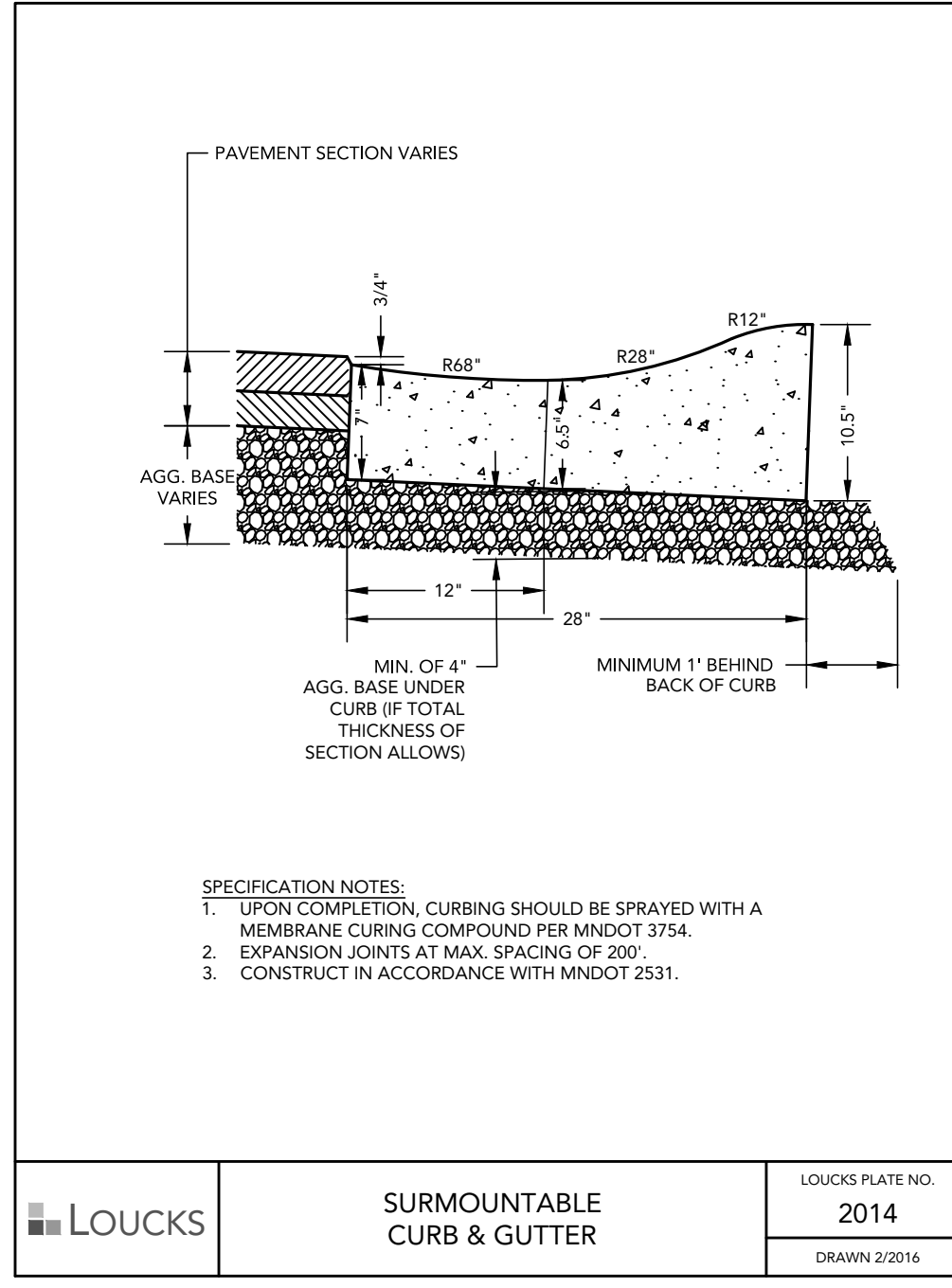
**WARNING:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.  
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



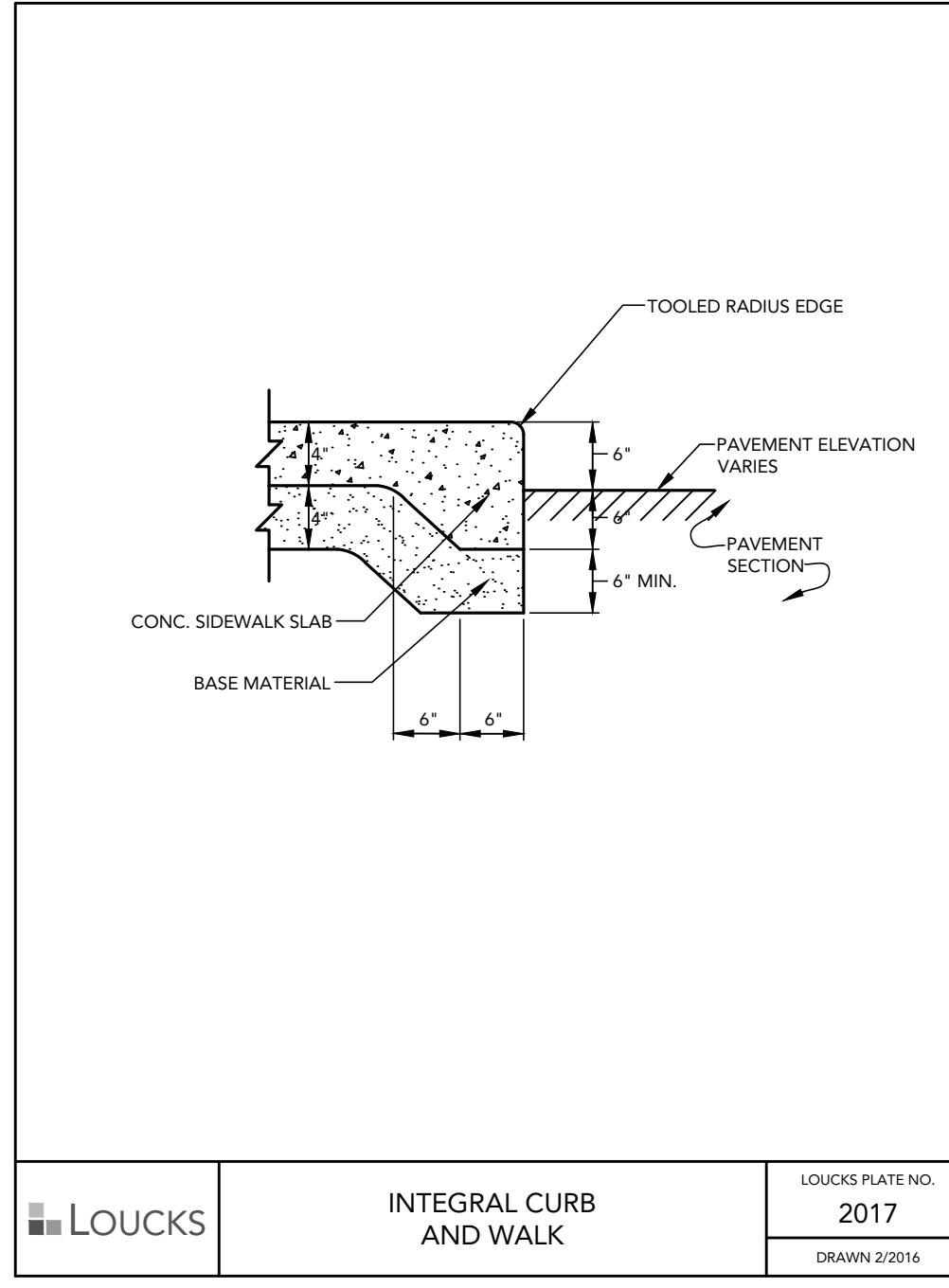
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LOUCKS PLATE NO. 2009  
DRAWN 2/2016



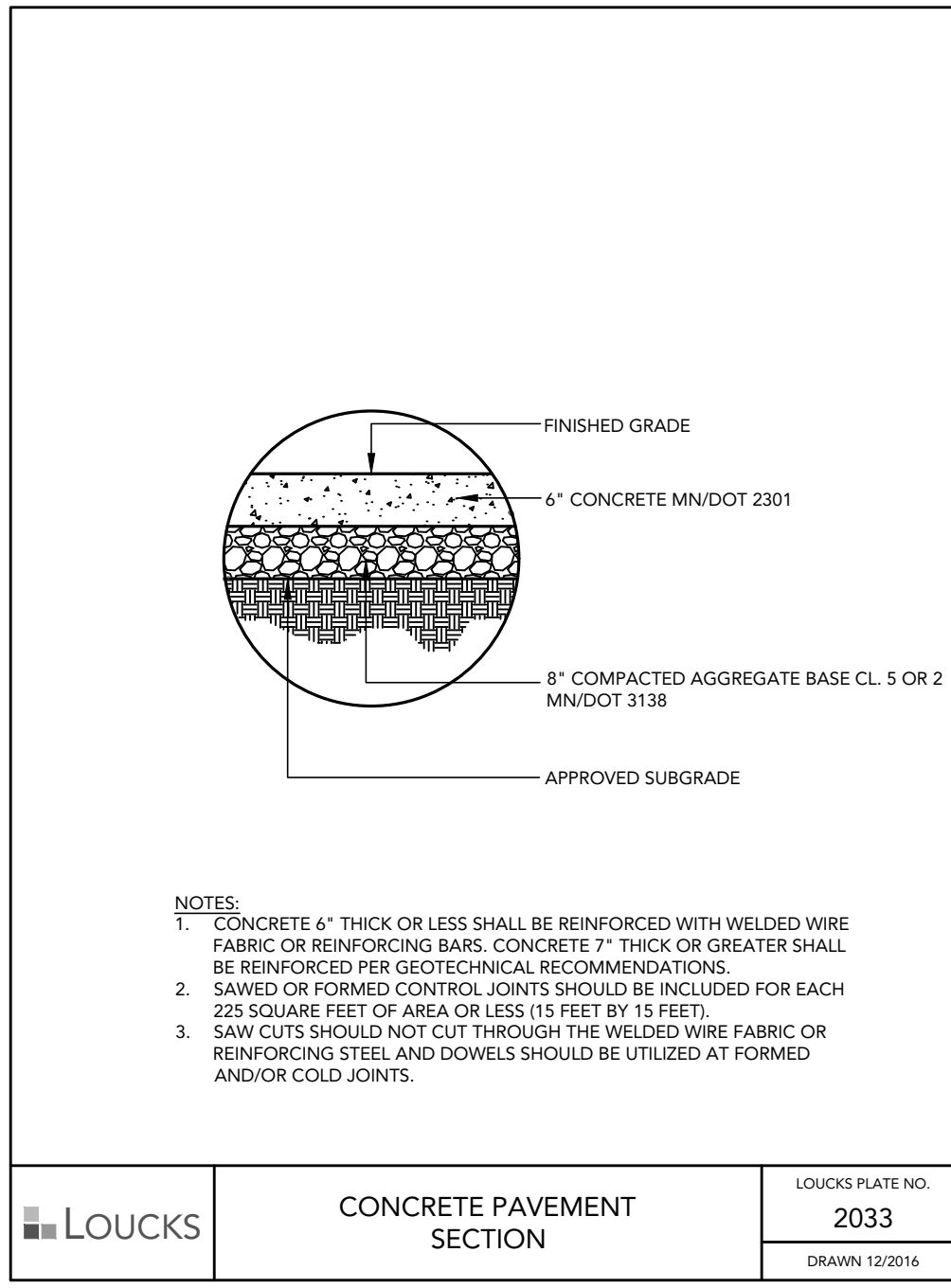
**FLAT CURB AND GUTTER (12\"/>**



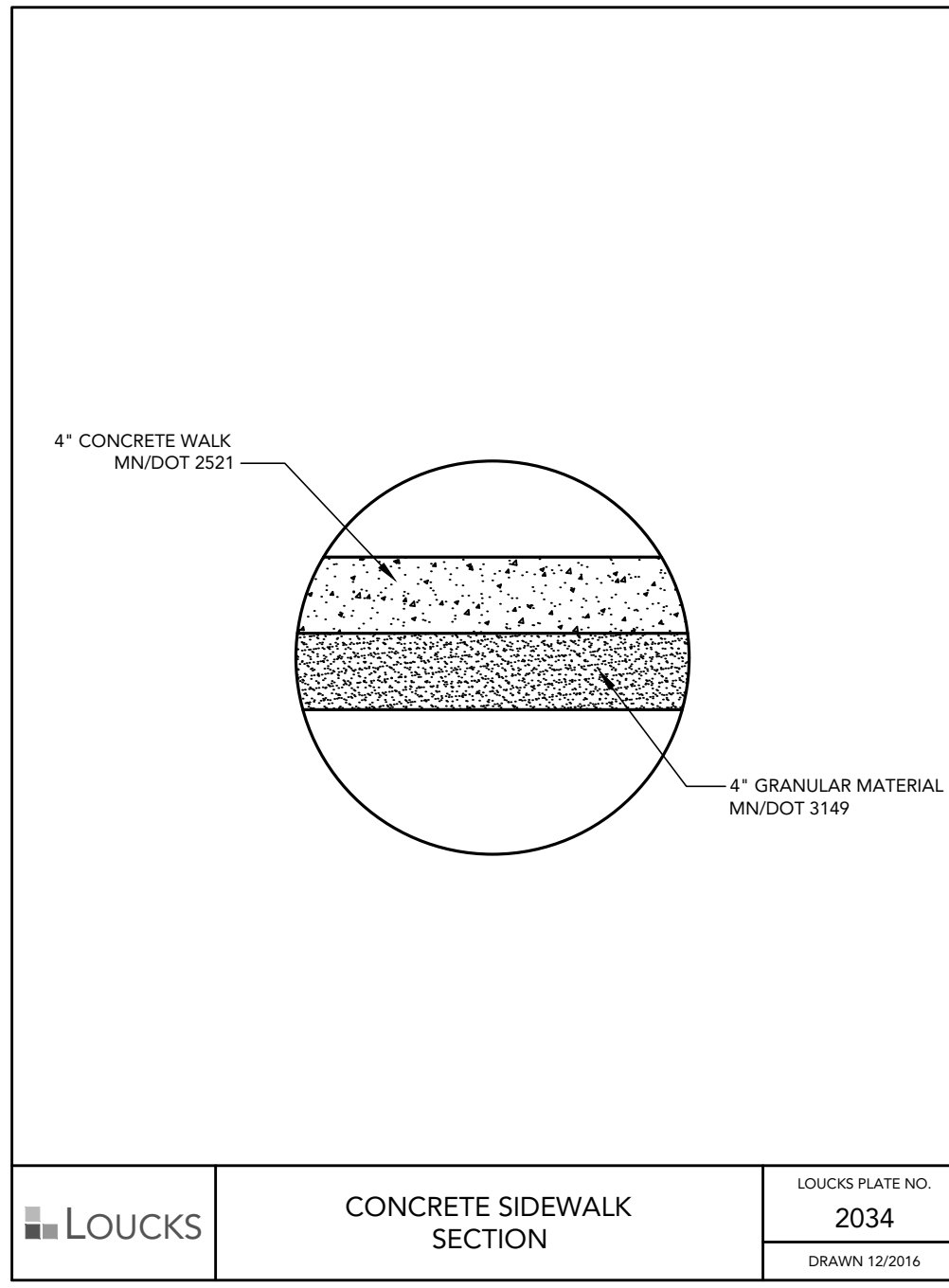
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LOUCKS PLATE NO. 2014  
DRAWN 2/2016



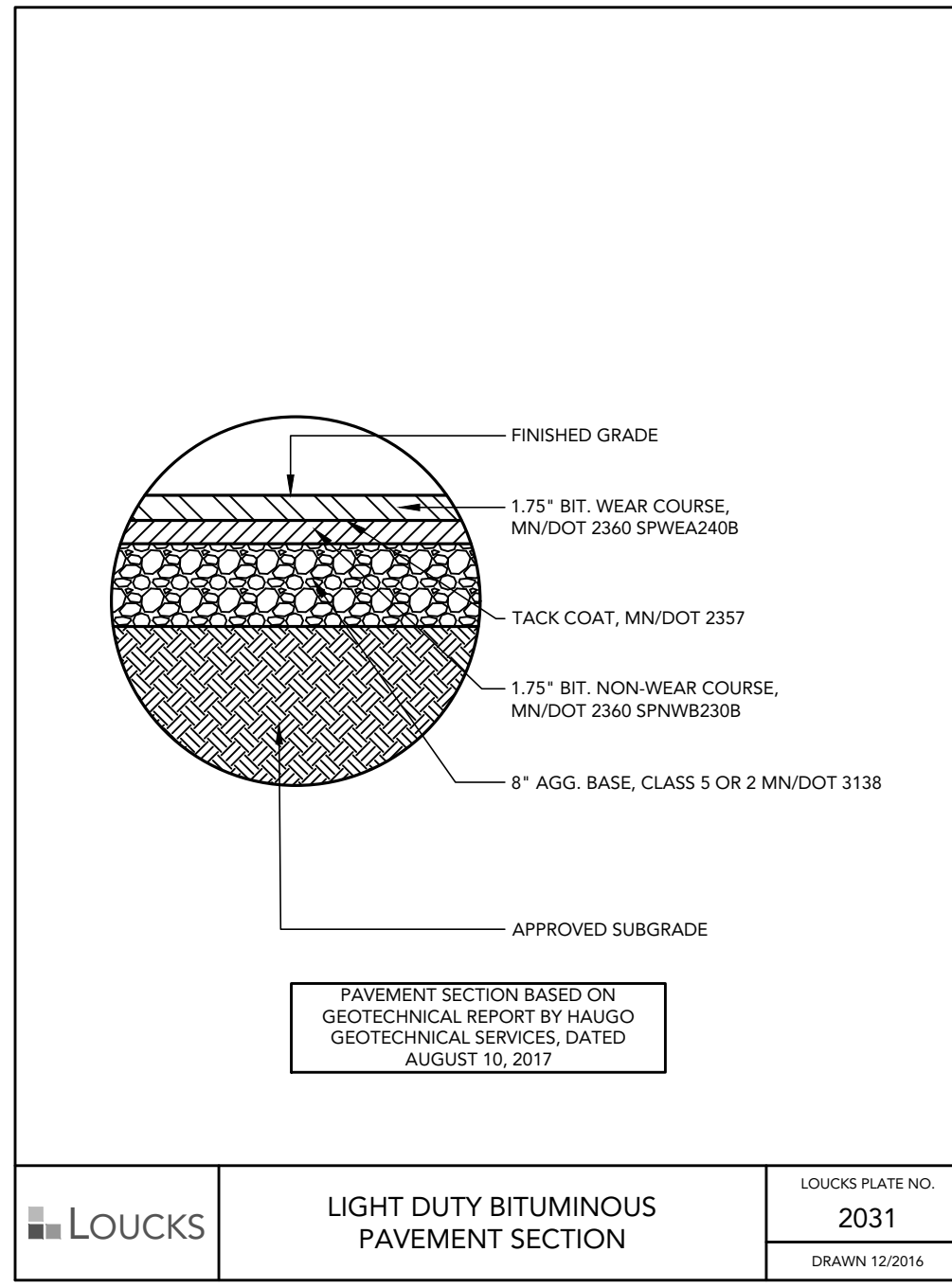
**INTEGRAL CURB AND WALK**  
LOUCKS PLATE NO. 2017  
DRAWN 2/2016



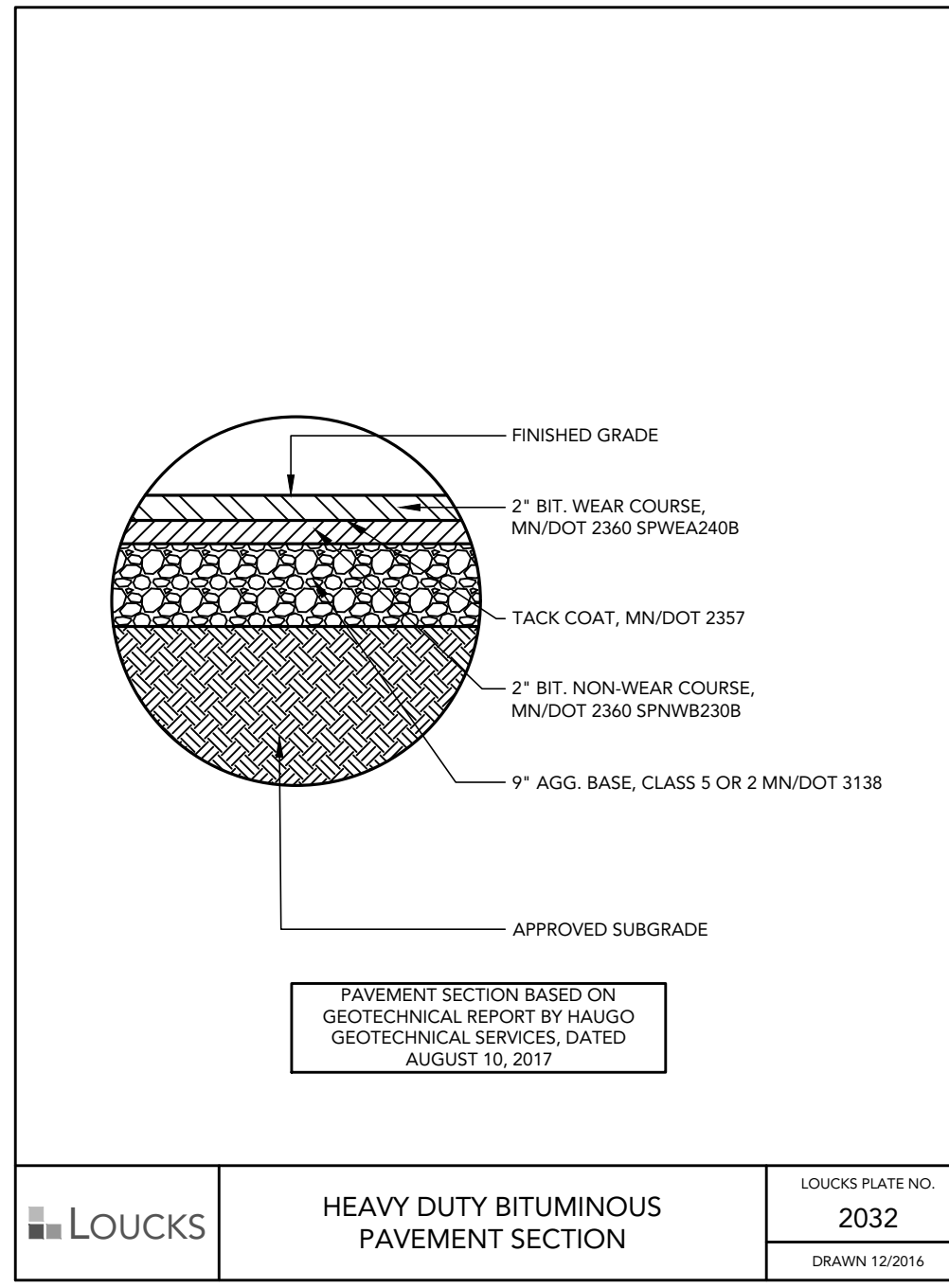
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LOUCKS PLATE NO. 2033  
DRAWN 12/2016



