

# *City of Falcon Heights Planning Commission*

City Hall  
2077 W. Larpenteur Avenue

Tuesday, February 27, 2018  
7:00 p.m.

## **A G E N D A**

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL:           Chair Larkin \_\_\_\_ Samatar \_\_\_\_  
                                  Murphy \_\_\_\_ Stemper \_\_\_\_  
                                  Williams \_\_\_\_ Kotelnicki \_\_\_\_  
                                  Sunderland \_\_\_\_  
                                  Council Liaison Miazga \_\_\_\_ Staff Liaison Moretto \_\_\_\_
- C. APPROVAL OF MINUTES for January 23<sup>rd</sup>, 2018
- D. AGENDA
  - 1. Review of February 26<sup>th</sup> Comp Plan Meeting and Next Steps
- E. INFORMATION AND ANNOUNCEMENTS
- F. ADJOURN to Workshop Session - Hendrickson Update

*If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.*

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

**Minutes - Planning Commission  
Tuesday, January 23, 2018  
7:00 p.m.**

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

**B: ROLL CALL:**

**Present: Commissioners:** Larkin, Sunderland, Williams, Samatar, Stemper

**Staff Liaison:** Moretto

**Council Liaison:** Miazga

**Absent:** Murphy, Kotelnicki

**C: APPROVAL OF MINUTES.**

The minutes of September 26, 2017 meeting of the Planning Commission were approved.

**D: AGENDA:**

1. Election of New Officers

The Planning Commission elected new officers for the 2018 calendar year:  
The following council members were nominated and elected to the following positions:  
Chair, John Larkin  
Vice Chair, Collin Stemper  
Secretary, Stephen Sunderland

2. Approval of the Standing Rules

a. The commissioners discussed ideas concerning the creation of the Agenda items for each meeting. Commissioner Sunderland queried the council about other means available to the commission for adding agenda items to stimulate

thinking about the business of the commission. Council member Miazga shared the process he followed on other commissions using Ad Hoc meetings of a small subset of the commission members for special projects and working groups to accomplish a variety of tasks that do not require a quorum of members. Other options are afforded through the existing standing rules for commissioners to add items to the agenda. This was supported by Chair Larkin and members of the Planning Commission to encourage proactive engagement by commission members.

b. Council member Miazga asked if there were provisions in the standing rules that address Special meetings or Public meetings. Chair larkin responded that there are rules outlining procedures for Special meetings.

c. The Planning Commission Standing Rules of February 26, 2008, revised June 28, 2011, were approved by unanimous consent.

3. Announcement for a Special Meeting on January 30<sup>th</sup>, 2018 at 7:00 p.m. in the Council Chambers at Falcon Heights City Hall.

Paul Moretto outlined the proceedings of the Special Meeting to be held on January 30<sup>th</sup>, 2018 at Falcon Heights City Hall. The Special meeting is an opportunity for the Planning Commission and the community to engage with the WSB consultants to address the processes that will be required in the creation of the 2040 Comprehensive Plan as required by the Metropolitan Council. This kickoff event will be an initial opportunity to learn about the process and activities that will be undertaken by WSB and the city of Falcon Heights in coming months.

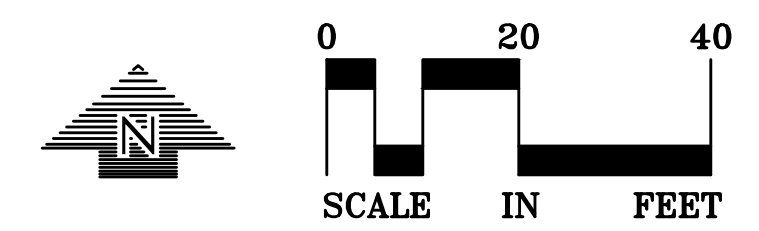
#### **E: INFORMATION AND ANNOUNCEMENTS:**

1. The planning commission wishes to thank Pamela Harris former city council member for her many years of dedicated service to the Planning Commission and the city of Falcon Heights.

2. Mark Miazga, newly elected council member, will be the new Council Liaison to the Planning Commission.

3. Entire proceedings of the Planning Commission meeting for Tuesday, January 23, 2018 can be viewed on cctv (FHPC\_2018-01-23) which can be found on the Falcon Heights City website.

**F: ADJOURNMENT:** The meeting was adjourned at 7:35 p.m. Followed by a Workshop Session – Comprehensive Plan – Refresher



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**LEGEND**

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

**NOTES**

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

**NOTES**

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**SUBMITTAL/REVISIONS**

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**PROFESSIONAL SIGNATURE**  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Trevor D. Gruys-PE  
License No. 53706  
Date 02/15/18

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

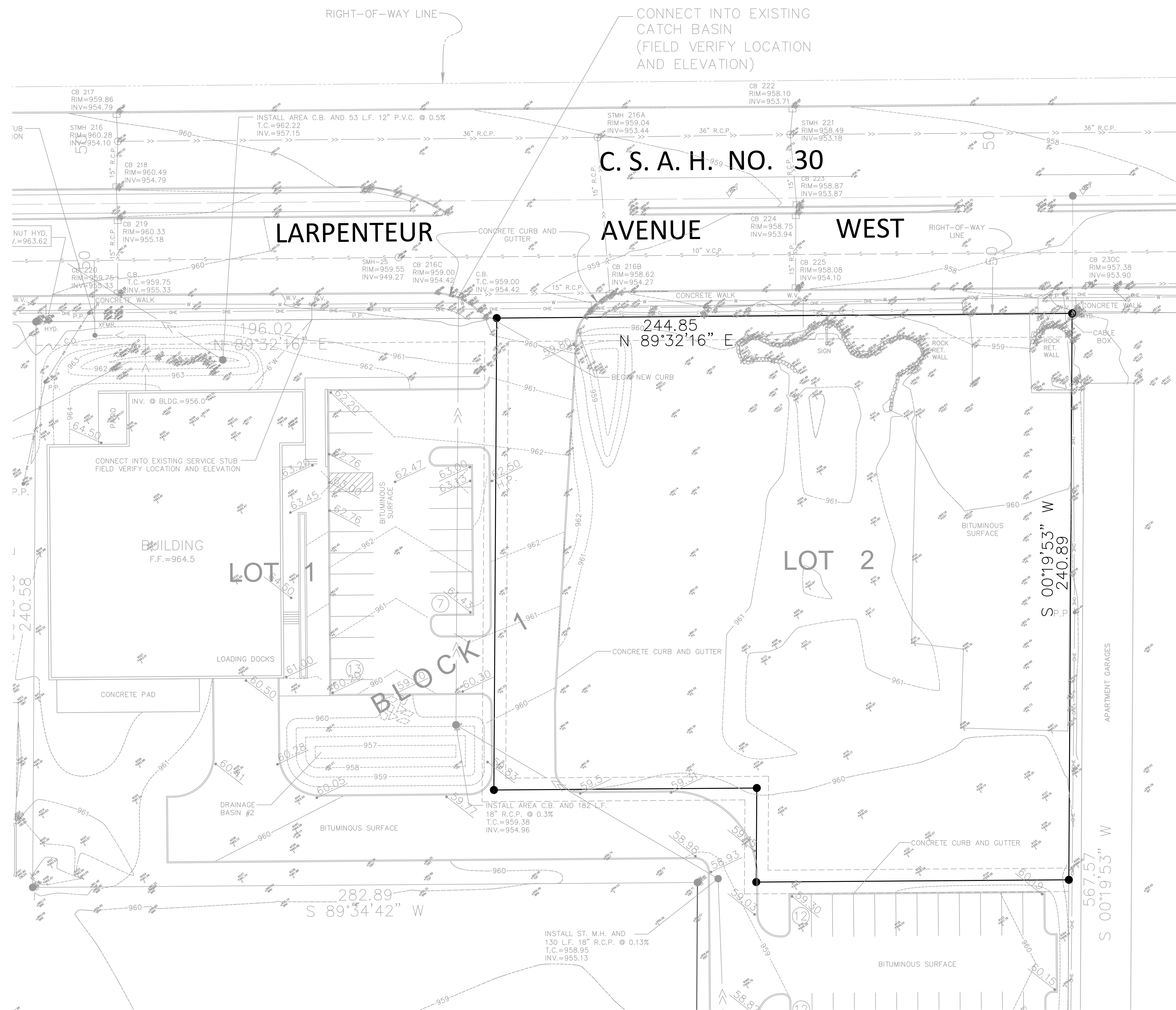
**SHEET INDEX**

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| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C4-1 | UTILITY PLAN        |

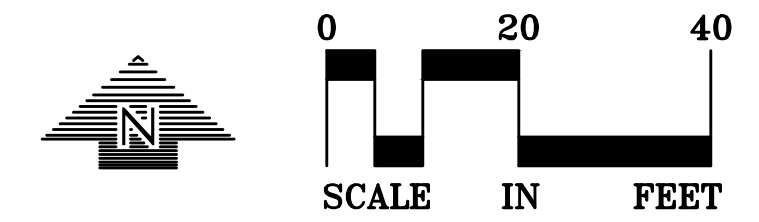


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**SITE PLAN**  
**C2-1**



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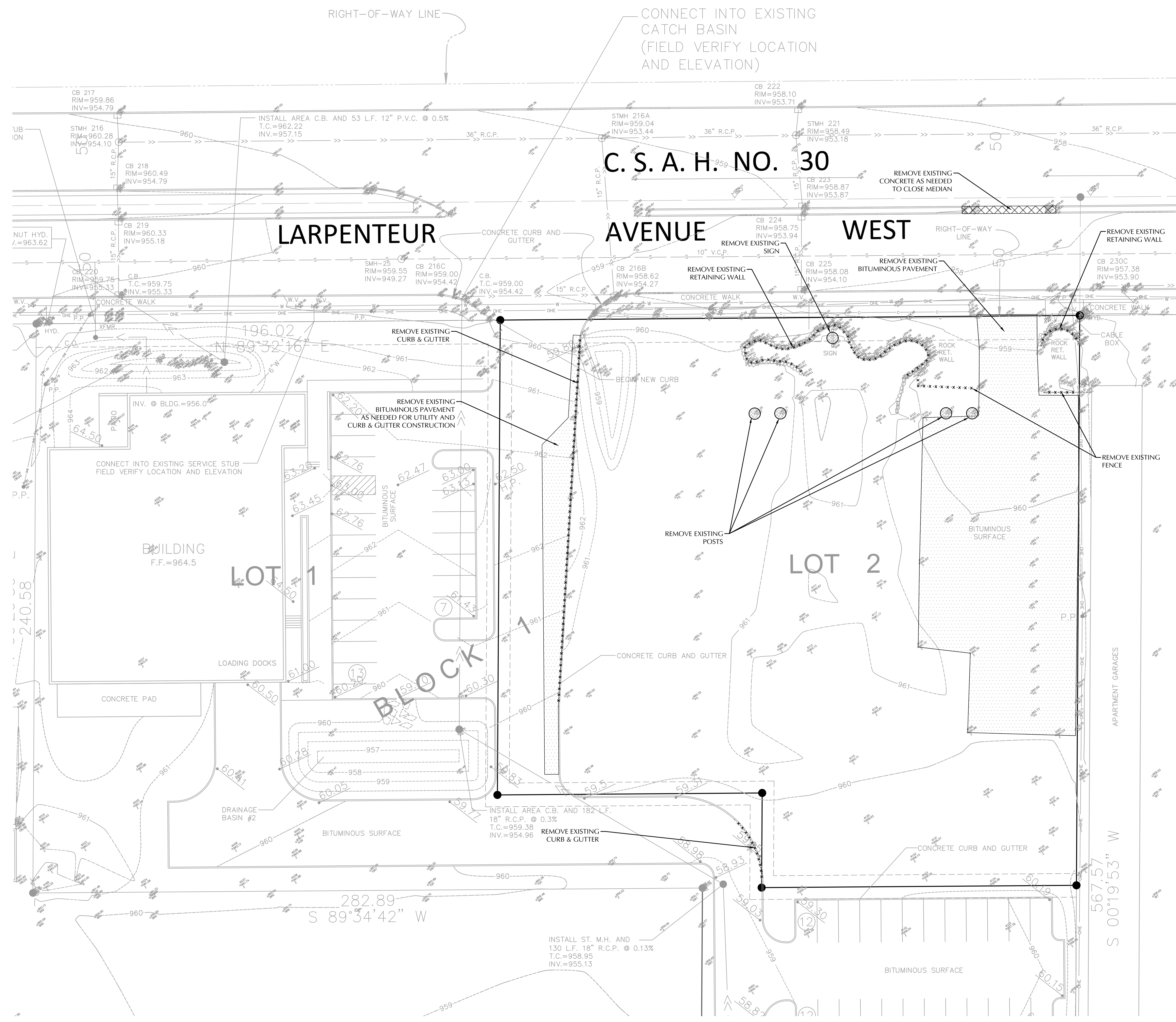


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- SITE DEMOLITION NOTES**
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
  - CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.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

**DEMOLITION LEGEND**

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



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**SUBMITTAL/REVISIONS**

DATE .....

