

City of Falcon Heights Planning Commission

City Hall
2077 Larpenteur Avenue West

AGENDA

Tuesday, March 24, 2026
7:00 p.m.

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL:	Jacob Brooks (Chair) _____	Mike Tracy _____
	Jake Anderson (Vice-Chair) _____	Jeremy Hallowanger _____
	Rick Seifert (Secretary) _____	Mark Miazga _____
	Laura Paynter _____	
	Staff Liaison - Hannah B. Myhren _____	
	Council Liaison - Jim Mogen _____	

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. February 24, 2026

E. PUBLIC HEARING

1. PUD Amendment - Fairway Commons

F. NEW BUSINESS

1. PUD Amendment - Fairway Commons
2. 1407 Larpenteur Acquisition - Compliance with the 2040 Comprehensive Plan

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

H. ADJOURN

Next regular meeting date: April 28, 2026

CITY OF FALCON HEIGHTS
Planning Commission
City Hall
2077 West Larpenteur Avenue

MINUTES

February 24, 2026 at 7:00 P.M.

A. CALL TO ORDER: 7:00 P.M.

B. ROLL CALL:

- | | |
|--|--|
| Jacob Brooks (Chair) <input checked="" type="checkbox"/> | Laura Paynter <input checked="" type="checkbox"/> |
| Jake Anderson (Vice-Chair) <input checked="" type="checkbox"/> | Jeremy Hallowanger <input checked="" type="checkbox"/> |
| Rick Seifert (Secretary) <input checked="" type="checkbox"/> | Mark Miazga <input checked="" type="checkbox"/> |
| Mike Tracy <input checked="" type="checkbox"/> | |
| Staff Liaison Lynch <input checked="" type="checkbox"/> | |
| Council Liaison Mogen <input checked="" type="checkbox"/> | |

C. APPROVAL OF AGENDA

A motion was made by Commissioner Paynter to approve the agenda. Agenda was approved by consent.

D. APPROVAL OF MINUTES

1. January 27, 2026

Commissioner Paynter pointed out an error in the roll call from the January 27, 2026 minutes. Council Liaison Mogen was listed as a commissioner. Commissioner Anderson made a motion to approve the minutes from the January 27, 2026 meeting with correction. All were in favor. Minutes were approved with correction by consent.

E. PUBLIC HEARING - None.

F. NEW BUSINESS

1. Les Bolstad golf Course Redevelopment - Community Advisory Committee (CAC)

Council Liaison Mogen provided an overview of the Community Advisory Committee. The University of Minnesota is continuing on with their selection of a developer for the Les Bolstad Golf Course. The City's consultant, Bolton & Menk, has put together a 24-26 month plan to follow, starting in approximately March. The first steps are to establish a Community Advisory Committee (CAC) and a Technical Advisory Committee (TAC). The TAC is a group of expert staff, including the City engineer, traffic experts, sewer experts, representatives from the St. Paul Regional Water Services, and others. The CAC will be made up of representatives from the community to talk about planning and to ultimately come up with a master zoning plan. The TAC will be put together by Staff.

City Council is discussing at their February 25, 2026 meeting the proposed 9-member CAC. It is being proposed to have six members from Falcon Heights, including one from the University Grove neighborhood, one member at large from the City, and one from each City commission (Planning, Environment, Parks and Recreation, and Community Engagement). There will also be one St. Paul member appointed by District 12, one Lauderdale member appointed by Lauderdale's City Council, and one Roseville member appointed by Roseville's City Council. The CAC will likely be meeting on the third Wednesday of the month. Commissioners were advised to fill out an application if they are interested.

G. INFORMATION AND ANNOUNCEMENTS

- 1. Staff Liaison Report – Staff Liaison Lynch reminded Commissioners that the March meeting will be a PUD amendment for the property adjacent to Amber Union, and to please be in attendance. She also advised Commissioners that the City's second Sustainability Fair will be held on April 18 from 11 AM – 2 PM at City Hall.*
- 2. Council Liaison Report – Council Liaison Mogen stated the last few meetings of City Council have been dealing with ICE-related activities. Council has adopted a couple of new policies to address this. Council is also working on a legislative agenda.*

H. ADJOURN

A motion was made by Commissioner Paynter to adjourn the meeting. Meeting was adjourned by consent at 7:23 PM.

Meeting Date	March 24, 2026
Agenda Item	Public Hearing E-1, F-1
Attachment	See below.
Submitted By	Hannah B. Myhren, Community Development Coordinator

Item	PUD Amendment – Section 113-212
Description	<p>In 2023, a Planned Unit Development was approved for a 100-unit affordable housing apartment building to be named Amber Flats, located in the parking lot just west of the existing Amber Union Apartments. In 2025, Velair Development Company (“VDC”) approached the City with interest to purchase the property and needing information on the process to amend the Planned Unit Development.</p> <p>When Amber Flats was approved, there were three main deviations from City Code:</p> <ul style="list-style-type: none"> • The height of the proposed building was over the maximum allowed in the City (40’ or 4 stories, whichever is less) at 49’ in height. • The impervious surface coverage was over the maximum allowed in the City (75% of the lot) at around 76%. • The amount of parking that would have been required for the building (At the time, 2 spaces per unit; this has since been changed to 1 space per unit) was too low at 1.14 spaces per unit. <p><u>THE PROPOSAL</u></p> <p>Velair Development Company is an affordable housing developer that is currently under contract to buy the two lots previously approved for Amber Flats PUD from Buhl Larpenteur West LLC. Fairway Commons is the proposed name for the apartment building and it will be situated in the existing overflow parking lot next to Amber Union. It will be a 110-unit senior (55+) affordable apartment building at 1644 Larpenteur Avenue West. It will consist of a mix of studio, one-, and two-bedroom floorplans across four stories of residential and one underground level of parking. The gross square footage of the building is estimated at 126,329 square feet, which includes the underground parking area.</p>

CURRENT STATUS OF PROPERTY & CITY CODE REQUIREMENTS / EXISTING PUD REQUIREMENTS

Below are excerpts from City Code with the standard requirements for new developments in the zoning district this property is currently located in. Bolded next to each item is how the proposal does or does not currently meet those requirements and any additional staff notes.

This property is currently zoned Amber Flats Planned Unit Development with an underlying zoning of R5M, High Density Residential Mixed Use.

*Sec. 118-182 (b) Purpose and intent. The purpose of the mixed use high density residential district is to provide high density, primarily apartment style, rental and condominium housing with limited commercial uses within the same structure. The intent of the district is to meet or exceed the city’s comprehensive plan density goal of 28 residential units per acre. **Proposal meets this intent.***

Sec. 118-182 (c) Permitted uses.

*(1) Apartment buildings with a maximum of 40 dwelling units per acre. **Proposal meets this requirement @ just under 40 dwelling units per acre.***

Sec. 118-182 (g) Lot area, height, lot width, and yard requirements.

(1) The following minimum requirements shall be observed subject to additional requirements except as modified in this section and in section 113-241:

<i>Lot Area</i>	<i>Lot Width</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
2.5 acres N/A	200 feet N/A	30 feet Proposal meets this requirement @ 43.1’.	10 feet or ½ the height of the building, whichever is greater Proposal meets this requirement @ 24.5’.	30 feet Proposal meets this requirement @ 64.7’.

*(2) The required setback from a lot line abutting property zoned R-1 is 50 feet. **Proposal meets this requirement @ 153.5’.***

*(4) Except as provided in section 113-243, the maximum height is four stories or 40 feet, whichever is less. **Proposal does not meet this requirement at 45’ 6”**, and may increase to around 49’ 6” if the ceiling heights are changed to 9’ ceilings. For reference, Falcon Heights Town Square is around 49’ in height at its tallest point, and the existing Amber Union building is over 52’ in height at its tallest point. This building would be stepping down from that, or roughly the same height as Town Square with 9’ ceilings throughout.*

Sec. 113-241 – Required yards and open spaces

(b) Permitted encroachments on required yards. The following shall be permitted encroachments into setback and height requirements except as restricted by other sections of this chapter:

*(4) In no event shall off-street parking, structures of any type, buildings, or any impervious surfaces cover more than 75 percent of the lot area. **The existing lot is a total of 2.6 acres. Existing impervious surface on lot is 1.9 acres which is around 73.3% impervious. The proposed impervious surface is 1.6 acres which is around 62.7% impervious. Proposal meets this requirement.***

DIVISION 2. – OFF-STREET PARKING AND LOADING

Sec. 113-310 – Residential districts

(3) The following provisions apply to the R-5M district: The requirements of the R-4 district shall apply except that at least 80 percent of the required parking spaces for apartment buildings shall be below grade and integrated into the apartment building.

(2) The following provisions shall apply to the R-3 and R-4 districts:

(e) Off-street parking spaces required (one space equals 350 square feet) shall be as follows for:

*Multiple-family dwellings. At least one parking spaces per dwelling unit. **By code, this property would require 110 parking spaces, with 80% of those being below grade (88 spaces). As proposed, there are to be 44 surface parking spaces and 72 sublevel parking spaces for a total of 116 parking spaces. This equals to 1.05 parking stalls per unit. Proposal meets this requirement for total parking stalls, not for the subsurface .***

THE PUD / CITY CODE AMENDMENT PROCESS

Notice Required

Planned unit developments may be permitted in the legislative discretion of the city council. The application and hearing process for a planned unit development is the same as is required for other zoning chapter amendments. The standard notice requirement for amendments to a section of the Zoning Chapter of City Code is mailing a notice to all property owners within 350' of the property. As a best practice however, the City mails to all property owners and residents within 500'. The notice was also posted at City Hall on March 10, 2026 and published in the Pioneer Press on March 12, 2026 and March 13, 2026.

Comprehensive Plan Consistency

A PUD must be consistent with the city comprehensive plan and the intent and purpose of the City Code provisions relative to land use, subdivision and development.

Several relevant goals have been provided below for reference, however a full copy of the 2040 Comprehensive Plan can be found online:

<https://www.falconheights.org/government/departments/community-development-planning-and-zoning/comprehensive-plan>

From Falcon Heights 2040 Comprehensive Plan:

Housing Goals:

3. Keep housing affordable, maintenance affordable, and accessible to all income levels.

General Land Use Goals

8. Encourage vertical development by minimizing impervious surfacing and maximizing space.

Larpenteur Corridor Policies

3. Allow flexibility in development standards on Larpenteur to recognize the challenge of redeveloping small properties on a scale similar to surrounding residential development.

Neighborhood Goals

5. To encourage the availability of a diverse housing stock.
6. To provide opportunities for affordable housing in proximity to public transportation, commercial services and recreational facilities.
11. On transit routes, allow the replacement of existing medium-density multi-family structures at equal or high density, incorporating best practices for conserving green space and promoting active living.

Commercial/Business Goals

3. To ensure access and safety for pedestrians and those using non-motorized transportation.
6. To provide convenient parking in sufficient amounts to meet parking demand.

NOTES AND ANALYSIS FROM STAFF

Planning Staff – While the prior version of this Planned Unit Development had three main deviations from City Code, the updated version only has two – the overall height and the number of underground parking stalls. As a reminder, this could be built currently by right if both of those parts of City Code were met, or if the requirements of the existing PUD were met. Staff believe the two deviations from City Code are reasonable and in line with the City’s 2040 Comprehensive Plan. Due to some ongoing discussions around the design of the building, such as potentially raising ceiling heights to 9’, a Planned Unit Development also seems reasonable rather than individual variances to provide the flexibility in design that is often needed in larger projects and that is characteristic of PUDs.

	<p><i>The Planning Commission's task at this point is to hold a public hearing before discussing to determine if the requested revisions to the existing PUD should be permitted or not, according to the permitted City Code and existing PUD requirements, and the deviations from those requirements. The amended PUD (Fairway Commons) will override the previous version (Amber Flats), but no decision that the Planning Commission or City Council make will reverse the existing PUD (Amber Flats), which would require a zoning district change. Additionally, any existing requirements set by the existing Amber Flats PUD may not be made more restrictive.</i></p> <p><i>Comments from Engineering, the Fire Marshal, the Building Inspector, and Ramsey County have been requested and any received have been attached. These are informational only and the applicant will be required to follow any requirements from these entities, but these are not part of the Planning Commission's review of the application.</i></p> <p><i>Engineering – Comments attached. Fire Marshal – Comments TBD Building Inspector – None currently – will wait for full plan set at permitting. Ramsey County – Comments from Senior Transportation Planner attached.</i></p> <p><i>Future Steps</i> After recommendation of approval or denial from the Planning Commission, City Council may act upon the proposed amendment. Pursuant to Minn. Stats. §15.99, the amendment must be approved or denied within 60 days from the date a properly completed application is received by the city.</p>
Budget Impact	None.
Attachment(s)	<ul style="list-style-type: none"> - Application for PUD - Narrative from applicant - Proposed plans from applicant – Stormwater Report and Geotechnical Report have been removed from the packet due to length. These have been reviewed by the appropriate parties (engineering). - Posted Notice - Newspaper Notice - Newspaper Notice Affidavit - Notice to Property Owners / Residents - Section 113-35 from Falcon Heights City Code – Amendments to Zoning Code - Comments from City Engineering - Comments from Ramsey County + Draft Traffic Study Submitted to Ramsey County

	<ul style="list-style-type: none">- DRAFT Ordinance 26-XX Amending Chapter 113 of the Falcon Heights City Code Concerning Amber Flats Planned Unit Development
Action(s) Requested	<p>Staff requests a public hearing be held on this request, and recommends the Planning Commission vote for recommendation of City Council approval of the PUD, with additional conditions listed below.</p> <ul style="list-style-type: none">- Address any concerns from Engineering.- Address any concerns from Fire Marshal.- Address any concerns from Ramsey County.- 5% deviation from submitted plans allowed upon approval by City Administrator.



City of Falcon Heights Planning Application

10

FOR INTERNAL USE:

Date received: _____

Receipt: _____

Action Requested By:

Name of Property Owner BUHL LARPEUR WEST LLC

Phone (h/c) 612-968-3728 (w) _____

Address of Property Owner 5353 WAYZATA BLVD, SUITE 502, SAINT LOUIS PARK MN 55416

Name of Applicant (if different) Velair Development Company

Address 7645 Lyndale Avenue South, Minneapolis, MN 55423

Phone 612-243-4623

Property Involved:

Address 1644 Larpenteur Avenue West, Falcon Heights, MN 55113

Legal Description See attached.

Property Identification Number (PIN) 212923110028 and 212923110029

Present Use of Property (check one):

Single Family Dwelling

Duplex/Two Family Dwelling

Multi Family Complex

Business/Commercial

Government/Institutional

Vacant Land [Parking Lot]

Action Requested (NON-REFUNDABLE):

Variance (\$500.00)

Conditional Use Permit (\$500.00)

Rezoning, Zoning Amendment (\$500.00)

Comprehensive Plan Amendment (\$550.00)

Lot Split (\$250.00)

Site Plan Review (\$100.00)

Subdivision (Fee on request)

Other (Please Specify) _____

The above Application Fees do not include any additional fees that might be required, including legal, engineering, consulting and additional City services. Applicants should meet with City Staff prior to submitting application to discuss applicable ordinances, required attachments, timelines and fees.

Credit card charges will incur a 3.1% + \$0.30 convenience fee.

Brief Summary of Request (applicant may submit letter with details of request):

Velair Development Company is proposing to redevelop the existing parking lot into a four story 110-unit age-restricted apartment

building. The Applicant is requesting a PUD amendment to allow for the proposed use.

I certify that all statements on this application are true and correct:

DocuSigned by:

Pete Dranovic

698640107E80A23

Signature of Property Owner (required)

Signature of Applicant (if applicable)

Date: 2/26/2026

Date: 3/2/2026

Planning Commission meeting: _____

City Council meeting: _____

Approved ___ Denied ___

EXHIBIT A

Legal Description of Property

{To be confirmed by the Commitment.}

PARCEL 1:

The East 250 feet of the North 500 feet except the West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23.

