



# 2013 Application for Special Land Use Action

Staff contact: John Sutter  
 tel: 763-531-1142 fax: 763-531-1188  
 john.sutter@crystalmn.gov  
 4141 Douglas Dr N Crystal MN 55422  
 www.crystalmn.gov

PROPERTY: Address: 5401 51st Avenue North (Lot 1, Block 1, Cavanaugh Park Addition) Henn. Co. P.I.D. 09-118-21-13-0110

PROJECT TITLE: The Cavanagh

APPLICANT: Crystal Leased Housing Associates I, Limited Partnership Tel: (763) 354-5656

Email address: rmehl@dominiuminc.com Fax: \_\_\_\_\_

U.S. Mail address: 2905 Northwest Blvd., Suite 150, Plymouth, MN 55441

PROPERTY OWNER: Economic Development Authority of the City of Crystal Tel: (763) 531-1000

Email address: John.sutter@crystalmn.gov Fax: (763) 531-1188

U.S. Mail address: 4141 Douglas Drive, Crystal, MN 55422

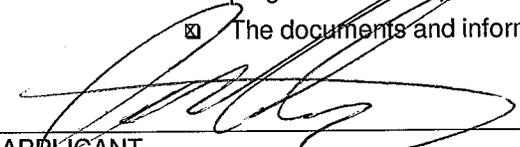
TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	ATTACHMENTS TYPICALLY REQUIRED (explanation on back)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 - 8
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 - 8
<input type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 - 8
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7 8
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 - 8
<input type="checkbox"/> Variance	\$500	1 - - - - 6 - 8
<input checked="" type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7 8
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7 8
<input type="checkbox"/> Storm Water Management Plan	(no fee)	- 2 - 4 - 6 7 8

TOTAL FEE: \$ 1,000 ATTACHMENTS: 2,5,6

SIGNATURES: The applicant and property owner certify that:

- I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- The documents and information I have submitted are true and correct to the best of my knowledge.

**Anne L. Norris, Executive Director**  
**Economic Development Authority of the City of Crystal**

APPLICANT  (date)

PROPERTY OWNER \_\_\_\_\_ (date)

FOR OFFICE USE ONLY:	Application # <u>2013-11</u>	Accounting # <u>0100.4418</u>	Receipt # <u>108909</u>	Date Received <u>8-16-13</u>
Acknowledgement letter sent	<u>8/16/2013</u>	If application incomplete, was 60-day rule language included? _____		
Plan Comm hearing	<u>9/09/2013</u>	City Council action	____/____/____	Approved? Yes ___ No ___ Other ___
NOTES:	_____			



## **The Cavanagh**

The Cavanagh is a proposed 130 unit affordable senior development to be constructed in the place of the now-vacant Cavanagh School. The Robbinsdale School District sold the 54-year old building the City of Crystal's Economic Development Authority in October of 2012. The EDA has since demolished the building on the site so it can be sold and developed in a way that meets the needs of the community and the surrounding neighborhood. The Cavanagh is a proposed development that will be mutually beneficial to the city, neighborhood and community.

The Cavanagh will provide affordable housing for tenants over the age of 55 who income-qualify earning no more than 60% of the Area Median Income. Due to the use of tax exempt bonds as a portion of the financing, rents will be restricted on 100% of the units, with 104 units rented at 60% Area Median Income (AMI) rental limit and 26 units rented at the Fair Market or Exception Fair Market (FMR) rent limit. The project will consist of one and two bedrooms. Like all Dominium properties, the onsite staff and compliance department will work to qualify all future residents, which will include income, credit and criminal background checks. Any applicant with a prior issue will not be eligible to rent and tenants will be required to abide within the rules and regulations established by Dominium Property Management while living on-site. Below is a proposed unit matrix with projected rents:

<b>Unit Type</b>	<b># of units</b>	<b>Proposed Rents</b>
1 Bedroom/ 1 Bathroom – 60% AMI	84	\$836
2 Bedroom/ 2 Bathroom – 60% AMI	20	\$998
2 Bedroom/ 2 Bathroom - FMR	26	\$857
<b>Total/ Average</b>	<b>130</b>	<b>\$887</b>

The building will be constructed using quality and attractive materials that will be aesthetically pleasing to the local community. It will consist of four stories of residential living with multiple floor plans and will include underground parking. There will be approximately 91 underground parking spaces and an additional 47 surface spaces. With the target population in mind, the building will contain many amenities that appeal to the senior community including a fitness facility, movie theater, library, balconies or patios, covered gazebo, club room, card room, a party kitchen with a private dining room, wood shop, craft room, salon and nurse station as well as a full time management staff. In addition, the existing park to the East of the property will not be disturbed and the residents will have easy access to enjoy its proximity. The building and landscaping will be designed and maintained in a way that is consistent with the quality on which Dominium has established their national reputation.



**DOMINIUM<sub>SM</sub>**

The Cavanagh will be financed through a combination of Tax-Exempt bonds, 4% Low Income Housing Tax Credit, and Tax Increment Financing. Dominium has a proven track record of being successful with this complicated financing execution.

In summary, The Cavanagh will be a quality, affordable senior housing option. This is a project that will serve the community for years to come.