DATE .....

DATE .....

DATE .....

DATE .....

DATE .....

**PROFESSIONAL SIGNATURE**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Trevor D. Grays-PE

License No. 53706  
Date 02/15/18

**QUALITY CONTROL**

Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
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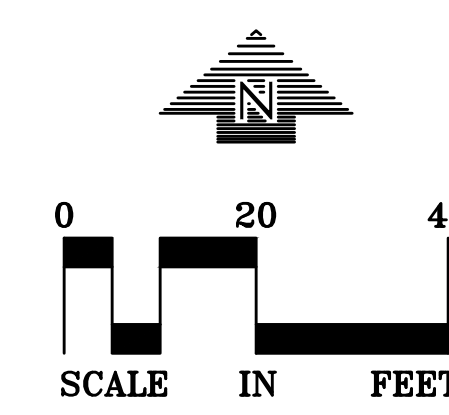
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| EXISTING | CIVIL LEGEND            | PROPOSED |
|----------|-------------------------|----------|
| ○        | SANITARY MANHOLE        | ●        |
| ○        | STORM MANHOLE           | ○        |
| ○        | CATCH BASIN             | ○        |
| ○        | CULVERT                 | ○        |
| ○        | HYDRANT                 | ○        |
| ○        | GATEVALVE               | ○        |
| ○        | POST INDICATOR VALVE    | ○        |
| ○        | LIGHT POLE              | ○        |
| ○        | POWER POLE              | ○        |
| ○        | SIGN                    | ○        |
| ○        | BENCHMARK               | ○        |
| ○        | SOL BORINGS             | ○        |
| ○        | WATER MANHOLE           | ○        |
| ○        | TELEPHONE MANHOLE       | ○        |
| ○        | UTILITY MANHOLE         | ○        |
| ○        | ELECTRIC MANHOLE        | ○        |
| ○        | WATER SERVICE           | ○        |
| ○        | SANITARY SERVICE        | ○        |
| ○        | HANDICAP PARKING        | ○        |
| ○        | DIRECTION OF FLOW       | ○        |
| ○        | SPOT ELEVATION          | ○        |
| ○        | CONTOURS                | ○        |
| ○        | SANITARY SEWER          | ○        |
| ○        | STORM SEWER             | ○        |
| ○        | WATERMAN                | ○        |
| ○        | FOREEMAN                | ○        |
| ○        | DRAIN TILE              | ○        |
| ○        | SILT FENCE              | ○        |
| ○        | CURB & GUTTER           | ○        |
| ○        | RETAINING WALL          | ○        |
| ○        | TREELINE                | ○        |
| ○        | EASEMENT LINE           | ○        |
| ○        | SETBACK LINE            | ○        |
| ○        | FENCE LINE              | ○        |
| ○        | UNDERGROUND TELE        | ○        |
| ○        | UNDERGROUND GAS         | ○        |
| ○        | OVERHEAD UTILITY        | ○        |
| ○        | UNDERGROUND FIBER OPTIC | ○        |
| ○        | UNDERGROUND ELECTRIC    | ○        |
| ○        | UNDERGROUND CABLE TV    | ○        |
| ○        | PROPERTY LINE           | ○        |
| ○        | CONIFEROUS TREE         | ○        |
| ○        | DECIDUOUS TREE          | ○        |
| ○        | PARKING COUNTS          | ○        |

### NOTES

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### SUBMITTAL/REVISIONS

| DATE | REVISIONS |
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### PROFESSIONAL SIGNATURE

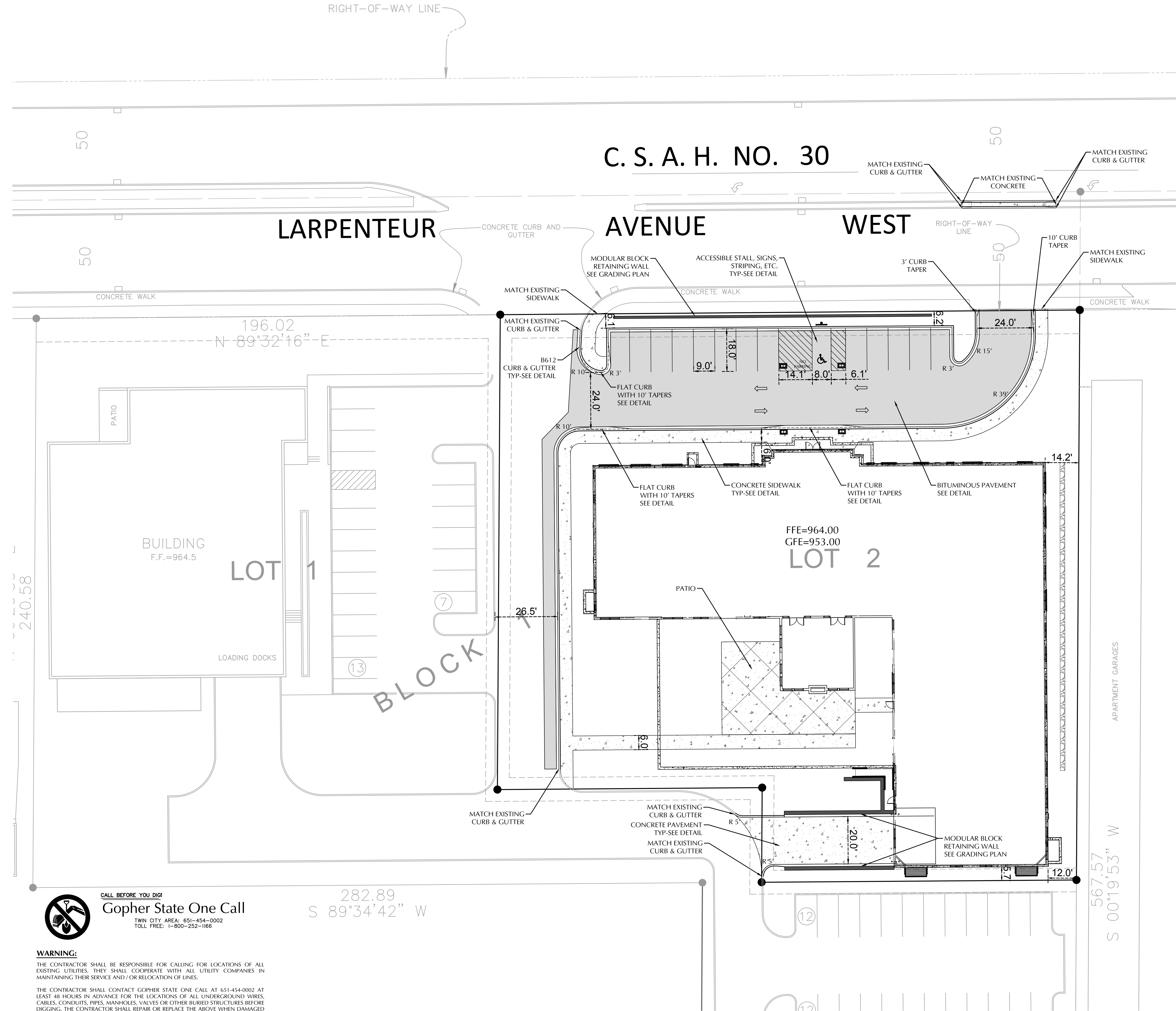
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Trevor D. Gruys-PE  
License No. 53706  
Date 02/15/18

**QUALITY CONTROL**  
Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBM  
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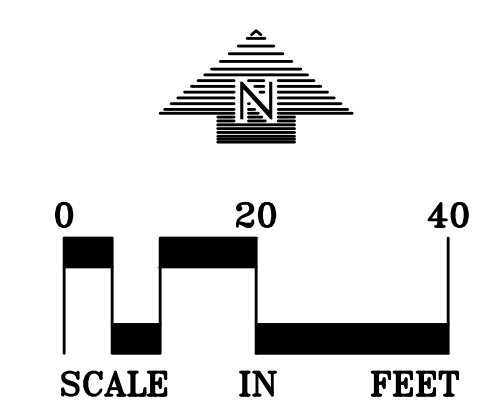
# SITE PLAN C2-1

Plotted: 02/15/2018 1:35 PM W:\2017\17106\CADD\DATA\CIVIL\_dwg\Sheet Files\C2-1 SITE PLAN

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- | EXISTING | CIVIL LEGEND            | PROPOSED |
|----------|-------------------------|----------|
|          | SANITARY MANHOLE        |          |
|          | STORM MANHOLE           |          |
|          | CATCH BASIN             |          |
|          | CULVERT                 |          |
|          | HYDRANT                 |          |
|          | GATEVALVE               |          |
|          | POST INDICATOR VALVE    |          |
|          | LIGHT POLE              |          |
|          | POWER POLE              |          |
|          | SIGN                    |          |
|          | BENCHMARK               |          |
|          | SOL. BORINGS            |          |
|          | WATER MANHOLE           |          |
|          | TELEPHONE MANHOLE       |          |
|          | UTILITY MANHOLE         |          |
|          | ELECTRIC MANHOLE        |          |
|          | WATER SERVICE           |          |
|          | SANITARY SERVICE        |          |
|          | HANDICAP PARKING        |          |
|          | DIRECTION OF FLOW       |          |
|          | SPOT ELEVATION          |          |
|          | CONTOURS                |          |
|          | SANITARY SEWER          |          |
|          | STORM SEWER             |          |
|          | WATERMAIN               |          |
|          | FOREMAN                 |          |
|          | DRAINAGE                |          |
|          | SILT FENCE              |          |
|          | CURB & GUTTER           |          |
|          | RETAINING WALL          |          |
|          | TREE LINE               |          |
|          | EASEMENT LINE           |          |
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|          | FENCE LINE              |          |
|          | UNDERGROUND TELE        |          |
|          | UNDERGROUND GAS         |          |
|          | OVERHEAD UTILITY        |          |
|          | UNDERGROUND FIBER OPTIC |          |
|          | UNDERGROUND ELECTRIC    |          |
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