PID: 212923110029

PARCEL 2:

The West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian.

PID: 212923110028

31236393v9

FAIRWAY COMMONS PUD

Planning Commission | City Council

March 24, 2026 | April 8, 2026

DEVELOPMENT TEAM

Velair Development Company (“VDC”) is an affordable housing developer based in Richfield, MN. Our mission is to provide quality housing that is aesthetically pleasing, environmentally conscious, and built to last. Our group has developed 50+ properties encompassing 3,500+ residential units, mostly in the Twin Cities and Rochester, MN areas. We operate and long-term own all our affordable housing developments, which solidifies our commitment to providing a high-quality living environment for our residents.

Velair Property Management (“VPM”) is our in-house property management group. They oversee the day-to-day operations of our entire MN-based portfolio. VPM is deeply engrained with housing, actively managing over 3,000 housing units. They are a critical asset in our team’s ability to deliver high quality housing.

DEVELOPMENT PROPOSAL

VDC is proposing to develop a 110-unit senior (55+) affordable apartment building at 1644 Larpenteur Avenue West to be known as “Fairway Commons”. The building will include a mix of studio, one, and two-bedroom floorplans across four stories of residential and one level of underground parking. Gross square footage of the building is estimated at 126,329 square feet, including the underground parking area.

AMENITIES

Common Areas

- Underground parking
- Community room
- Fitness center
- Library/Craft room
- Secure package room
- Outdoor patio
- Bicycle storage

Units

- Washer/Dryer
- Quartz countertops
- Luxury vinyl plank flooring
- Temperature control via thermostat
- High speed internet hookups

SITE, ACCESS, LAND USE AND ZONING

The project will be developed on a 2.58-acre parcel, just west of the existing Amber Union property, on an underutilized parking lot. Resident and public access to the site will be provided from the existing curb cut along Larpenteur Avenue. The existing sidewalks along Larpenteur Avenue will provide pedestrian access to nearby transit, commercial, and park space.

VDC is exploring the option to move the existing Larpenteur Avenue curb cut approximately 60 lineal feet to the east, to better align with the parking aisle drive lane and improve vehicle access to and from the site. The new curb cut location is currently being reviewed and will require approval by Ramsey County.

The site is currently guided Mixed Use Residential TOD. A PUD was approved in January 2024 for a 96-unit apartment building called Amber Flats. A new or amended PUD will need to be approved to accommodate our proposal, which includes changes to the site plan, unit mix, and façades. We believe this property is a great fit for senior-oriented housing, in part from the following:

1. Lack of affordable senior product in local market.
2. Transit-served.
3. Nearby commercial.
4. Compatible with neighboring uses.

Surrounding uses include commercial (north), high density residential (east), low density residential (southeast), and the MN State Fairgrounds (south and west). The existing stormwater pond and the eight (8) mature Maple Trees in the southeast corner of the property will remain, providing appropriate buffering from the neighboring single family use.

Please reference page 8 of the architectural drawing set for proposed building elevations. VDC is exploring the use of geothermal heating and cooling systems. If geothermal is implemented, then the metal wall sleeves will be eliminated from the exterior facades. Geothermal will have no other material impacts to this PUD request.

PARKING

The underlying R-5M zoning requires one (1) parking stall per unit. Fairway Commons will have one level of climate controlled underground parking containing 72 stalls and an additional 44 at-grade surface stalls for a total of 116 parking stalls (1.05 parking stalls per unit). This equates to 0.91 parking stalls per bedroom, which exceeds the parking stalls per bedroom for the existing Amber Union building (0.51 spaces per bedroom) and is in line with the PUD approved Amber Flats proposal (0.90 stalls per bedroom).

Development	Total Units	Total Bedrooms	Parking Count	Parking / Unit	Parking / Bedroom
Amber Union	125	264	135	1.08	0.51
Amber Flats PUD	96	134	121	1.26	0.90
Fairway Commons	110	128	*116	1.05	0.91

*Does NOT include 54 existing surface stalls on 1644 Larpenteur Ave W property that will be preserved and set-aside for use by Amber Union.

Additionally, the property is less than a 1,000-walking distance from the A Line BRT and less than a 200 ft walking distance from Bus Route 61. Based on our group's extensive operating experience, we are confident that the proposed parking is adequate to meet the full parking needs of the building.

AFFORDABILITY, UNIT MIX, RESIDENT QUALIFICATIONS

The project will have rent and income restrictions that average to the 60% Area Median Income (AMI) limit. In 2025, the 60% AMI limit for a 2-person household was \$63,600. Rents are currently underwritten at the following:

Unit Type	Studio	1 Bedroom	2 Bedrooms
Number of Units	16	76	18
Rents	\$645 - \$1,104	\$1,346 - \$1,495	\$1,795

The housing will be independent living. At least one member of each household must be 55+ years of age. All other household members must be 40+ years of age. All households must income qualify and pass criminal background and financial credit checks. Total estimated resident populations are below.

- Total estimated resident population = 175
- Total estimated adults = 175
- Total estimated school age children = 0

SECURITY, MANAGEMENT, MAINTENANCE PLAN

Fairway Commons, Limited Partnership will be the project-specific entity that long-term owns and operates this development. The property manager, VPM, takes pride in providing a safe and high-quality living environment for the residents, which the following actions help to accomplish:

- **Access control:** Entrances always locked. Access control via fob.
- **Security cameras:** In parking areas, entrances, common areas, stairwells, hallways, elevator cab.
- **Resident screening:** Income qualify, age requirement, criminal background check, financial credit check.
- **On-Site Personnel:** Property manager. Maintenance technician. Caretaker. Roving regional property manager.
- **Meeting with local police department prior to first occupancy:** VDC / VPM meet with police department prior to opening. Opportunity to discuss best management practices and establish relationship between Owner, VPM, and police.
- **Replacement Reserves:** Property required to fund a minimum of \$33,000 annually into a Repair & Replacement Reserve. The reserve must be used for capital improvements and physical maintenance needs.
- **Inspections:** Periodic inspections by the lender, investor, housing authority, and city.

Maintenance and operations of all on-site improvements, including the apartment building, parking lot, stormwater facilities, private utilities, sidewalks, and greenspace, will be the responsibility of VPM.

NEIGHBORHOOD MEETING:

VDC held a neighborhood meeting on February 4th, 2026 to present the project and gather neighbor feedback. A little over ten (10) individuals attended the meeting, mostly from the Hollywood Court area. Topics raised during the Q&A session focused on access, building safety, in-unit features, snow storage, trash/recycling, site buffering, and building appearance. As a result of the meeting, VDC has taken the following actions: 1) pursuing new curb cut along Larpenteur Ave to improve vehicle access, 2) revised streetscape features along Larpenteur Ave to improve snow storage, 3) added landscape screening around the dumpster pad, and 4) confirmed the eight (8) mature maple trees in SE corner will be preserved. Some discussion centered on the neighboring Amber Union property, which VDC does not own or operate.

BENEFITS OF DEVELOPMENT

Benefits provided by this development include, but are not limited to, the following:

- **New Housing:** Addition of 110 newly constructed housing units that will provide a high-quality affordable housing option to seniors living in and around Falcon Heights.
- **Boost Commercial Demand:** Additional households will provide economic boost to nearby commercial users.
- **Increase Local Tax Base:** Projected to generate approximately \$75,000 of annual property taxes.
- **Issuance Fee:** Projected \$50,000 to \$60,000 bond issuance fee paid to City.
- **Development of Key Site:** The 2.58-acre site is a vastly underutilized parking lot. The proposed development will be of high quality, is dense, and is compatible with its surrounding uses. The proposal is the highest and best use of the subject property.

DEVELOPMENT SCHEDULE

Development Schedule:

- December 2025: City Council Workshop, Bond Inducement Resolution [Complete]
- January 2026: MMB Bond Application [Complete]
- February 4, 2026: Neighborhood Meeting [Complete]
- March 24, 2026: Planning Commission
- April 8, 2026: City Council
- May 2026: Submit for Building Permit
- June-July 2026: Secure Building Permit, Close on Financing, Start Construction
- September 2027: Construction Complete, Lease-up Begins

Velair Development Company looks forward to working with the City of Falcon Heights to deliver a high-quality housing development where people can live at an affordable price. Please reach out with any questions or comments.

Thank You,

Marty O'Connell

Marty O'Connell

Senior Development Associate



FAIRWAY COMMONS

1644 Larpenteur Ave W, Falcon Heights, 55113



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CONCEPTUAL RENDERING



kaas wilson architects

COVER

0.0

FAIRWAY COMMONS

1644 Larpenteur Ave, Falcon Heights, Minnesota 25127

3/2/2026 2:27:35 PM

SITE CONTEXT PLAN KEY

- 1 AMBER UNION
- 2 FALCON HEIGHTS
- 3 MINNESOTA STATE FAIR PARKING
- 4 LARPENTEUR MANOR APARTMENT
- 5 FALCON ARMS APARTMENTS
- 6 STOUT'S PUB & GRILL
- 7 FALCON CENTER
- 8 BP GAS STATION
- 9 FALCON CROSSING
- 10 CAROUSEL FLATS
- 11 CURTISS FIELD PARK



1 Site Location Aerial
1" = 200'-0"



3/2/2026 2:27:36 PM



SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COMMUNITY PATIO
- 4 LANDSCAPE GARDEN
- 5 STORMWATER INFILTRATION BASIN
- 6 BIKE RACKS

Approx. FAR: 0.9

1 SD Site Plan
1" = 60'-0"

UNIT MIX - GROSS AREA 19

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1BR				
Unit A1	40	663 SF	26,510 SF	36%
Unit A2	36	759 SF	27,315 SF	33%
	76		53,825 SF	69%
2BR				
Unit C1	10	1,243 SF	12,433 SF	9%
Unit C2	4	1,254 SF	5,017 SF	4%
Unit C3	4	1,289 SF	5,157 SF	4%
	18		22,608 SF	16%
Studio				
Unit S1	16	552 SF	8,836 SF	15%
	16		8,836 SF	15%
Grand total	110		85,268 SF	100%

PARKING EASEMENT

Level	Type	Count
Level 1	Easement Parking	54
		54

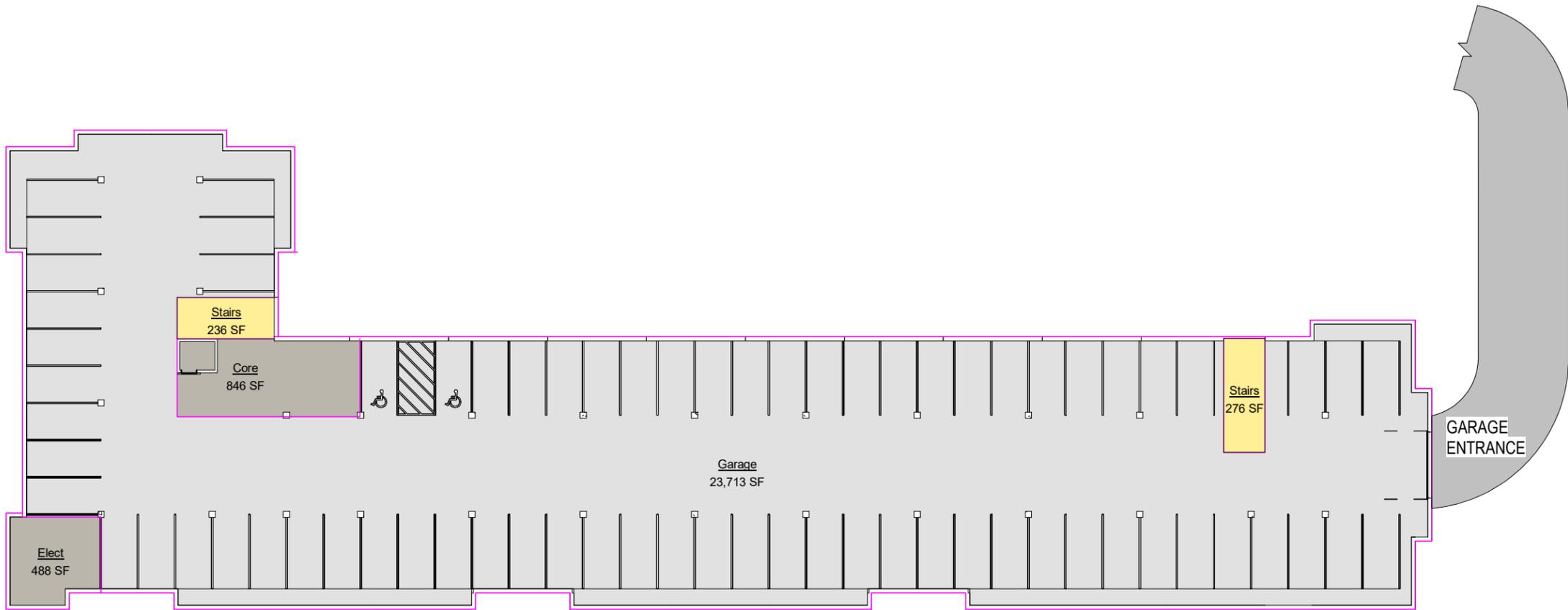
PARKING

Level	Type	Count
Level -1	Garage Stalls	72
Level 1	Surface Stalls	44
		116

GROSS AREA - TOTAL

Level	Area
Level 4	25,193 SF
Level 3	25,193 SF
Level 2	25,193 SF
Level 1	25,192 SF
Level -1	25,559 SF
Grand total	126,329 SF





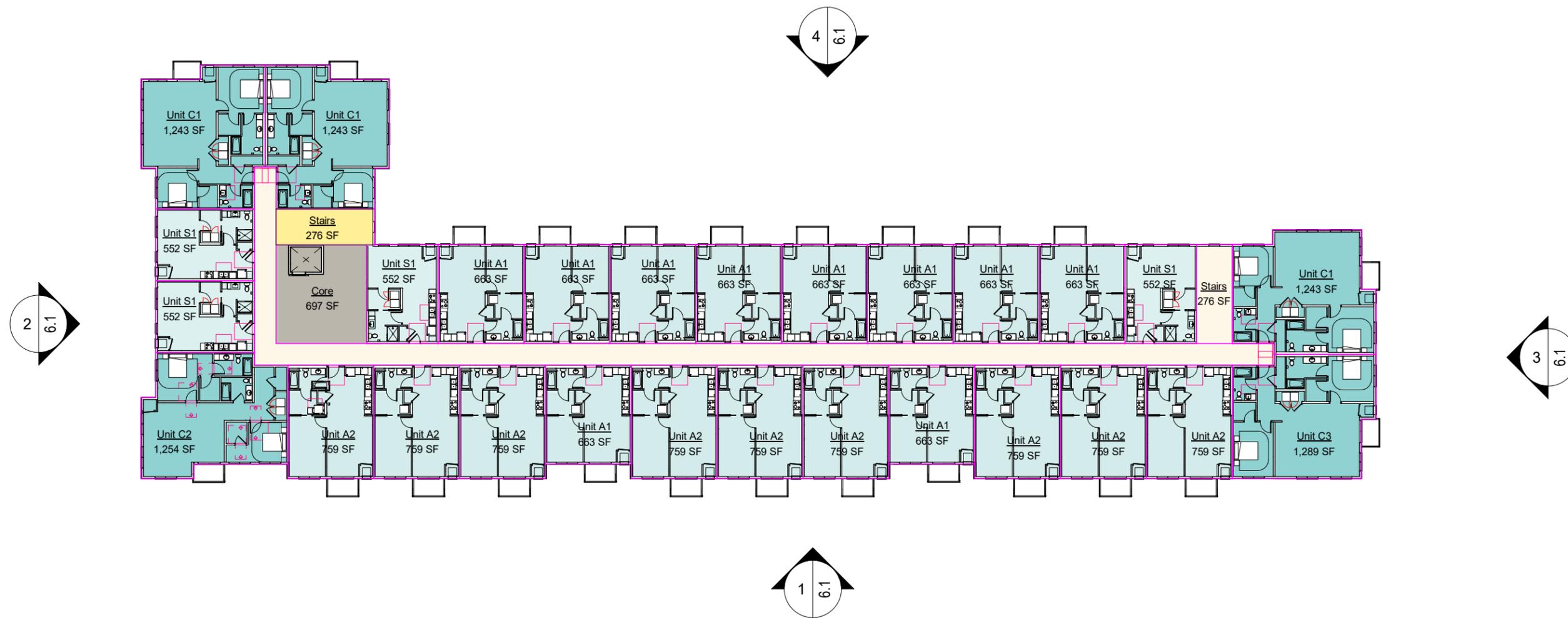
① Level -1
 1/32" = 1'-0"