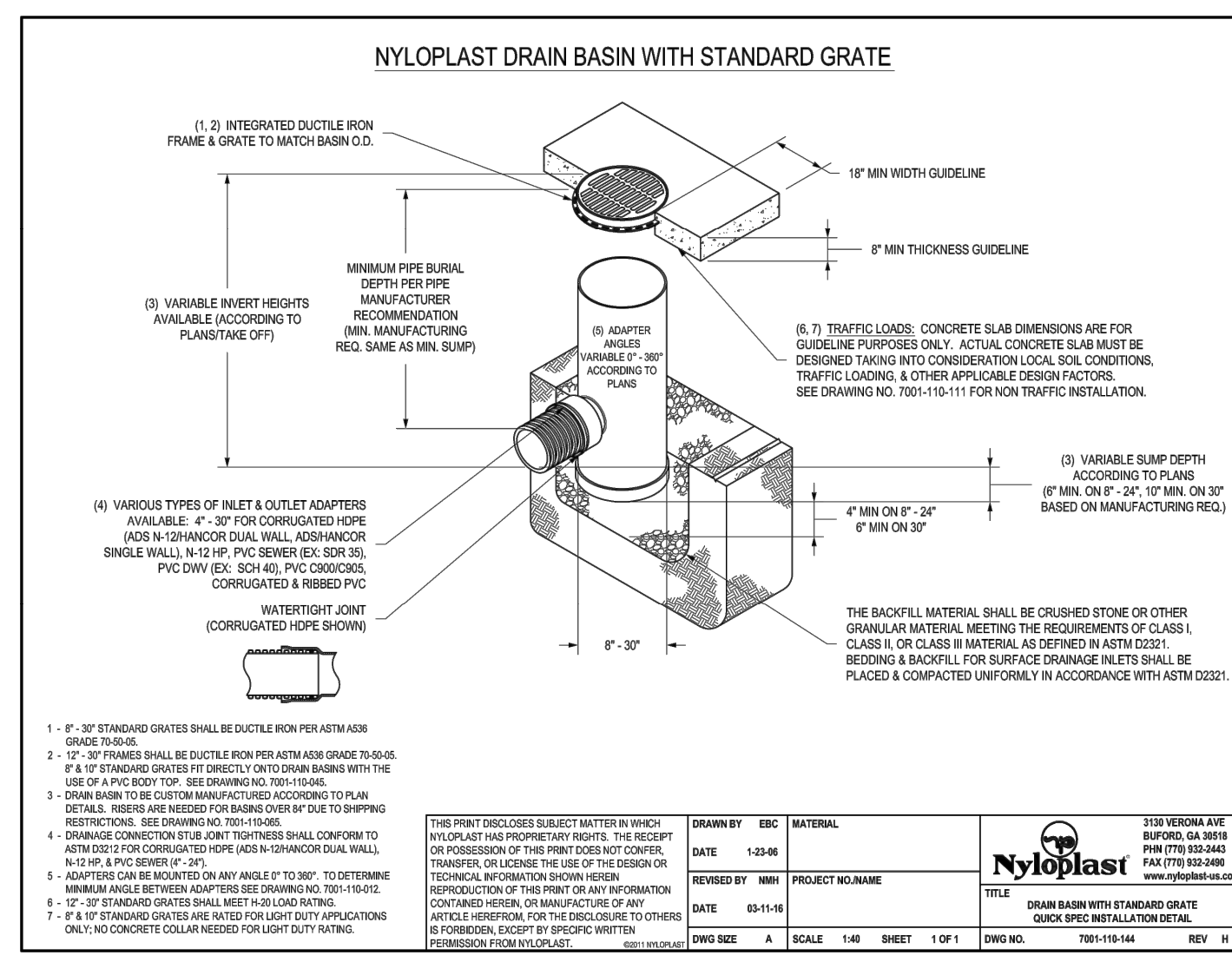
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LOUCKS PLATE NO. 2034  
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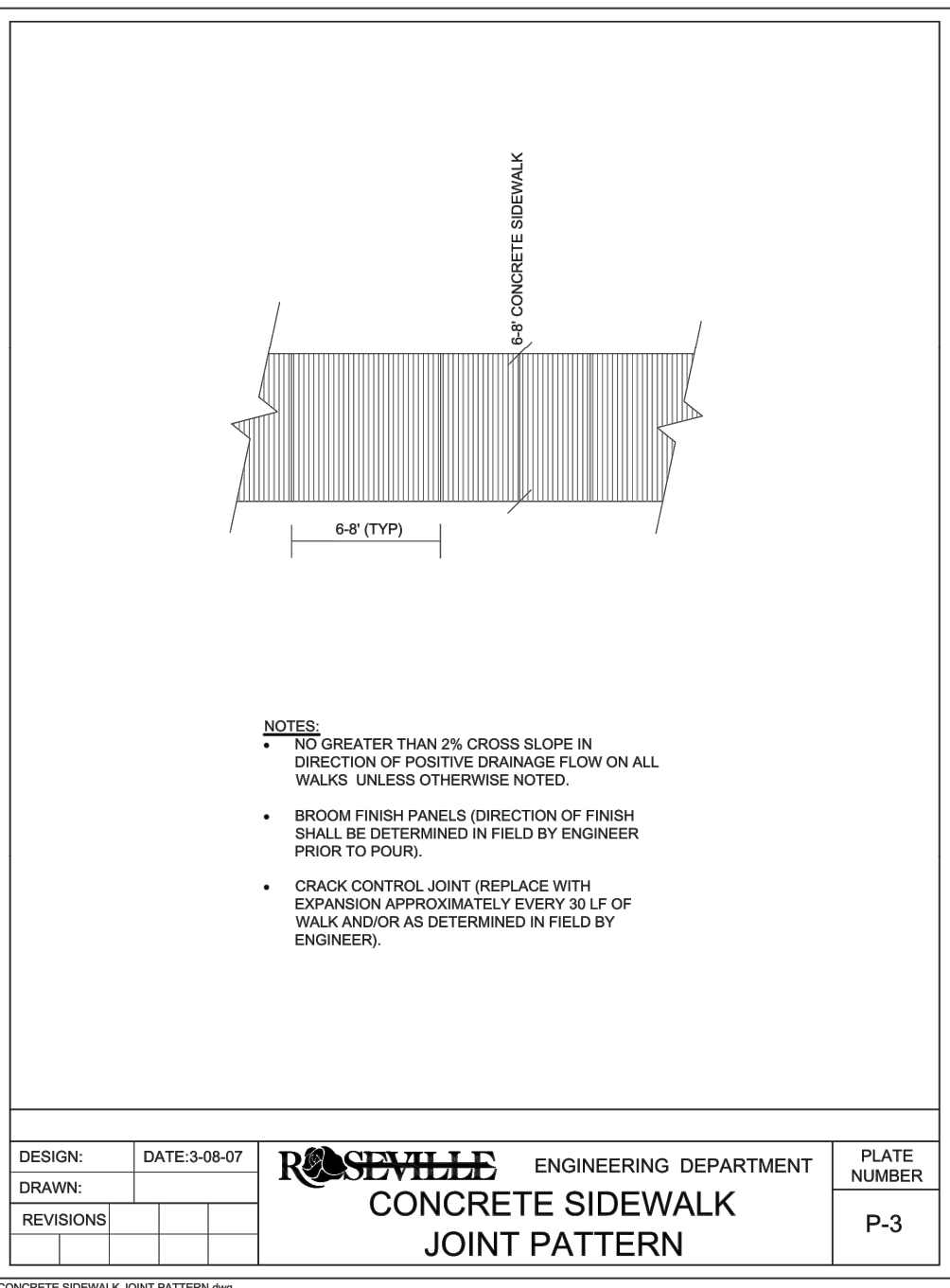
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LOUCKS PLATE NO. 2031  
DRAWN 12/2016



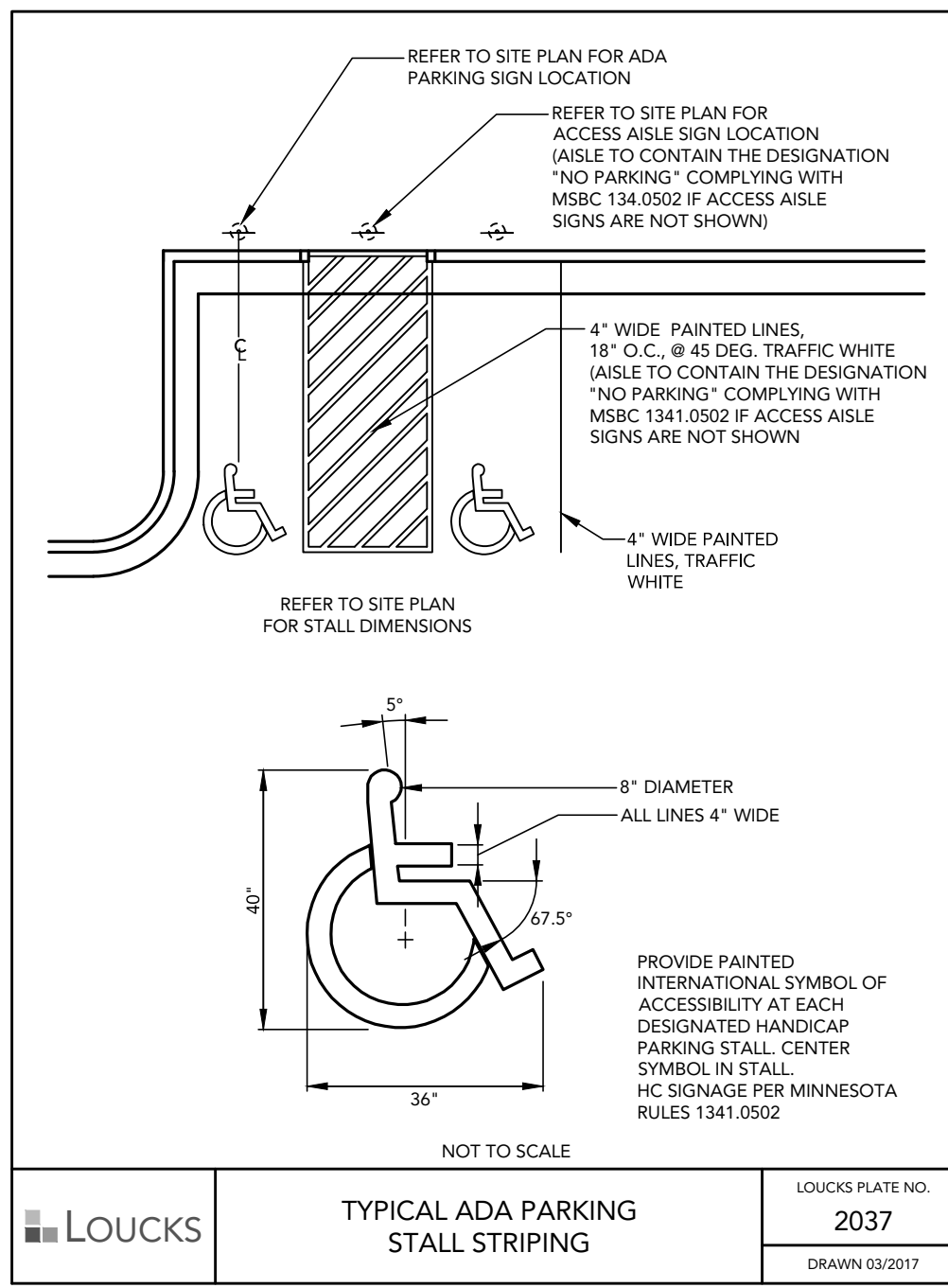
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LOUCKS PLATE NO. 2032  
DRAWN 12/2016



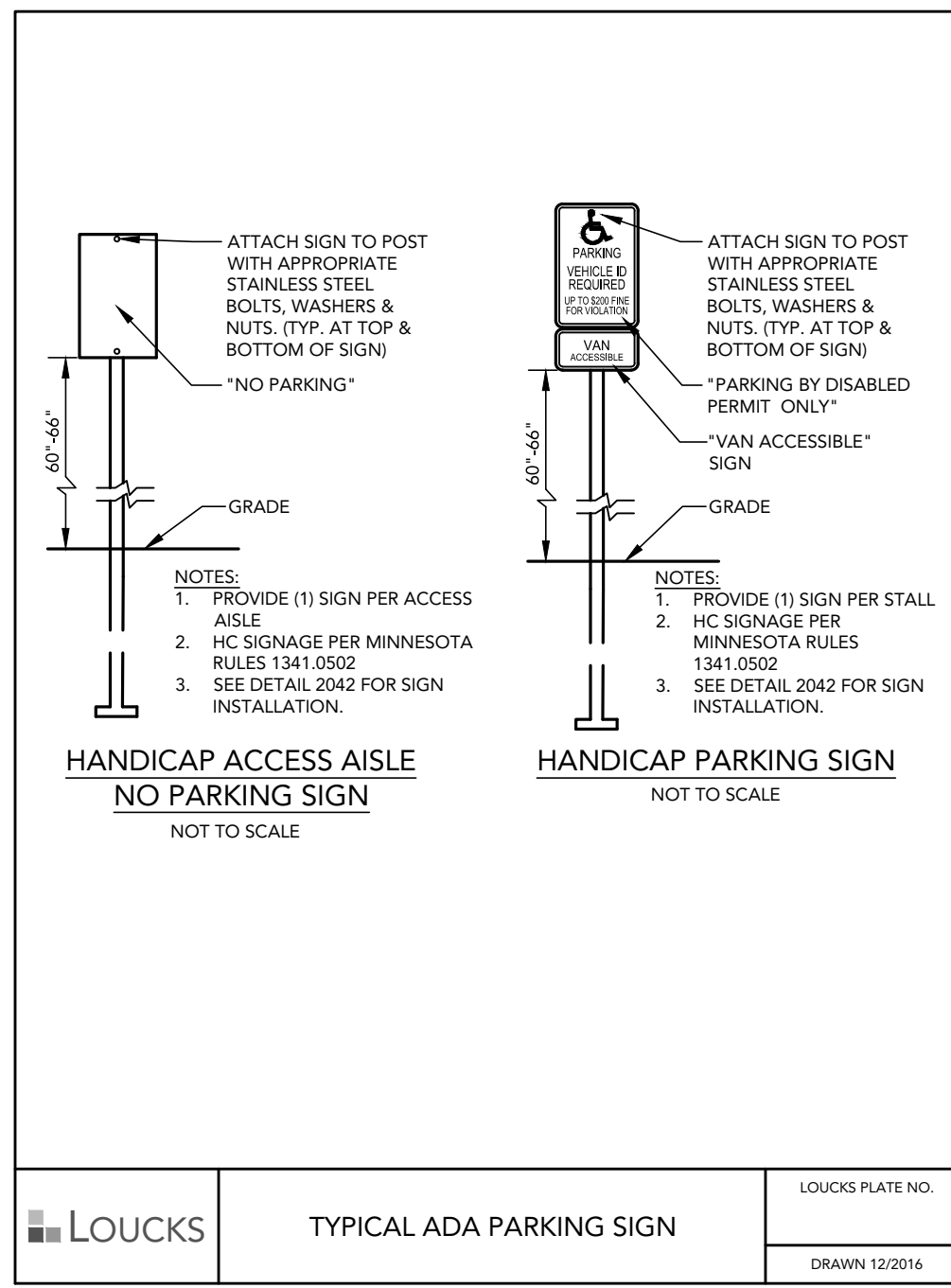
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DRAWN BY SEC MATERIAL DATE 1-20-16  
REVIEWED BY MHP PROJECT NUMBER DATE 03-11-16  
TITLE DRAWN BY/REVIEWED BY DATE 03-11-16  
SHEET NO. 144 SHEET 1 OF 1 DWG NO. 789-104-040 REV. II



**CONCRETE SIDEWALK JOINT PATTERN**  
ROSEVILLE ENGINEERING DEPARTMENT  
DESIGN: DATE 3-08-07  
DRAWN: CONCRETE SIDEWALK  
REVISIONS: PLATE NUMBER P-3



**TYPICAL ADA PARKING STALL STRIPING**  
LOUCKS PLATE NO. 2037  
DRAWN 03/2017



**TYPICAL ADA PARKING SIGN**  
LOUCKS PLATE NO. 2037  
DRAWN 12/2016

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Trevor D. Gruys, PE

License No. 53706  
Date 04/18/18

**QUALITY CONTROL**  
Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
Checked By TDG  
Review Date 04/18/18

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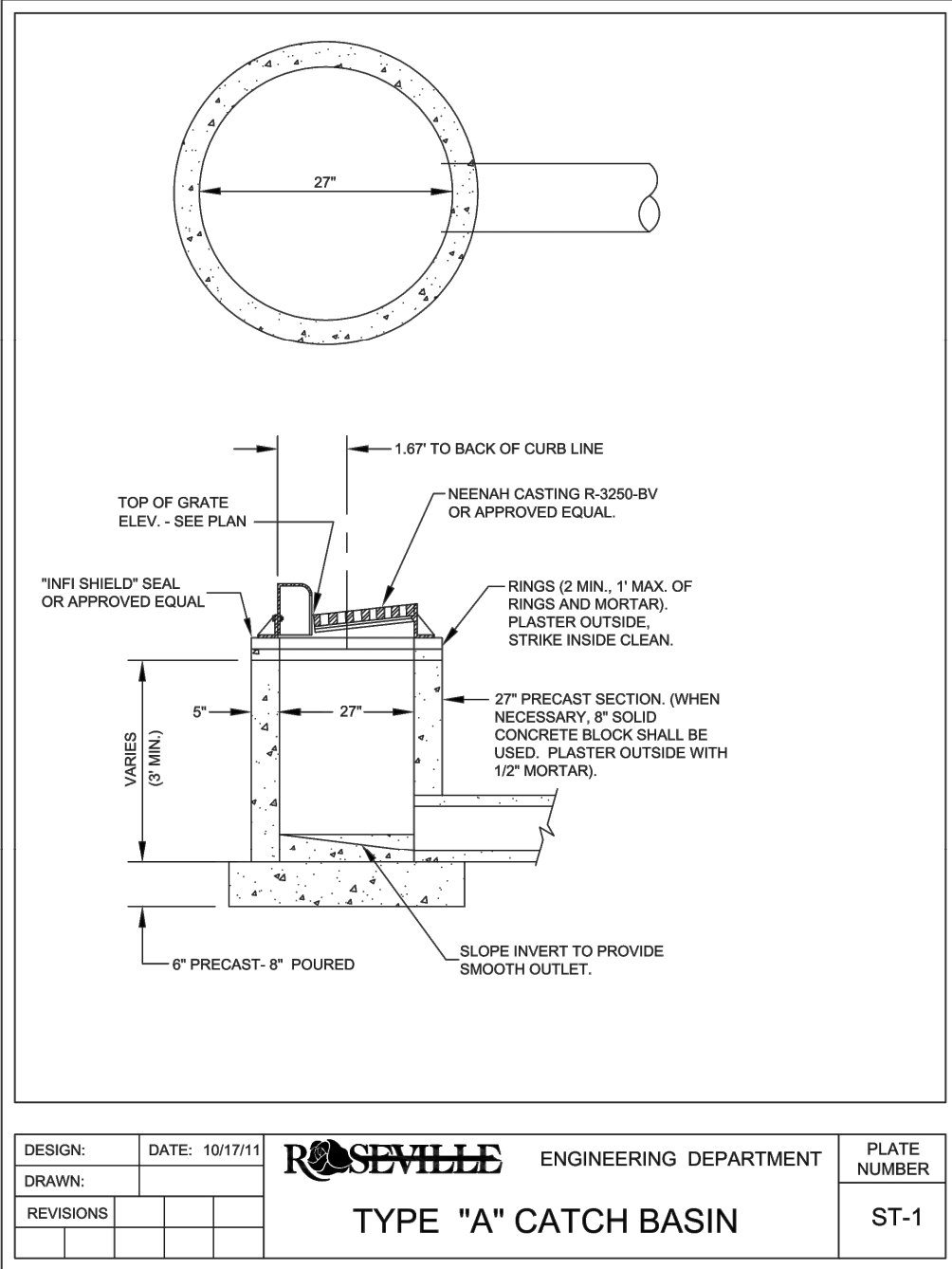
*Trevor D. Grays*  
Trevor D. Grays PE  
License No. 53706  
Date 04/18/18