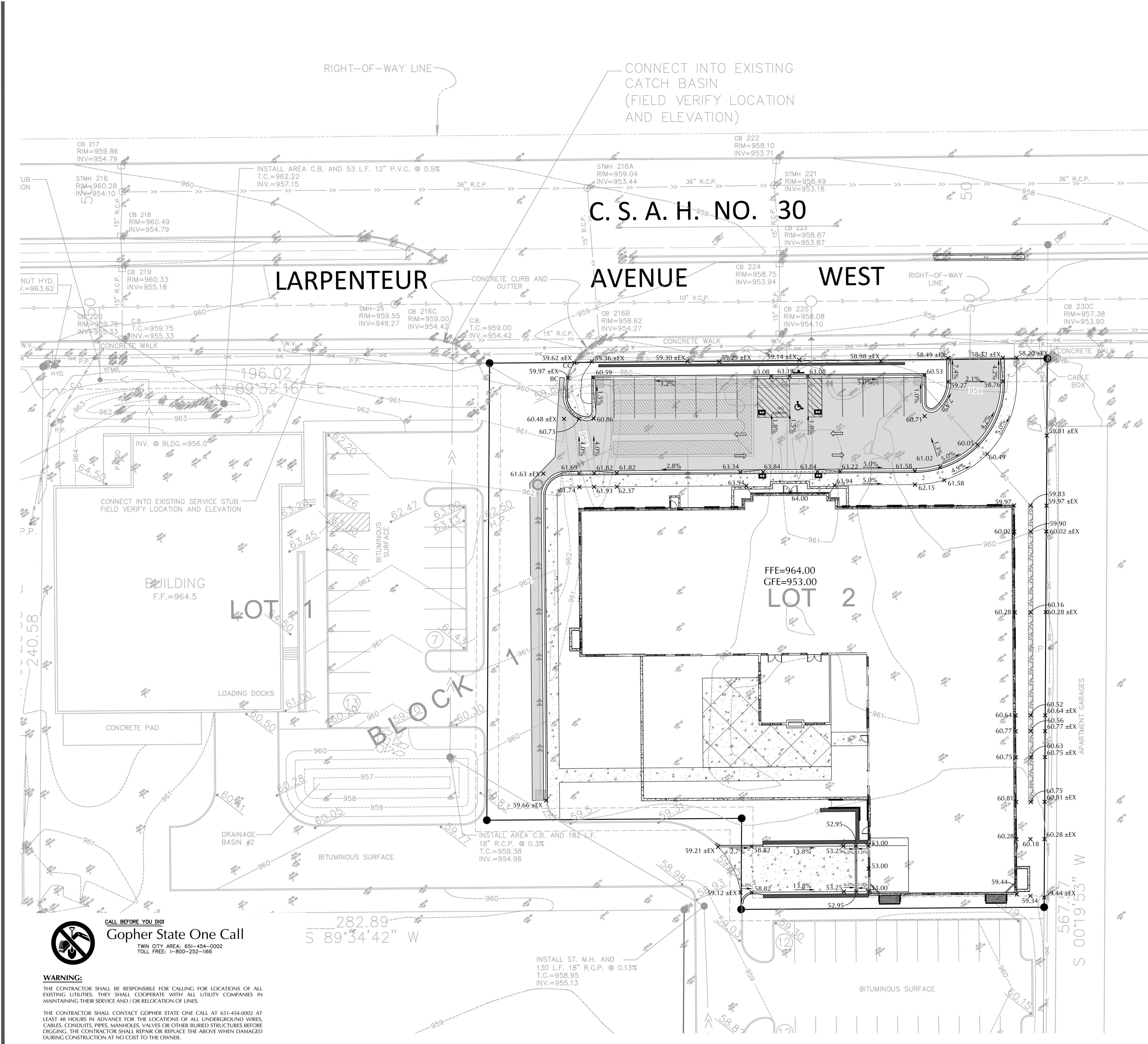
Trevor D. Grays-PE License No. 53706 Date 02/15/18

| QUALITY CONTROL    |       |
|--------------------|-------|
| Loucks Project No. | 17106 |
| Project Lead       | TDG   |
| Drawn By           | ZBM   |
| Checked By         |       |
| Review Date        |       |

### SHEET INDEX

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| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C4-1 | UTILITY PLAN        |

GRADING PLAN  
**C3-1**

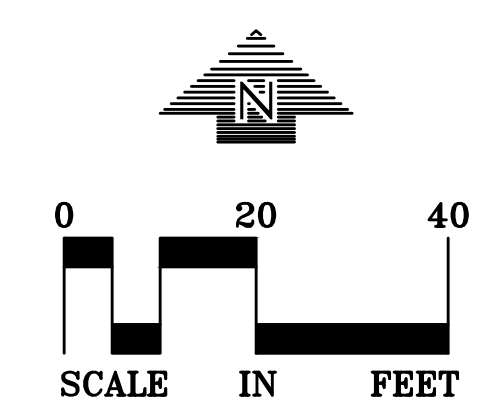
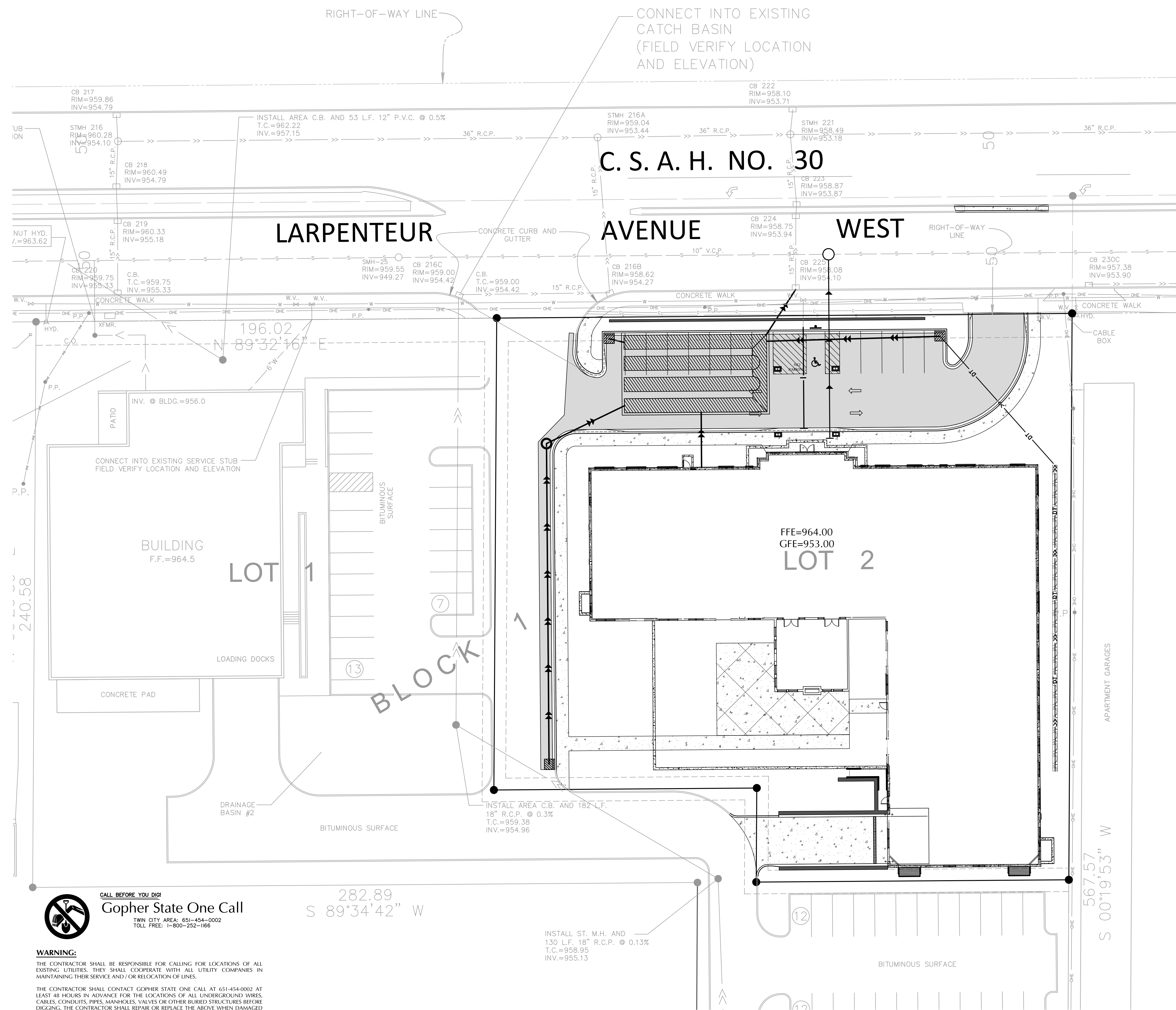


**CALL BEFORE YOU DIG!**  
Gopher State One Call  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

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

Plotfile: 02/15/2018 1:35 PM W:\2017\17106\CADD\DATA\CADD\_Sheet\_Files\C3-1\_GRADING PLAN

Plotted: 02/15/2018 1:35 PM W:\2017\17106\CADD\DATA\CIVIL\_dwg\Sheet Files\C4-1 UTILITY PLAN



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

NOTES

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

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |
|      |           |
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License No. 52066  
Date 02/15/18

QUALITY CONTROL

Loucks Project No. 17106  
Project Lead TDG  
Drawn By ZBK  
Checked By  
Review Date

SHEET INDEX

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| C1-1 | EXISTING CONDITIONS |
| C1-2 | DEMOLITION PLAN     |
| C2-1 | SITE PLAN           |
| C3-1 | GRADING PLAN        |
| C4-1 | UTILITY PLAN        |

THE HENDRICKSON  
1750 LARPEUR AVENUE WEST  
FALCON HEIGHTS, MN 55113

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

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PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
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Maple Grove, MN 55369  
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UTILITY PLAN  
C4-1



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TOLL FREE: 1-800-252-1166

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INSTALL ST. M.H. AND  
130 L.F. 18" R.C.P. @ 0.13%  
T.C.=958.95  
INV.=955.13

INSTALL AREA C.B. AND 182 L.F.  
18" R.C.P. @ 0.3%  
T.C.=959.38  
INV.=954.96

INSTALL AREA C.B. AND 53 L.F. 12" P.V.C. @ 0.5%  
T.C.=962.22  
INV.=957.15

CONNECT INTO EXISTING  
CATCH BASIN  
(FIELD VERIFY LOCATION  
AND ELEVATION)

CONNECT INTO EXISTING SERVICE STUB  
FIELD VERIFY LOCATION AND ELEVATION

LARPEUR

C. S. A. H. NO. 30

AVENUE WEST

BUILDING  
F.F.=964.5

LOT 1

FFE=964.00  
GFE=953.00  
LOT 2

BLOCK 1

567.57  
S 00°19'53" W

282.89  
S 89°34'42" W

240.58

196.02  
N 89°32'16" E

PATIO  
INV. @ BLDG.=956.0

CONCRETE PAD

LOADING DOCKS

BITUMINOUS SURFACE

BITUMINOUS SURFACE

BITUMINOUS SURFACE

CONCRETE CURB AND  
GUTTER

CONCRETE WALK

CONCRETE WALK

CABLE BOX

CB 217  
RIM=959.86  
INV=954.79

STMH 216  
RIM=960.28  
INV=954.10

CB 218  
RIM=960.49  
INV=954.79

CB 219  
RIM=960.33  
INV=955.18

CB 220  
RIM=959.75  
INV=955.33

CB 216C  
RIM=959.00  
INV=954.42

CB 216B  
RIM=958.62  
INV=954.27

CB 216A  
RIM=959.04  
INV=953.44

CB 221  
RIM=958.49  
INV=953.18

CB 222  
RIM=958.10  
INV=953.71

CB 223  
RIM=958.87  
INV=953.87

CB 224  
RIM=958.75  
INV=953.94

CB 225  
RIM=958.08  
INV=954.10

CB 230C  
RIM=957.38  
INV=953.90

HYD.