1 Level 1
 1/32" = 1'-0"

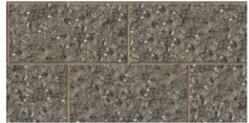
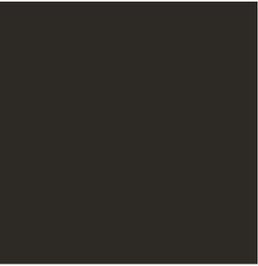
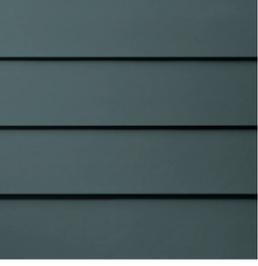




1 Level 2
 1/32" = 1'-0"



EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	Country Materials Corp. - Blackened Ash	
5.1	Prefin. Metal Coping - Color: Black	
7.1	Siding-JamesHardie-AlternatingLap-4/4/8-Smooth-IronGray	
7.2	Siding-JamesHardie-Board&Batten-Smooth-CobbleStone	
7.3	Siding-JamesHardie-AlternatingLap-4/4/8-Smooth-EveningBlue	
7.4	Siding-JamesHardie-AlternatingLap-4/4/8-Smooth-GraySlate	

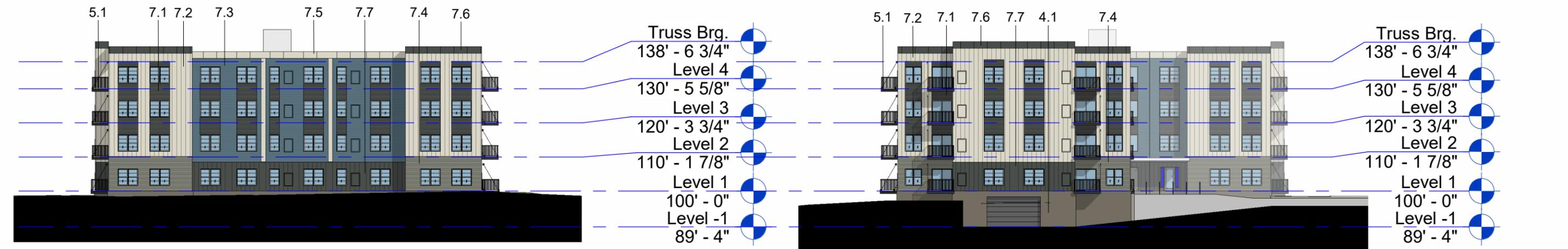
EXTERIOR MATERIALS

Material Mark	Description	Image
7.5	Siding-JamesHardie-Panel-Smooth-CobbleStone	
7.6	Siding-JamesHardie-Panel-Smooth-IronGray	
7.7	Siding-JamesHardie-Board&Batten-Smooth-IronGray	
8.1	Window - White Exterior Finish	

3/2/2026 2:28:06 PM



① Elevation - West
1" = 30'-0"



② Elevation - North
1" = 30'-0"

③ Elevation - South
1" = 30'-0"



④ Elevation - East
1" = 30'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
FAIRWAY COMMONS APARTMENTS
1644 LARPEUTEUR AVE W, FALCON HEIGHTS, MN 55113

OWNER
VELAIR DEVELOPMENT COMPANY
7645 LYNDALE AVE SOUTH #300, MINNEAPOLIS, MN, 55423

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.

David J. Knaeble
David J. Knaeble
DATE 03/02/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/02/2026	CITY SUBMITTAL

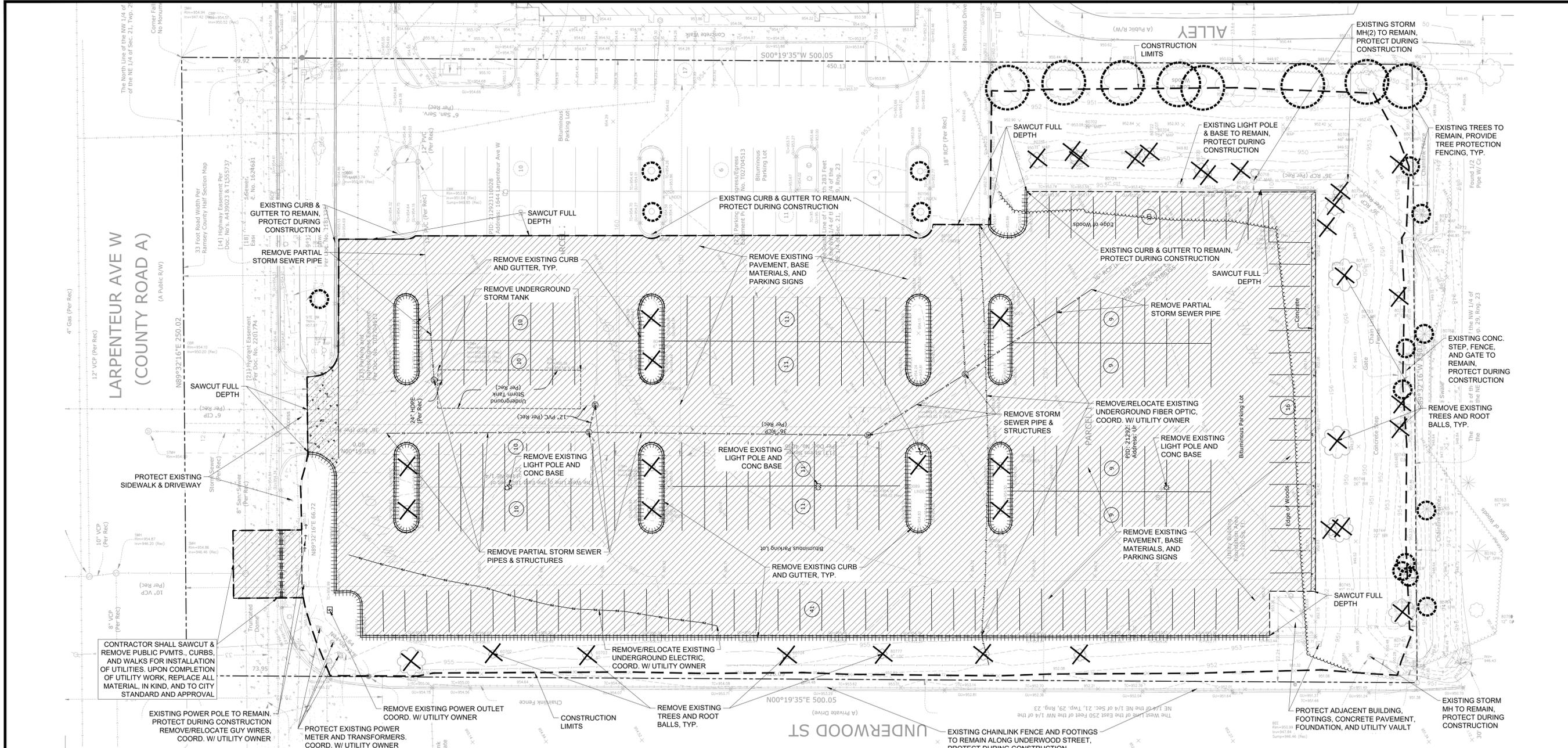
REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-615-0060
DRAWN BY: BN
REVIEWED BY: DK
PROJECT NUMBER: 25503

REMOVALS PLAN

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REMOVAL NOTES:

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

CITY OF FALCON HEIGHTS REMOVAL NOTES:

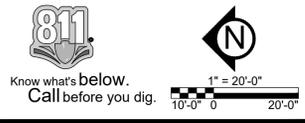
- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OWNER INFORMATION
VELAIR DEVELOPMENT COMPANY
7645 LYNDALE AVE SOUTH #300
MINNEAPOLIS, MN, 55423
MARTY O'CONNELL
612-243-4623
MARTYOCONNELL@VELAIRDC.COM

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

REMOVALS PLAN LEGEND:

	REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
	REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
	REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
	CONSTRUCTION LIMITS
	PROPERTY LINE
	REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
FAIRWAY COMMONS APARTMENTS
1644 LARPEUTEUR AVE W, FALCON HEIGHTS, MN 55113
OWNER
VELAIR DEVELOPMENT COMPANY
7645 LYNDALE AVE SOUTH #300, MINNEAPOLIS, MN, 55423

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David J. Knaeble
David J. Knaeble
DATE 03/02/2026 LICENSE NO. 48776

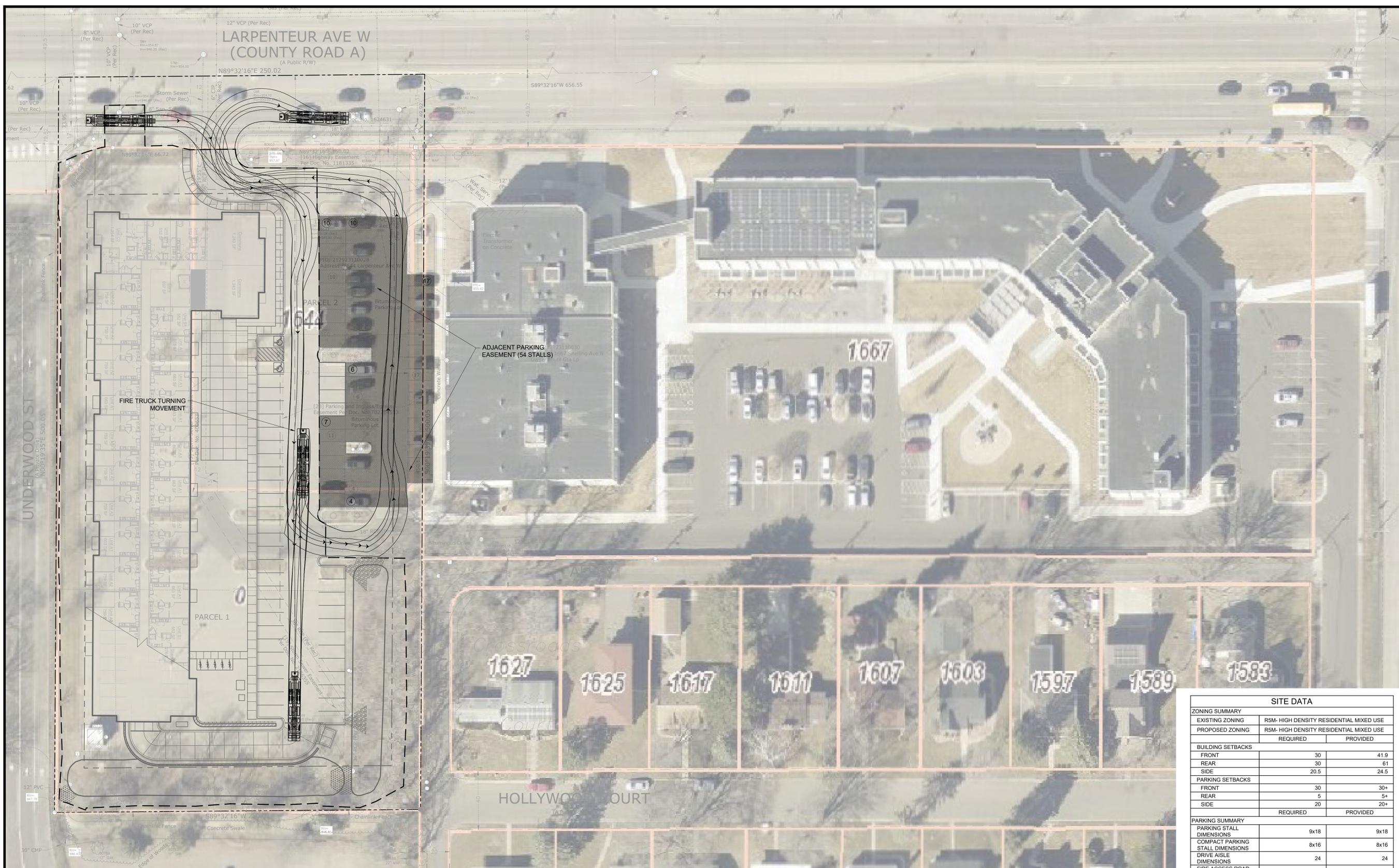
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
03/02/2026 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

PROJECT MANAGER DAVID KNAEBLE
CONTRACT NUMBER 16215-0060
DRAWN BY BN
REVIEWED BY DK
PROJECT NUMBER 05503

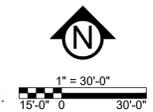
OVERALL SITE PLAN & TURNING MOVEMENT

C2.1
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SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	RSM- HIGH DENSITY RESIDENTIAL MIXED USE	
PROPOSED ZONING	RSM- HIGH DENSITY RESIDENTIAL MIXED USE	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	30	41.9
REAR	30	61
SIDE	20.5	24.5
PARKING SETBACKS		
FRONT	30	30+
REAR	5	5+
SIDE	20	20+
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	9x18	9x18
COMPACT PARKING STALL DIMENSIONS	8x16	8x16
DRIVE AISLE DIMENSIONS	24	24
FIRE ACCESS ROAD DIMENSIONS	N/A	
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	44	44
PARKING STALLS - GARAGE	72	72
ADJACENT PARKING EASEMENT		
PARKING STALLS - SURFACE		54

SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND



**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
FAIRWAY COMMONS APARTMENTS
 1644 LARPEUTEUR AVE W, FALCON HEIGHTS, MN 55113

OWNER
VELAIR DEVELOPMENT COMPANY
 7645 LYNDALE AVE SOUTH #300, MINNEAPOLIS, MN, 55423

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.