**QUALITY CONTROL**

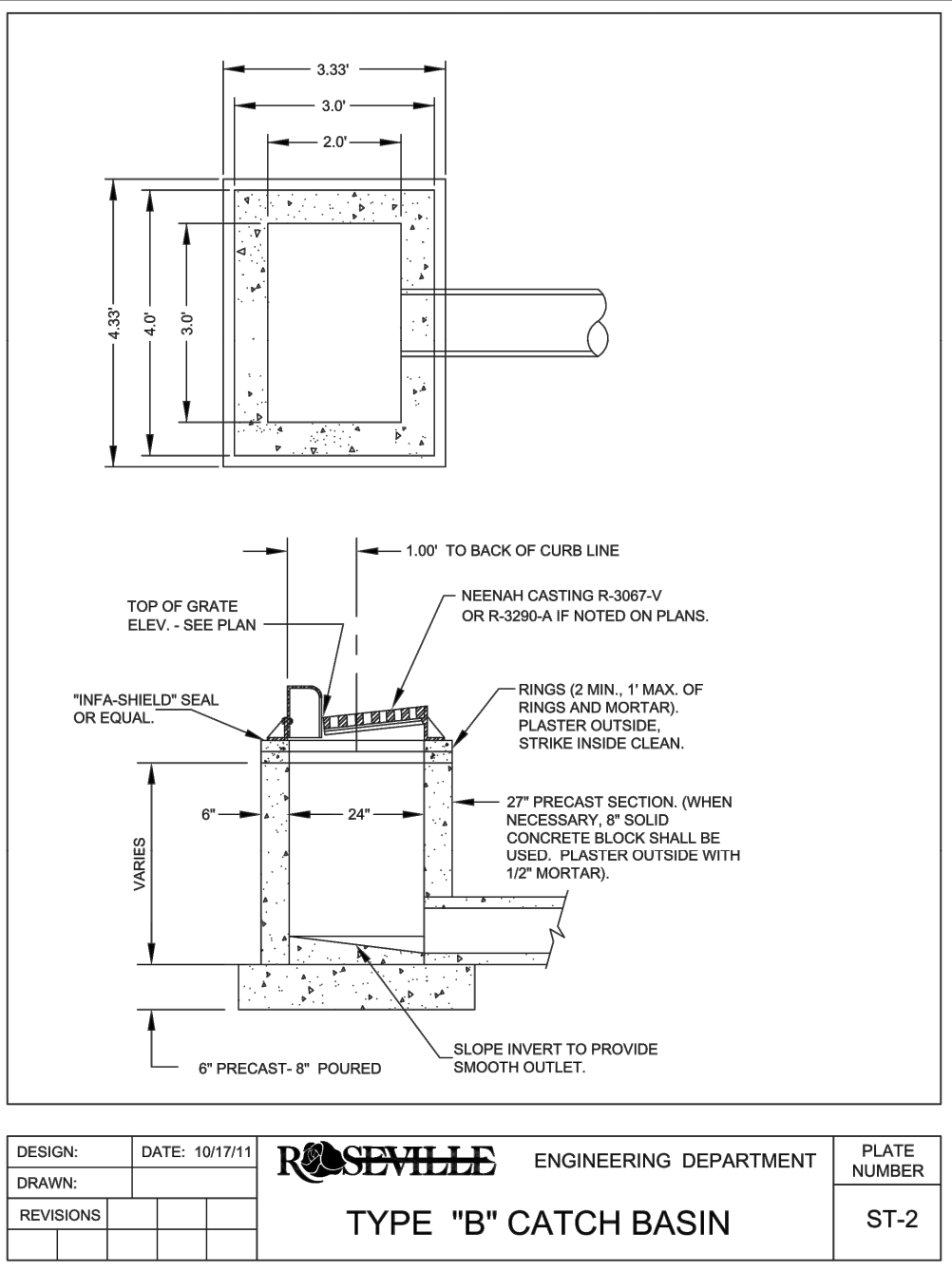
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| Loecks Project No. | 17106    |
| Project Lead       | TDG      |
| Drawn By           | ZBM      |
| Checked By         | TDG      |
| Review Date        | 04/18/18 |

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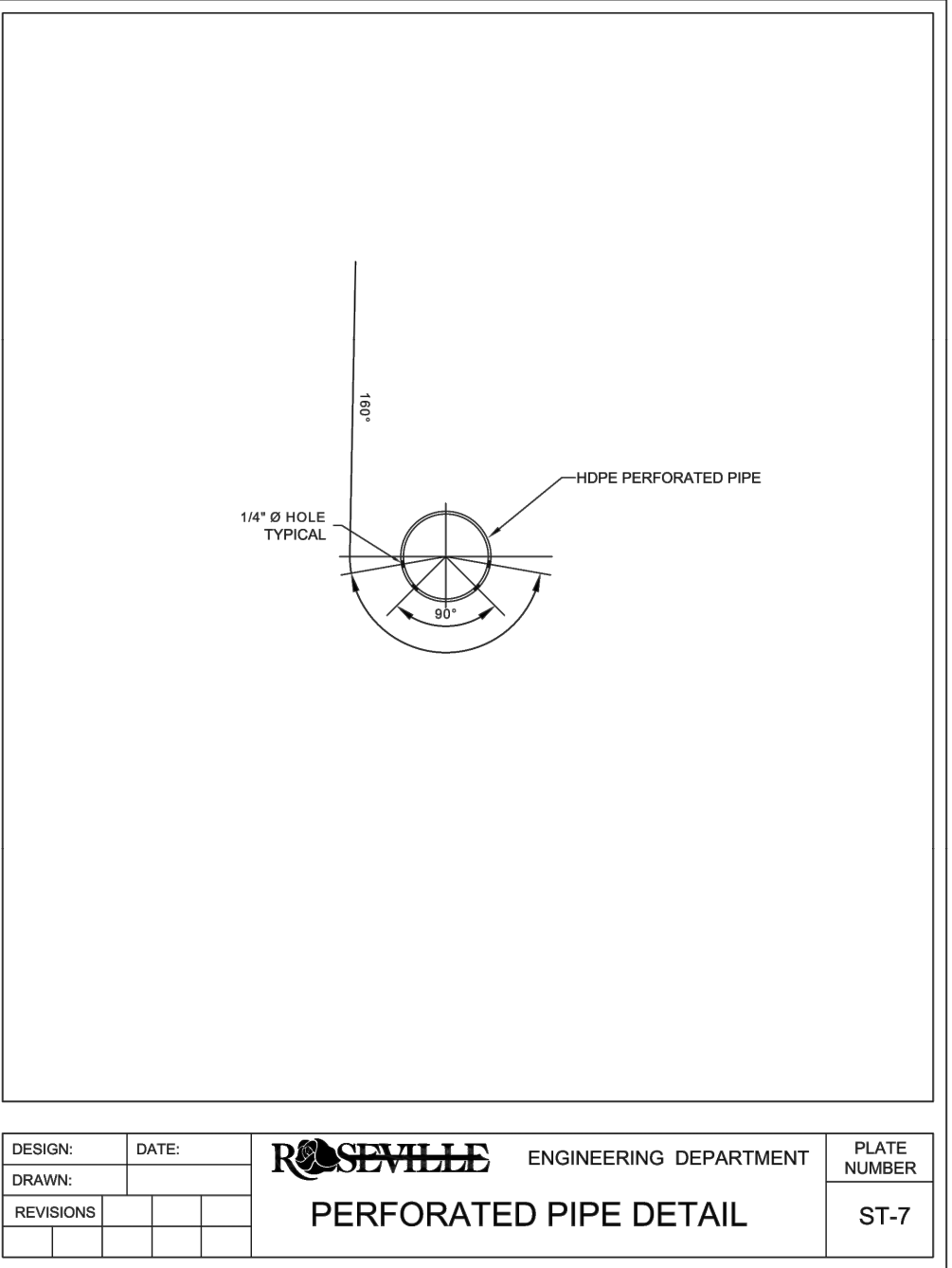
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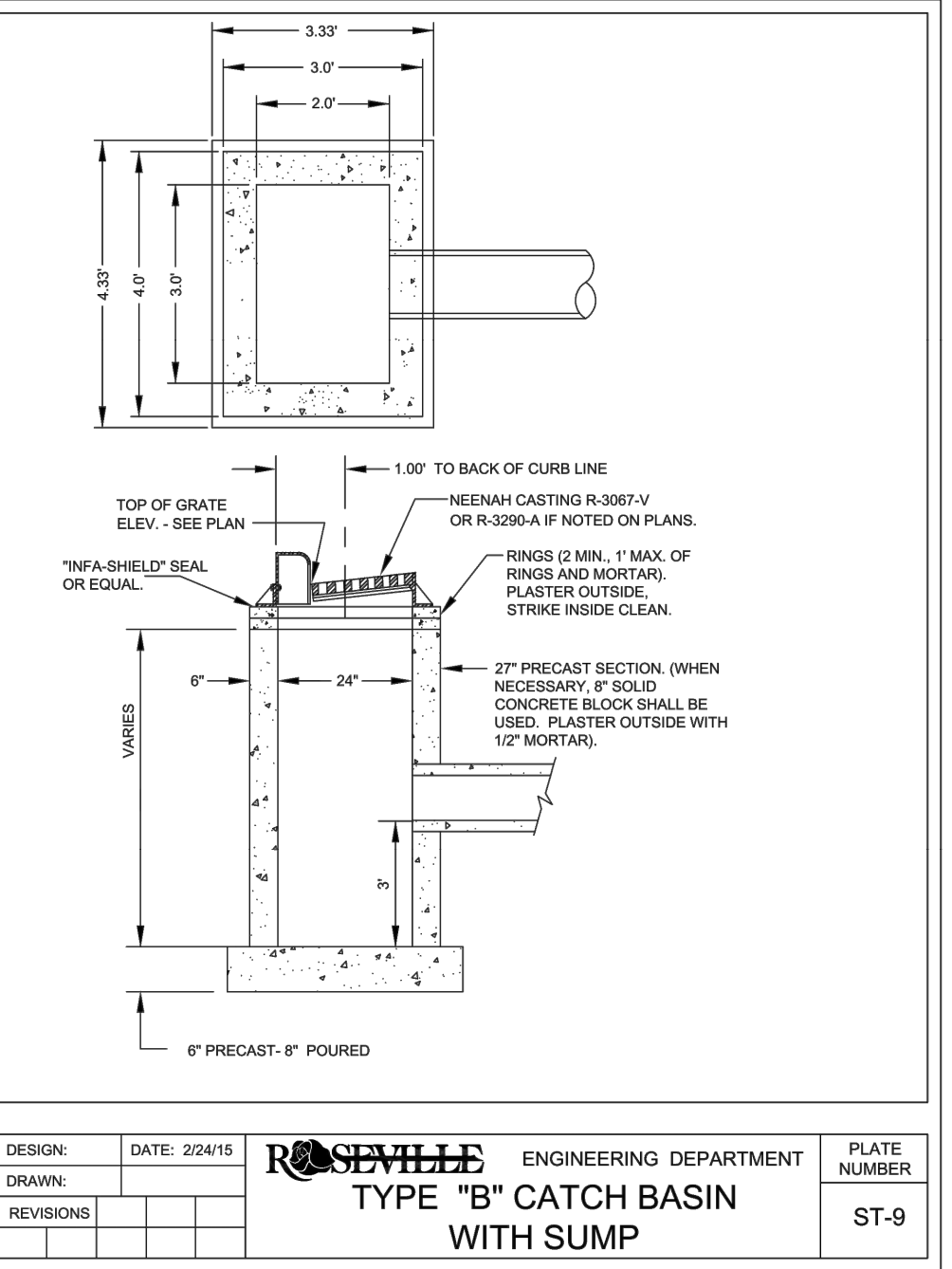
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| REVISIONS:           |                |                                  |              |
| TYPE "A" CATCH BASIN |                |                                  | ST-1         |



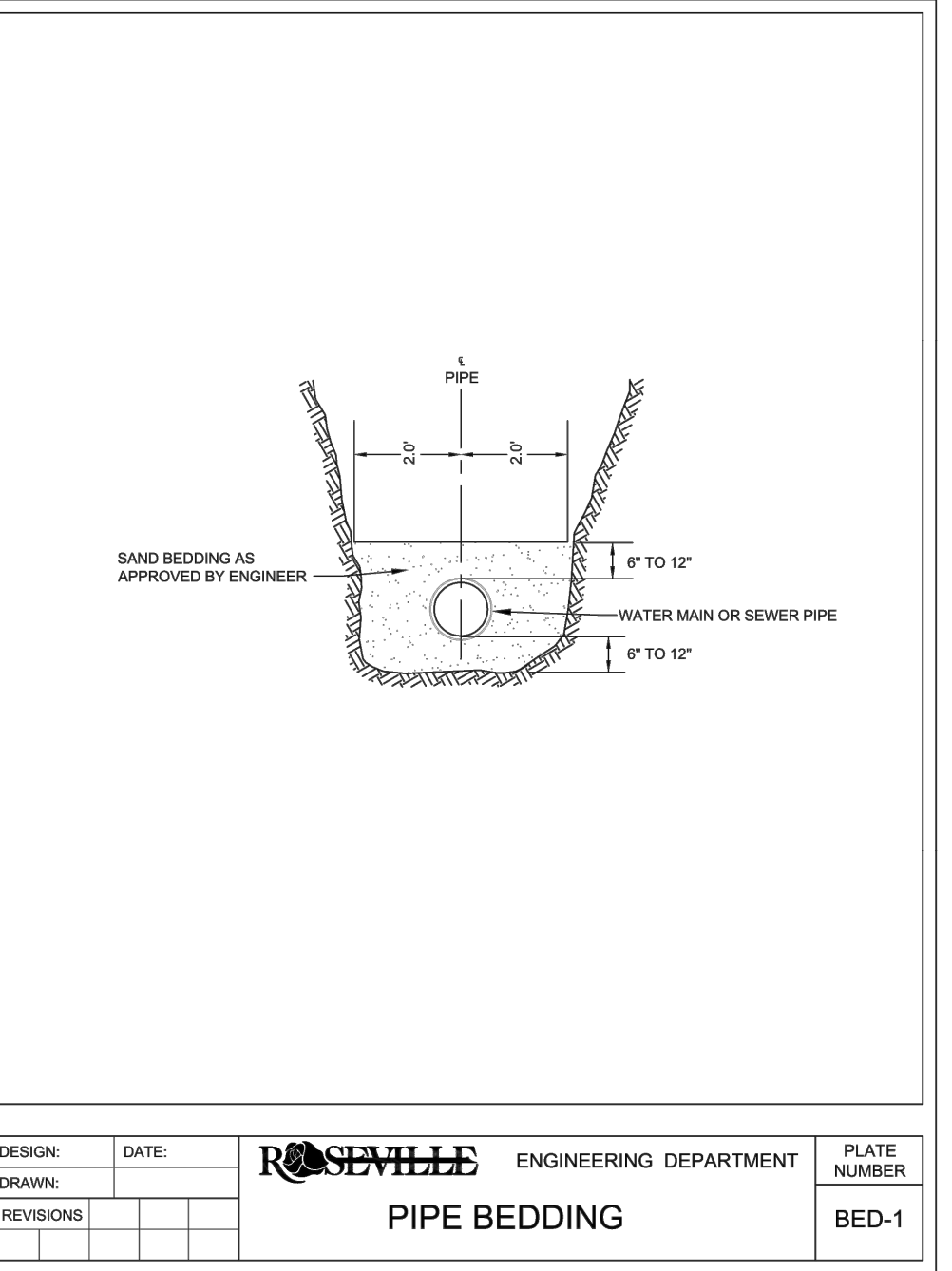
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| TYPE "B" CATCH BASIN |                |                                  | ST-2         |



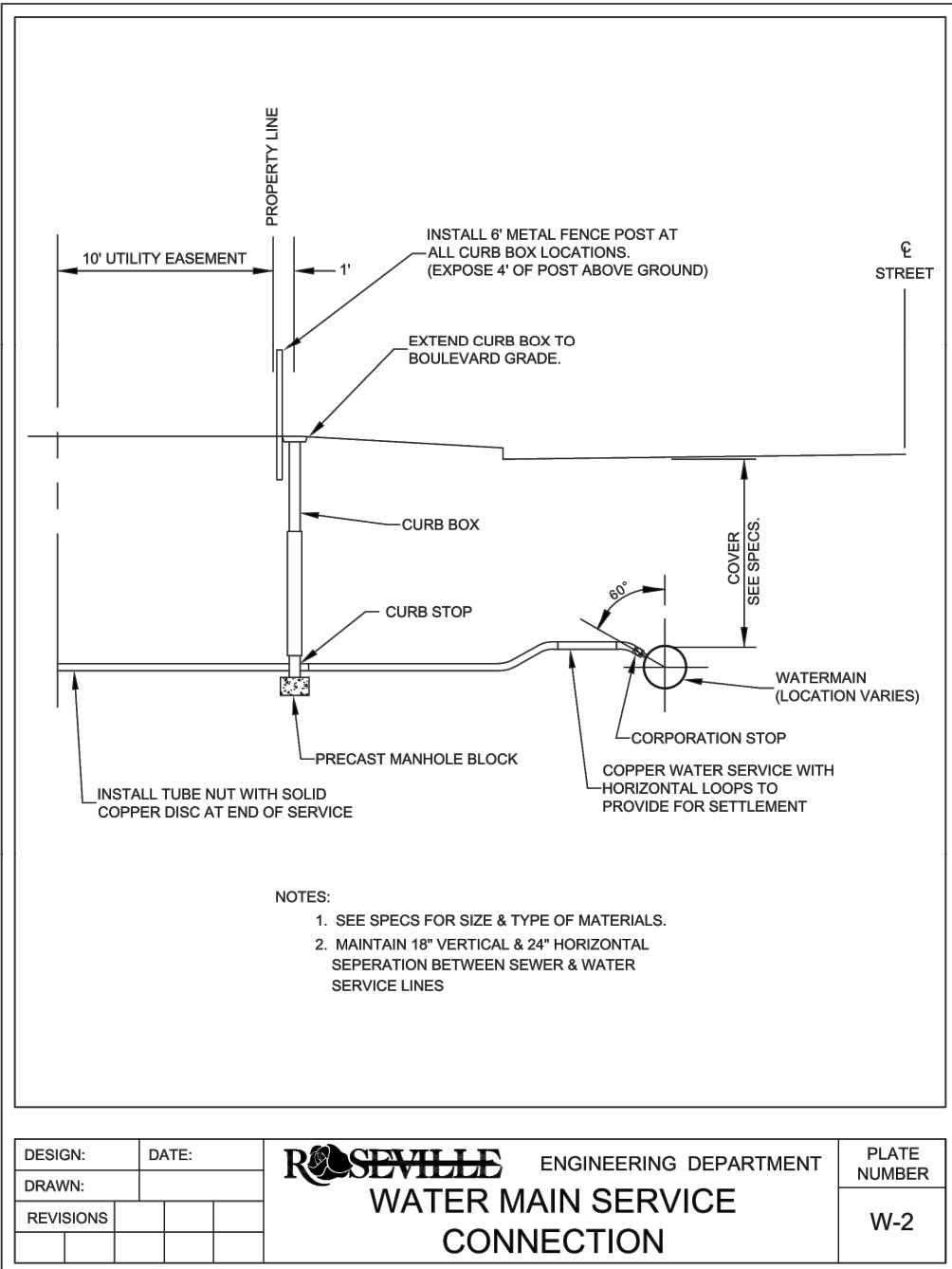
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| PERFORATED PIPE DETAIL |       |                                  | ST-7         |