XFMR.

W.V.

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P.P.

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P.P.



61.63 ± EX

61.63

61.82 61.82

2.9%

63.32 63.82

63.82 63.82

63.32 63.32

63.78 63.78

60.49

61.75

61.94 62.37

61.94

63.94

62.38

64.00

59.97

60.02

1 EE = 964.00

GFE = 953.00

LOT

60.28

Grills

Lawn

Patio

60.64 x

60.77 x

59.94 ± EX

Pergola

Raised Planter

60.73 x

Fenced in dog area

60.81

59.21 ± EX

58.82

13.0%

51.25 ± EX

AC18

59.12 ± EX

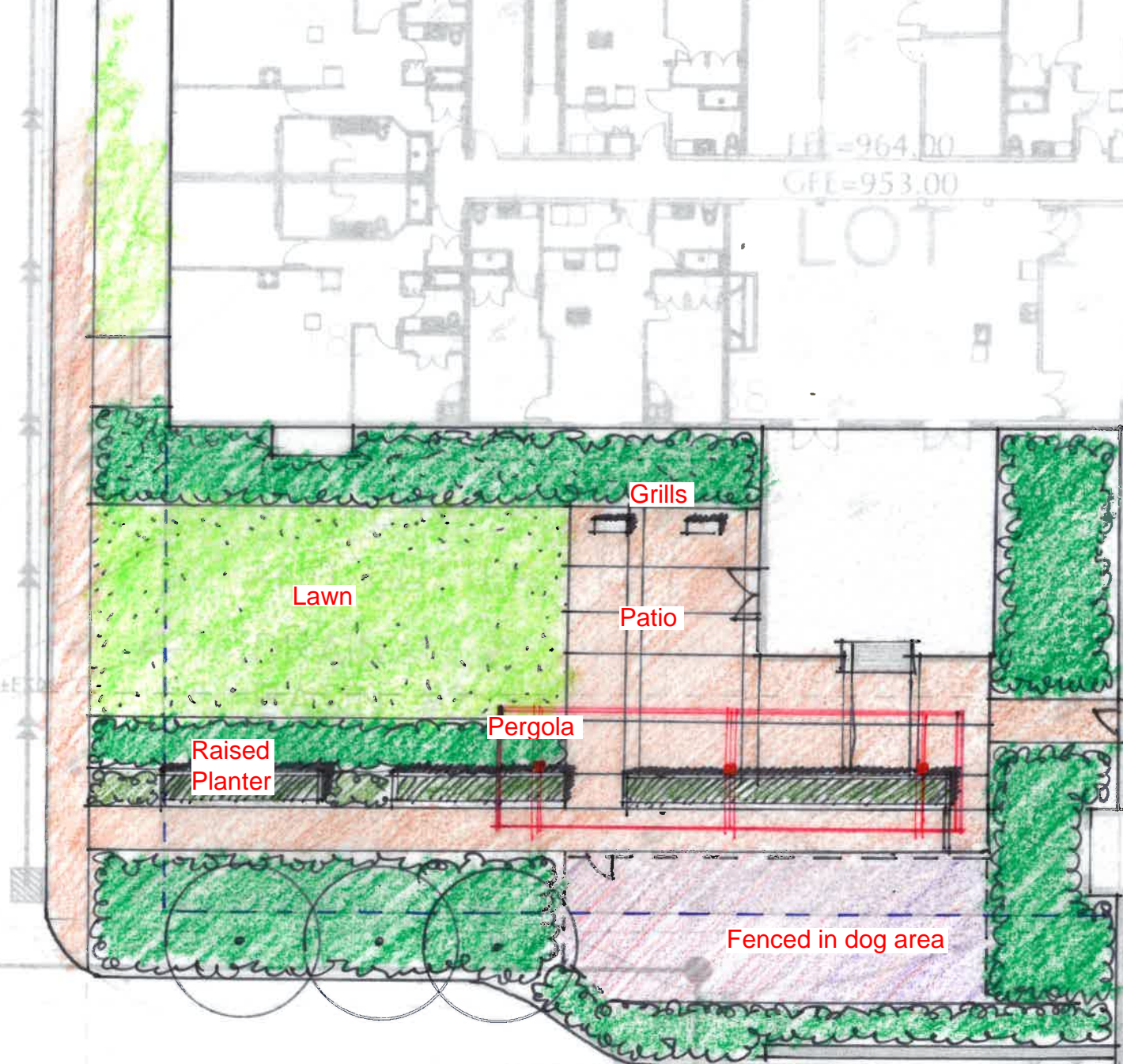
58.82

51.25 ± EX

58.00

51.00

59.14





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Date License No.

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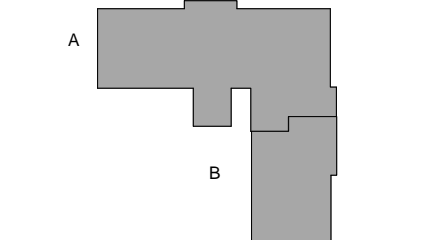
OWNER

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

PROJECT

Hendrickson Apartments

1750 Larpentour Ave. W.  
Falcon Heights, MN 55113



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

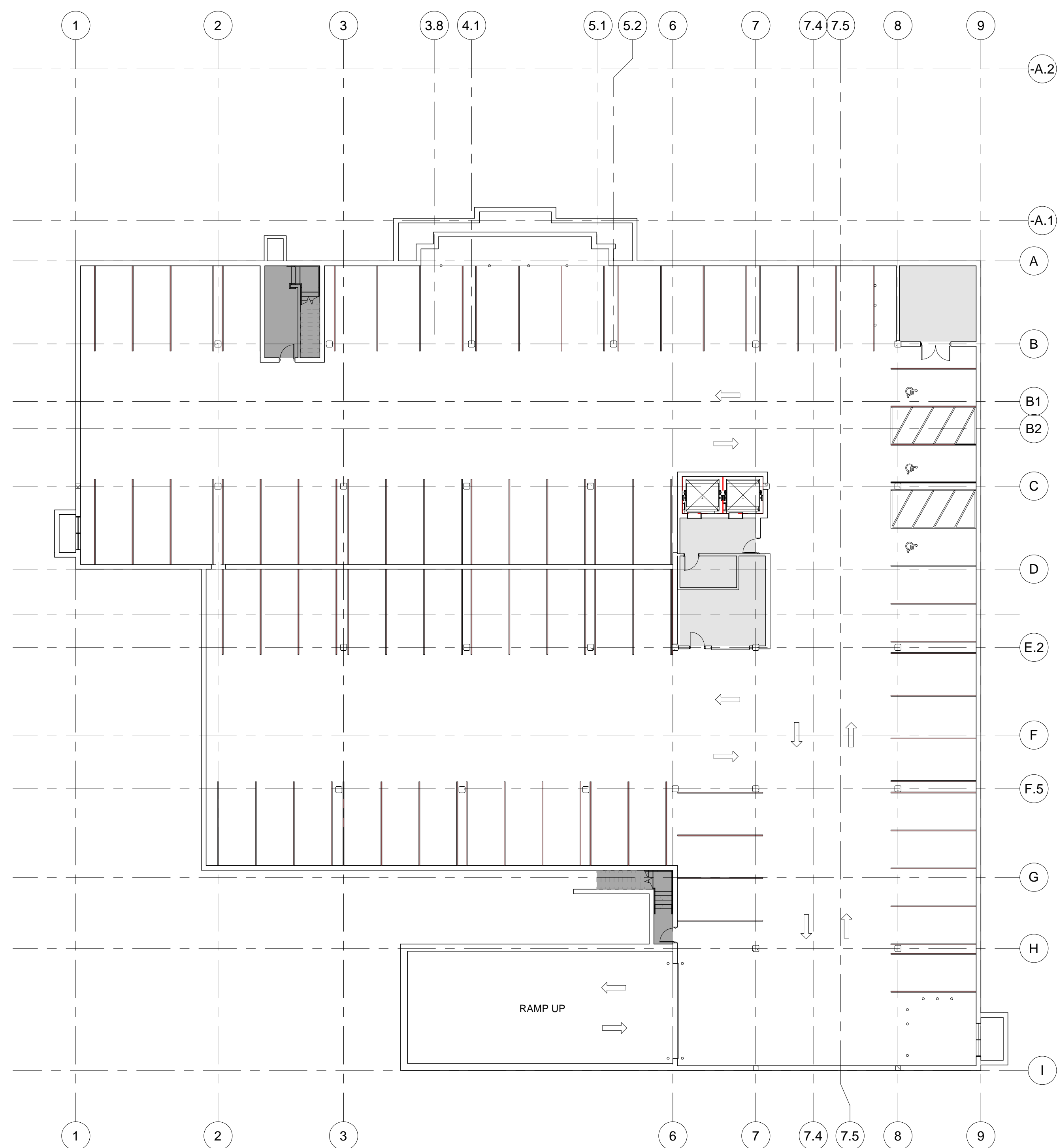
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| 2 | GC PRICING 1      | 01.17.2018 |
| 3 | City Work Session | 02.15.2018 |

SHEET TITLE

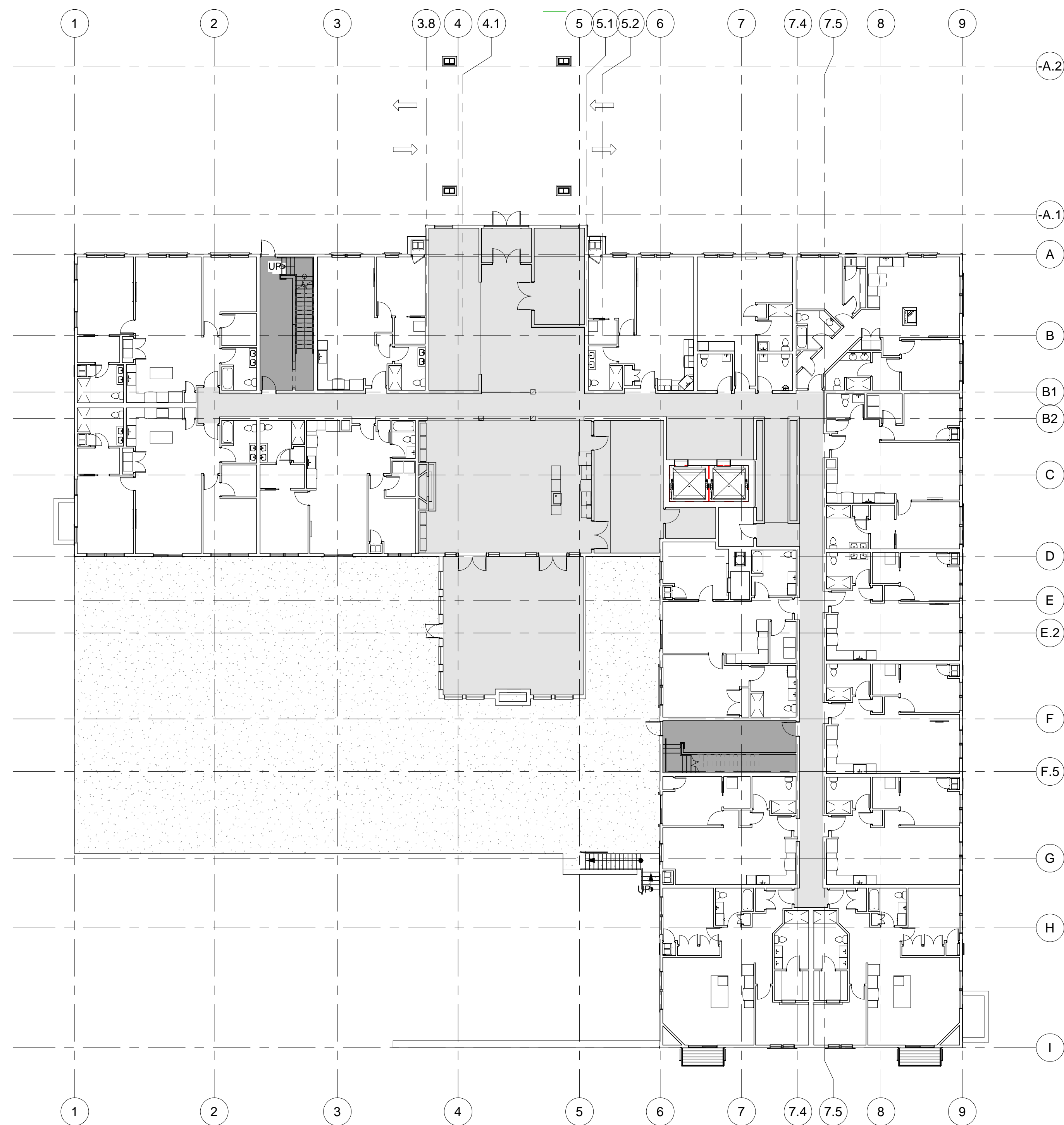
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SHEET NUMBER