Robert L. Binder
 DATE 03/02/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/02/2026	CITY SUBMITTAL

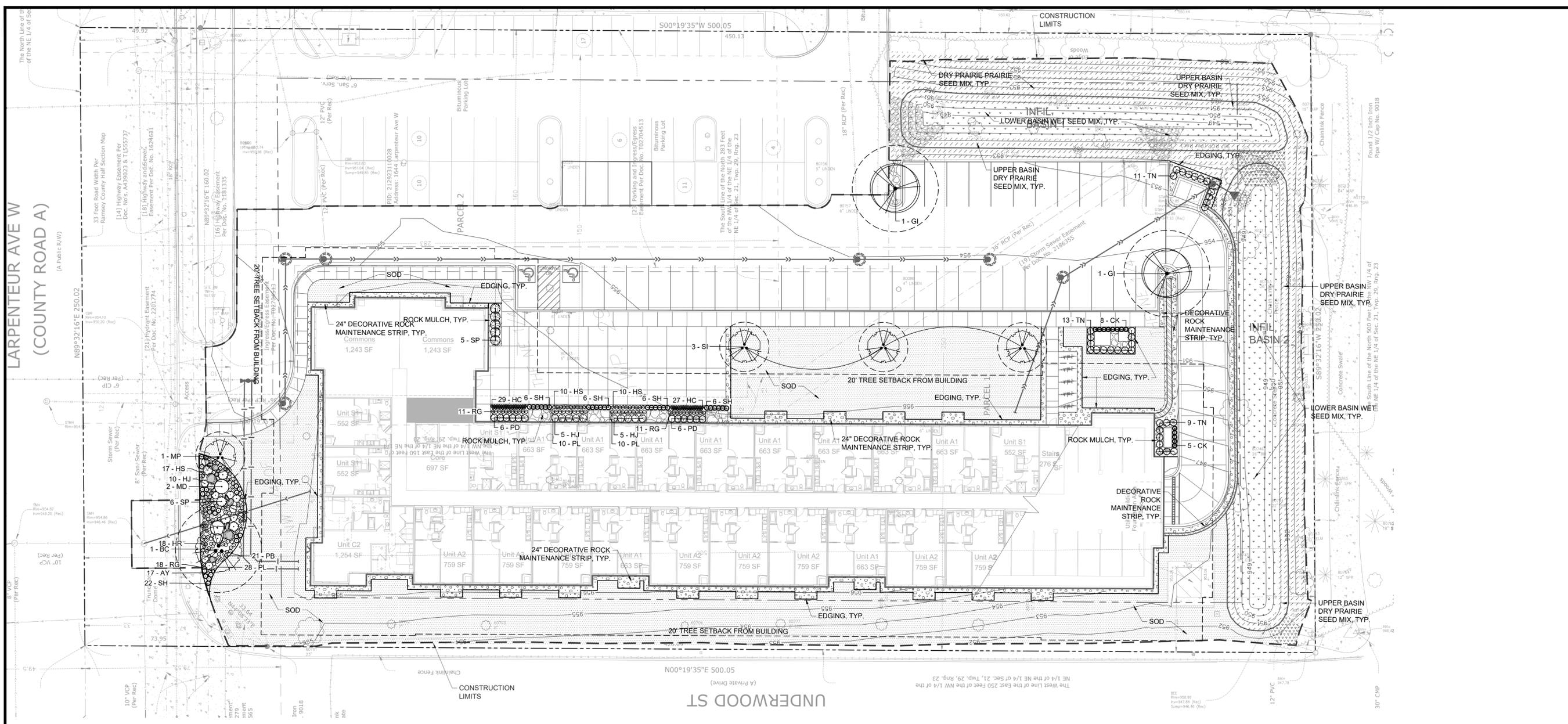
REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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LANDSCAPE NOTES:

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

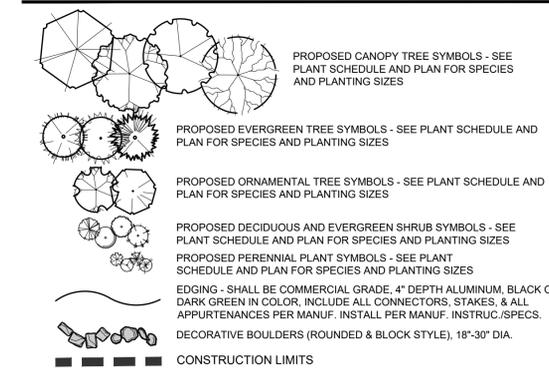
PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

POLLINATOR SAFE PLANT MATERIAL:

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACTOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

LANDSCAPE PLAN LEGEND:



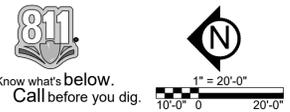
MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, DECORATIVE ROCK	YES	NO	SEE DETAIL, SHEET L1.1
PLANTING BEDS	4" DEPTH, DECORATIVE ROCK	YES	NO	SEE DETAIL, SHEET L1.1
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, 1.5" DECORATIVE ROCK	YES	YES	SEE DETAIL, SHEET L1.1
PLAYGROUND MULCH	N/A	N/A	N/A	
DOG PARK MULCH	N/A	N/A	N/A	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

GROUND COVERS	
ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	3,070 sf
1.5" SCREENED ROCK/STONE, 3" DEEP / ROCK MULCH	1,028 sf
BLUE GRASS SOD / SOD	17,628 sf
SUBTOTAL:	21,726 sf

MNDOT - SEED MIXES	
MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX	6,229 sf
MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX	4,955 sf
SUBTOTAL:	11,184 sf

SEE SHEET L1.1 FOR PLANTING SCHEDULE



THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR10001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

- 1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOLLIVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN/ POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOIL/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

- 1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

- 1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTORS SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
4.3. CONTENT OF TRAINING COURSE OR WORKSHEET INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

- 1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES, CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G. NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

- 1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMP'S IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

- 1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

- 9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

- 1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S ON ALL DOWNGRADIANT PERIMETERS OF THE SITE AND DOWNGRADIANT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIANT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIANT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIANT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIANT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE AN INLET IF A PARTICULAR INLET IS A SPECIFIC CONCERN (E.G. STREET FLOODING/FREEZING) AS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIANT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL A VEHICLE SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROL SYSTEMS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

- 1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LOADED WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (E.G., OILY WATER, SLURRY, SODIUM) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST CONTAINING OIL, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

- 1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURBS AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
a. DATE AND TIME OF INSPECTIONS; AND
b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SURVEILLANCE; AND

- 1. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL, SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
9. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

- 1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

- 1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMP'S DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIANT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S HOMEOWNER FACT SHEET TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS: THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

- SEED
• TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

- MULCH
• IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

- SLOPES
• 3:1 (HORIZ/VERT) JOY FLATTER MUGH SHALL BE COVERED WITH MULCH
• SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
• SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

VELAIR DEVELOPMENT COMPANY
7645 LYNDALE AVE SOUTH #300
MINNEAPOLIS, MN, 55423
MARTY O'CONNELL
612-243-4623
MARTYOCONNELL@VELAIRC.COM

AREAS AND QUANTITIES:

Table with columns: SITE AREA CALCULATIONS, EXISTING CONDITION, PROPOSED CONDITION. Rows include IMPERVIOUS SURFACES, PAVEMENT, PERVIOUS SURFACES, DIFFERENCE (EX. VS PROP.), and DISTURBED AREA.

Table with columns: EROSION CONTROL QUANTITIES, DISTURBED AREA, SILT FENCE/BIO-ROLL, EROSION CONTROL BLANKET, INLET PROTECTION DEVICES.

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING: ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM THAT IS REQUIRED BY THE CITY AND WATERSHED.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE: ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS ATTACHMENT D. STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST. ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING PARKING LOT INTO AN APARTMENT BUILDING. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS NOT LOCATED WITHIN ONE MILE OR DISCHARGING TO AN IDENTIFIED IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST.



PROJECT FAIRWAY COMMONS APARTMENTS 1644 LARSENTEUR AVE W, FALCON HEIGHTS, MN 55113

OWNER VELAIR DEVELOPMENT COMPANY 7645 LYNDALE AVE SOUTH #300, MINNEAPOLIS, MN, 55423

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.

David J. Knaeble

DATE 03/02/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

Table with columns: DATE, DESCRIPTION, CITY SUBMITTAL. Includes entry for 03/02/2026.

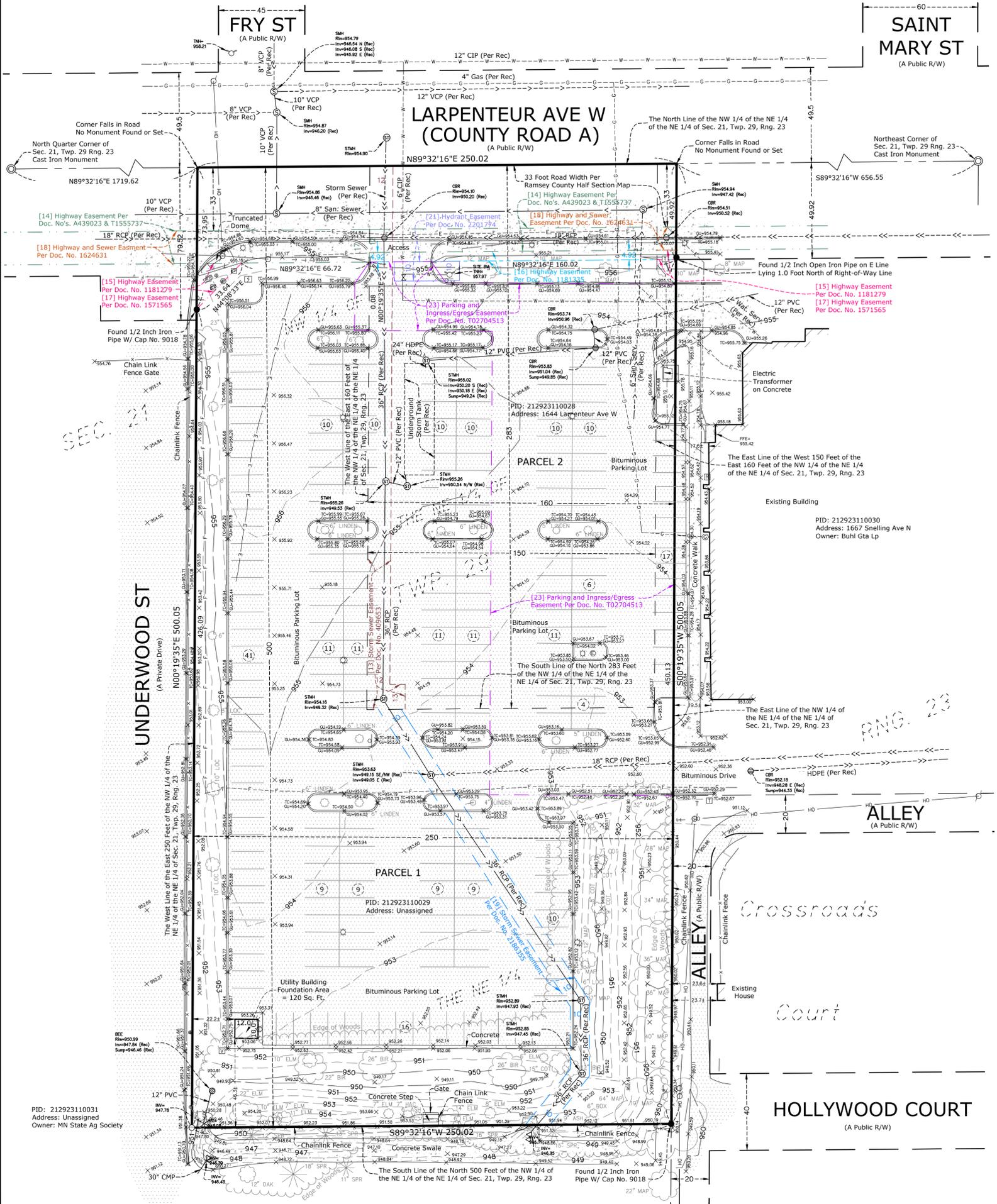
PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-243-0060
DRAWN BY: BEN
REVIEWED BY: DK
PROJECT NUMBER: 0503

REVISION SUMMARY

Table with columns: DATE, DESCRIPTION. Includes entry for 03/02/2026.

SWPPP - NARRATIVE

SW1.3



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
The East 250 Feet of the North 500 Feet except the West 150 Feet of the East 160 Feet of the North 283 Feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29, Range 23.

Parcel 2:
The West 150 Feet of the East 160 Feet of the North 283 Feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian.

(All Torrens Property, Certificate of Title No. 640336)

GENERAL SURVEY NOTES

- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the south side of Larpeur Ave W east of the driveway access to the subject property, as shown hereon. Elevation = 958.02.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 1644 Larpeur Ave W, Falcon Heights, Minnesota 55113.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0085G, effective date of June 4, 2010. Please note, referenced flood map is not printer per the FEMA web site.
- The gross land area is 125,012 +/- square feet or 2.870 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- The number of striped parking stalls on this site are as follows: 224 Regular + 0 Handicap = 224 Total Parking Stalls.
Please note due to the existing condition of the parking stripes, some parking stripes have been drawn utilizing aerial imagery.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Ramsey County Interactive Property Map.
- Some site feature locations obtained per aerial mapping, as shown and labeled hereon.

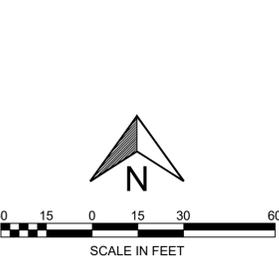
SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1259818-MPLS Revision Number 1, dated December 29, 2025.
We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
a. Item no.'s 1-12, 20, 22, 24 and 25 are not survey related.
b. The following are numbered per the referenced Title Commitment:
[13]. Easement for storm sewer purposes and incidental rights in favor of the County of Ramsey as contained in Easement dated July 23, 1959, recorded October 16, 1959, as Document No. 409653. (As to Parcel 2)
Document creates a storm sewer and access easement in favor of the County of Ramsey over a westerly portion of Parcel 2, as shown hereon.
[14]. Easement for highway purposes in favor of the County of Ramsey as contained in Final Certificate dated June 14, 1961, recorded January 26, 1962 in the office of the County Recorder in Book 1775, Page 591 as Document No. 1555737 and in the office of the Registrar of Titles as Document No. 439023. (As to Parcels 1 and 2)
Document creates a highway easement in favor of the County of Ramsey over a northerly portion of the subject property, as shown hereon.
[15]. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated January 12, 1998, recorded March 23, 1998, as Document No. 1181279. (As to Parcel 1)
Document creates a perpetual highway easement in favor of the County of Ramsey over a northwesterly portion of Parcel 1, as shown hereon.
[16]. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated January 12, 1998, recorded March 23, 1998, as Document No. 1181335. (As to Parcel 2)
Document creates a perpetual highway easement in favor of the County of Ramsey over a northerly portion of Parcel 2, as shown hereon.
[17]. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated August 25, 1999, recorded August 25, 1999, as Document No. 1571565. (As to Parcel 1)
Document creates a perpetual highway easement in favor of the County of Ramsey over a northwesterly portion of Parcel 1, as shown hereon.
[18]. Easements for highway and sewer purposes, together with any incidental rights, in favor of the County of Ramsey as contained in Highway Easement and Easement dated June 8, 1959, recorded January 26, 2001, as Document No. 1524631. (As to Parcel 1)
Document creates an easement for highway and sewer purposes in favor of the County of Ramsey over a northerly portion of Parcel 1, as shown hereon.
[19]. Terms, conditions and easement for storm sewer purposes in favor of the City of Falcon Heights, a Minnesota municipal corporation, as contained in Storm Sewer Easement Agreement dated September 12, 2012, recorded September 25, 2012, as Document No. 2186355. (As to Parcel 1)
Document creates a storm sewer easement in favor of the City of Falcon Heights over a southerly portion of Parcel 1, as shown hereon.
[21]. Terms, conditions and easement for fire hydrant purposes in favor of the Board of Water Commissioners of the City of St. Paul, a Minnesota municipal corporation, as contained in Fire Hydrant Easement Agreement dated October 19, 2012, recorded February 19, 2013, as Document No. 2201774. (As to Parcel 2)
Document creates a fire hydrant and access easement in favor of the Board of Water Commissioners of the City of Saint Paul over a northerly portion of Parcel 2, as shown hereon.
[23]. Terms, provisions and easements is contained in Easement Agreement dated July 01, 2021, recorded June 30, 2021, as Document No. T02704513. (As to Parcels 1 and 2)
Document creates an easement for parking and vehicular & pedestrian ingress/egress in favor of the adjoining property to the east, over an easterly portion of the subject property, as shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
[A]. We have shown Larpeur Ave W (County Road A) over the Northerly 33 feet of the subject property per the Ramsey County half section map. We were not provided any documents for fee taking or easement over said portion of the subject property.