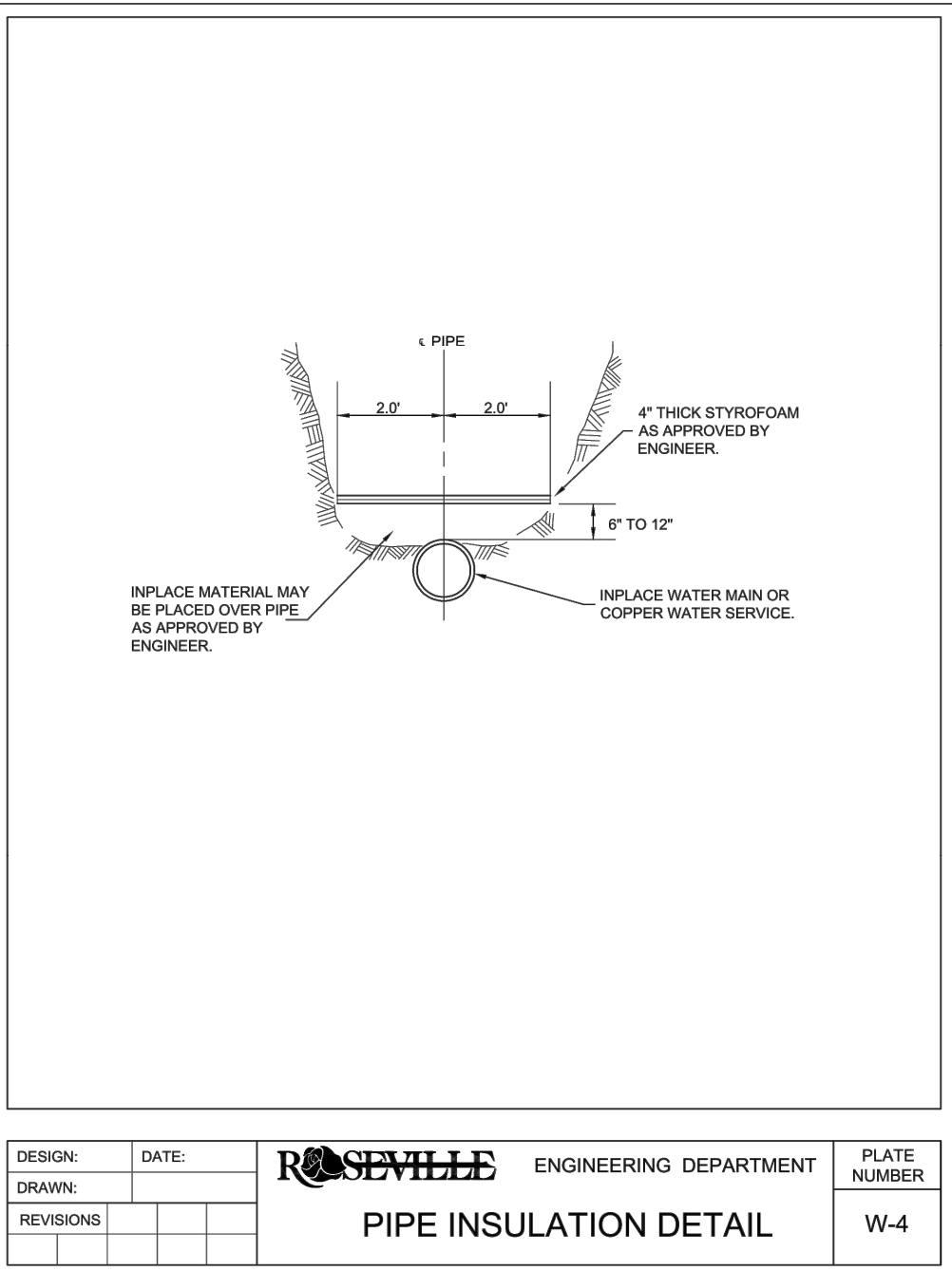
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| TYPE "B" CATCH BASIN WITH SUMP |               |                                  | ST-9         |



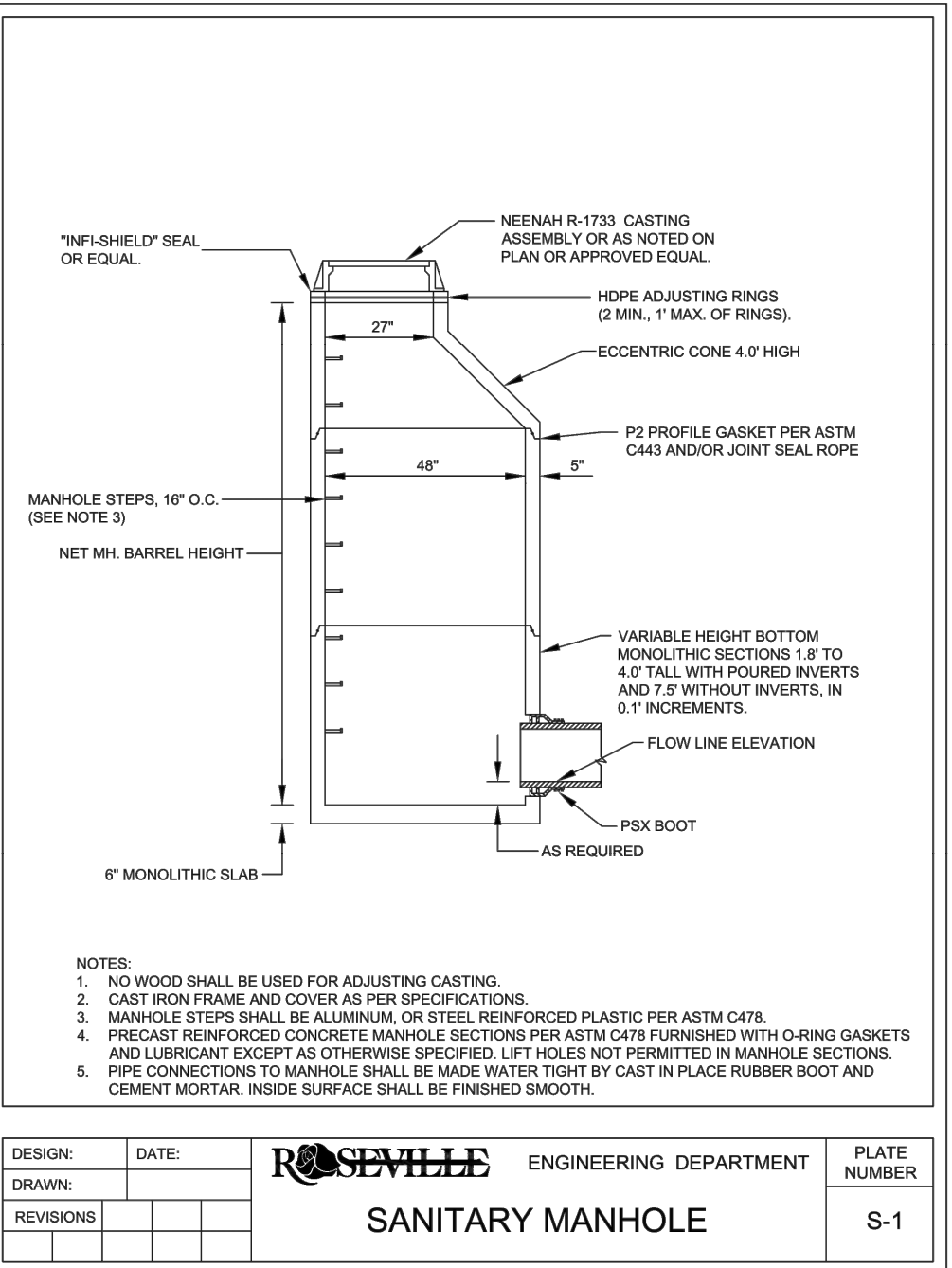
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| REVISIONS:   |       |                                  |              |
| PIPE BEDDING |       |                                  | BED-1        |



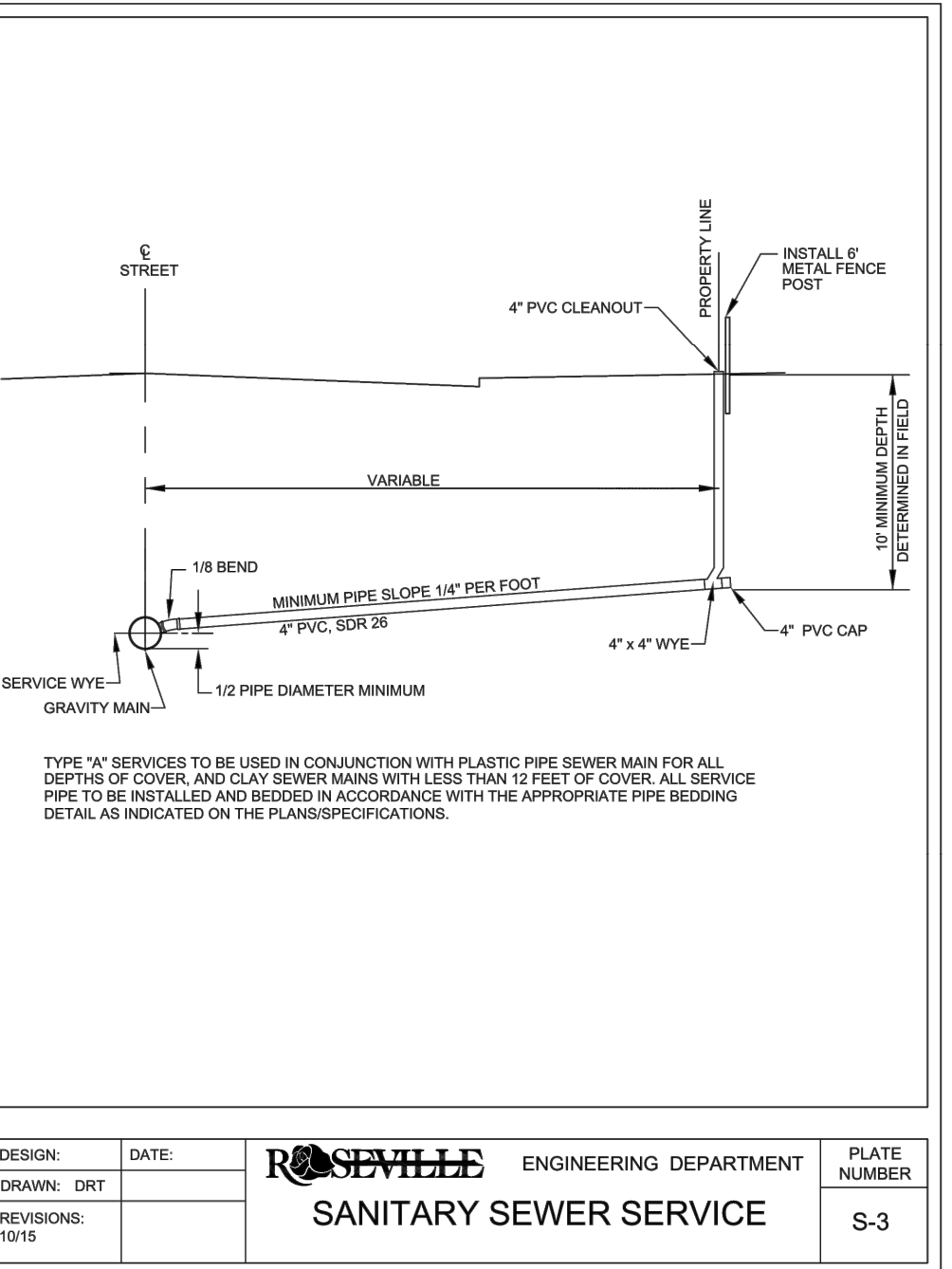
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| REVISIONS:                    |       |                                  |              |
| WATER MAIN SERVICE CONNECTION |       |                                  | W-2          |



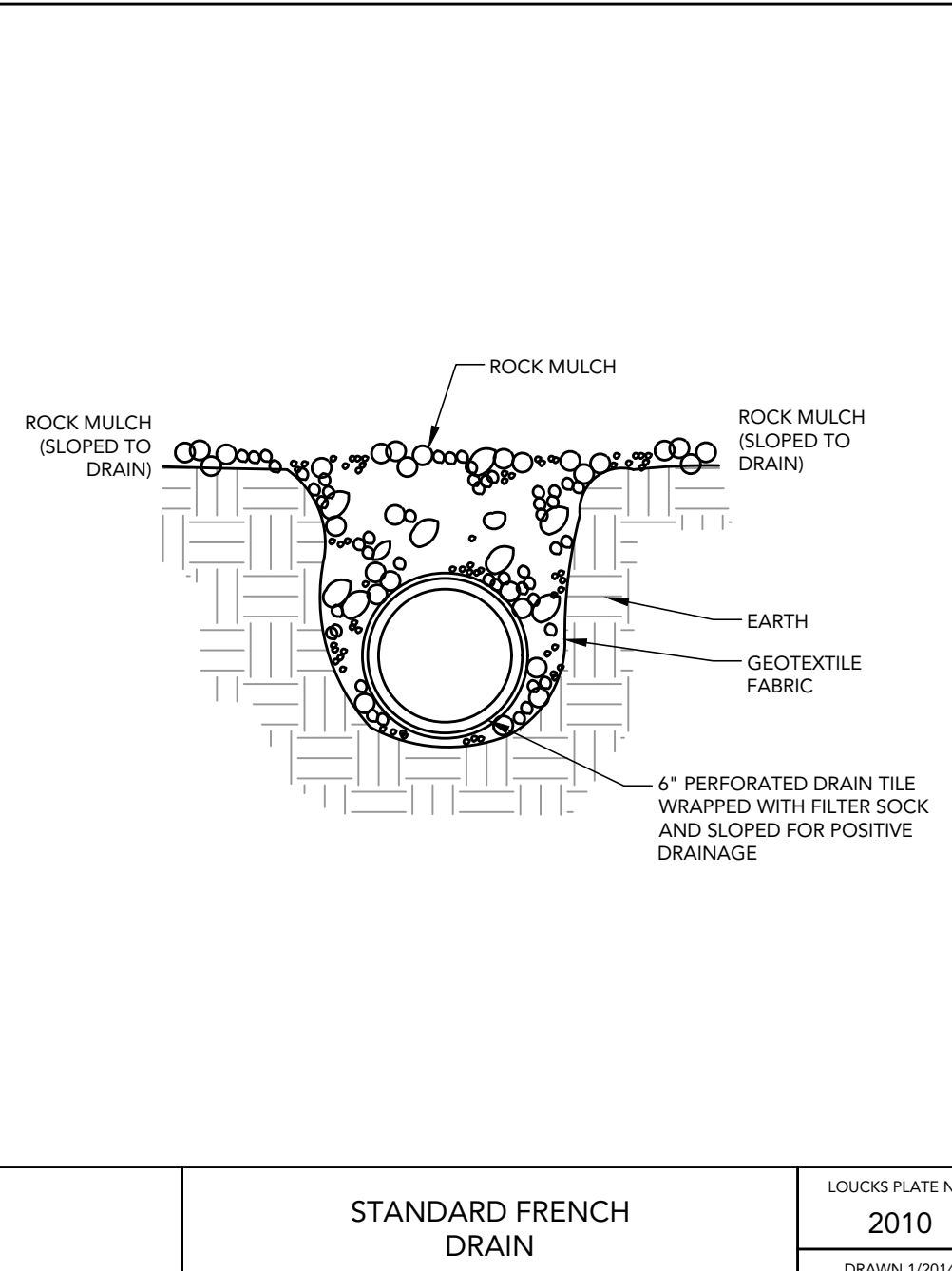
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| REVISIONS:             |       |                                  |              |
| PIPE INSULATION DETAIL |       |                                  | W-4          |



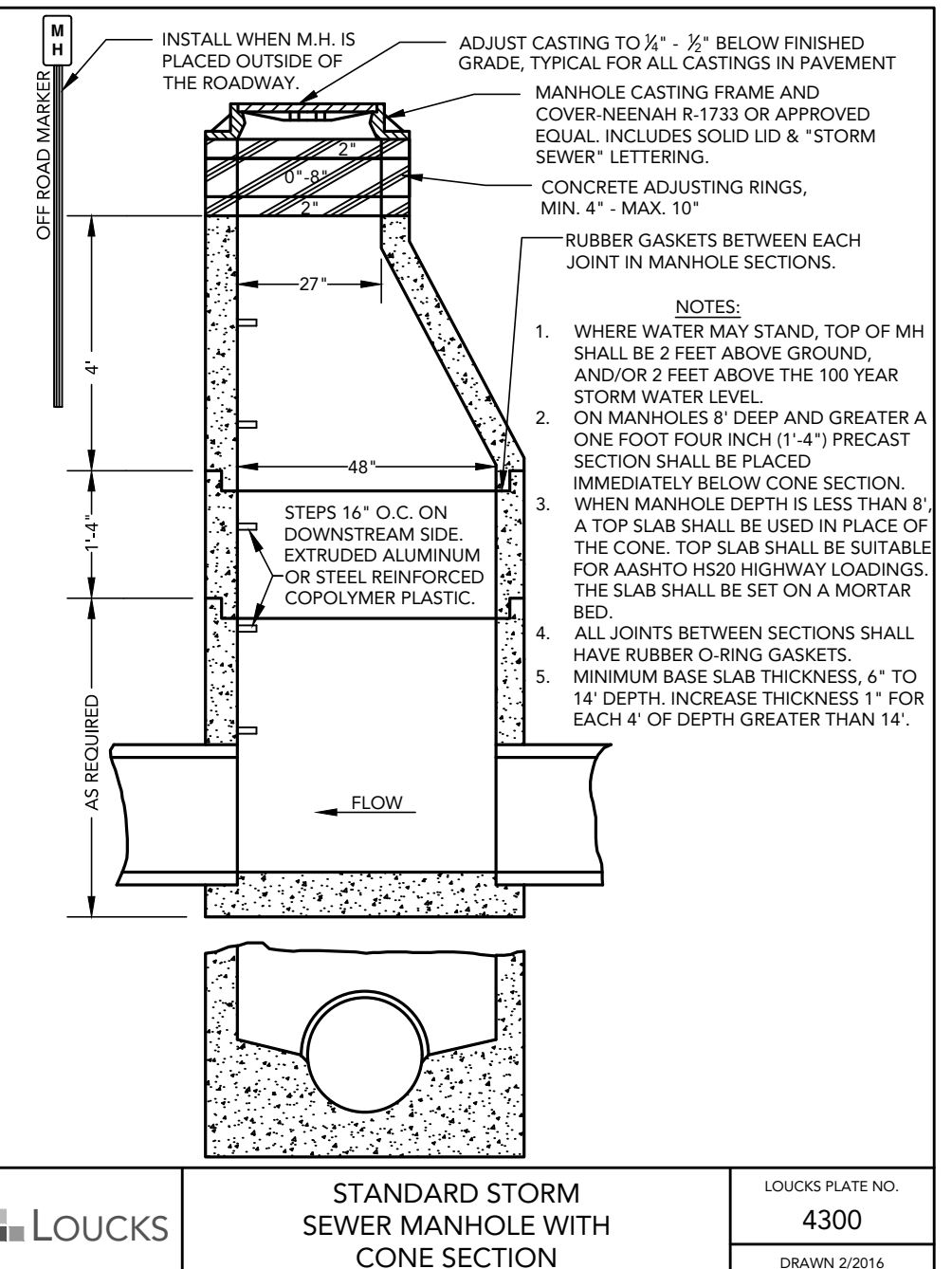
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| REVISIONS:       |       |                                  |              |
| SANITARY MANHOLE |       |                                  | S-1          |



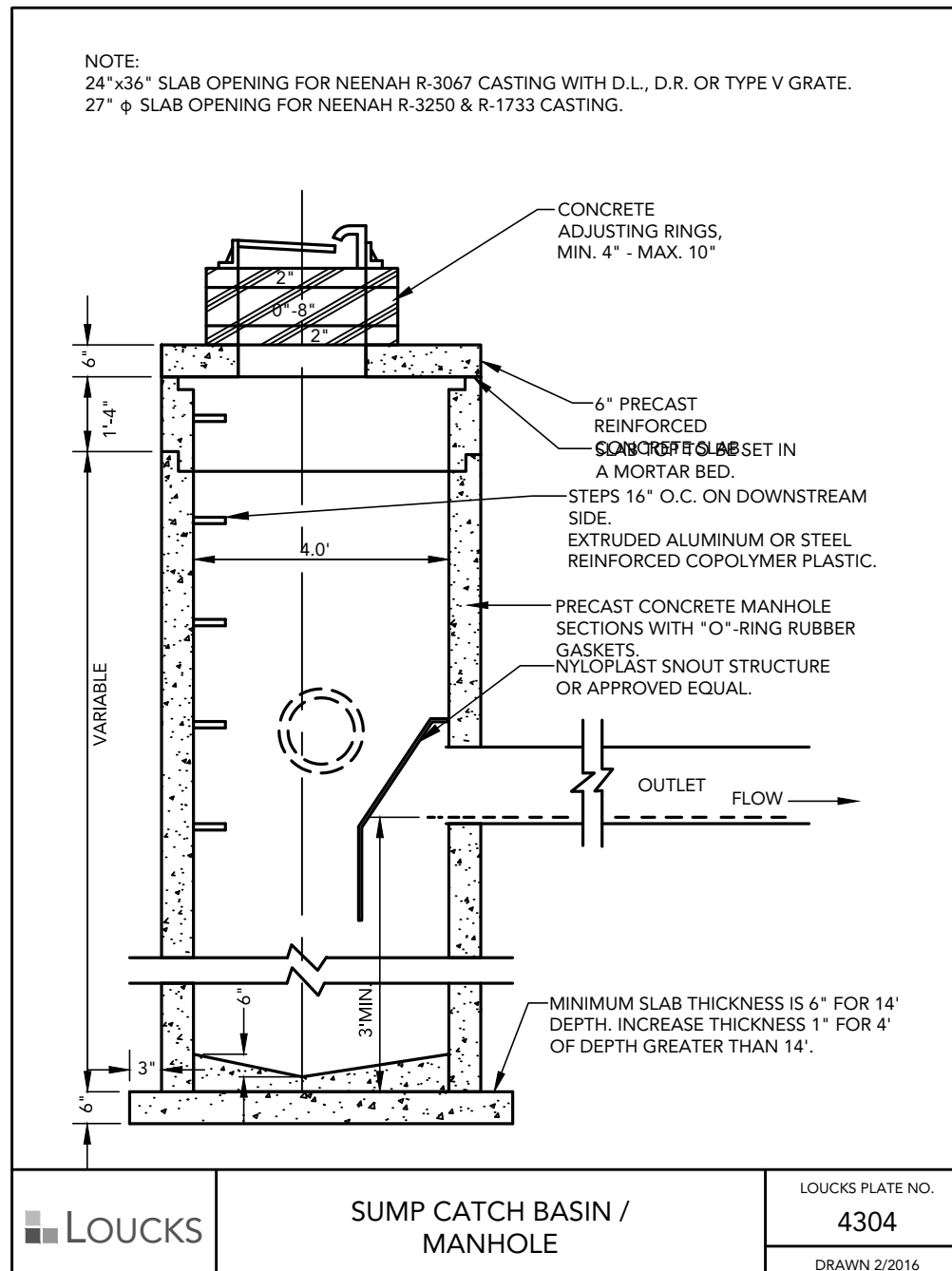
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| REVISIONS:             |       |                                  |              |
| SANITARY SEWER SERVICE |       |                                  | S-3          |