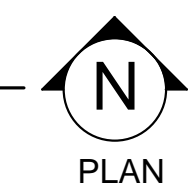
A050  
FIRM GROUND architects & engineers



1 REFERENCE GARAGE FLOOR PLAN  
A050 1/16" = 1'-0"



2 REFERENCE FIRST FLOOR PLAN  
A050 1/16" = 1'-0"





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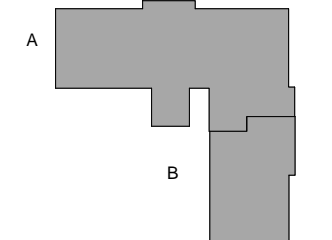
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| # | Description       | Date       |
|---|-------------------|------------|
| 1 | OWNER REVIEW      | 01.10.2018 |
| 2 | GC PRICING 1      | 01.17.2018 |
| 3 | City Work Session | 02.15.2018 |

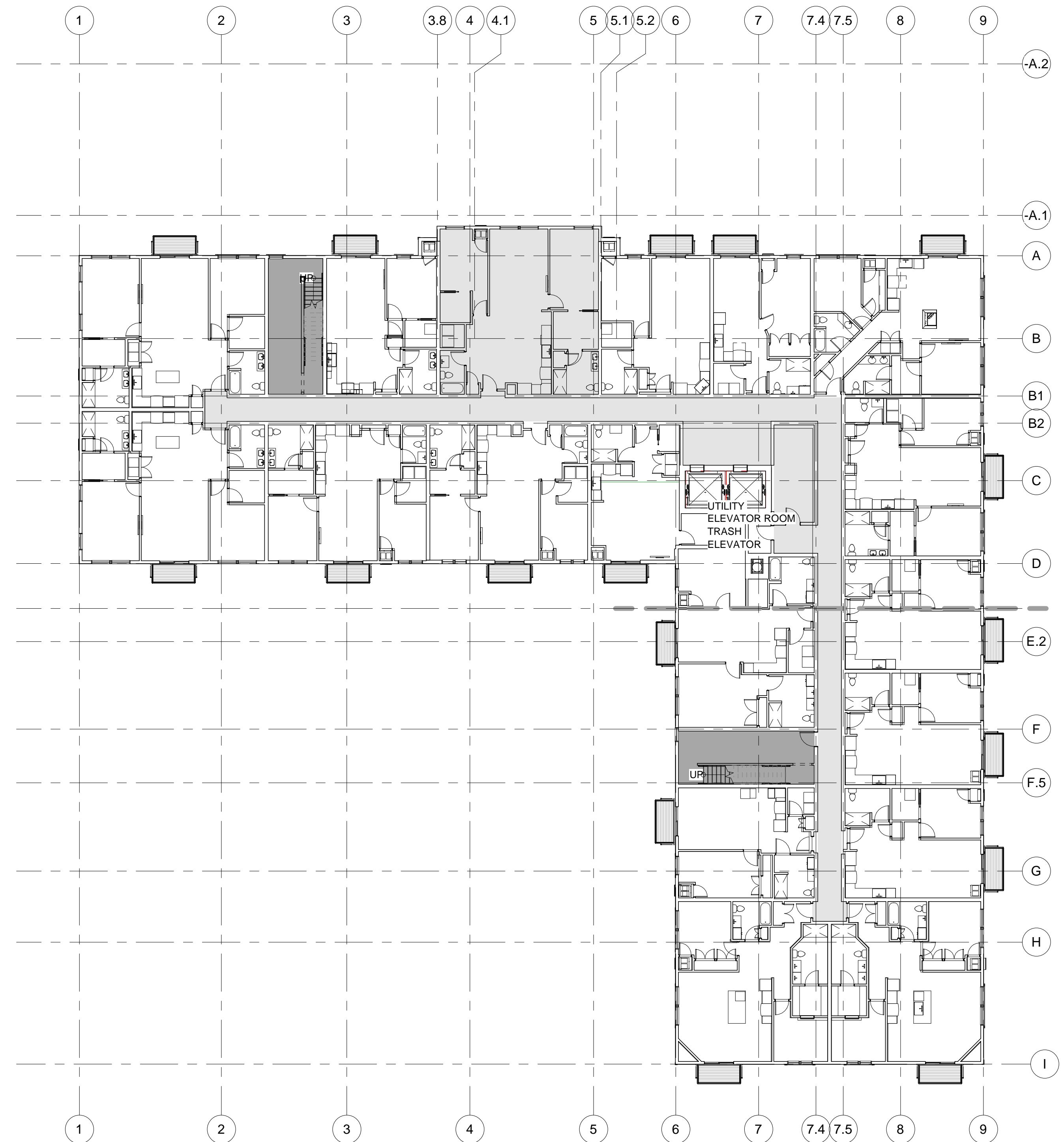
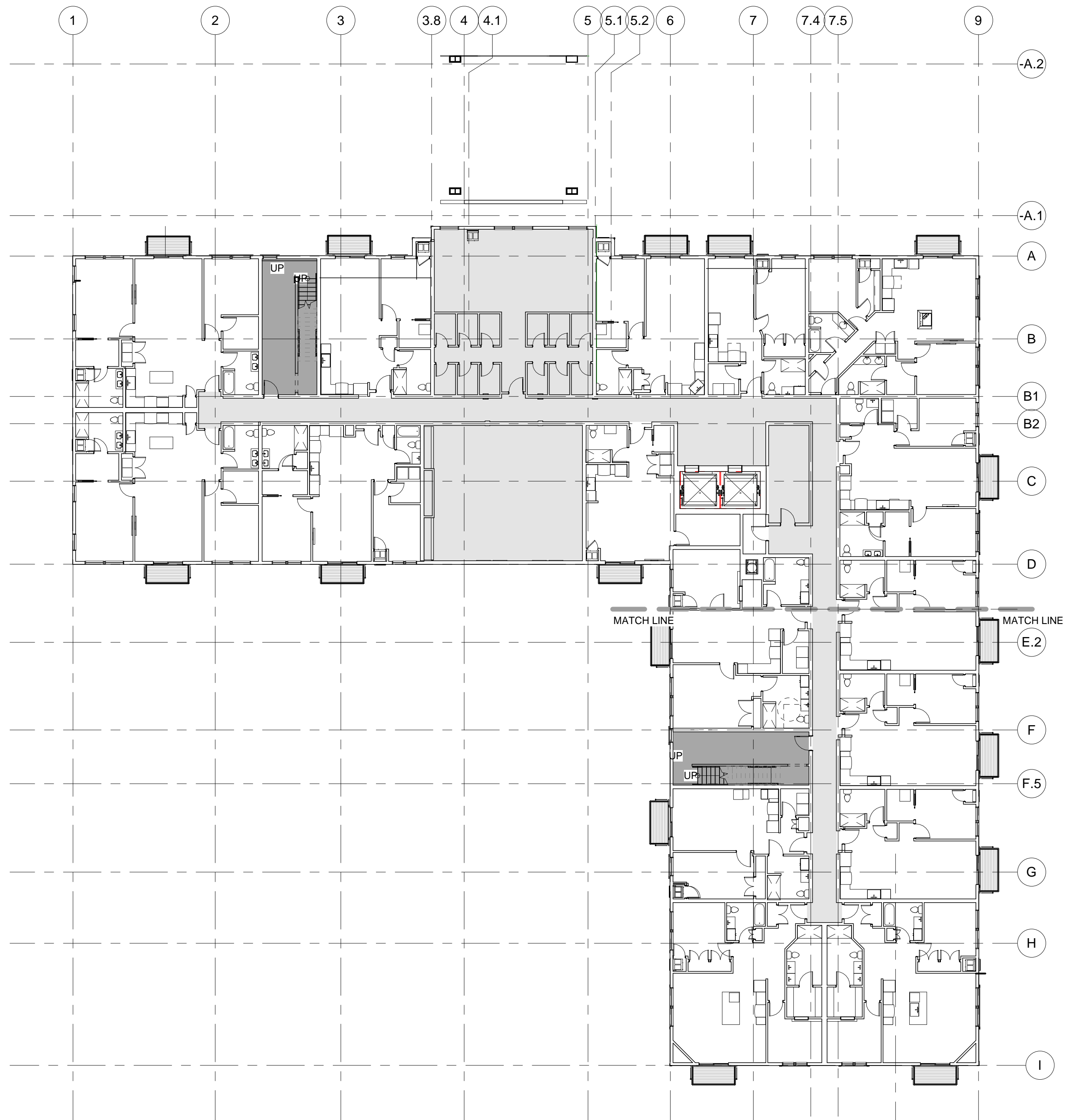
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REFERENCE  
2ND & TYP 3RD -  
4TH FLOOR  
PLAN