ALTA CERTIFICATION

To: Buhl Larpeur West, LLC, a Minnesota limited liability company; MWF Properties, LLC, a Minnesota limited liability company; and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13, and 15 of Table A thereof.
The fieldwork was completed on 02-03-2026.
Dated this 4th day of February, 2026.

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



Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
—F—	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRIC OUTLET
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
—G—	GASMAIN	⊠	ELECTRIC METER	⊠	BOLLARD
---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
—OH—	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—S—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	FUEL TANK
—SS—	STORM SEWER	⊠	GAS MANHOLE	⊠	LIGHT POLE
---SS---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	MAIL BOX
—T—	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	SEWER CLEAN OUT
---T---	TELEPHONE LINE (RECORD)	⊠	SANITARY MANHOLE	⊠	SANITARY MANHOLE
—W—	WATERMAIN	⊠	STORM MANHOLE	⊠	CONIFEROUS TREE
---W---	WATERMAIN (RECORD)	⊠	CHAINLINK FENCE LINE	⊠	DECIDUOUS TREE
—X—	CHAINLINK FENCE LINE	⊠	WOODEN FENCE LINE	⊠	FLARED END SECTION
—H—	IRON FENCE LINE	⊠	TELEPHONE BOX	⊠	TELEPHONE BOX
—O—	GUARDRAIL	⊠	TELEPHONE MANHOLE	⊠	TELEPHONE MANHOLE
—A—	ACCESS RESTRICTION	⊠	TRAFFIC SIGNAL	⊠	TRAFFIC SIGNAL
—C—	CONCRETE SURFACE	⊠	HYDRANT	⊠	FIRE CONNECTION
—P—	PAVER SURFACE	⊠	FIRE CONNECTION	⊠	POST INDICATOR VALVE
—B—	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE	⊠	WATER MANHOLE
—G—	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE	⊠	WATER VALVE
		⊠	WELL	⊠	WELL
		⊠	SATELLITE DISH	⊠	SATELLITE DISH

PROJECT: 1644 Larpeur Ave W
Falcon Heights, Ramsey County, Minnesota 55113

CLIENT: Valair
7645 Lyndale Ave South, Suite 300, Minneapolis, Minnesota 55423

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

RORY L. SYNSTALLEN
DATE 2-4-2026 LICENSE NO. 44565

QA/QC
FIELD CREW: DP/CK
DRAWN BY: DD
REVIEWED BY: CJ
UPDATED BY:

VICINITY MAP

REVISION SUMMARY
DATE DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
V1.0
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Planning Commission at its regular meeting at 7:00 p.m. on March 24, 2026, in the City Hall Council Chambers, 2077 W. Larpentour Ave, will hold a public hearing to consider the application of Velair Development Company for an amendment to a previously approved Planned Unit Development (PUD) for a 110-unit senior (55+) affordable apartment building located at 1644 Larpentour Ave W, Falcon Heights, MN 55113.

The application and other planning documents will be available upon request no later than March 20, 2026. It will also be available on the City's website at www.falconheights.org. If you have any questions regarding the public hearing, please contact Hannah Myhren, Community Development Coordinator at (651) 792-7613 or hannah.myhren@falconheights.org.

Dated: March 10, 2026

Hannah Myhren, Community Development Coordinator
City of Falcon Heights, Minnesota

CITY of FALCON HEIGHTS
PUBLIC HEARING NOTICE

Notice is hereby given that the Planning Commission at its regular meeting at 7:00 p.m. on March 24, 2026, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider the application of Velair Development Company for an amendment to a previously approved Planned Unit Development (PUD) for a 110-unit senior (55+) affordable apartment building located at 1644 Larpenteur Ave W, Falcon Heights, MN 55113.

The application and other planning documents will be available upon request no later than March 20, 2026. It will also be available on the City's website. If you have any questions regarding the public hearing, please contact Hannah Myhren, Community Development Coordinator at (651) 792-7613 or hannah.myhren@falconheights.org.

**AFFIDAVIT OF PUBLICATION
STATE OF MINNESOTA
COUNTY OF RAMSEY**

I, Kayla Tsuchiya, being duly sworn on oath, says: that she is, and during all times herein state has been, Inside Sales Representative of Northwest Publication, LLC., Publisher of the newspaper known as the Saint Paul Pioneer Press, a newspaper of General circulation within the City of St. Paul and the surrounding Counties of Minnesota and Wisconsin including Ramsey and Kanabec.

That the notice hereto attached was cut from the columns of said newspaper and was printed and published therein on the following date(s):
3/12/2026, 3/13/2026

Newspaper Ref./AD Number#: 41798

Client/Advertiser: CITY OF FALCON HEIGHTS LEGALS



AFFIANT SIGNATURE

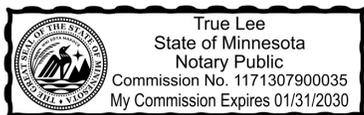
Subscribed and sworn to before me this
3/14/2026

True Lee



NOTARY PUBLIC

Ramsey County, MN
My commission expires January 31, 2030



**CITY OF FALCON HEIGHTS
PUBLIC HEARING NOTICE**

Notice is hereby given that the Planning Commission at its regular meeting at 7:00 p.m. on March 24, 2026, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider the application of Velair Development Company for an amendment to a previously approved Planned Unit Development (PUD) for a 110-unit senior (55+) affordable apartment building located at 1644 Larpenteur Ave W, Falcon Heights, MN 55113.

The application and other planning documents will be available upon request no later than March 20, 2026. It will also be available on the City's website. If you have any questions regarding the public hearing, please contact Hannah Myhren, Community Development Coordinator at (651) 792-7613 or hannah.myhren@falconheights.org.

March 11, 2026

Dear Property Owner or Resident:

You are hereby notified that the City of Falcon Heights has received an application for an amendment to a previously-approved Planned Unit Development (PUD) for a 110-unit senior (55+) affordable apartment building, located at 1644 Larpenteur Ave W, directly west of Amber Union apartments.

The location of this development is PIN 212923110029 and PIN 212923110028, to the west of Amber Union apartments with a driveway along Larpenteur Avenue West. The building will include a mix of studio, one, and two-bedroom floorplans across four stories of residential and one level of underground parking.

The Planning Commission will meet and hold a Public Hearing on this matter on Tuesday, March 24, 2026 at 7:00 PM at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, MN 55113.

During the meeting on Tuesday, March 24, city staff will present information regarding the PUD amendment. The Planning Commission will also hear public comment and discuss before making a recommendation to City Council.

The application and other planning documents will be available upon request no later than Friday, March 20, 2026. It will be also be available on the City's website. If you have questions or comments before the hearing, you may contact City Hall at 651-792-7600 or myself directly at hannah.myhren@falconheights.org.

Sincerely,



Hannah Myhren
Community Development Coordinator / Planner

REGENTS OF THE UNIV OF MN
100 CHURCH ST
MINNEAPOLIS MN 55455-0110

G-TWO PROPERTIES LLC
11130 60TH ST
STILLWATER MN 55082-9310

MN STATE AG SOCIETY
1265 SNELLING AVE N
ST PAUL MN 55108-3003

Occupant
1582 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1583 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1589 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1590 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1597 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1598 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1601 LARPEN TEUR AVENUE WEST
FALCON HEIGHTS, MN 55113

Occupant
1603 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1603 LARPEN TEUR AVENUE WEST
FALCON HEIGHTS, MN 55113

Occupant
1604 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1607 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1608 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1611 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

421 KOEHLER ROAD LP
1611 LARPEN TEUR AVE
ROSEVILLE MN 55113-5702

Occupant
1612 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1617 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1618 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1624 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1625 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1627 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

Occupant
1630 HOLLYWOOD COURT
FALCON HEIGHTS, MN 55108

COX BUILDING LLC
1639 LARPEN TEUR AVE W
FALCON HEIGHTS MN 55113-5763

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 206
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 318
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 319
FALCON HEIGHTS, MN 55108

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APARTMENT 323
FALCON HEIGHTS, MN 55108

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APARTMENT 214
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FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 125
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 303
FALCON HEIGHTS, MN 55108

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APARTMENT 304
FALCON HEIGHTS, MN 55108

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APARTMENT 305
FALCON HEIGHTS, MN 55108

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APARTMENT 307
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 310
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 225
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 223
FALCON HEIGHTS, MN 55108

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1667 E SNELLING AVENUE NORTH
APARTMENT 221
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 317
FALCON HEIGHTS, MN 55108

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APARTMENT 312
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 313
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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APARTMENT 217
FALCON HEIGHTS, MN 55108

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APARTMENT 314
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 216
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 315
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 316
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 119
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 010
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 021
FALCON HEIGHTS, MN 55108

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APARTMENT 020
FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

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FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 017
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 401
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 015
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 202
FALCON HEIGHTS, MN 55108

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APARTMENT 013
FALCON HEIGHTS, MN 55108

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APARTMENT 006
FALCON HEIGHTS, MN 55108

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APARTMENT 005
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 004
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 003
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 002
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 001
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 301
FALCON HEIGHTS, MN 55108

Occupant
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APARTMENT 012
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 114
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 302
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 403
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
APARTMENT 306
FALCON HEIGHTS, MN 55108

Occupant
1667 E SNELLING AVENUE NORTH
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Occupant
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FALCON HEIGHTS, MN 55108

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APARTMENT 402
FALCON HEIGHTS, MN 55108

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Occupant
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APARTMENT 030
FALCON HEIGHTS, MN 55108

Occupant
1667 W SNELLING AVENUE NORTH
APARTMENT 234
FALCON HEIGHTS, MN 55108

RANDI WINTER
1683 LARPENTEUR AVE W
FALCON HEIGHTS MN 55113-5704

Occupant
1687 FRY STREET
APARTMENT 12
FALCON HEIGHTS, MN 55113

Occupant
1687 FRY STREET
APARTMENT 17
FALCON HEIGHTS, MN 55113

Occupant
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1687 FRY STREET
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Occupant
1687 LARPENTEUR AVENUE WEST
FALCON HEIGHTS, MN 55113

Occupant
1697 FRY STREET
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Occupant
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Occupant
1700 FRY STREET
FALCON HEIGHTS, MN 55113

Occupant
1700 SAINT MARYS STREET
FALCON HEIGHTS, MN 55113

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1703 SAINT MARYS STREET
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Occupant
1707 FRY STREET
APARTMENT 10
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Occupant
1717 FRY STREET
APARTMENT 12
FALCON HEIGHTS, MN 55113

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Occupant
1717 FRY STREET
APARTMENT 8
FALCON HEIGHTS, MN 55113

Occupant
1718 FRY STREET
FALCON HEIGHTS, MN 55113

WARNER PROPERTIES OF MN LLP
2011 UPPER ST DENNIS RD
ST PAUL MN 55116-1186

REGENTS OF U OF M
319 15TH AVE SE
MINNEAPOLIS MN 55455-0179

FALCON HEIGHTS PROPERTY LLC
4505 WHITE BEAR PKWY
WHITE BEAR LAKE MN 55110-3610

1717 FRY COMPANY LP
5201 E RIVER RD STE 308
MINNEAPOLIS MN 55421-1035

ANNA SPIEGLER
5201 E RIVER RD STE 308
FRIDLEY MN 55421-1035

BUHL LARPEUR WEST LLC
5353 WAYZATA BLVD # 502
SAINT LOUIS PARK MN 55416-1340

BUHL GTA LP
7800 METRO PKWY STE 300
BLOOMINGTON MN 55425-1509

LARPEUR MANOR LLC
844 GRAND AVE STE 4
SAINT PAUL MN 55105-3376

IH3 PROPERTY MINNESOTA LP
PO BOX 4698
LOGAN UT 84323-4698

DAMIAN HANFT
PO BOX 583322
MINNEAPOLIS, MN 55438-3322

VELAIR DEVELOPMENT COMPANY
ATTN. MARTY O'CONNELL
7645 LYNDALE AVE SOUTH, STE 300
MINNEAPOLIS, MN 55423

Sec. 113-35 - Amendments

- (a) *Initiation of amendments.* An amendment to this chapter may be initiated by the city council, the planning commission, or by petition of a property owner whose property would be affected by the proposed amendment.
- (b) *Application for amendment.* All applications for amendments initiated by a property owner shall be filed with the zoning administrator on an official application form. The application shall be accompanied by a fee established by city council resolution and a cash escrow, in an amount determined by the zoning administrator, to reimburse the city for all out-of-pocket costs the city may incur in reviewing the application. When the amendment involves the changing of zoning district boundaries, the application shall be accompanied by an abstractor's certified property certificate listing the property owners within 350 feet of the boundaries of the property to which the amendment relates.
- (c) *Public hearing.* When a proposed amendment to this chapter has been properly initiated, the city clerk shall call a public hearing before the planning commission. A notice of the time, place, and purpose of the hearing shall be published in the city's official newspaper at least ten days prior to the hearing. When an amendment involves changes in district boundaries affecting an area of five acres or less, a similar notice shall be mailed at least ten days before the date of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the amendment relates. The failure to give mailed notice to individual property owners, or defects in the notice shall not invalidate the proceeding, provided a bona fide attempt to comply has been made. The planning commission shall conduct the hearing and make a recommendation to the city council.
- (d) *Action by city council.* The city council shall not act upon a proposed amendment until it has received the recommendation of the planning commission or until 60 days after the first regular planning commission meeting at which the proposed amendment was considered.
- (e) *Consistency with comprehensive plan.* No amendment to this chapter shall be adopted which is in conflict with the city's comprehensive plan.
- (f) *Time deadline; approval requirements.* Pursuant to Minn. Stats. § 15.99, an application for an amendment must be approved or denied within 60 days from the date a properly completed application is received by the city unless the time period is waived by the applicant or extended as provided by statute. Approval of an amendment shall require a majority vote of all the members of the city council. Amendments which change all or part of the existing classification of a zoning district from residential to either commercial or industrial require a two-thirds majority vote of all members of city council.

(Code 1993, § 9-15.05; Ord. No. 97-06, § 1, 9-24-1997)

State Law reference – Amendments, Minn. Stats. § 462.357, subs. 2 – 4.

Fairway Commons PUD – Comments from City Engineering:

- C3.0 - Add a note to the grading plan that no construction traffic is allowed over the BMP(s) during any phase of the project
- C3.0 - Add a note to the grading plan that no wheeled machines shall be used to excavate BMP(s), and/or during the backfilling.
- C3.0 - Add a note to the Grading Plan to notify City of Roseville Engineering Dept. at 651-792-7004, at least 24 hours prior to the construction of stormwater BMPs.
- C4.0 - Existing public manholes within/near the infiltration basins will be protected during construction.
- C4.0 - Pretreatment of stormwater is required prior to water entering the BMPs
- C4.0 - Proposed pipe alignment should be moved north so any future work by the City can be completed without having to remove curb and sidewalk.
- C4.0 - Proposed pipe alignment will require a new easement be recorded in favor of the City over the pipe sufficient to achieve a 1:1 slope from edge of pipe (minimum 20' wide). Any existing public easements not encumbering a public stormwater pipe shall be vacated.
- C5.1 - Add a note to the Bio-infiltration Basin detail that the basin shall be ripped with a toothed bucket to remove soil interface, prior to installing backfill material
- Confirm berm height is a minimum of 6" higher than 100yr HWL for basin(s).
 - Curb cuts: Rain Guardian Turret, or approved alt.
- L1.0 - Recommend modifying the wet seed mix in the bottom of the infiltration basin. The basin shouldn't be saturated enough for a long enough period to sustain this mix.
 - MH12: sump w/ a baffle or a snout or an approved alt.
- SW1.1 - Add a note to the Erosion Control Sheet to notify City of Roseville Engineering Dept. at 651-792-7004, prior to beginning any and all construction activity to verify Erosion Control Measures are in place.
- SW1.1 - Submit contact information for the trained erosion control coordinator responsible for implementing the Stormwater Pollution Prevention Plan (SWPPP) for the site. If that person has not been selected, a SWPPP Amendment is required prior to construction.
- Provide a copy of the NDPES Permit(s), or documentation that a permit is not required.
- Provide a copy of the Ramsey County Permit(s), or documentation that a permit is not required.
- Provide a copy of the Watershed District Permit(s), or documentation that a permit is not required.
- Provide an executed Operation & Maintenance Agreement in favor of the City of Roseville that has been recorded with Ramsey County. The template agreement can be found at www.cityofroseville.com/privatebmp.