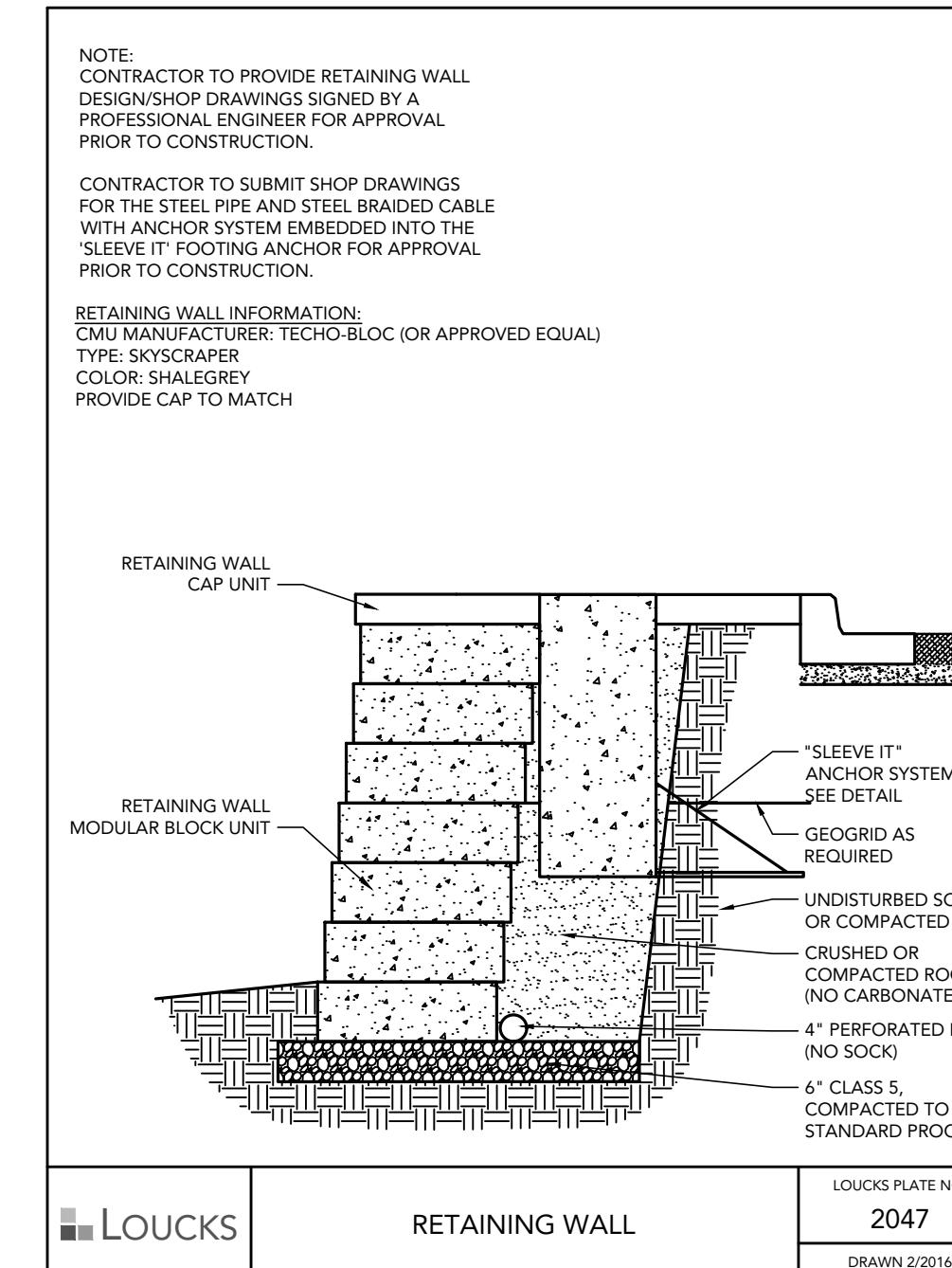
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| REVISIONS:            |       |                                  |              |
| STANDARD FRENCH DRAIN |       |                                  | 2010         |



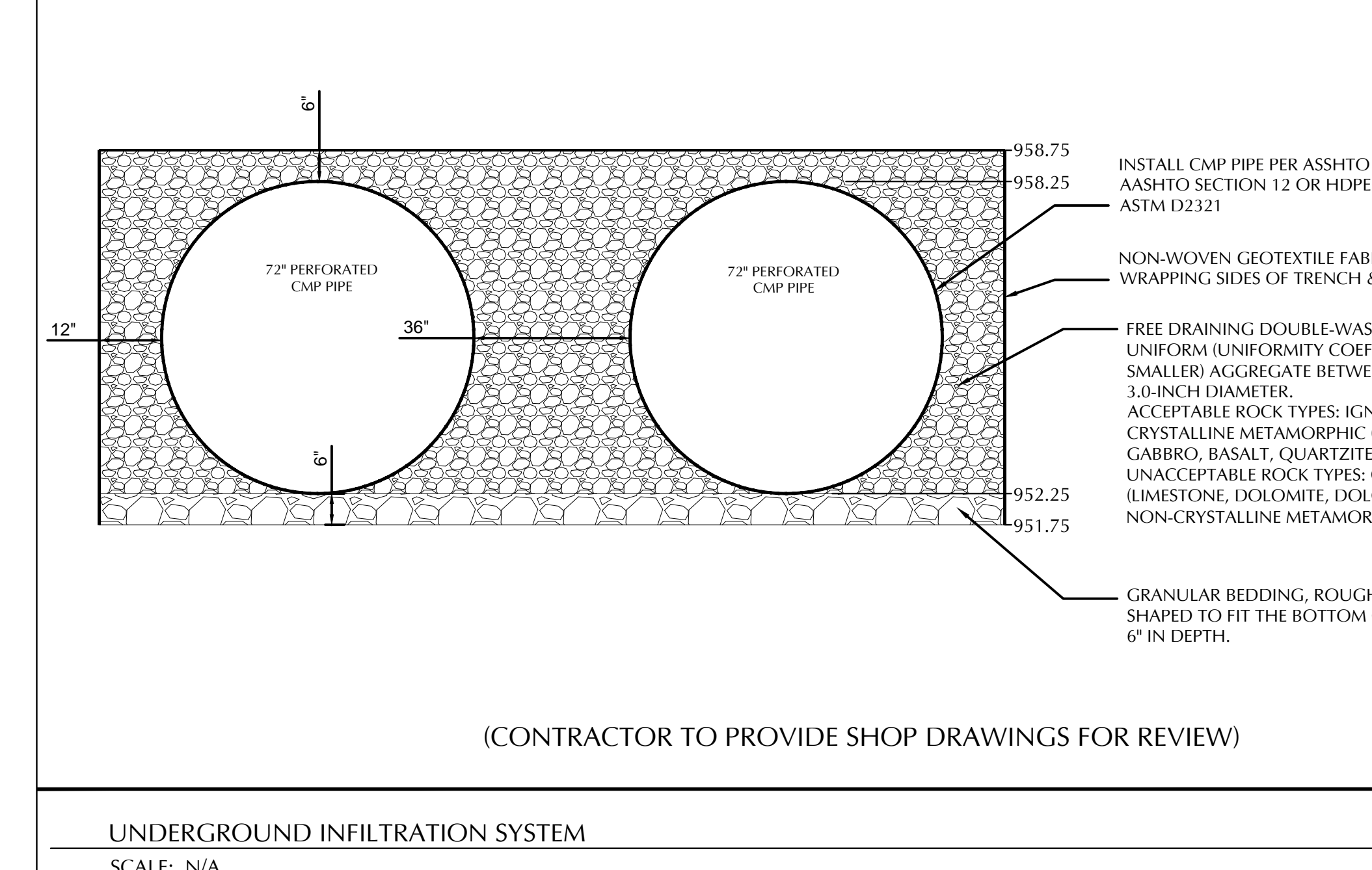
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| REVISIONS:                                     |       |                                  |              |
| STANDARD STORM SEWER MANHOLE WITH CONE SECTION |       |                                  | 4300         |



|                            |       |                                  |              |
|----------------------------|-------|----------------------------------|--------------|
| DESIGN:                    | DATE: | ROSEVILLE ENGINEERING DEPARTMENT | PLATE NUMBER |
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| SUMP CATCH BASIN / MANHOLE |       |                                  | 4304         |

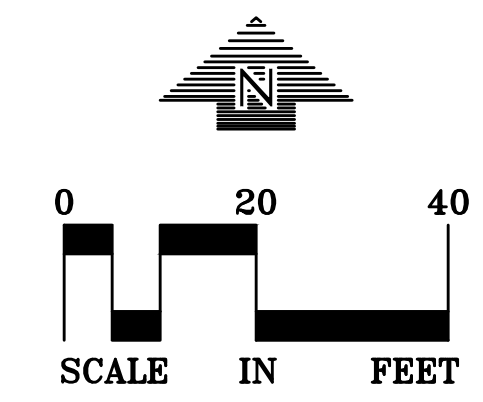


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| DRAWN:         |       |                                  |              |
| REVISIONS:     |       |                                  |              |
| RETAINING WALL |       |                                  | 2047         |



|                                 |       |                                  |              |
|---------------------------------|-------|----------------------------------|--------------|
| DESIGN:                         | DATE: | ROSEVILLE ENGINEERING DEPARTMENT | PLATE NUMBER |
| DRAWN:                          |       |                                  |              |
| REVISIONS:                      |       |                                  |              |
| UNDERGROUND INFILTRATION SYSTEM |       |                                  | SCALE: N/A   |

| PLANT SCHEDULE           |     |   |   |       |          |        |
|--------------------------|-----|---|---|-------|----------|--------|
| <b>DECIDUOUS TREES</b>   |     |   |   |       |          |        |
| RB                       | 5   | RIVER BIRCH CLUMP   | Betula nigra                                  | B & B |          | 8' HGT |
| SKH                      | 2   | SKYLINE HONEYLOCUST   | Gleditsia triacanthos 'Skycole'               | B & B | 2.5" Cal |        |
| <b>ORNAMENTAL TREES</b>  |     |   |   |       |          |        |
| ABS                      | 8   | AUTUMN BRILLIANCE SERVICEBERRY                                    | Amelanchier x grandiflora 'Autumn Brilliance' | B & B | 1.5" Cal |        |
| JT                       | 3   | JAPANESE TREE LILAC   | Syringa reticulata                            | B & B | 1.5" Cal |        |
| <b>SHRUBS</b>            |     |   |   |       |          |        |
| ALC                      | 62  | ALPINE CURRANT  | Ribes alpinum                                 | 5 gal | 24" HGT  | 48" c  |
| GC                       | 16  | GLOSSY BLACK CHOKEBERRY   | Aronia melanocarpa elata                      | 5 gal | 24" HGT  | 48" c  |
| GF                       | 42  | GRO-LOW FRAGRANT SUMAC  | Rhus aromatica 'Gro-Low'                      | 5 gal | 24" SPRD | 48" c  |
| <b>CONIFEROUS SHRUBS</b> |     |   |   |       |          |        |
| SG                       | 42  | SEA GREEN JUNIPER   | Juniperus chinensis 'Sea Green'               | 5 gal | 18" SPRD | 60" c  |
| TY                       | 65  | TAUNTON YEW   | Taxus x media 'Taunton'                       | 5 gal | 18" SPRD | 48" c  |
| <b>GRASSES</b>           |     |   |   |       |          |        |
| FG                       | 136 | FEATHER REED GRASS  | Calamagrostis x acutiflora 'Karl Foerster'    | 1 gal |          | 24" c  |
| SH                       | 9   | PRAIRIE DROPSEED  | Sporobolus heterolepis                        | 1 gal |          | 24" c  |
| <b>PERENNIALS</b>        |     |   |   |       |          |        |
| BE                       | 99  | BLACK EYED SUSAN  | Rudbeckia fulgida 'Goldstrum'                 | 1 gal |          | 24" c  |
| <b>GROUND COVERS</b>     |     |   |   |       |          |        |
| SM 1                     |     | STONE MULCH<br>GRAY TRAP ROCK 1 1/2" 3" DEPTH OVER FABRIC         |   |       |          |        |
| SM 2                     |     | STONE RIP RAP<br>GREY TRAP ROCK RIP RAP SIZE - 5"-12" OVER FABRIC |   |       |          |        |
| SEED                     |     | TURF SEED   |   |       |          |        |
| SOD                      |     | TURF SOD  |   |       |          |        |



**THE HENDRICKSON**  
1750 LARPEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

1750 LARPEUR, LLC  
55 EAST 5TH STREET, SUITE 200  
ST. PAUL, MN 55101

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.louckscinc.com

**GENERAL NOTES**

- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/CUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).
- ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

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| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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 under the laws of the State of Minnesota.  
Nathan W. Elshoff - LA

License No. 52050  
Date 04/18/18

**QUALITY CONTROL**

Loucks Project No. 17106  
Project Lead TDG  
Drawn By NWE  
Checked By NWE  
Review Date 04/18/18

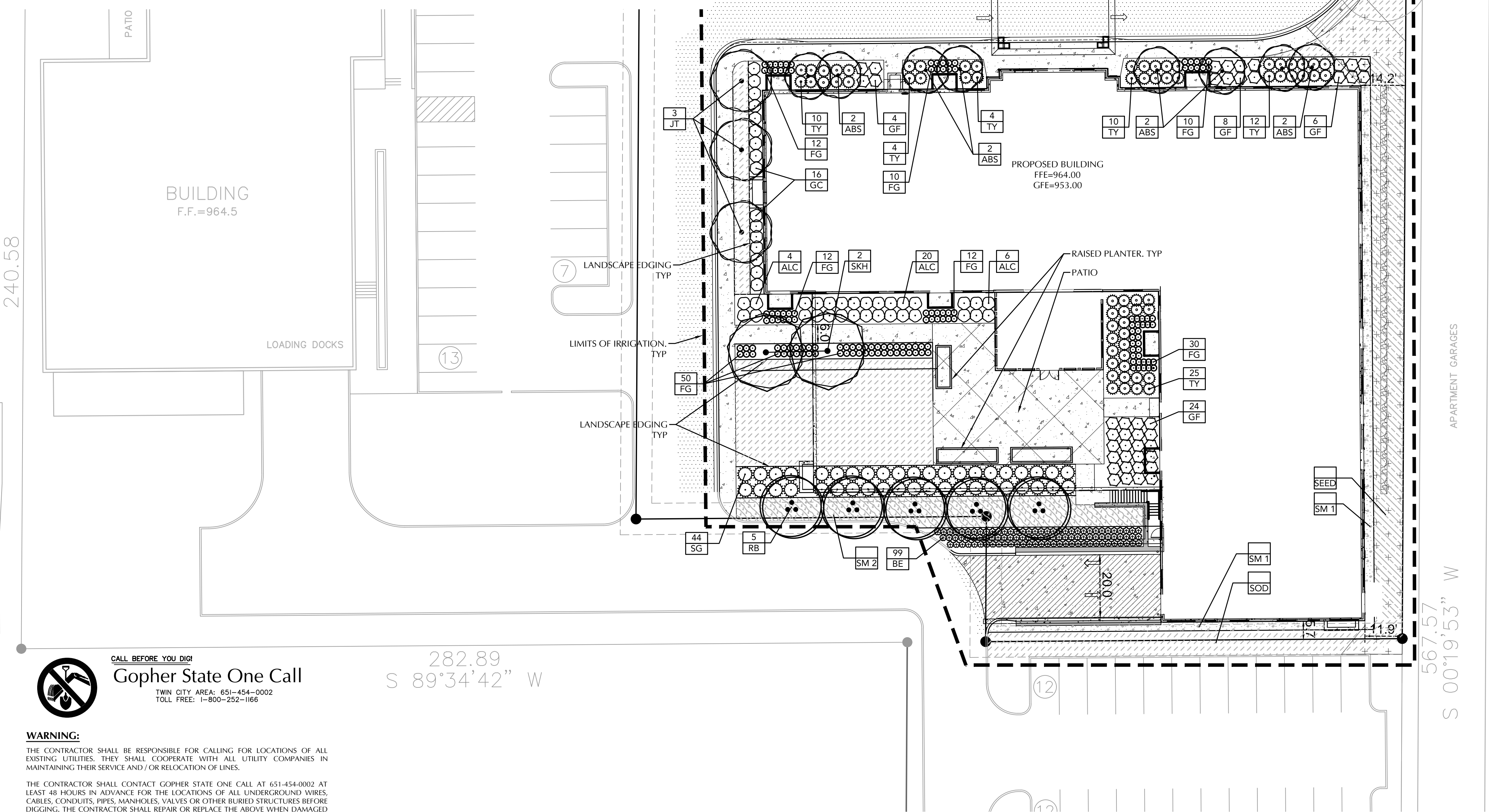
**SHEET INDEX**

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| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
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**LANDSCAPE PLAN**  
**L1-1**  
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C. S. A. H. NO. 30

AVENUE WEST



**CALL BEFORE YOU DIG!**  
Gopher State One Call  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166



**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Plotted: 10/20/18 4:45 PM W:\2017\17106\CADD\DATA\LANDSCAPE.dwg Sheet File:L1-1 LANDSCAPE PLAN

**LANDSCAPE INSTALLATION:**

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MINDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V. CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL AREAS RECEIVING SEED OR SOD MUST RECEIVE A MINIMUM OF 12" DEPTH OF TOPSOIL. TOPSOIL TO BE INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE GRADING.

SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED THROUGH SOIL AMENDMENT AND/OR RIPPING TO A DEPTH OF 18". AVOID DISTURBING UTILITIES, TREE ROOTS AND OTHER EXISTING VEGETATION.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE A 4" DIA. TREE RING WITH 4" DEEP SHREDDED HARDWOOD MULCH. NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

WOOD MULCH TO BE SYLVA ACORN COLORED DOUBLE SHREDDED HARDWOOD MULCH.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

**IRRIGATION NOTES:**

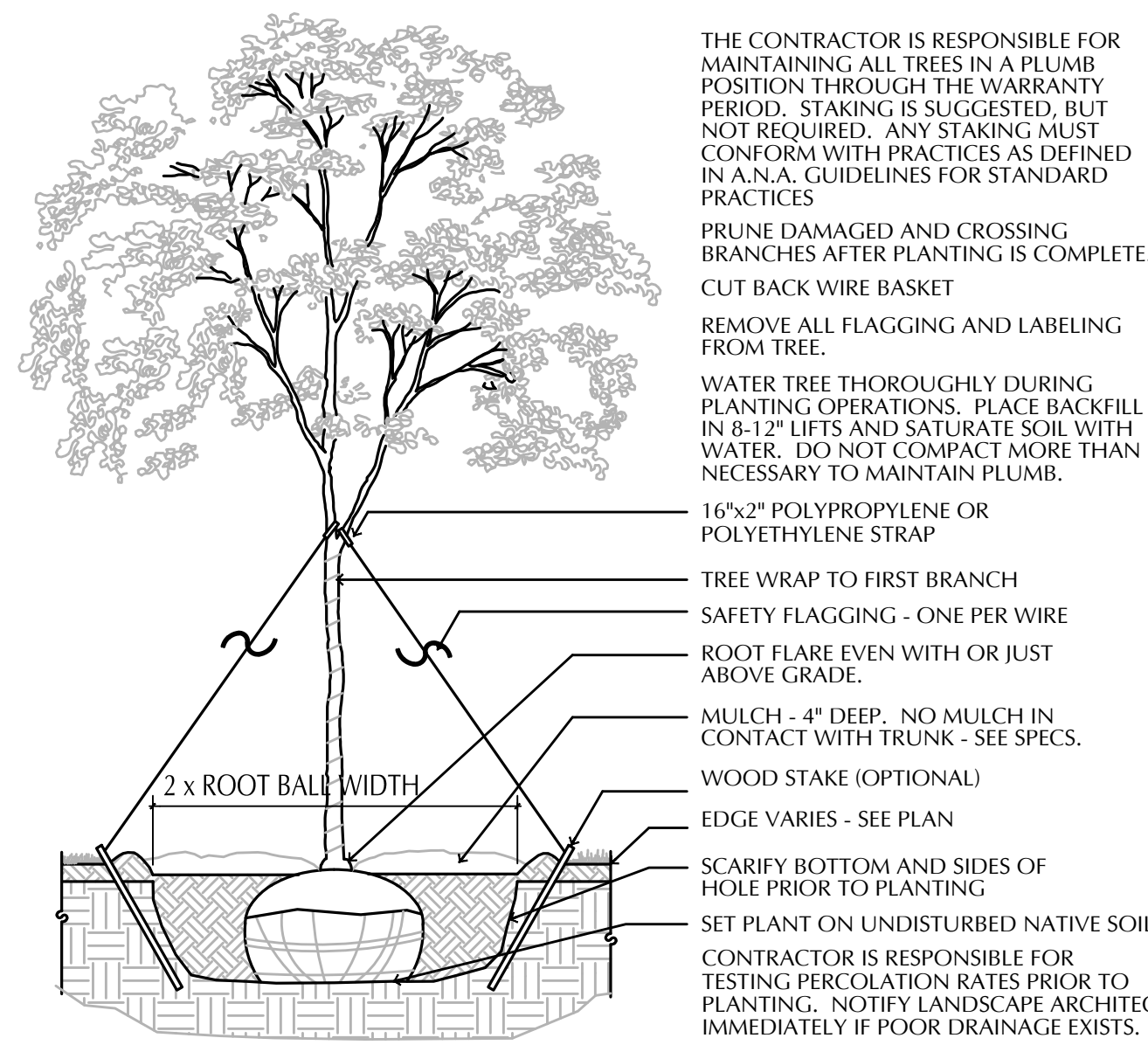
VERIFY PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