SHEET NUMBER

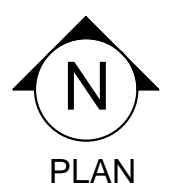
**A051**

FIRM GROUND  
architects & engineers



1 REFERENCE SECOND FLOOR PLAN  
A051 1/16" = 1'-0"

2 REFERENCE-THIRD FLOOR PLAN  
A051 1/16" = 1'-0"



PLAN



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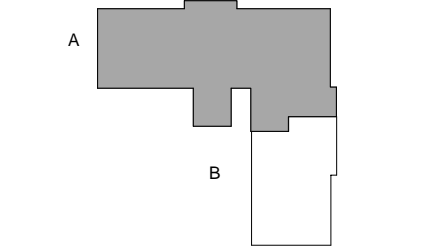
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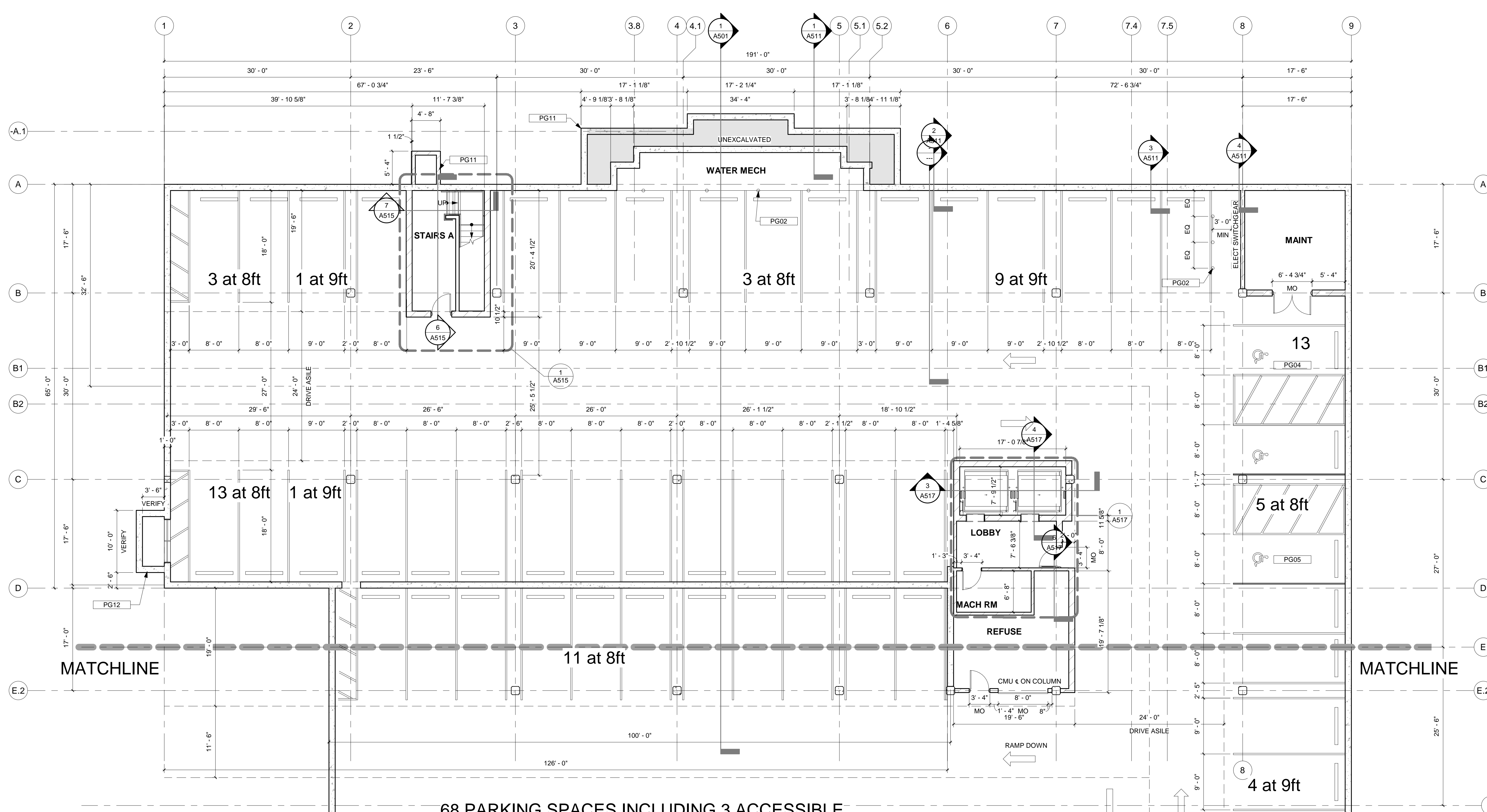
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|------------|--------------|------------|
| BKBM       | REVIEW       | 12.05.2017 |
| OWNER      | REVIEW       | 12.07.2017 |
| STRUCTURAL | REVIEW       | 12.07.2017 |
| OWNER      | REVIEW       | 12.22.2017 |
| OWNER      | REVIEW       | 01.10.2018 |
| GC         | PRICING 1    | 01.17.2018 |
| City       | Work Session | 02.15.2018 |

SHEET TITLE

**GARAGE FLOOR PLAN NORTH**

SHEET NUMBER

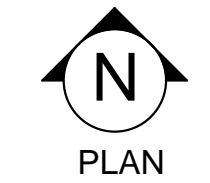
**A100**  
 architects & engineers



| KEYNOTES- PARKING GARAGE |   |
|--------------------------|---|
| Key Value                | Keynote Text  |
| PG01                     | FLOOR DRAIN   |
| PG02                     | PIPE BOLLARD, CONC. FILLED                                |
| PG04                     | ACCESSIBLE PARKING SPACE                                  |
| PG05                     | ACCESSIBLE VAN PARKING SPACE, HEIGHT CLEARANCE AT +7'-0"  |
| PG06                     | DRAIN TILE SUMP BASIN, BY PLUMBING                        |
| PG07                     | TRENCH DRAIN BY OTHERS                                    |
| PG09                     | TRAFFIC STRIPING  |
| PG10                     | DRAIN TILE SYSTEM EXTERIOR OF FOOTINGS                    |
| PG11                     | FROST STOOP FOOTING AT EXTERIOR DOORS, SEE STRUCT         |
| PG12                     | MECH AIR INTAKE/EXHAUST LOUVER AND CONC. WELL, SEE STRUCT |

68 PARKING SPACES INCLUDING 3 ACCESSIBLE

1  
 A100  
 0 PARKING GARAGE PLAN  
 1/8" = 1'-0"



C:\Users\thomas\Documents\17075\17.075\_17.075\_01.dwg  
 2/15/2018 10:53:57 AM  
 T.WASMOEN



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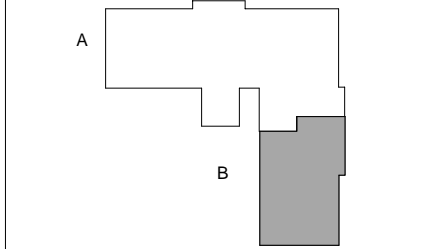
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PROJECT NO. 17.075

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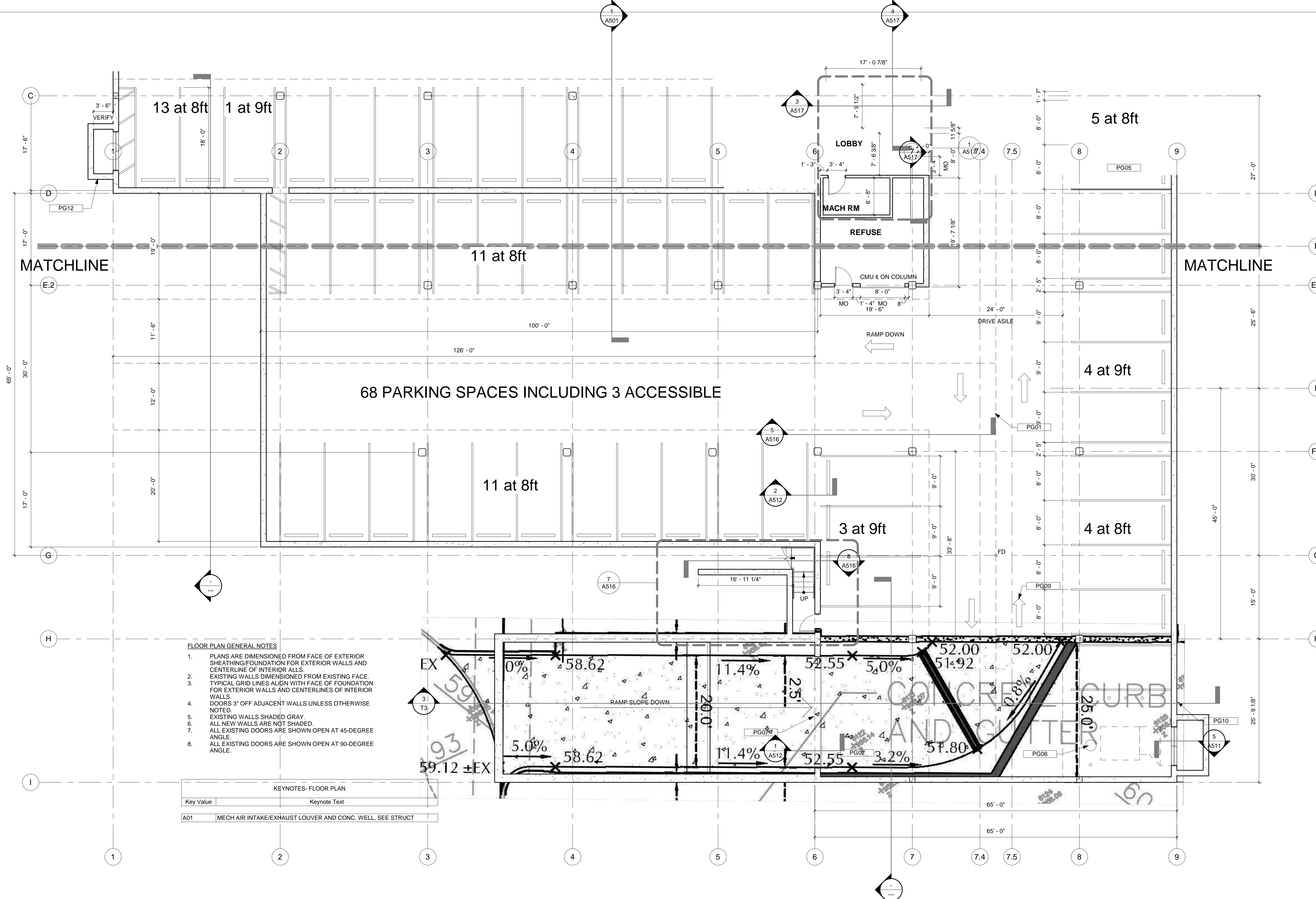
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| BKBM REVIEW       |             | 12.05.2017 |
| OWNER REVIEW      |             | 12.07.2017 |
| STRUCTURAL REVIEW |             | 12.07.2017 |
| OWNER REVIEW      |             | 12.22.2017 |
| OWNER REVIEW      |             | 01.10.2018 |
| GC PRICING 1      |             | 01.17.2018 |
| City Work Session |             | 02.15.2018 |

SHEET TITLE

**GARAGE FLOOR PLAN SOUTH**

SHEET NUMBER

**A101**  
FIRM GROUND architects & engineers

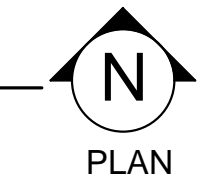


- FLOOR PLAN GENERAL NOTES**
1. PLANS ARE DIMENSIONED FROM FACE OF EXTERIOR SHEATHING/FOUNDATION FOR EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS.
  2. EXISTING WALLS DIMENSIONED FROM EXISTING FACE.
  3. TYPICAL GRID LINES ALIGN WITH FACE OF FOUNDATION FOR EXTERIOR WALLS AND CENTERLINES OF INTERIOR WALLS.
  4. DOORS 3" OFF ADJACENT WALLS UNLESS OTHERWISE NOTED.
  5. EXISTING WALLS SHADED GRAY.
  6. ALL NEW WALLS ARE NOT SHADED.
  7. ALL EXISTING DOORS ARE SHOWN OPEN AT 45-DEGREE ANGLE.
  8. ALL EXISTING DOORS ARE SHOWN OPEN AT 90-DEGREE ANGLE.

**KEYNOTES- FLOOR PLAN**

| Key Value | Keynote Text  |
|-----------|---|
| A01       | MECH AIR INTAKE/EXHAUST LOUVER AND CONC. WELL, SEE STRUCT |

**1 PARKING GARAGE PLAN - SOUTH**  
A101 1/8" = 1'-0"



PLAN

City of Minneapolis, Department of Public Works, 1750 Larpenteur Ave. W., Falcon Heights, MN 55113



275 Market Street, Ste. 368  
Minneapolis, MN 55405

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Date License No.