- Provide an Operation & Maintenance plan for all stormwater BMP's. The Maintenance plan should include a narrative of maintenance and inspection activities, schedule, BMP locations, design details, contact person responsible for long-term maintenance, etc. An example can be found at: www.cityofroseville.com/privatebmp.
- An Encroachment Agreement will be required for the stormwater features (curb cuts, TRM for reinforced overflows, etc.) that are over the stormwater pipe easement.
- Note that the final outlet is not publicly owned. Developer shall notify the State Fairgrounds of the work being performed on the infiltration basins and confirm drainage patterns are acceptable.
- An as-built for site grading and stormwater infrastructure will be required prior to final approval and release of Erosion Control and Grading escrow money.
- The developer shall adhere to all Ramsey County and SPRWS comments/conditions regarding transportation and potable water requirements.

Fairway Commons PUD – Comments from Ramsey County:

From: PW Plan Review

Sent: Tuesday, March 10, 2026 11:32 AM

To: Marty O'Connell; Hannah B. Lynch

Cc: Matt Pacyna; PW Plan Review

Subject: RE: [EXTERNAL] RE: 1644 Larpenteur Avenue - ROW Access

Marty and Hannah,

After reviewing the traffic study you provided and a field view of Larpenteur Ave., Ramsey County would not oppose moving access to 1644 Larpenteur Ave. 60 feet to the east as proposed, but with the following conditions.

- The center median will need to be modified or removed. There won't be enough room for westbound left turning traffic with the current median location and as highlighted in the traffic study. Having a two-way center left turn lane between Fry St. and St. Mary's St. would be acceptable to Ramsey County.
- Removing the center median will require reworking the crown of the road on the westbound/north side of Larpenteur to resolve drainage issues, as water was observed ponding against the median. This work could include removing a number of concrete panels. Having a topographic survey done on the slopes will help determine how involved this work will become to achieve the proper drainage.

Ramsey County expects the developer to be responsible for these modifications to Larpenteur Ave. Ramsey County will work with the city of Falcon Heights regarding county design requirements and construction standards should the developer want to move the access.

Thank you, and please contact me if you have any questions or want to discuss a course of action.

Kevin

Kevin Roggenbuck

(he, him)

Senior Transportation Planner

Public Works | *Economic Growth and Community Investment*

Office: 651-266-2798 Cell: 612-518-0138

15 West Kellogg Blvd., Suite 210, St. Paul, MN 55102

To: Marty O’Connell, Senior Development Associate
Velair Development Company

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: February 26, 2026

Subject: 1644 Larpenteur Avenue Development Traffic Study; Falcon Heights, MN

INTRODUCTION

TC2 completed a traffic study for the proposed Velair senior housing development at 1644 Larpenteur Avenue in the City of Falcon Heights. The subject site, shown in [Figure 1](#), is generally along the south side of Larpenteur Avenue (CR 30) between Fry Street and St Mary’s Street, which is about 750 feet west of Snelling Avenue (Hwy 51). The main objectives of the study are to identify existing traffic operations within the study area, evaluate potential impacts of the proposed development and associated access modification, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement counts were collected at the following locations on Wednesday February 11, 2026, as noted:

- Larpenteur Avenue (CR 30) and Fry Street / Site Access (7 to 9 a.m. and 4 to 6 p.m.)
- Larpenteur Avenue (CR 30) and St Mary's Street (6 a.m. to 7 p.m.)

The peak hours represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m. Note that historical traffic data for the Snelling Avenue (Hwy 51) and Larpenteur Avenue (CR 30) intersection was also reviewed. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **Larpenteur Avenue (CR 30)** – a 4-lane minor arterial with a combination of dedicated left-turn lanes and a periodic center two-way left-turn lane. There is sidewalk along both sides of the road, and the speed limit is 35-mph.

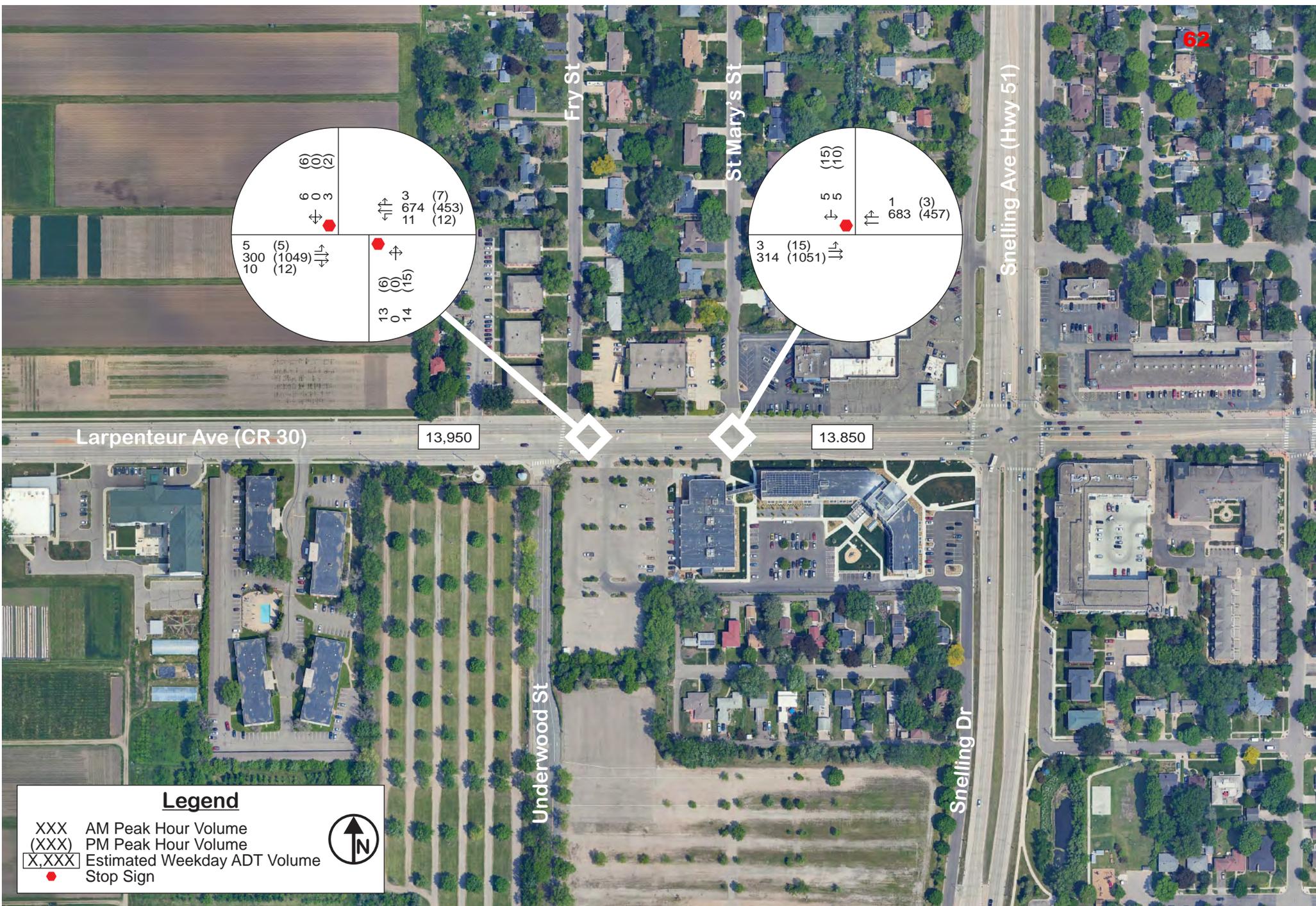
All other study roadways are 2-lane local facilities. Each study intersection is side-street stop controlled, allowing free-flow movement along Larpenteur Avenue (CR 30). Existing geometrics, traffic controls, and volumes in the study area are shown in [Figure 2](#).

Crash History

Five (5) years of crash history were reviewed from 2021 through 2025 using MnDOT's *Crash Mapping Analysis Tool (MnCMAT)*, which identified a total of two (2) crashes that occurred at the study intersections. One crash occurred at the Fry Street / Site Access intersection when a vehicle pulled out of the site access in 2021. The other crash was a pedestrian-related accident at the St Mary's Street intersection involving a motorist disregarding a traffic control. Neither crash resulted in a fatality or serious injury. Based on this review, there does not appear to be any safety issues from a crash frequency or severity perspective within the study area.

Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors.



Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through LOS D is considered acceptable in the study area. Note that the signalized Snelling Avenue (Hwy 51) and Larpenteur Avenue (CR 30) intersection was included as part of the modeling to more accurately represent current operations; existing signal timing was provided by MnDOT.

Level of Service	Average Delay / Vehicles	
	Unsignalized	Signalized
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions. For side-street stop intersections, the overall intersection level of service is shown followed by the worst-approach level of service and delay.

The existing intersection capacity analysis results, summarized in [Table 1](#), indicate that all study intersections and approaches operate at an acceptable LOS D or better during the typical weekday peak hours. Existing peak hour side-street queues range between one (1) and two (2) vehicles at most approaches, while peak queues in the eastbound left-turn lane at St Mary's Street and the westbound left-turn lane at the Site Access were never observed to be more than one (1) vehicle. Note that during the p.m. peak hour, eastbound queues along Larpenteur Avenue (CR 30) extended from Snelling Avenue (Hwy 51) to St Mary's Street for approximately one (1) minute but quickly dissipated. Thus, there are no significant existing operational issues from an intersection capacity perspective.

Table 1 Existing Intersection Capacity

Larpenteur Avenue (CR 30) Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
Fry Street / Site Access	SSS	A / A (8)	A / C (21)
St Mary's Street	SSS	A / A (9)	A / B (12)

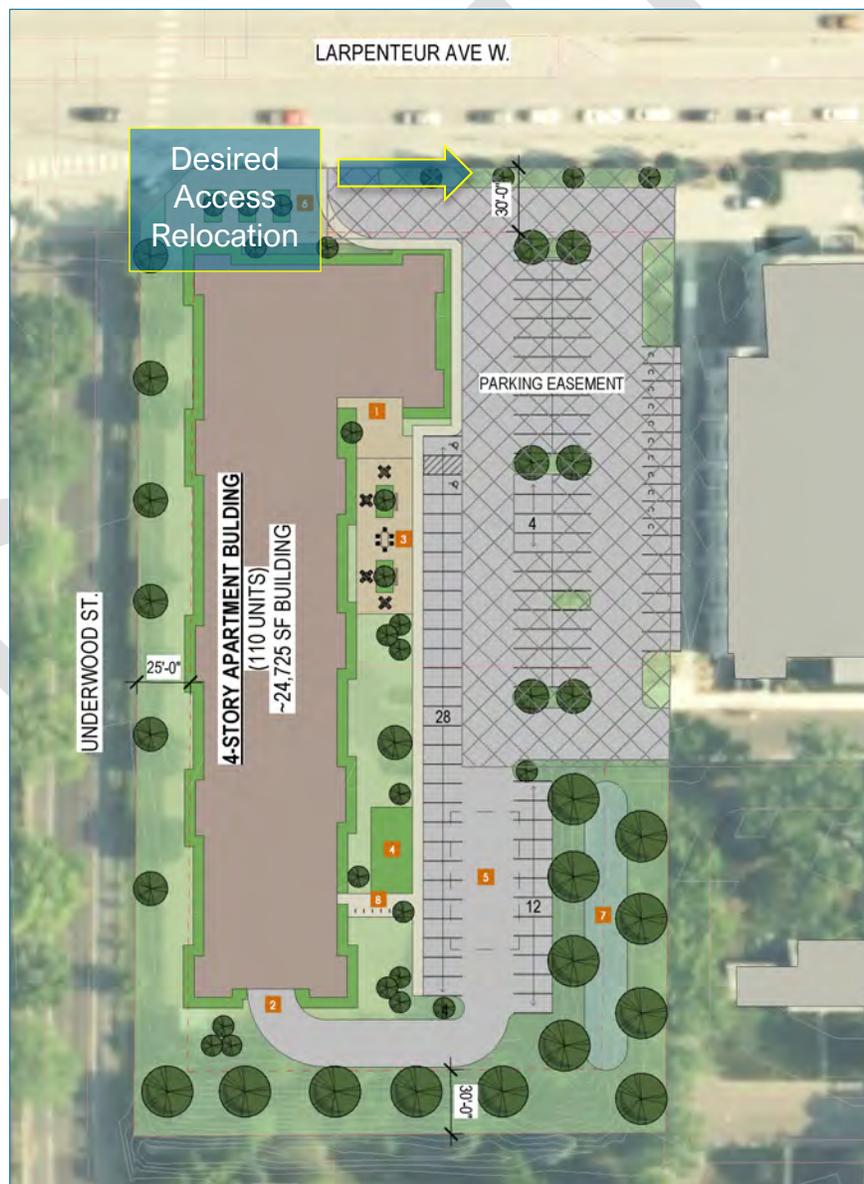
SSS – Side-Street-Stop

PROPOSED DEVELOPMENT

The proposed development, shown in [Figure 3](#), is along the south side of Larpenteur Avenue (CR 30) between Fry Street and St Mary's Street, which is about 750 feet west of Snelling Avenue (Hwy 51). The project is a 110-unit senior (55+) multifamily residential development. Construction was assumed to be completed by the year 2028.

The existing site access along Larpenteur Avenue (CR 30) is offset from Fry Street by about 50 feet and approximately 250 feet west of St Mary's Street; this access is currently also utilized by the adjacent Amber Union apartments. As part of project, the existing access is planned to be relocated 60 feet to the east to align with the adjacent driveway aisle. This relocated access would minimize complex turning movements within the site and provide a more direct route for existing and proposed development users. Further discussion regarding this access is provided later in this report.

Figure 3 Proposed Development Site Plan



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2028 build conditions, which represents year of opening. The traffic forecasts account for general background growth and trip generation from the proposed development. The following information summarizes the traffic forecast development process.

Background Growth

To account for general background growth in the study area, a one-half (0.5) percent annual growth rate was applied to the existing traffic volumes to develop year 2028 background traffic forecasts. Although daily traffic volumes have been stable or decreasing over the last 10+ years, the growth rate was applied to provide a more conservative assessment.

Proposed Development Trip Generation

A trip generation estimate for the proposed development was created using the *ITE Trip Generation Manual, 12th Edition* and includes trips for typical weekday a.m. / p.m. peak hours, as well as daily. The proposed development, shown in [Table 2](#), is estimated to generate 21 a.m. peak hour (7 in / 14 out), 28 p.m. peak hour (15 in / 13 out), and 360 daily (180 in / 180 out) trips. No multimodal reductions were included to provide a more conservative analysis.

Table 2 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Senior Adult Housing – Multifamily (252)	110 units	7	14	15	13	360

Site generated trips, which are illustrated in [Figure 4](#), were distributed to area roadways based on the global directional distribution shown, which was developed using a combination of existing travel patterns and engineering judgment. The resultant year 2028 build condition traffic forecasts are illustrated in [Figure 5](#). Note that a future no build condition was not reviewed given the relatively short timeframe between existing and year 2028, as well as the minimal background growth anticipated.