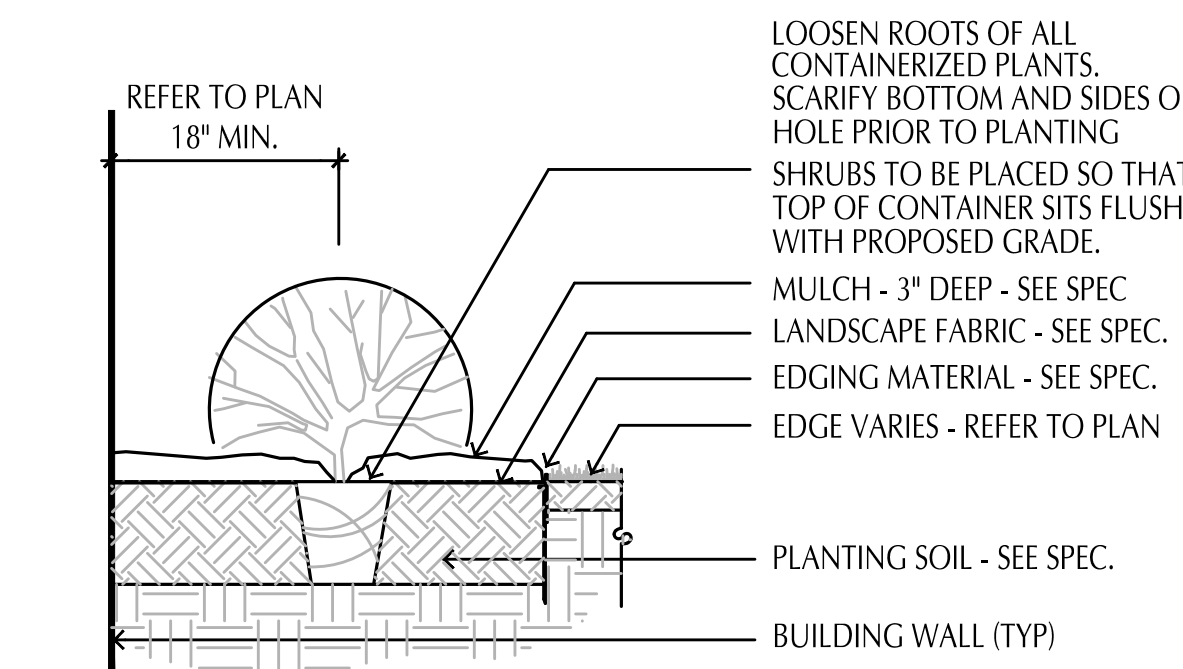
CONTRACTOR IS NOT TO SPRINKLE ACROSS PAVEMENT. CONTRACTOR TO INCORPORATE RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



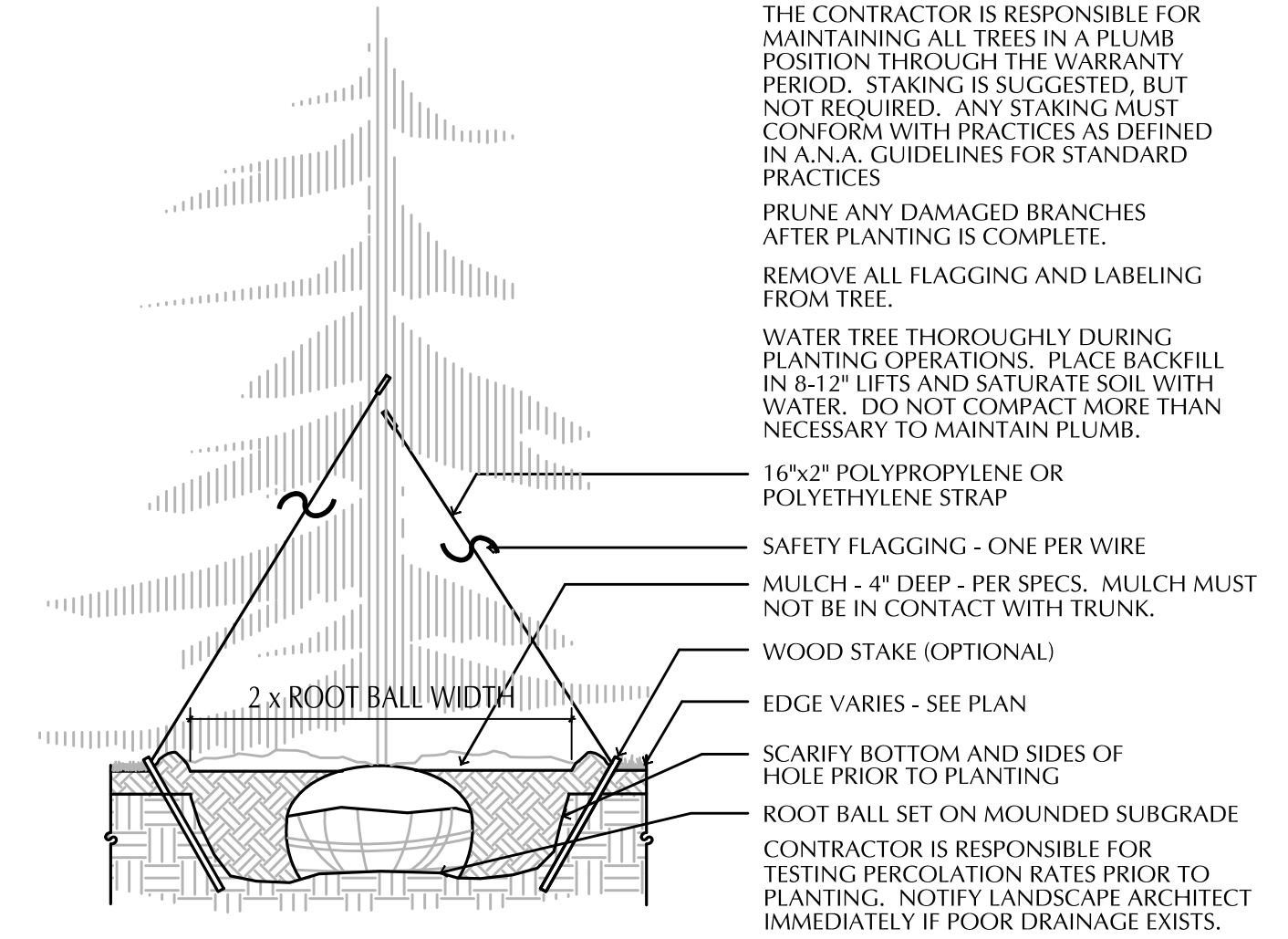
**1** DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0" Deciduous Tree.DWG



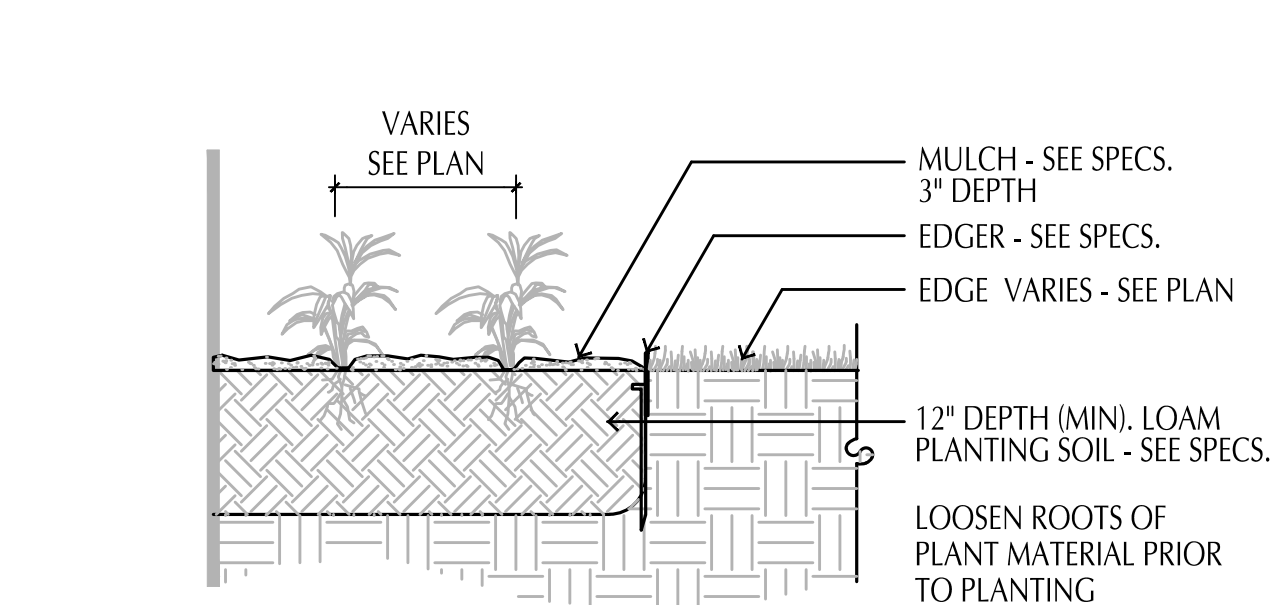
**3** SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



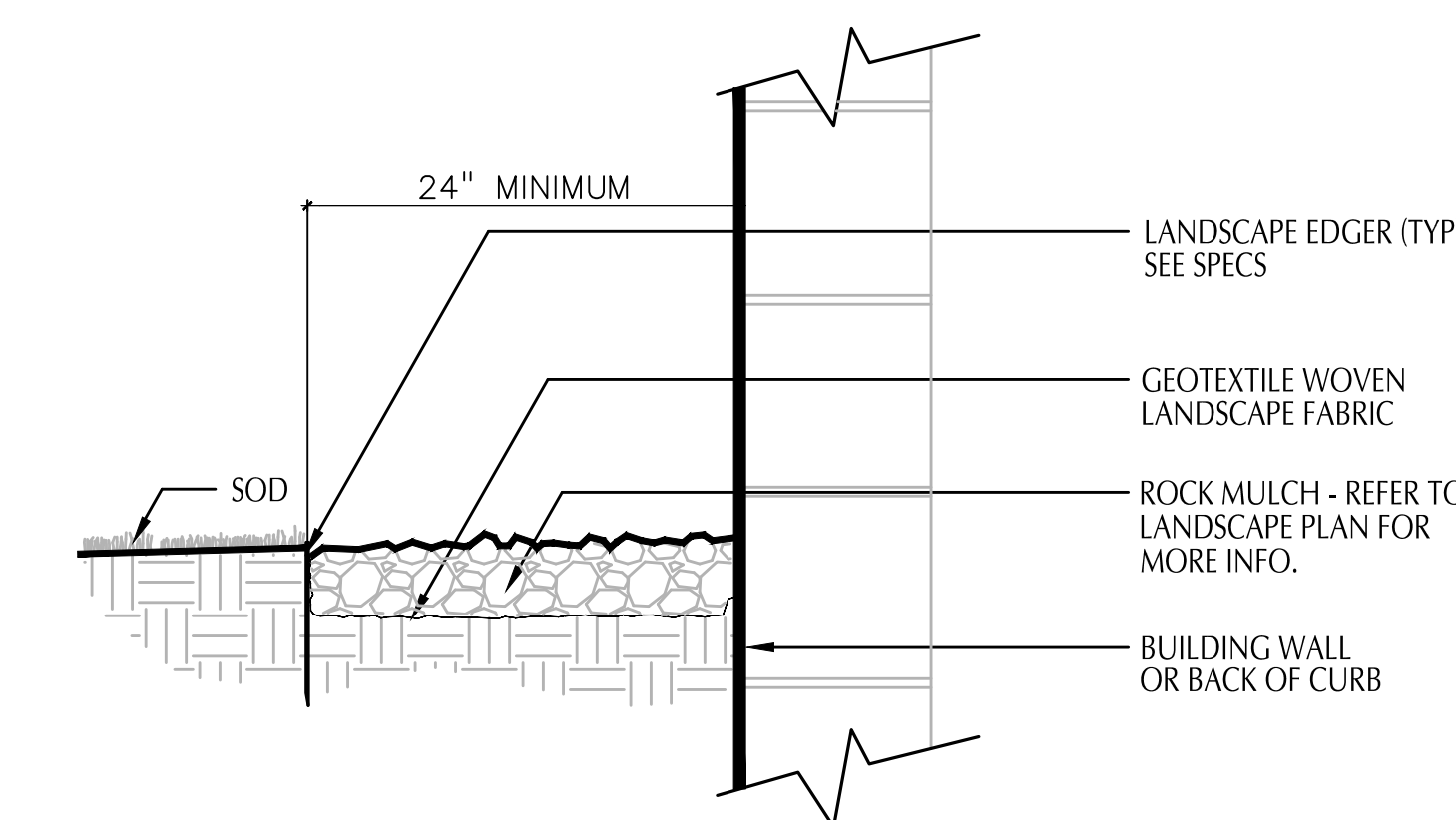
**2** CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0" Coniferous Tree.DWG



**4** PERENNIAL PLANTING

SCALE: 3/4" = 1'-0" Perennial.Dwg



**7** MAINTENANCE STRIP AT BUILDING EDGE AND BACK OF CURB

SCALE: 1 1/2" = 1'-0"

**THE HENDRICKSON**

1750 LARPEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

1750 LARPEUR, LLC

55 EAST 5TH STREET, SUITE 200  
ST. PAUL, MN 55101

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PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

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**SUBMITTAL/REVISIONS**

|                       |          |
|-----------------------|----------|
| CITY SUBMITTAL        | 03/07/18 |
| WATERSHED RESUBMITTAL | 04/18/18 |
| CITY SUBMITTAL        | 10/31/18 |

**PROFESSIONAL SIGNATURE**

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 under the laws of the State of Minnesota.

*Nathan W. Elshoff*  
Nathan W. Elshoff - LA

License No. 52050  
Date 04/18/18

**QUALITY CONTROL**

|                    |          |
|--------------------|----------|
| Loucks Project No. | 17106    |
| Project Lead       | TDG      |
| Drawn By           | NWE      |
| Checked By         | NWE      |
| Review Date        | 04/18/18 |

**SHEET INDEX**

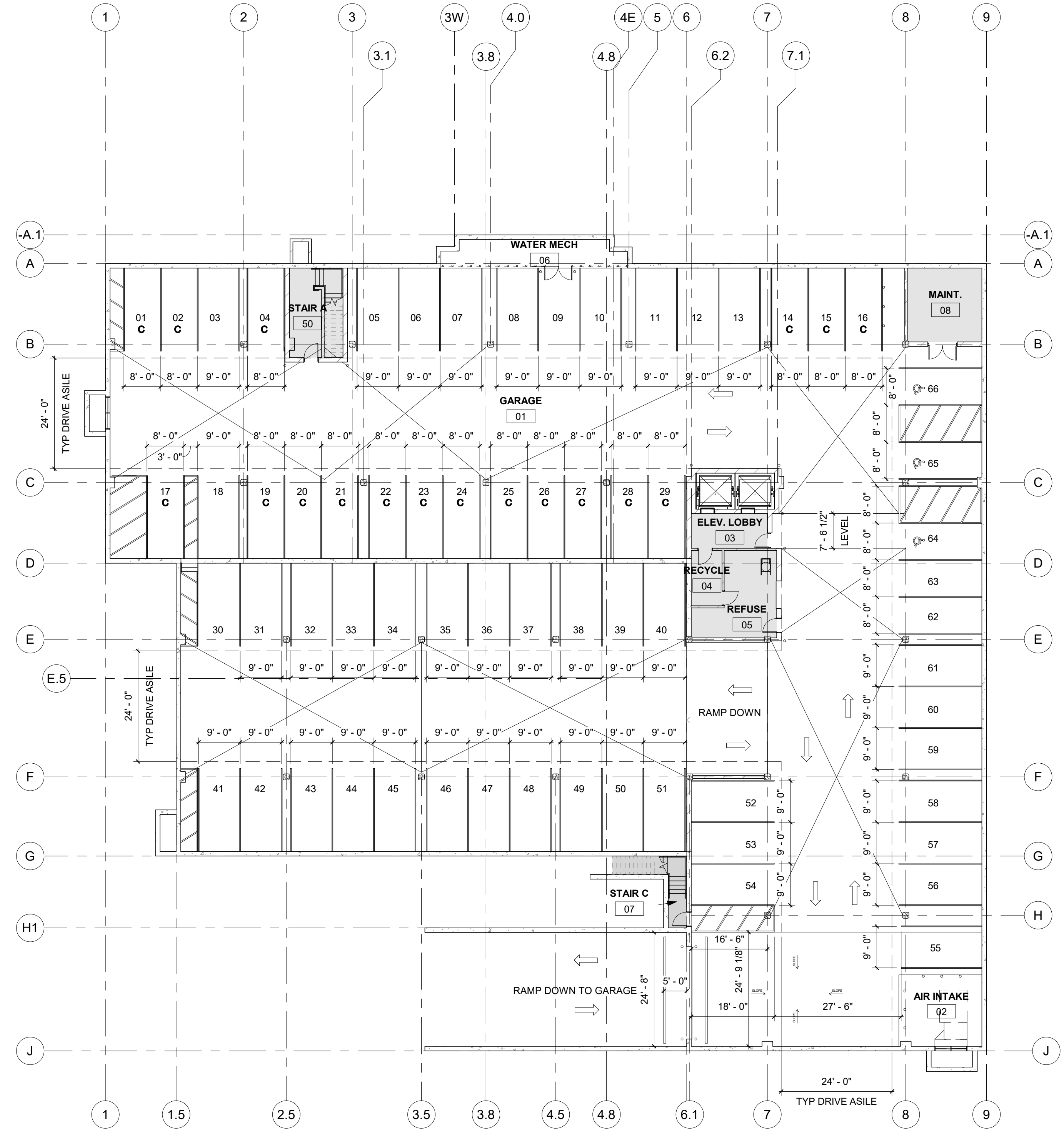
|      |                     |
|------|---------------------|
| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C3-2 | SWPPP               |
| C3-3 | SWPPP NOTES         |
| C4-1 | UTILITY PLAN        |
| C8-1 | CIVIL DETAILS       |
| C8-2 | CIVIL DETAILS       |
| L1-1 | LANDSCAPE PLAN      |
| L2-1 | LANDSCAPE DETAILS   |