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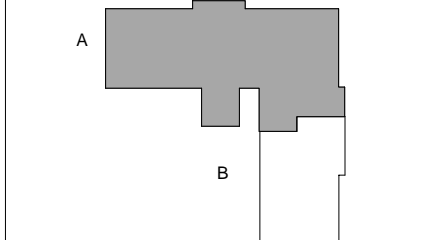
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PROJECT

Hendrickson Apartments

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Falcon Heights, MN 55113



PROJECT NO. 17.075  
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Revision/Issue Schedule

| # | Description                | Date       |
|---|----------------------------|------------|
| 1 | CIVIL GARAGE SITE          | 12.04.2017 |
| 2 | BKBM REVIEW                | 12.05.2017 |
| 3 | OWNER REVIEW               | 12.07.2017 |
| 4 | STRUCTURAL REVIEW          | 12.07.2017 |
| 5 | STRUCTURAL REVIEW - CANOPY | 12.12.2017 |
| 6 | OWNER REVIEW               | 12.22.2017 |
| 7 | OWNER REVIEW               | 01.10.2018 |
| 8 | GC PRICING 1               | 01.17.2018 |
| 9 | City Work Session          | 02.15.2018 |

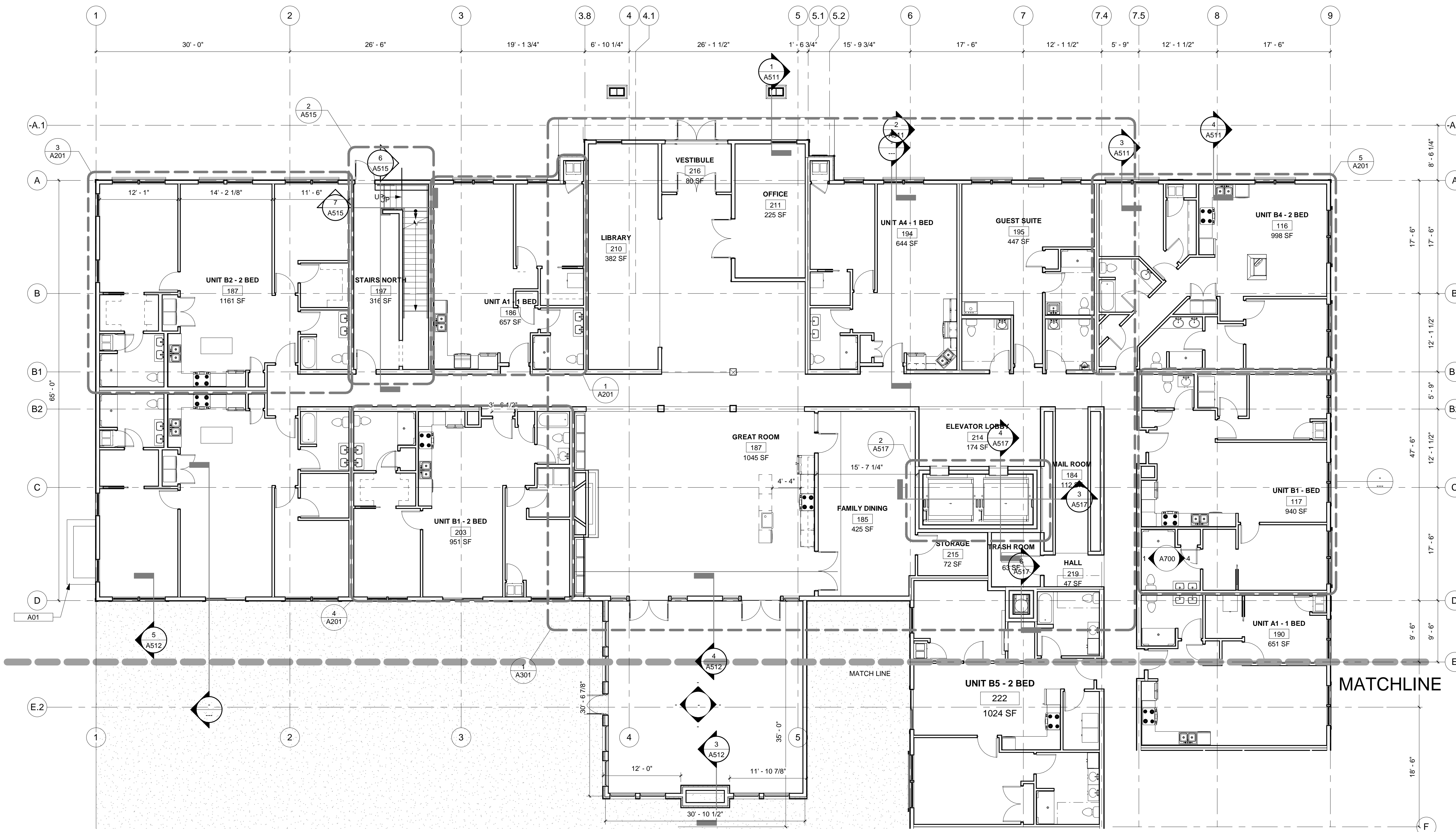
SHEET TITLE

FIRST FLOOR PLAN NORTH

SHEET NUMBER

**A102**  
FIRM GROUND  
architects & engineers

PLAN



**1 FIRST FLOOR PLAN - NORTH**

A102 1/8" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

- PLANS ARE DIMENSIONED FROM FACE OF EXTERIOR SHEATHING/FOUNDATION FOR EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS.
- EXISTING WALLS DIMENSIONED FROM EXISTING FACE.
- TYPICAL GRID LINES ALIGN WITH FACE OF FOUNDATION FOR EXTERIOR WALLS AND CENTERLINES OF INTERIOR WALLS.
- DOORS 3" OFF ADJACENT WALLS UNLESS OTHERWISE NOTED.
- EXISTING WALLS SHADED GRAY.
- ALL NEW WALLS ARE NOT SHADED.
- ALL EXISTING DOORS ARE SHOWN OPEN AT 45-DEGREE ANGLE.
- ALL EXISTING DOORS ARE SHOWN OPEN AT 90-DEGREE ANGLE.



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Date License No.

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OWNER

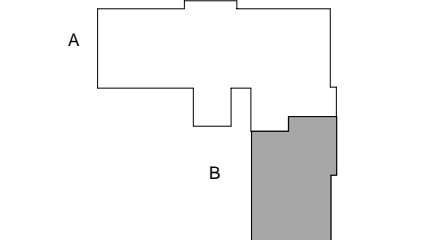
Kelly Brothers LTD

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

PROJECT

Hendrickson Apartments

1750 Larpentour Ave. W.  
Falcon Heights, MN 55113



PROJECT NO. 17.075  
DRAWN BY Author  
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SCHEMATIC DESIGN

Revision/Issue Schedule

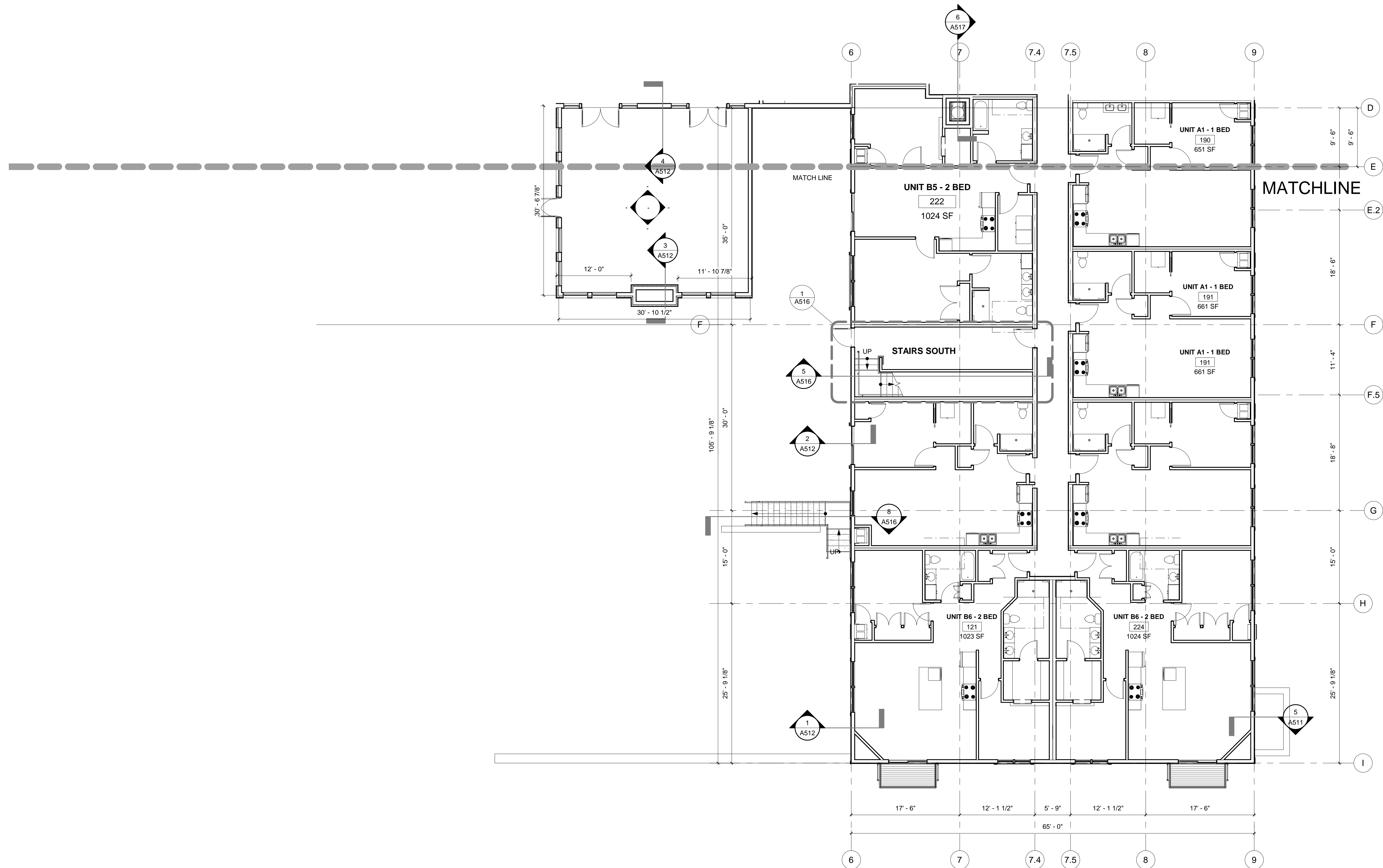
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|---|-------------------|------------|
| 1 | OWNER REVIEW      | 12.22.2017 |
| 2 | OWNER REVIEW      | 01.10.2018 |
| 3 | GC PRICING 1      | 01.17.2018 |
| 4 | City Work Session | 02.15.2018 |

SHEET TITLE

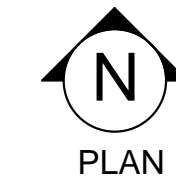
FIRST FLOOR  
PLAN SOUTH

SHEET NUMBER

**A103**  
FIRM GROUND  
architects & engineers



1 FIRST FLOOR PLAN - SOUTH  
1/8" = 1'-0"





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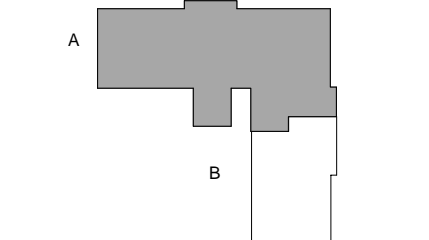
OWNER