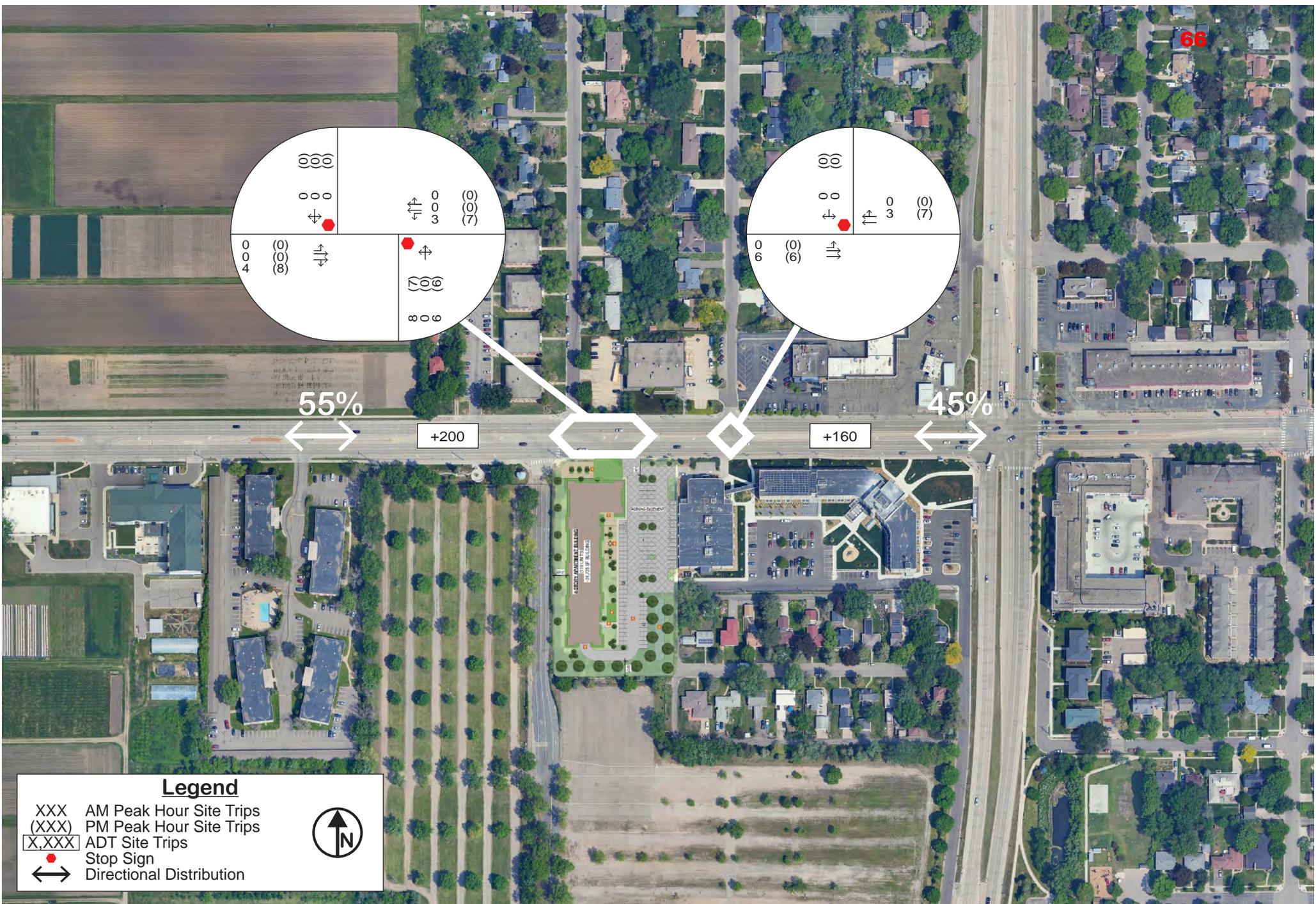
YEAR 2028 CONDITIONS

To understand impacts associated with the proposed development, a future intersection capacity analysis was completed for year 2028 build conditions. Results of the future capacity analysis, shown in [Table 3](#), illustrates that all study intersections and approaches will continue to operate at an acceptable LOS D or better during the typical weekday peak hours. Thus, there are no significant operational issues from an intersection capacity perspective anticipated with the addition of the proposed development. Further detail regarding the proposed access relocation is provided in the following section.

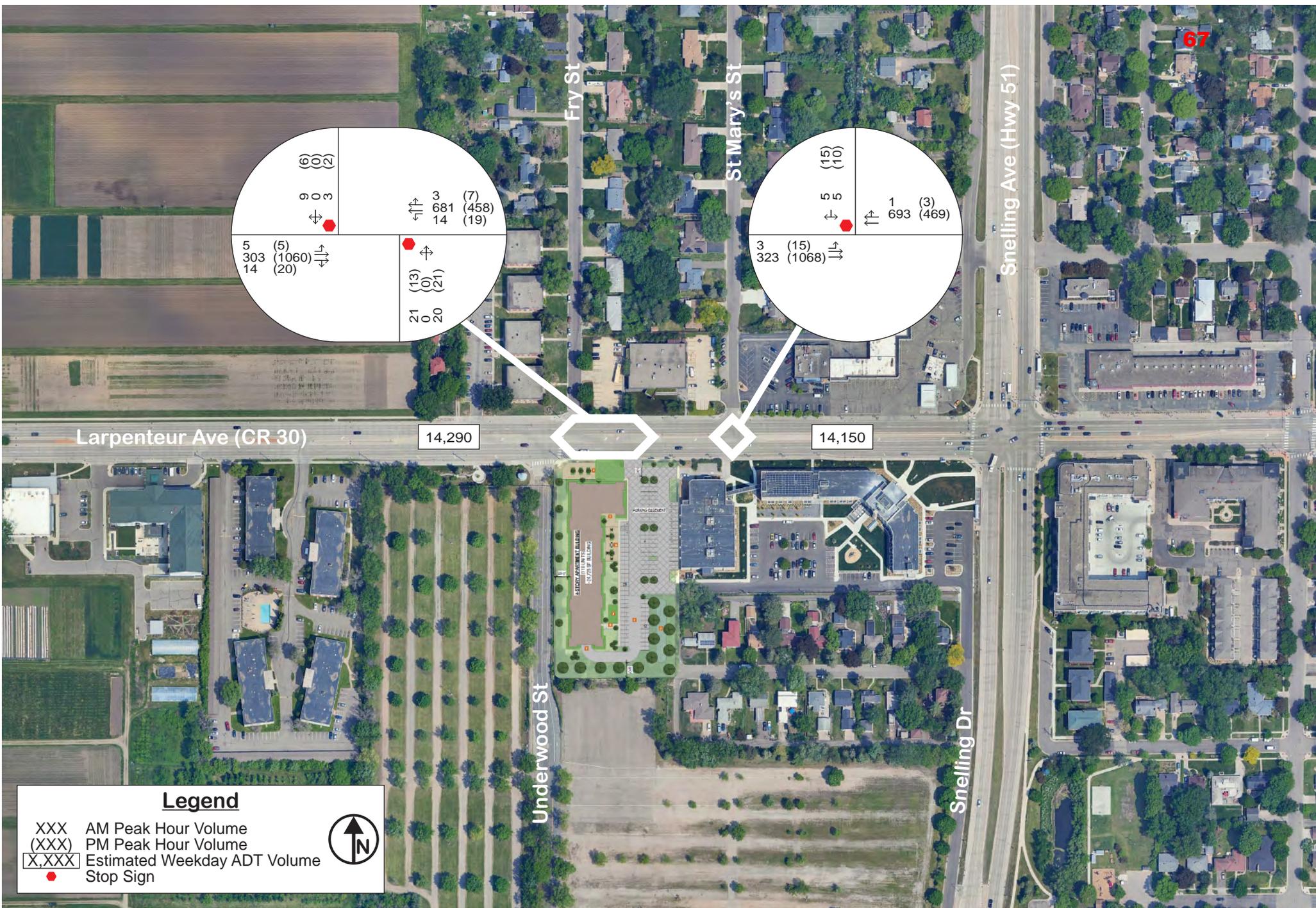
Table 3 Year 2028 Build Condition Intersection Capacity

Larpenteur Avenue (CR 30) Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
Fry Street / Site Access	SSS	A / B (10)	A / D (32)
St Mary's Street	SSS	A / A (7)	A / B (11)

SSS – Side-Street-Stop



66



ACCESS RELOCATION

As noted earlier, the existing access is planned to be relocated about 60 feet east of its current location along Larpenteur Avenue (CR 30). This relocated access would minimize complex turning movements within the site and provide a more direct route for existing and proposed development users. As part of the capacity analysis, queues along Larpenteur Avenue (CR 30) were reviewed to determine if this access relocation would impact operations and vehicle storage within the area.

The year 2028 build condition capacity analysis identified the following peak hour 95th percentile queues anticipated within the eastbound left-turn lane at St Mary's Street and the westbound left-turn lane at the Site Access.

- Eastbound Left-Turn at St Mary's Street – 35 feet (i.e., 1 to 2 vehicles)
- Westbound Left-Turn at the Site Access – 10 feet (i.e., ~1 vehicle)

With the planned relocation, there would be approximately 180 feet between St Mary's Street and the Site Access, which is adequate distance to accommodate the necessary vehicle stacking distance for each movement. However, there is an existing median along Larpenteur Avenue (CR 30) that limits the ability to provide the necessary turn lane storage for the relocated site access. This median was originally intended to limit access to / from the eastern driveway of the site to the north, which previously had direct access to Larpenteur Avenue (CR 30) prior to redevelopment in 2012. Thus, there is minimal benefit to maintaining the existing median in this segment.



To ensure the necessary turn lane storage can be provided for St Mary's Street and the relocated Site Access, removal of the existing median along Larpenteur Avenue (CR 30) between the Site Access and St Mary's Street is recommended. In its place, the existing two-way center left-turn lane striping currently used to the west of the Site Access should be extended to St Mary's Street. Alternatively, the median could be modified to provide a continuous median between St Mary's Street and the relocated Site Access; this configuration would allow for approximately 50 foot turn lanes and a 60 foot taper area, which would also be adequate to accommodate the anticipated vehicle storage needs. Further discussion with Ramsey County staff should occur to determine the preferred configuration.

SITE PLAN CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, it is recommended to locate signage and landscaping to avoid creating any sight distance issues and to review truck maneuverability to limit potential internal circulation conflicts.

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) There does not appear to be any safety issues from a crash frequency or severity perspective within the study area.
- 2) All study intersections and approaches operate at an acceptable LOS D or better during the typical weekday peak hours and there are no significant existing operational issues from an intersection capacity perspective.
- 3) The project is a 110-unit senior (55+) multifamily residential development. Construction was assumed to be completed by the year 2028.
- 4) Traffic forecasts were developed for year 2028 build conditions, which represents year of opening; the traffic forecasts account for a 0.5% annual background growth and trip generation from the proposed development.
 - a. The proposed development is estimated to generate 21 a.m. peak hour (7 in / 14 out), 28 p.m. peak hour (15 in / 13 out), and 360 daily (180 in / 180 out) trips.
- 5) All study intersections and approaches will continue to operate at an acceptable LOS D or better during the typical weekday peak hours; there are no significant operational issues from an intersection capacity perspective anticipated with the addition of the proposed development.
- 6) The existing access is planned to be relocated about 60 feet east of its current location along Larpenteur Avenue (CR 30) to minimize complex turning movements within the site and provide a more direct route for existing and proposed development users.
- 7) To ensure the necessary turn lane storage can be provided for St Mary's Street and the relocated Site Access, removal of the existing median along Larpenteur Avenue (CR 30) between the Site Access and St Mary's Street and extending the existing two-way center left-turn lane striping is recommended.
 - a. Alternatively, the median could be modified to provide a continuous median between St Mary's Street and the relocated Site Access to allow for approximately 50 foot turn lanes and a 60 foot taper area, which would also be adequate to accommodate the anticipated vehicle storage needs.
 - b. Further discussion with Ramsey County staff should occur to determine the preferred Larpenteur Avenue (CR 30) configuration.
- 8) Locate signage and landscaping to avoid creating any sight distance issues and review truck maneuverability to limit potential internal circulation conflicts.

ORDINANCE NO. 26-XX

CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 113 OF THE FALCON HEIGHTS CITY
CODE CONCERNING AMBER FLATS PLANNED UNIT DEVELOPMENT

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION 1. Section 113-212 of the City Code of Falcon Heights, Minnesota is hereby amended to read as follows (additions are underlined and deletions are shown with strikethrough):

Section 113-212 – ~~Amber Flats~~Fairway Commons Planned Unit Development

(a) *Legal description.* The legal description of this PUD is as follows:

PID 212923110029: The East 250 feet of the North 500 feet except the West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian.

PID 212923110038: The West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian;
("Subject Property")

(b) *Purpose.* The purpose of the ~~Amber Flats~~Fairway Commons Planned Unit Development is to provide for ~~multi-family~~age-restricted apartments.

(c) *Permitted uses and zoning regulations.* The R-5M mixed use high density residential district regulations shall apply to the property subject to the following modifications:

a. Permitted uses:

1. One principal structure consisting of ~~417,000~~126,329 square feet and ~~96~~110 apartment units.
2. No conditional uses.
3. No interim uses.
4. Setbacks as depicted in the ~~Architectural Site Plan~~Site Plan, C2.0, dated ~~October 16, 2023~~ prepared by ~~UrbanWorks~~ ~~Architecture, LLC~~Civil Site Group, Inc.

Commented [HM1]: To be filled in with final plans approved by building inspector.

b. Parking. Vehicle parking shall be as follows:

1. ~~55-44~~ surface parking stalls as depicted in the ~~Architectural Site Plan~~Site Plan dated ~~_____~~ October 16, 2023 prepared by ~~UrbanWorks Architecture, LLC~~Kaas Wilson Architects.
2. ~~7266~~ sublevel parking stalls as depicted in the ~~Sublevel 1 Overall Plan~~Floor Plans – Level -1 dated ~~_____~~ October 16, 2023 prepared by ~~UrbanWorks Architecture, LLC~~Kaas Wilson Architects.

(d) *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) The following plans prepared by UrbanWorks Architecture, LLCKaas Wilson Architects and Civil Site Group, Inc. with up to five percent variance, to not increase nonconformities from City Code, as approved by the city administrator:

a. Architectural drawings, dated _____, prepared by Kaas Wilson Architects including:

1. Site Plan;
2. Floor Plans – Level -1;
3. Floor Plans – Level 1;
4. Floor Plans – Level 2-4;
5. Exterior Materials; and
6. Exterior Elevations.

~~a.b.~~ Site development plans, dated _____ October 16, 2023, prepared by UrbanWorks Architecture, LLCCivil Site Group, Inc. including:

1. ~~Site demolition plan~~Removals Plan, C1.0; -
2. ~~Erosion and sediment control plan~~Site Plan, C2.0; -
3. ~~Site dimension plan~~Overall Site Plan & Turning Movement, C2.1; -
4. ~~Grading and drainage plan~~Grading Plan, C3.0; -
5. Utility ~~P~~plan, C4.0; -

6. ~~Architectural site plan, including overall, sublevel 1, level 1, level 2~~Civil Details, C5.0, C5.1, C5.2;
7. ~~Building elevations~~Landscape Plan - L1.0;
8. Landscape Plan Notes & Details L1.1;
9. SWPPP – Existing Conditions, SW1.0;
10. SWPPP – Proposed Conditions, SW1.1;
11. SWPPP - Details, SW1.2;
12. SWPPP – Narrative, SW1.3; and
- ~~7.13.~~ SWPPP – Attachments, SW1.4, SW1.5.

(e) *Additional conditions.* The PUD must be maintained in accordance with the following additional conditions.