**LANDSCAPE DETAILS**

**L2-1**

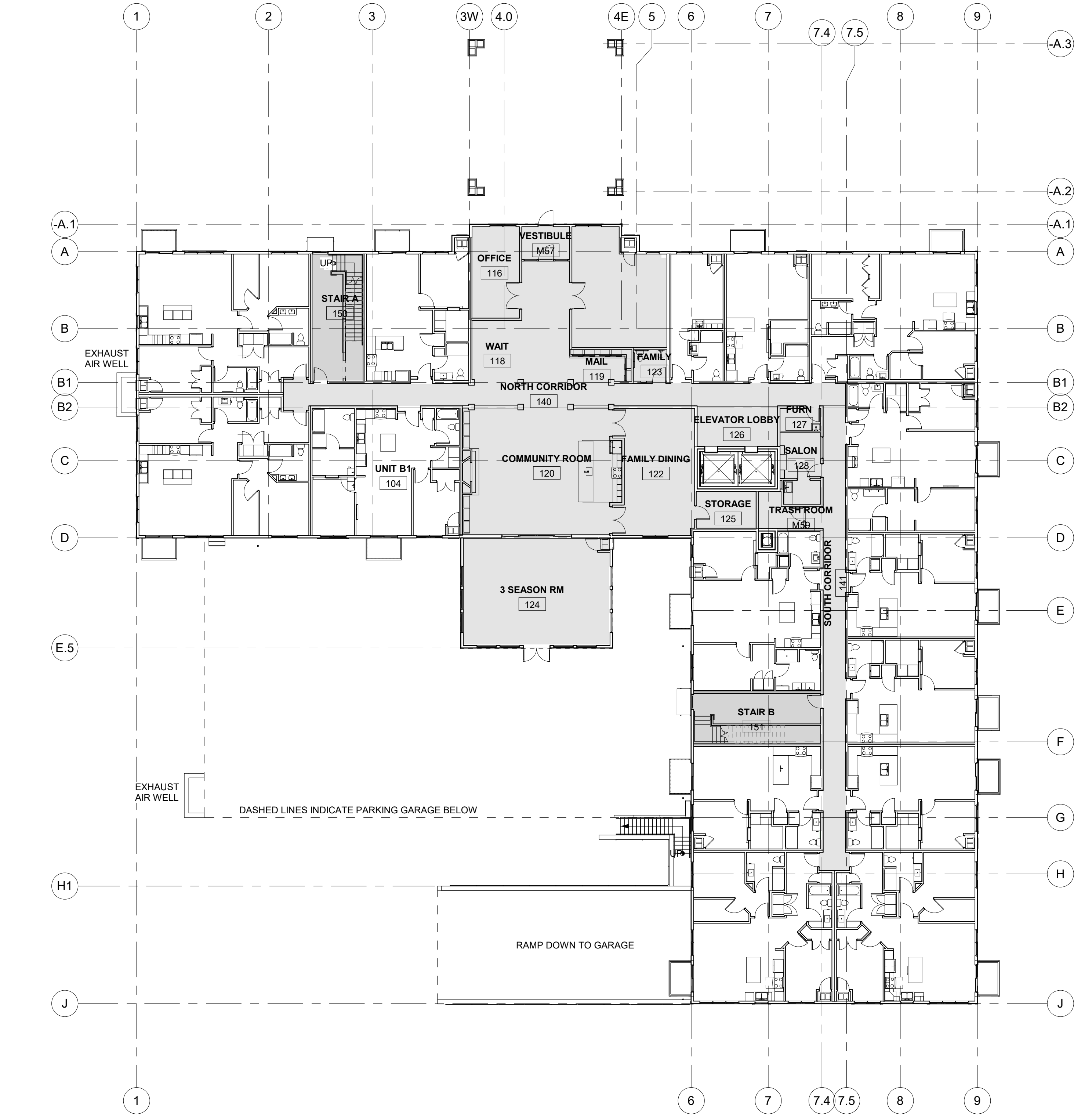
**FLOOR PLAN GENERAL NOTES**

- A) DO NOT SCALE DRAWINGS.
- B) NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- C) IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- D) IN ALL CONSTRUCTION TYPES, ALL WOOD USED IN THE FOLLOWING LOCATIONS IS TO BE PRESERVATIVE-TREATED:
  1. WOOD IN CONTACT WITH THE GROUND OR WATER.
  2. WOOD IN EXTERIOR FOUNDATION WALLS.
  3. WOOD IN CONTACT WITH CONCRETE SLABS-ON-GRADE, OR IN CONTACT WITH THE CONCRETE OR MASONRY FOUNDATION WALLS.
  4. WOOD WITHIN A CRAWL SPACE OVER EXPOSED EARTH.
  5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS.
- E) DRYWALL CONTRACTOR REFER TO STRUCTURAL PLANS FOR SHEAR WALL DESIGN REQUIREMENTS AND DRYWALL FASTENING.
- F) PROVIDE GYPSUM BOARD CONTROL JOINTS ABOVE DOORS AT BOTH JAMBS OF ALL UNIT ENTRY DOORS AND AT CORRIDOR CEILINGS 50'-0" O.C. MIN.
- G) PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF RATED WALL ASSEMBLIES.
- H) VERIFY ALL MECHANICAL SHAFT DIMENSIONS WITH MECHANICAL DUCTWORK SPACE REQUIREMENTS.
- I) G/C TO PROVIDE ALL FURRED CHASES AND SOFFITS REQUIRED TO CONCEAL MECHANICAL DUCTS, PIPING, FIRE SUPPRESSION PIPING, AND ELECTRICAL WIRING. VERIFY LOCATION AND SIZE REQUIRED WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- J) NO DUCTS OR AIR TRANSFER OPENINGS ARE ALLOWED IN FIREWALLS.
- K) VERIFY LOCATION OF ELECTRICAL CIRCUIT BREAKER PANELS WITH THE ELECTRICAL CONTRACTOR AND PROVIDE 2x6 STUDS FOR ENTIRE LENGTH OF AFFECTED WALL.
- L) FIRE PROTECTION CONTRACTOR SHALL INSTALL STANDPIPE WITH OUTLET CONNECTION AT EVERY FLOOR-LEVEL LANDING OF EACH STAIRWAY ABOVE OR BELOW GRADE AND AT EACH SIDE OF THE WALL ADJACENT TO EXIT OPENING OF A HORIZONTAL EXIT AT 2 HR WALL SEPARATIONS.
- M) FIRE EXTINGUISHER CABINETS TO BE SEMI-RECESSED EXCEPT IN GARAGE, ELEVATOR LOBBY, MECHANICAL ROOMS AND KITCHEN.
- N) PLACE ESCUTCHEON PLATES AT ALL KITCHEN AND BATH PREP SINKS.
- O) SPECIAL ATTENTION AND COORDINATION IS REQUIRED WITH WALL TYPES AND THE STRUCTURAL SHEAR WALL SCHEDULE. EFFORTS HAVE BEEN MADE TO PROPERLY LABEL WALL TYPES BETWEEN THE 1/8 FLOOR PLANS, 1/4" UNIT PLANS AND THE STRUCTURALS.
- P) CARPENTER TO ADD BLOCKING IN WALLS FOR SHOWER AND TUB DOORS (TYPICAL)
- Q) PROVIDE BLOCKING FOR ALL FUTURE GRAB BARS AND SHOWER DOORS.
- R) UNIT DEMISING/PARTY WALL TYPE TO BE "WCBR-1" TYP., AND CORRIDOR WALLS TO BE TYPE "WCBR-2", TYP. U.N.O.



**PARKING SCHEDULE - 66 SPACES TOTAL**

|                               |           |
|-------------------------------|-----------|
| COMPACT 8'-0" x 18'-0"        | 20 SPACES |
| FULL SIZE 9' X 18'            | 43 SPACES |
| ACCESSIBLE 8'x 18' + 8' ASILE | 2 SPACES  |
| VAN 8' x 18' + 8' ASILE       | 1 SPACE   |



**2 REFERENCE FIRST FLOOR PLAN**  
1/16" = 1'-0"

**1 REFERENCE GARAGE FLOOR PLAN**  
1/16" = 1'-0"



275 Market Street, Ste. 368  
Minneapolis, MN 55405  
612.819.1835 www.firmgroundae.com

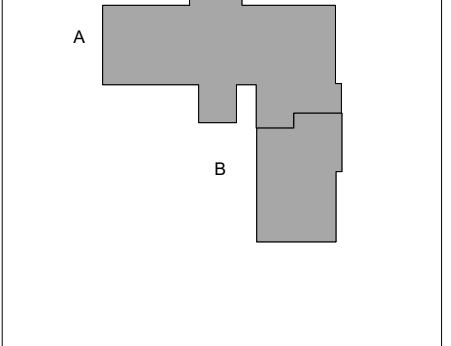
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota.

Thomas P. Wasmoen  
MMDD/YYYY 20891  
Date License No.



OWNER  
Kelly Brothers LTD  
55 East Fifth Street, Suite 200  
St. Paul, MN 55101

PROJECT  
Hendrickson Apartments  
1750 Larpenteur Ave. W.  
Falcon Heights, MN 55113



PROJECT NO. 17.075  
DRAWN BY J. PEREZ  
CHECKED BY T. WASMOEN  
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**NOT FOR CONSTRUCTION**

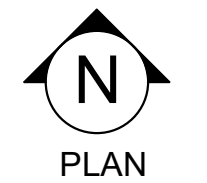
**Revision/Issue Schedule**

| #              | Description | Date       |
|----------------|-------------|------------|
| CITY SUBMITTAL |             | 10/31/2018 |

SHEET TITLE  
**REFERENCE GARAGE & 1ST FLOOR PLAN**

SHEET NUMBER

**A050**  
FIRM GROUND architects & engineers  
74 of 83





275 Market Street, Ste. 368  
Minneapolis, MN 55405

612.819.1835 www.firmgroundae.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota

Thomas P. Wasmoen  
MM/DD/YYYY 20891  
Date License No.

PARTNERS/CONSULTANTS



OWNER

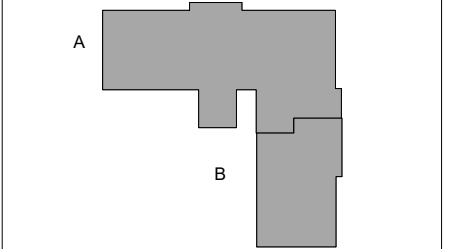
Kelly Brothers LTD

55 East Fifth Street, Suite 200  
St. Paul, MN 55101

PROJECT

Hendrickson Apartments

1750 Larpenteur Ave. W.  
Falcon Heights, MN 55113



PROJECT NO. 17.075  
DRAWN BY J. SCHULER  
CHECKED BY T. WASMOEN  
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Revision/Issue Schedule

| # | Description    | Date       |
|---|----------------|------------|
| 1 | CITY SUBMITTAL | 10/31/2018 |

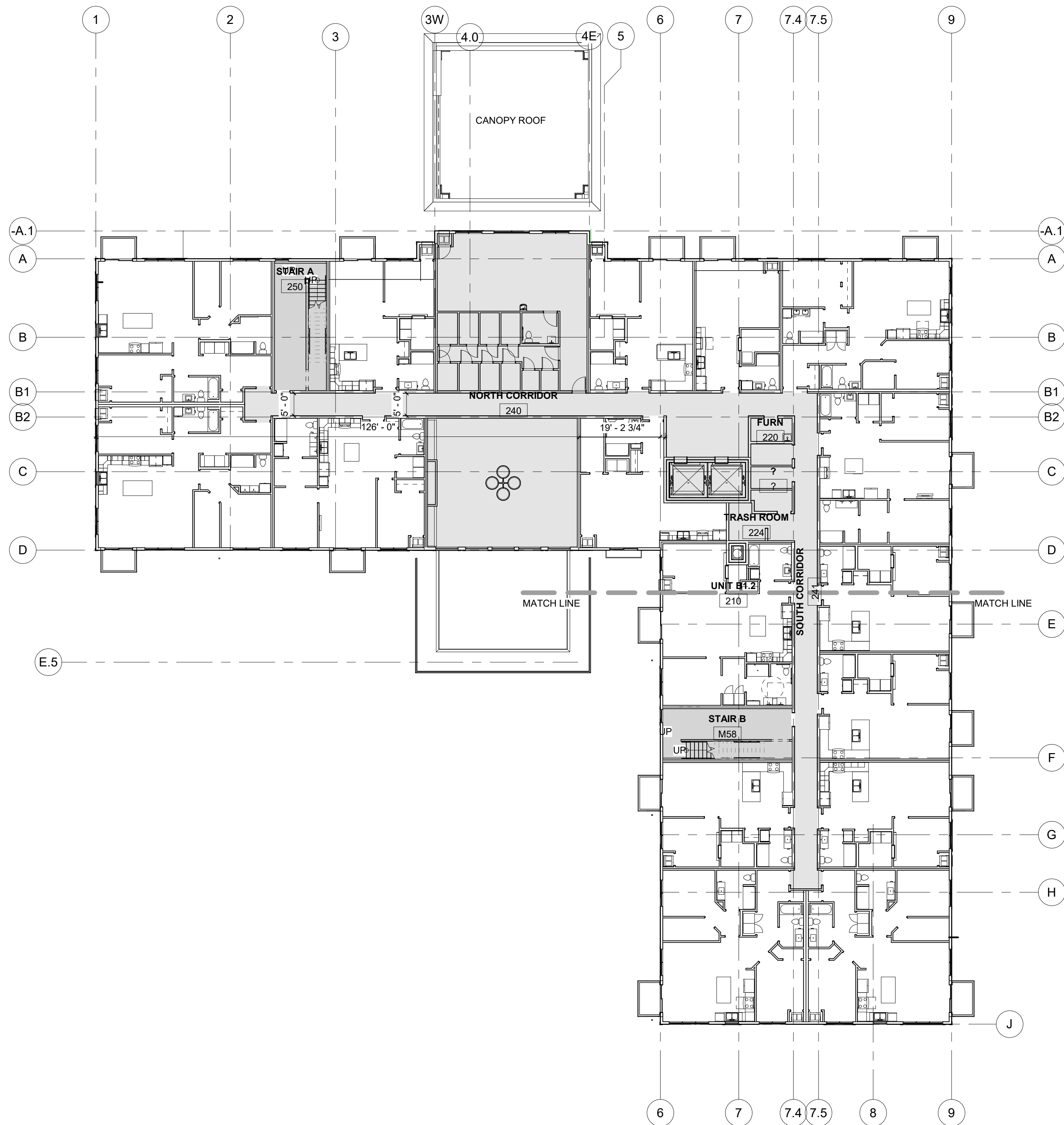
SHEET TITLE

REFERENCE  
2ND & TYP 3RD -  
4TH FLOOR  
PLAN

SHEET NUMBER

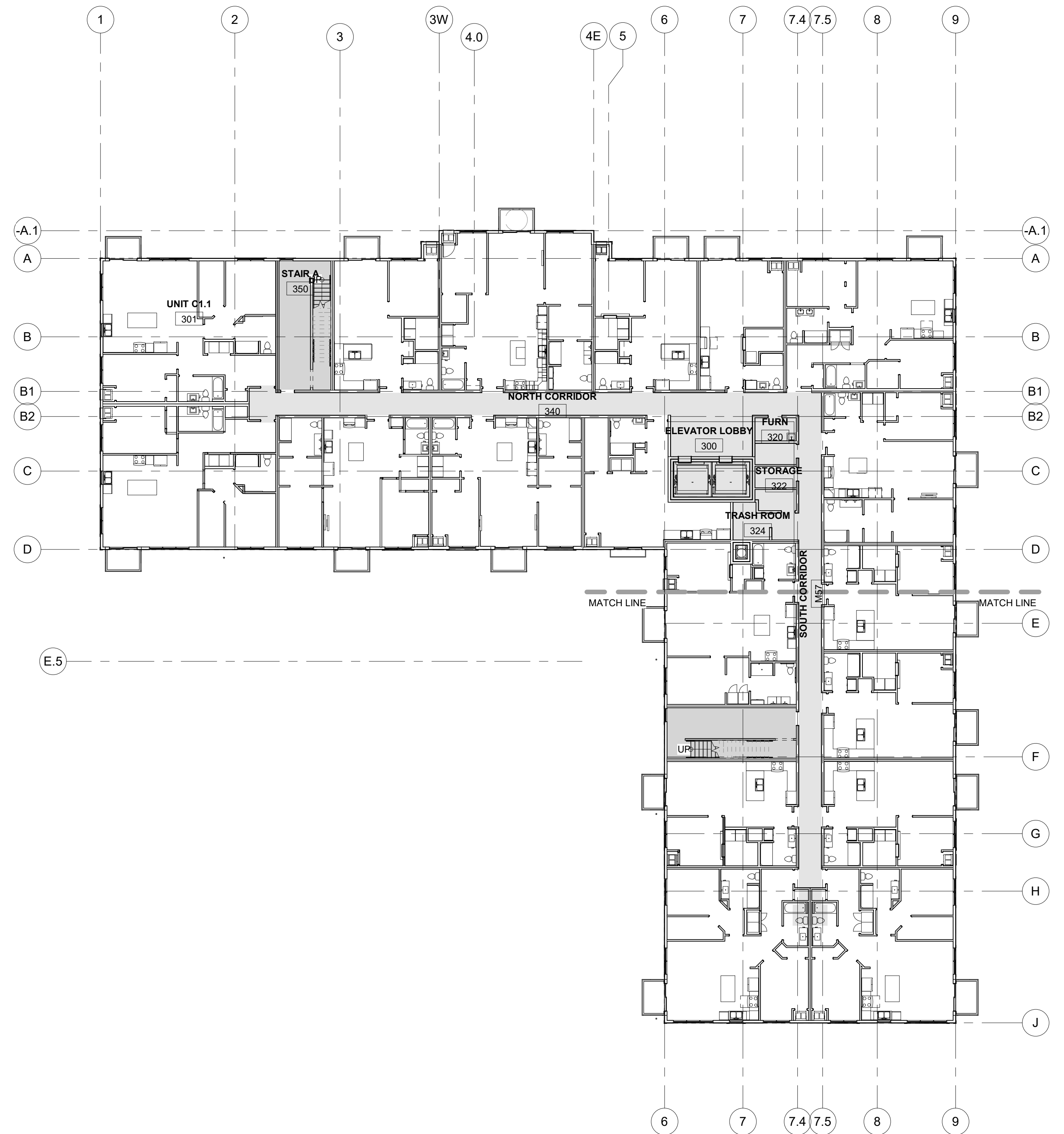
**A051**

FIRM GROUND  
architects & engineers  
75 of 83



1 REFERENCE SECOND FLOOR PLAN

A051 1/16" = 1'-0"



2 REFERENCE-THIRD & FOURTH FLOOR PLANS

A051 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

Revision/Issue Schedule

| # | Description    | Date       |
|---|----------------|------------|
| 1 | CITY SUBMITTAL | 10/31/2018 |

SHEET TITLE

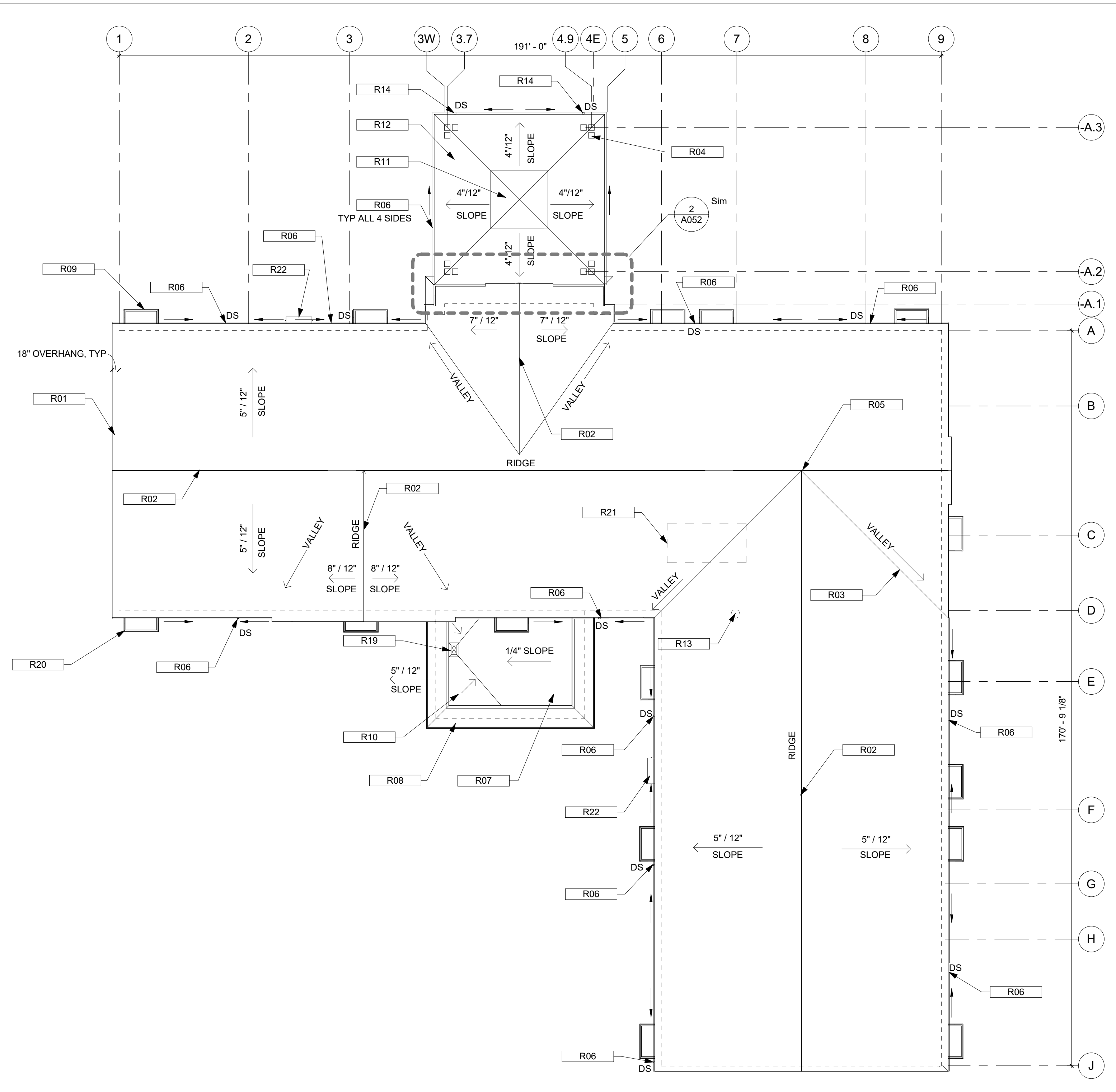
ROOF PLAN AND DETAILS

SHEET NUMBER

A052

FIRM GROUND architects & engineers

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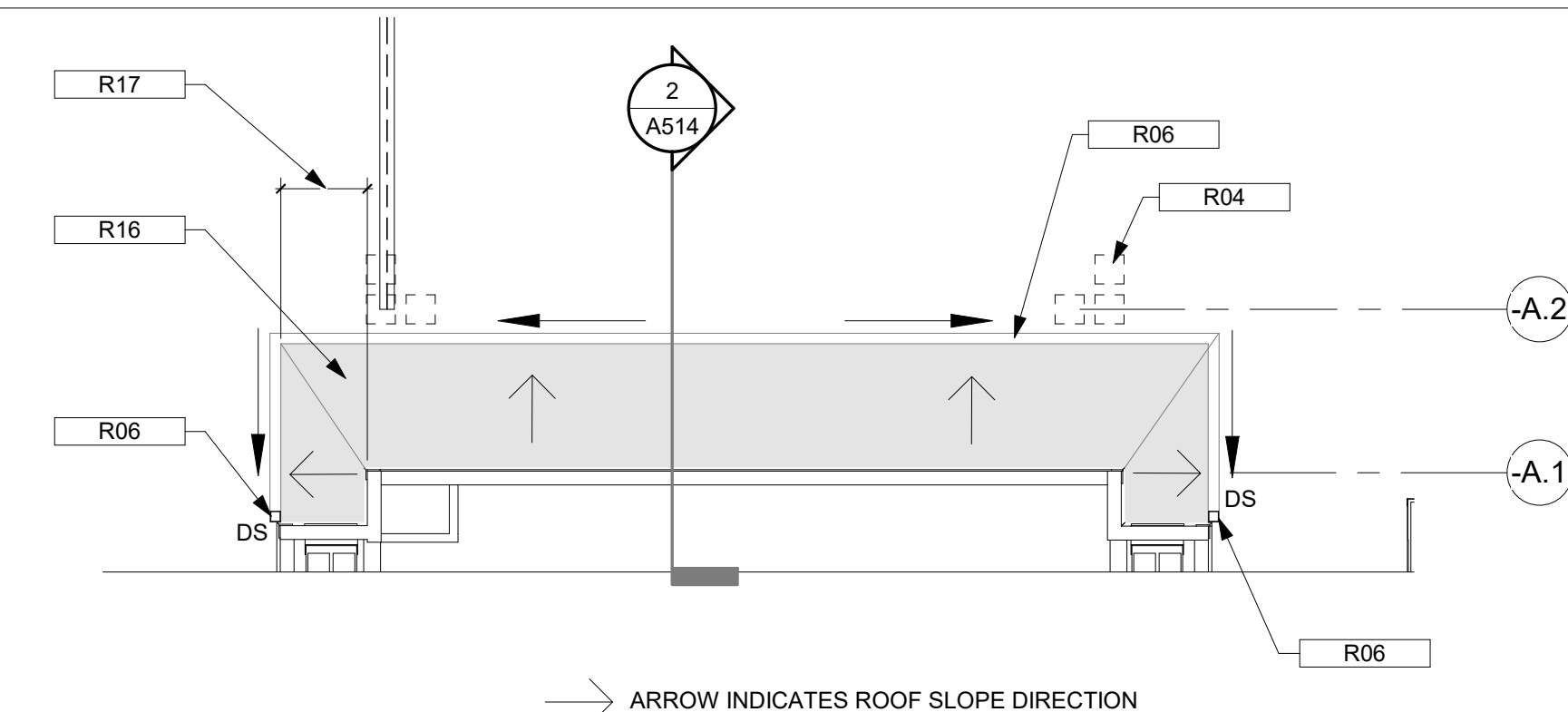