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Revision/Issue Schedule

| # | Description       | Date       |
|---|-------------------|------------|
| 1 | OWNER REVIEW      | 12.22.2017 |
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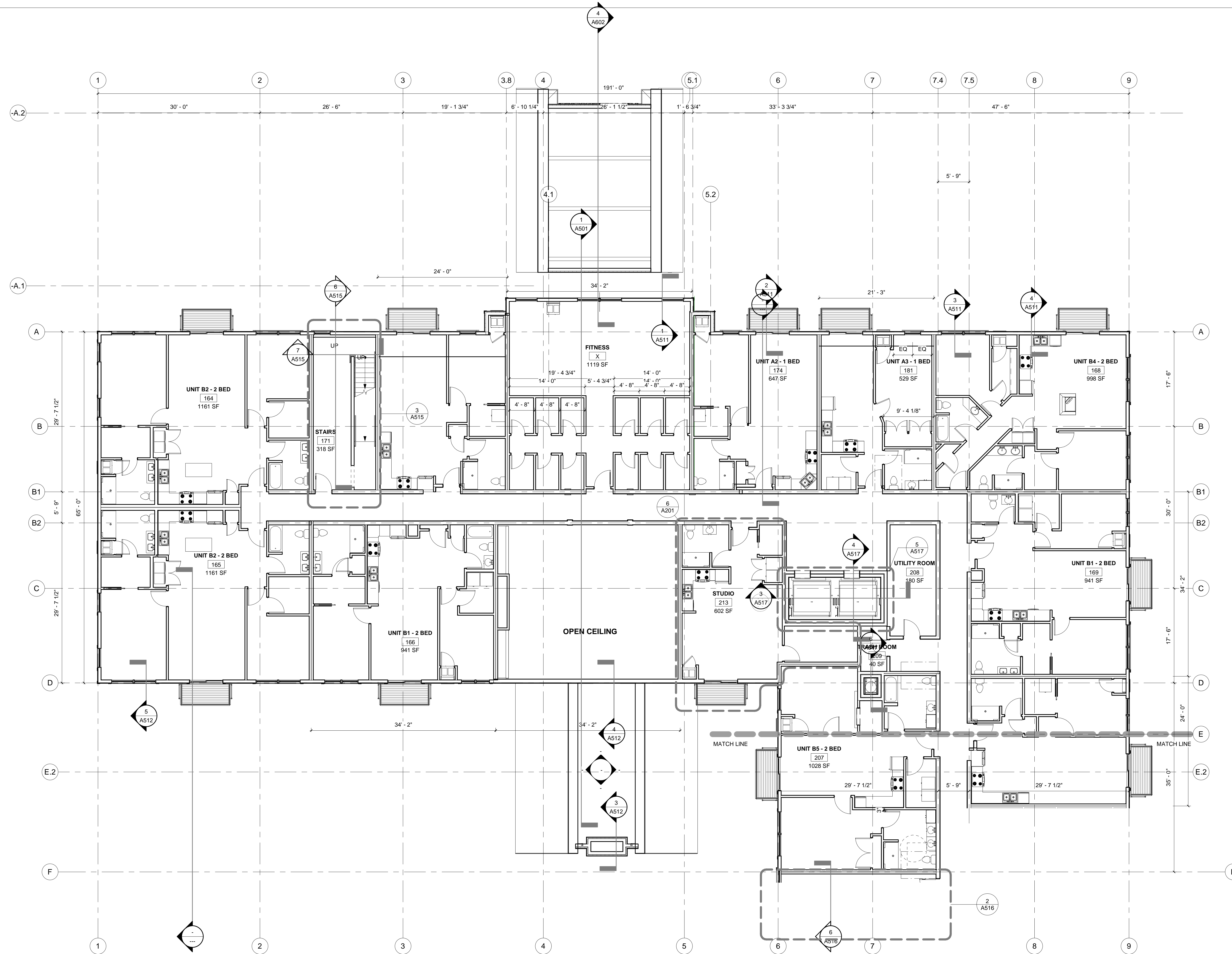
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**SECOND FLOOR PLAN NORTH**

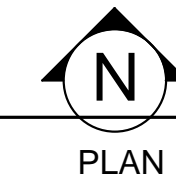
SHEET NUMBER

**A104**

FIRM GROUND architects & engineers



**1**  
 A104  
 SECOND FLOOR PLAN - NORTH  
 1/8" = 1'-0"



PLAN

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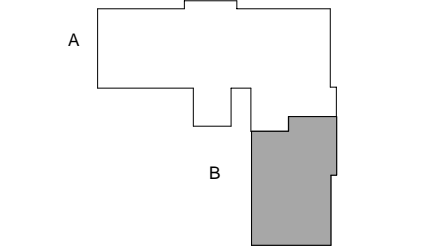
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PROJECT  
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**Revision/Issue Schedule**

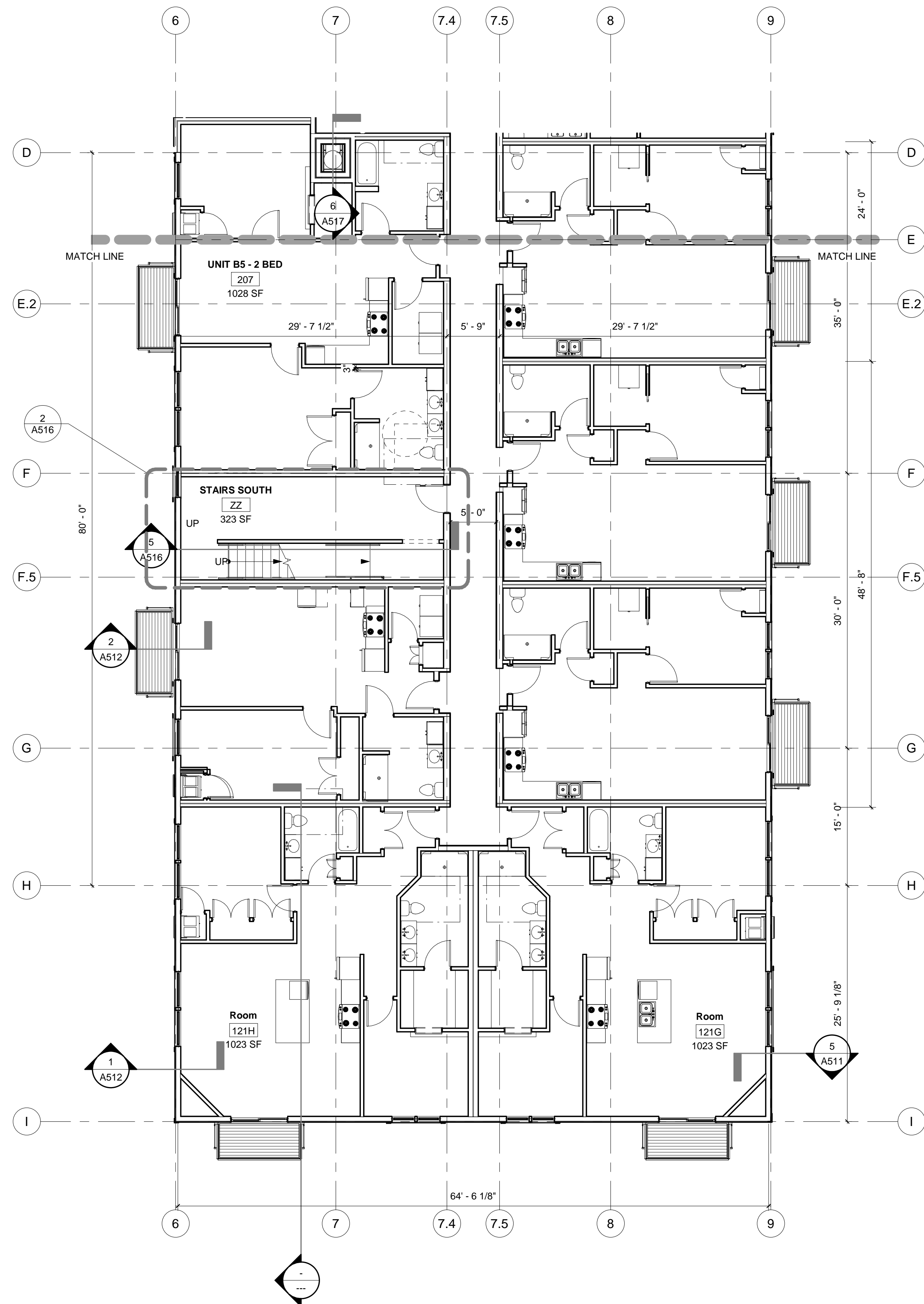
| # | Description       | Date       |
|---|-------------------|------------|
| 1 | OWNER REVIEW      | 12.22.2017 |
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SHEET TITLE

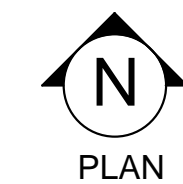
**SECOND FLOOR PLAN SOUTH**

SHEET NUMBER

**A105**  
 FIRM GROUND  
 architects & engineers



18 SECOND FLOOR PLAN - SOUTH  
 1/8" = 1'-0"





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**Revision/Issue Schedule**

| # | Description       | Date       |
|---|-------------------|------------|
| 1 | OWNER REVIEW      | 12.07.2017 |
| 2 | STRUCTURAL REVIEW | 12.07.2017 |
| 3 | OWNER REVIEW      | 12.22.2017 |
| 4 | OWNER REVIEW      | 01.10.2018 |
| 5 | GC PRICING 1      | 01.17.2018 |

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER

**A401**  
 FIRM GROUND  
 architects & engineers



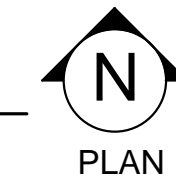
6 EXTERIOR ELEVATION NORTH

A401 1/8" = 1'-0"



16 EXTERIOR ELEVATION EAST

A401 1/8" = 1'-0"



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 SCHEMATIC

| Revision/Issue Schedule |                   |            |
|-------------------------|-------------------|------------|
| #                       | Description       | Date       |
| 1                       | STRUCTURAL REVIEW | 12.07.2017 |
| 2                       | OWNER REVIEW      | 12.22.2017 |
| 3                       | OWNER REVIEW      | 01.10.2018 |
| 4                       | GC PRICING 1      | 01.17.2018 |

SHEET TITLE  
**EXTERIOR ELEVATIONS**

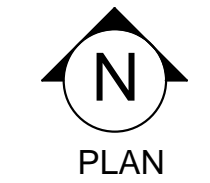
SHEET NUMBER  
**A402**  
 FIRM GROUND  
 architects & engineers



1  
 A402  
 1/8" = 1'-0"  
**EXTERIOR ELEVATION SOUTH**



2  
 A402  
 1/8" = 1'-0"  
**EXTERIOR ELEVATION WEST**



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| Revision/Issue Schedule |                   |            |
|-------------------------|-------------------|------------|
| #                       | Description       | Date       |
| 1                       | City Work Session | 02.15.2018 |



1 EXTERIOR ELEVATION NORTH COLORS  
 A403 1/8" = 1'-0"



2 EXTERIOR ELEVATION EAST COLORS  
 A403 1/8" = 1'-0"



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



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



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| # | Description       | Date       |
|---|-------------------|------------|
| 1 | City Work Session | 02.15.2018 |

SHEET TITLE

EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

A404

FIRM GROUND architects & engineers