

September 3, 2009

TO: City of Falcon Heights

RE: PUD - 1871 Larpenteur Ave Falcon Heights.

The new development will blend in with the existing residential buildings with elements of natural stone and EIFS. The proposed building is a flat roof building with a detached garage.

The two-story building will have a second, first and garden level apartments. Each apartment will have two bedrooms plus den/office, two bathrooms with open space for kitchen/dining/living room.

The main entrance to the building is on the North side of the building. The site is 12,632 square feet and of that 57% or 7,235 square is hard surface. The site will have four covered parking areas and six open lot spaces.

Green spaces will be developed with trees, shrubs, grasses and plants native to the region. The parking lots will flow into the rain garden, green areas and drives. The rain garden next to the building will be designed to capture runoffs from the roof.

Our intent is to have a residential living space available for professors/professionals. Occupation of each apartment could be two adults in each apartment, however, if occupied by a family, two adults and children.

The ownership and maintaining of the property shall be by David E. and Mary B. Gordhamer.

Sincerely,

David Gordhamer
1871 Larpenteur Ave
Falcon Heights, MN 55113