- (1) Trees shall be planted and/or maintained along ~~Larpenteur Avenue and Underwood Street as throughout site as~~ shown in plans submitted by ~~UrbanWorksCivil Site Group, Inc.~~, dated ~~10/16/2023~~.
- (2) Snow storage may not be stored in any parking area for more than 48 hours.
- (3) Open space as shown on plans submitted by ~~UrbanWorksCivil Site Group, Inc.~~, dated, ~~10/16/2023~~, ~~may not be converted into additional parking, must be maintained as open space and not converted to another use.~~
- ~~(4)~~ (5) Charging stations for not less than four electric vehicles must be provided on site.
- ~~(4)(5)~~ The building may not exceed four stories, or 50' in height.

SECTION 2. Zoning Map. The zoning map of the City of Falcon Heights shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION 3. Effective Date. This ordinance is effective immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2026, by the City Council of Falcon Heights, Minnesota.

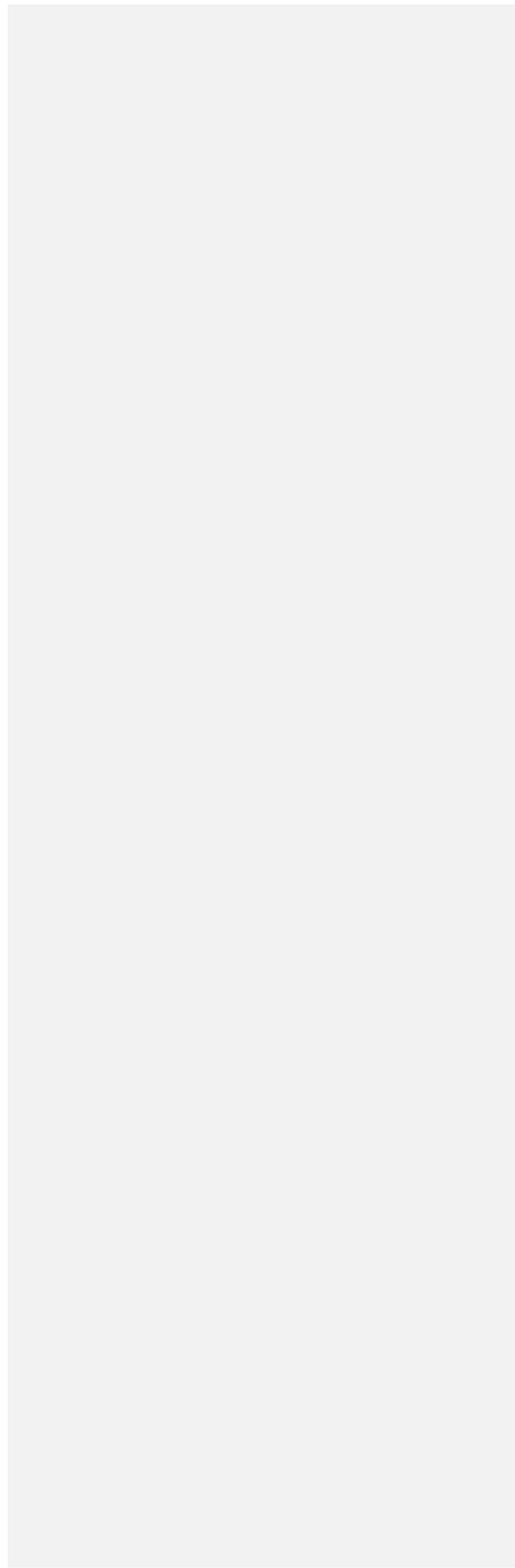
CITY OF FALCON HEIGHTS

BY: _____
Randall C. Gustafson, Mayor

ATTEST:

Jack Linehan, City Administrator

DRAFT



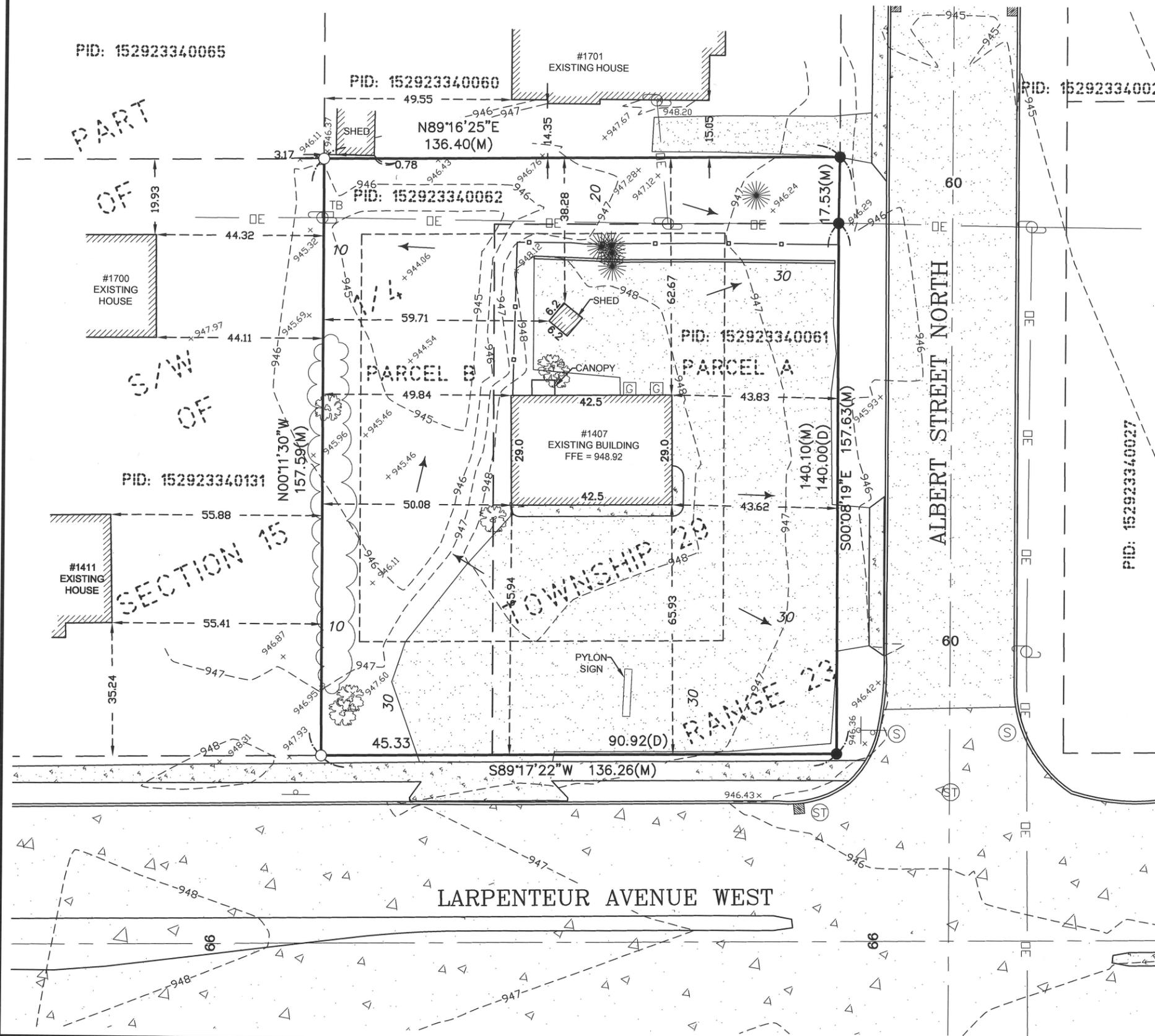
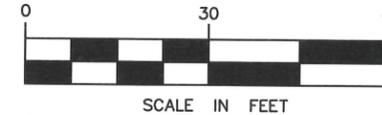
Meeting Date	March 24, 2026
Agenda Item	F-2
Attachment	See below.
Submitted By	Hannah B. Myhren, Community Development Coordinator

Item	1407 Larpenteur Acquisition - Compliance with the 2040 Comprehensive Plan
Description	<p>The City of Falcon Heights is currently in negotiations to purchase the two parcels of property of the former “Get Pressed” dry cleaners at 1407 Larpenteur Ave. Pursuant to Minnesota Statute § 462.356, subd. 2, it is required that the City’s Planning Commission review the compliance of the acquisition with the City’s 2040 Comprehensive Plan. The Planning Commission must submit this in writing to City Council.</p> <p>The property has a long history of commercial use. Most recently, it operated as a dry cleaner, with cleaning conducted off-site. Before that, dry cleaning activities occurred on-site under a different operator. Even earlier, the site functioned as a fuel station, and sealed underground storage tanks remain in place.</p> <p>In 2023, the City was awarded a Brownfield Assessment Grant from the Minnesota Pollution Control Agency (MPCA). This funding supported Phase I and Phase II environmental assessments on the site, which included extensive testing of the site and nearby properties to determine the extent of pollution on the site. Over 34 soil samples were taken, and contamination was confirmed.</p> <p>As the property has sat vacant since the late 2010s, and the building on site has been condemned, it has become a source of blight to the surrounding neighborhoods, and frequently attracts furniture dumping and graffiti. The purpose of the acquisition is to work with agencies such as the MPCA, Ramsey County Environmental Health Services, and the Metropolitan Council to remediate the contamination on site with eventual hopes of redevelopment, utilizing grants and technical support from partners. The final use of the property has not yet been determined, but will be guided by community needs and regional priorities, likely to include opportunities to support additional housing that is both affordable and aligned with market demand.</p> <p>Several potential sections of the 2040 Comprehensive Plan to consider when looking into compliance with the Plan:</p>

	<ul style="list-style-type: none"> - Housing Goals <ul style="list-style-type: none"> o Support the reconstruction of dilapidated properties in an environmentally just way through equal opportunity to affordable housing repairs and energy efficiency practices. - General Land Use Policies <ul style="list-style-type: none"> o Continue to eliminate zoning code violations and nuisance conditions that adversely affect the appearance and value of properties and the health of residents. - Neighborhood Goals <ul style="list-style-type: none"> o To improve the quality, appearance, and maintenance of housing in neighborhoods. o To continue the well-maintained residential character of existing neighborhoods. - Neighborhood Policies <ul style="list-style-type: none"> o Continue to eliminate zoning code violations and nuisance conditions that adversely affect neighborhoods. - Environmental Protection Goals <ul style="list-style-type: none"> o To protect people and property from excessive noise, pollution, and natural hazard. o To improve the health of residents and those who work within the city. - Economic Development Goals <ul style="list-style-type: none"> o To continue the growth of the City's tax base by maintaining and upgrade the existing housing stock, redeveloping blighted areas, rehabilitating deteriorating buildings and properties, retaining businesses and improving aesthetics.
Budget Impact	None.
Attachment(s)	<ul style="list-style-type: none"> - Survey of the Property - Minnesota Statute § 462.356 - Planning Commission Resolution 26-01 Finding that the Acquisition and Conveyance of Certain Property By The City of Falcon Heights Is/Is Not In Compliance with the City's Comprehensive Plan - City of Falcon Heights' 2040 Comprehensive Plan: https://www.falconheights.org/home/showpublisheddocument/1162/637146104931200000
Action(s) Requested	Staff requests the Planning Commission confirm if or if not the acquisition of 1407 Larpenteur is in compliance with the City's Comprehensive Plan and approve Planning Commission Resolution 26-01.

CERTIFICATE OF SURVEY - for - SARIN HOMES LLC

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- - - 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- ☁ DENOTES TREE LINE
- ☀ DENOTES DECIDUOUS TREE
- ☀ DENOTES CONIFEROUS TREE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- OE DENOTES OVERHEAD ELECTRIC
- ⊕ DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- (S) DENOTES SANITARY MANHOLE
- ⤴ DENOTES DRAINAGE FLOW
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES STORM CATCH BASIN (SQUARE)
- DENOTES TELEPHONE BOX
- DENOTES SIGN/POST
- DENOTES GAS METER

BUILDING SETBACKS

ZONING: B1 = NEIGHBORHOOD CONVENIENCE BUSINESS
 HOUSE: FRONT = 30 FT
 REAR = 20 FT
 SIDE = 10 FT

EXISTING HARDCOVER

EXISTING HOUSE	1,232 SQ. FT.
EXISTING SHED	38 SQ. FT.
EXISTING CONCRETE SURFACE	163 SQ. FT.
EXISTING BITUMINOUS SURFACE	10,637 SQ. FT.
TOTAL IMPERVIOUS AREA	12,070 SQ. FT.
TOTAL LOT AREA	21,486 SQ. FT.
EXISTING HARDCOVER	56.2%

REFERENCE BENCHMARK

ELEVATION = 970.44 MNDOT
 DISK "BOSE PFE"

LEGAL DESCRIPTION

Parcel A
 That part of the East Quarter of the West Half of the Southeast Quarter of the Southwest Quarter of Section 15, Township 29, Range 23 described as follows: beginning at a point 49.50 feet North and 30.00 feet West of the Southeast corner of the West Half of the Southeast Quarter of the Southwest Quarter of the aforesaid Section; thence North 140.00 feet; thence West 90.92 feet; thence South 140.00 feet; thence East 90.92 feet to the point of beginning, Ramsey County, Minnesota;

Parcel B
 The South 207.00 feet of the East Quarter of the West Half of the Southeast Quarter of the Southwest Quarter of Section 15, Township 29, Range 23, except the South 189.50 feet of the East 120.92 feet thereof.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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

Vlad Sivriver
 VLADIMIR SIVRIVER L.S. NO. 25105 DATED: 04/25/2023

JOB NAME: SARIN HOMES LLC	FIELD WORK DATE: 04/13/2023	DRAWN BY: GST	PROJECT NO.: 23-030
LOCATION: 1407 LARPEUR AVE. W & PID: 15293340062 FALCON HEIGHT, MN 55113-6304	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. 1 OF 1

462.356 PROCEDURE TO EFFECT PLAN: GENERALLY.

Subdivision 1. **Recommendations for plan execution.** Upon the recommendation by the planning agency of the comprehensive municipal plan or sections thereof, the planning agency shall study and propose to the governing body reasonable and practicable means for putting the plan or section of the plan into effect. Subject to the limitations of the following sections, such means include, but are not limited to, zoning regulations, regulations for the subdivision of land, an official map, a program for coordination of the normal public improvements and services of the municipality, urban renewal and a capital improvements program.

Subd. 2. **Compliance with plan.** After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan. Failure of the planning agency to report on the proposal within 45 days after such a reference, or such other period as may be designated by the governing body shall be deemed to have satisfied the requirements of this subdivision. The governing body may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive municipal plan.

History: 1965 c 670 s 6

**CITY OF FALCON HEIGHTS
PLANNING COMMISSION RESOLUTION**

March 24, 2026

No. 26-01

**RESOLUTION FINDING THAT THE ACQUISITION AND CONVEYANCE OF
CERTAIN PROPERTY BY THE CITY OF FALCON HEIGHTS IS/IS NOT IN
COMPLIANCE WITH THE CITY’S 2040 COMPREHENSIVE PLAN**

WHEREAS, the City of Falcon Heights (“City”) is proposing to acquire certain property located at 1407 Larpenteur Ave W, Falcon Heights, MN 55113, consisting of two parcels, including Ramsey County Tax Identification Nos. 152923340061 and 152923340062 (the “Property”) for the purpose of pollution remediation and eventual redevelopment; and

WHEREAS, the acquisition of the Property has been submitted to the Planning Commission for its review and issuance of a written report of its finding pursuant to Minn. Stat. § 462.356, subd. 2; and

WHEREAS, the Planning Commission has reviewed the proposed acquisition of the Property as it relates to the City’s comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Falcon Heights that the City acquisition of the Property is/is not found to be consistent with the City’s 2040 Comprehensive Plan.

ADOPTED this 24th day of March, 2026 by the Planning Commission of the City of Falcon Heights.

Moved by:

Approved by: _____
Jacob Brooks
Chair, Planning Commission

ANDERSON
BROOKS ___ In Favor
HALLOWANGER
MIAZGA ___ Against
PAYNTER
SEIFERT
TRACY

Attested by: _____
Hannah B. Myhren
Community Development Coordinator