1 REFERENCE ROOF PLAN  
 1/16" = 1'-0"

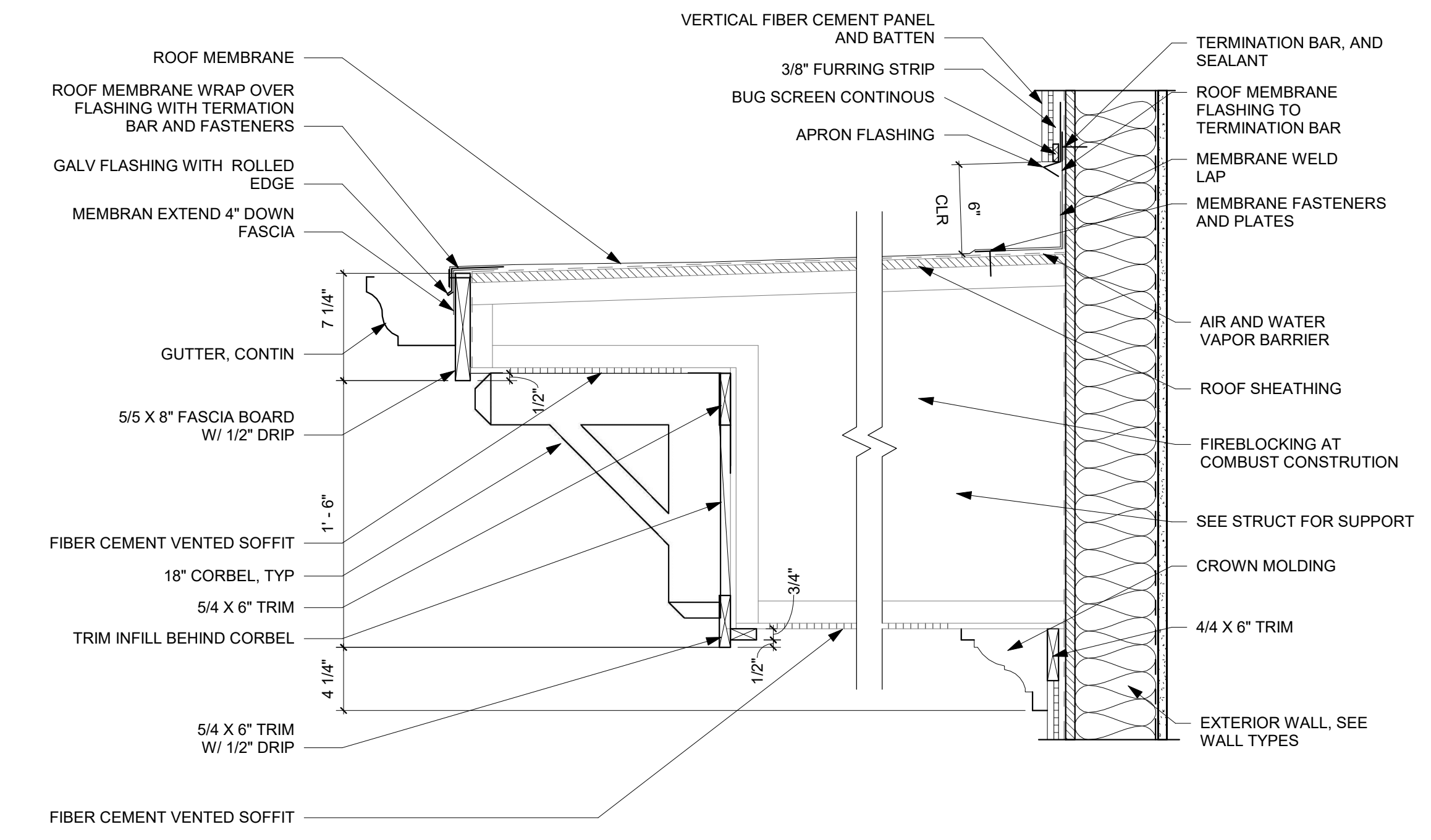
| KEYNOTES- ROOF PLAN |  |
|---------------------|--|
| Key Value           | Keynote Text   |
| R01                 | ROOF, SEE ASSEMBLY DETAIL 1, SHEET A651  |
| R02                 | RIDGE VENT, CONTINUOUS SHINGLE OVER RIDGE VENT   |
| R03                 | OPEN VALLEY, LINED W/ CORROSION-RESISTANT METAL W/ CENTER INE RIB  |
| R04                 | CANOPY COLUMNS SHOWN AS REFERENCE ONLY   |
| R05                 | LIGHTNING PROTECTION SYSTEM PER NFPA 780, SEE SPEC   |
| R06                 | SHEET METAL PREFINISHED GUTTERS AND DOWNSPOUTS. K-STYLE GUTTER, 7" SIZE, CONTINUOUS, 22 GA. W/ RECTANGULAR DOWNSPOUT, 4"X6" CONTINUOUS TO SPLASH BLOCK. PROVIDE 1/8" SLOPE FOR GUTTER HORIZ. DRAIN |
| R07                 | LOW SLOPE ROOF AT 3 SEASON ROOM, TO ROOF SCUPPER TO CONDUCTOR HEAD AND 4"X6" OPEN FACE DOWNSPOUT, TO SPLASH BLOCK  |
| R08                 | MANSARD ROOF AT 3 SEASON ROOM  |
| R09                 | WALL MOUNTED UNIT BALCONY NOT ASSOCIATED W/ MAIN ROOF  |
| R10                 | LOW SLOPE CRICKET W/ TAPERED INSULATION  |
| R11                 | STANDING SEAM COPPER CUPOLA AT CANOPY  |

| KEYNOTES- ROOF PLAN |   |
|---------------------|---|
| Key Value           | Keynote Text  |
| R12                 | CANOPY MAIN ASPHALT SHINGLE ROOF TO MATCH MAIN ROOF SHINGLES  |
| R13                 | ROUND DASHED LINE INDICATES TRASH CHUTE LOCATION, WITH TRASH VENT THROUGH ROOF  |
| R14                 | CANOPY DOWNSPOUT ALIGN W/ COLUMN TO SPLASH BLOCK AT GRADE   |
| R15                 | CANOPY GUTTER TO MATCH MAIN ROOF, PROVIDE WEST, NORTH AND EAST GUTTERS TO DOWNSPOUTS PER NOTE                                 |
| R16                 | ENTRY DOOR ROOF MEMBRANE SLOPE AT 1/4" PER 12", SLOPE TO GUTTER   |
| R17                 | ALIGN ENTRY DOOR FASCIA WITH BUILDING FINISH  |
| R19                 | ROOF DRAIN AND OVERFLOW, WITH INTERNAL DRAIN PIPES TO MAIN BUILDING EXTERIOR WALL TO STORMWATER                               |
| R20                 | RESIDENT WALL MOUNTED BALCONY   |
| R21                 | DASHED LINES INDICATE DUAL ELEVATOR SHAFT LOCATION, BELOW ROOF, AND ONLY FOR REFERENCE, SHAFT DOESN'T PENERATE ROOF SHEATHING |
| R22                 | COVERED DOOR ROOF AT FIRST FLOOR, SEE DETAIL  |

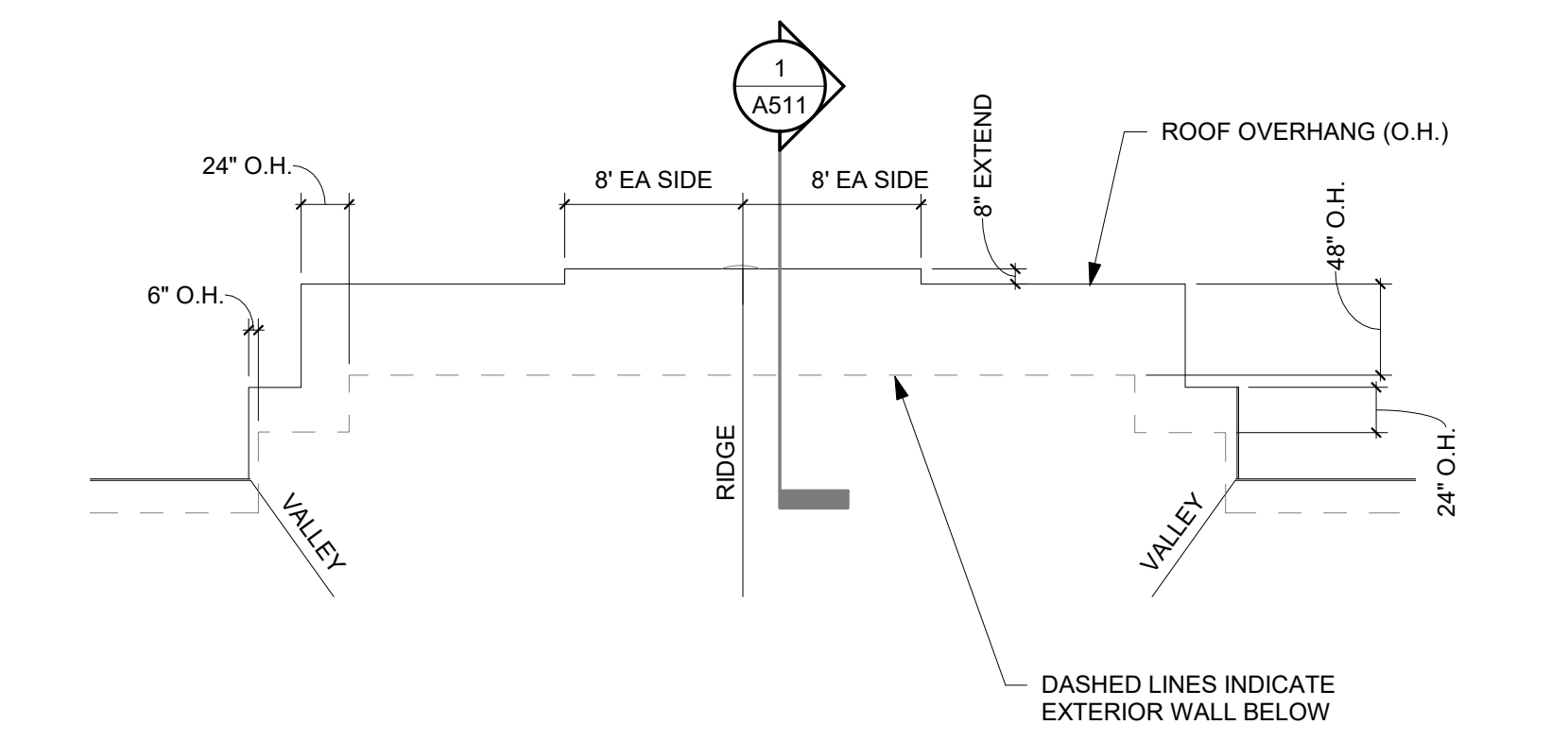
- GENERAL ROOF NOTES
- ALL SHEET METAL FLASHING SHALL BE 22 GA. CORROSION RESISTANT, NOTED OTHERWISE.
  - CRICKETS AT ROOFTOP EQUIPMENT SHALL BE FORMED WITH TAPERED INSULATION TO SUCH AN EXTENT AS TO PROVIDE A POSITIVE MIN. 1/2" PER 12" SLOPE.
  - MECHANICAL CONTRACTOR TO PROVIDE FINAL SIZING OF ROOF DRAINS AND CAPACITIES.
  - VERIFY ROOF TOP UNIT LOCATION WITH MECHANICAL CONTRACTOR.
  - SEE STRUCTURAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO THIS ROOF PLAN.
  - PAINT ALL ROOFTOP EQUIPMENT, PIPING, RAILING, LADDERS, ETC. UNLESS EQUIPMENT IS PREFINISHED SEE ASSEMBLIES PAGE FOR ROOF ASSEMBLY ASPHALT SHINGLES, SEE ROOF ASSEMBLY NOTES AND SPEC., AND SHINGLE MFR INSTALLATION INSTRUCTIONS AND WARRANTY



2 ENLARGED ENTRY DOOR ROOF PLAN  
 1/8" = 1'-0"



3 ENTRY DOOR ROOF DETAIL  
 1 1/2" = 1'-0"



4 ENLARGED NORTH ROOF OVERHANG  
 1/8" = 1'-0"



1  
 A403  
 1/8" = 1'-0"



2  
 A403  
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

| Revision/Issue Schedule |                |            |
|-------------------------|----------------|------------|
| #                       | Description    | Date       |
| 1                       | CITY SUBMITTAL | 10/31/2018 |



1  
 A404  
 EXTERIOR ELEVATION SOUTH COLORS  
 1/8" = 1'-0"



2  
 A404  
 EXTERIOR ELEVATION WEST COLORS  
 1/8" = 1'-0"



**City of Falcon Heights  
City Hall  
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission  
Tuesday, March 27, 2018  
7:00 p.m.**

**A: CALL TO ORDER:** The meeting was called to order by Commission Vice Chair Stemper at 7:00 pm.

**B: ROLL CALL:**

**Present: Commissioners:** Sunderland, Stemper, Williams, Murphy

**Staff Liaison:** Moretto

**Council Liaison:** Miazga

**Absent:** Larkin, Samatar, Kotelnicki

**C: APPROVAL OF MINUTES.**

The minutes of February 27, 2018 meeting of the Planning Commission were approved.

**D. HEARINGS**

**1. Variance Request – 1454 Roselawn**

- a. The owners of the property located at 1454 Roselawn request a variance from the city of Falcon Heights zoning code to tear down and rebuild the detached garage on the existing foundation, for front setback and impervious surface. The current garage setback is out of compliance at 20 feet but has been grandfathered due to the pre existence of the garage prior to the establishment of the current setback code. The front setback code requires a 30 foot setback.
- b. The City of Falcon Heights staff has determined based upon a calculation of impervious surface of the existing structures, and hard surfaces that the property is in compliance with city code.
- c. The Planning Commission heard arguments from the owners John and Kris Robertson-Smith who presented a well prepared, thorough and

thoughtful presentation detailing the replacement of the garage with a similar structure.

d. Commissioner Murphy introduced a motion to approve the variance request as presented. The motion was seconded by Commissioner Sunderland and approved by unanimous vote.

## **2. PUD Amendment request– 1750 Larpenteur (The Hendrickson)**

a. An updated amendment request was introduced to the Planning Commission by Paul Moretto to allow for revised plans on file. Moretto stated that it is hoped that this current amendment marks a final iteration of the PUD application and that documents on file include: site plan, elevations plan, grading, drainage, utility plan, and landscaping plan. The application request calls for a public hearing on the requested amendment to the PUD at 1750 Larpenteur Ave W and a request for approval of the CODE TEXT AMENDMENT (PUD) to the city Council. (plans and documents are available for review at the Falcon Heights City office.

b. The public hearing notification announcement letter was drafted and sent as required to all owners within 500 feet of the proposed development and was published in the Roseville Review.

c. The hearing for the amendment request was opened by the Commission Vice Chair Stemper. Paul Moretto introduced the amendment request and the key issues to be addressed by the Planning Commission.

Representatives from project consultants Jeff Shuller, Firm Ground Architects and engineers, Peter Austin from Kelly Brothers, Trevor Gruys, Civil Loucks Engineers, Chris from Weiss, discussed the important points of the project concerning the amendment request.

Paul Moretto stated that city staff held a meeting with The Fire marshal, the building inspector and the architect for the Hendrickson. In reference to a letter dated March 9, 2018, the City of Falcon Heights Fire Marshal Michael Poeschl outlined three concerns for the Hendrickson project:

1. that the eastern access road be expanded and the turning radius be increased from the current 20 ft to 30 feet to allow greater access from Larpenteur

2. that the fresh air intake vault currently located on the east wall of the southeast corner of the building be moved to allow for secure access to the east location of the property.

3. that a fire hydrant be located somewhere in a southeast location of the property to provide for a secure supply to the underground garage and the rear half of the structure.

d. The commissioner questions following the closing of the open hearing were:

- where will the vent on the southeast corner be located
- problems concerning running a water line to the back of the building for an additional fire hydrant.

- how important is the rear fire hydrant in the Fire Marshall's approval.
- are there any other properties in Falcon Heights with similar issues
- can the commission approve the proposed amendment without satisfying the Fire Marshal's request for a southwest located fire hydrant

Paul Moretto introduced the idea of a 5% variance for additional future requests so that a hearing not be required before the commission.

e. Paul Moretto restated the amendments under consideration for commission approval and to be passed by the Planning Commission to include:

1. The expansion of the drive turning radius and access road to 30 feet
2. The fresh air intake be moved to the south wall of the structure on the southeast corner of the building
3. That the issue of locating the fire hydrant in the southeast corner of the property not be required and be deferred to the city council.

Commissioner Stemper moved that the council approve the amendments as introduced, and seconded by Commissioner Williams. The motion failed by a vote of two in favor (Williams, Stemper), one opposed (Sunderland), and one abstention (Murphy).

f. Commissioner Murphy requested discussion of the fit of the four story Hendrickson project into the Comprehensive Plan of the City of Falcon Heights.

g. The proposed request for approval was re-introduced and discussion followed . A new motion was made providing for satisfaction of items 1, 2, and 3 as stated above which suggested that this approval and recommendation be sent to the city council for approval with the recommendation that additional information be gathered from the Fire Marshall to provide needed clarity on the installment of the fire hydrant in the southeast area of the property.

Commissioner Sunderland offered a motion to approve the requested amendment as stated above. The motion was seconded by Commissioner Williams. The commission approved the motion by a vote of three in favor (Stemper, Williams and Sunderland) and one abstention (Murphy)

\* Commissioner Sunderland has included with the minutes a copy of the relevant Minnesota State Building Code reference for fire hydrant access for fire sprinkled buildings without discussion. This was not available or referenced at the time of the Planning Commission hearing.

## E. AGENDA

**No agenda items introduced.**

## **E. INFORMATION AND ANNOUNCEMENTS**

**Paul Moretto introduced the idea of creating sub-committees within the Planning Commission for the purpose of looking at grant opportunities that benefit Falcon Heights future projects and interests.**

**F: ADJOURNMENT:** The meeting was adjourned at 7:58 p.m.

### **\* 507.5.1 Where required.**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91.5 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

#### **Exceptions:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 400 feet (122 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the threshold for requiring on site fire hydrants and mains shall be increased to 400 feet (122 m).
- 3. For Group R-3 buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, the threshold for requiring on site fire hydrants and mains shall be increased to 600 feet (183 m).**

#### **507.5.1.1 Hydrant for standpipe systems.**

Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

**Exception:** The distance shall be permitted to exceed 100 feet (30 m) where approved by the *fire code official*.



CITY OF  
**FALCON HEIGHTS**

2077 W. Larpenteur Avenue  
Falcon Heights, MN 55113-5594

email: [mail@falconheights.org](mailto:mail@falconheights.org)  
website: [www.falconheights.org](http://www.falconheights.org)

*The City That Soars!*

Phone - (651) 792-7600  
Fax - (651) 792-7610

October 30, 2018

RE: "The Hendrickson"

1750 Larpenteur Ave W.

The property at 1750 Larpenteur Avenue, to be known as, "The Hendrickson", per the plans is to be constructed with the recommendation of myself, Michael Poeschl, City of Falcon Heights Fire Marshal and Chief Hinrichs to be compliant with the Minnesota State Fire Code 2015 edition. Three items were mentioned for consideration and accepted; the expansion of the Eastern bound access road to the property allowing for more turning space off of Larpenteur, and the building has a vent structure that will be moved to the South side of the building.

The third issue of a fire hydrant in the rear of the building is not necessary per MN State Fire Code 507.5.1, where required a fire hydrant shall comply that in a building equipped throughout with an approved automatic sprinkler system installed in accordance with MN State Fire Code Section 903.1.1 or 903.3.1.2 the threshold for requiring on site fire hydrants and mans should be increased to 400 feet.

It is my determination that with the automatic sprinkler system the Hendrickson will not be required to have a fire hydrant in the rear (South wall) of the building.

Respectfully,

Michael Poeschl

City of Falcon Heights, Fire Marshal

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FAMILIES, FIELDS AND FAIR

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