## CITY OF CRYSTAL

### NOTICE OF PUBLIC HEARING

#### LAND USE APPLICATION 2013-11 REZONING TO R-3 PLANNED DEVELOPMENT 5401 51<sup>ST</sup> AVENUE NORTH (THE CAVANAGH)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, September 9, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use applications:

#### LAND USE APPLICATION 2013-11:

- Applicant: Dominion Development LLC
- Property Owner: Economic Development Authority of the City of Crystal
- Property Address: 5401 51<sup>st</sup> Avenue North (P.I.D 09-118-21-13-0110)
- Description: Rezoning to R-3 Planned Development including revised site and building plans for a four story building. The proposed senior citizen apartment building would have the same number of units (130) as the three story plan approved by the City Council in December 2012. Because the number of units is not changing, the addition of a fourth floor would result in the building having a smaller footprint on the site. Because the new plan is for a flat roof instead of a pitched roof, the building height would be 48 feet instead of the previously approved 50 feet.

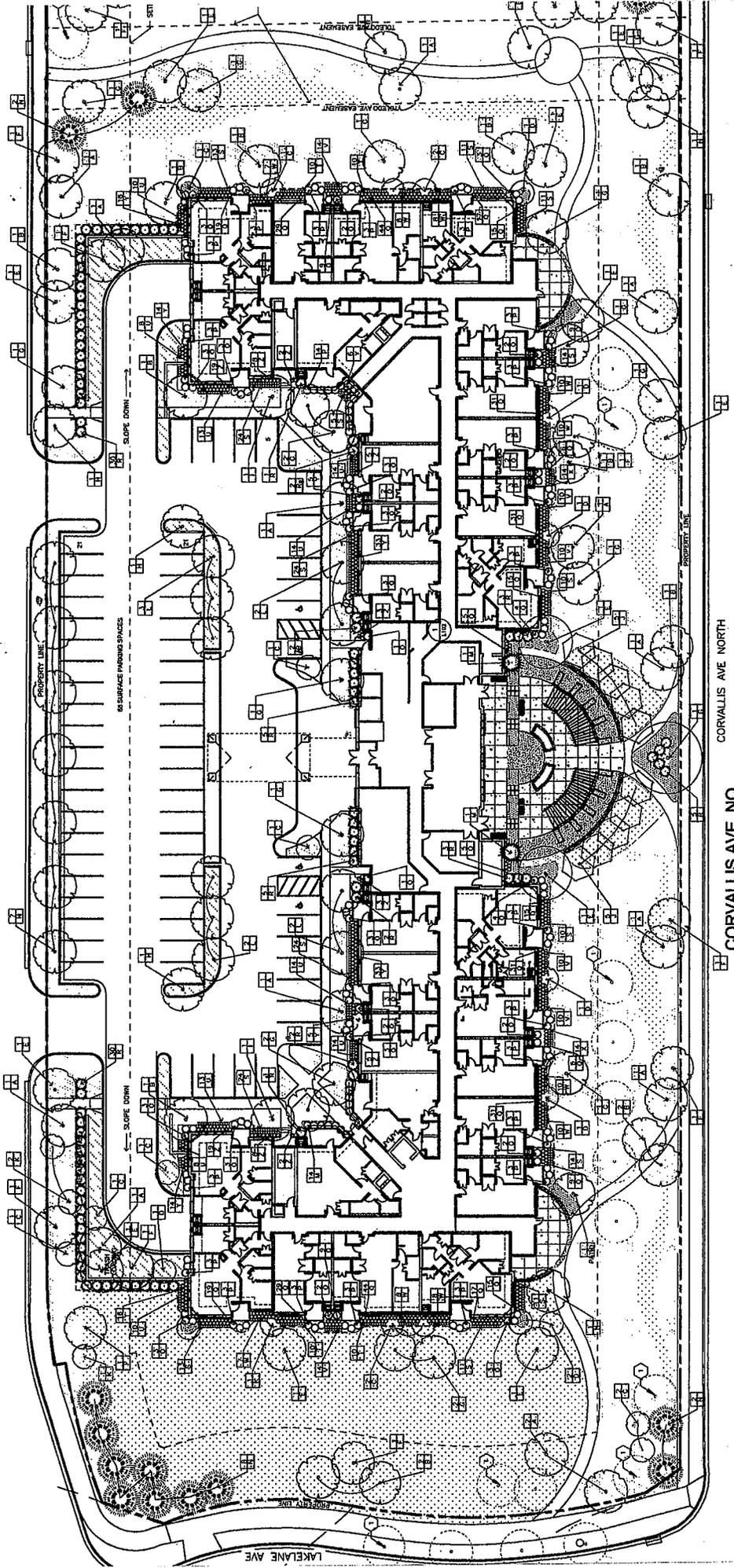
On or about August 29, 2013 a copy of this application will be available for review on the Planning & Zoning page of the city website, [www.crystalmn.gov](http://www.crystalmn.gov), and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about September 5, 2013. If you have questions please contact City Planner John Sutter at [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763.531.1142.

Persons desiring to be heard on these matters are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION

51 ST. AVE. NORTH

51 ST. AVE. NORTH

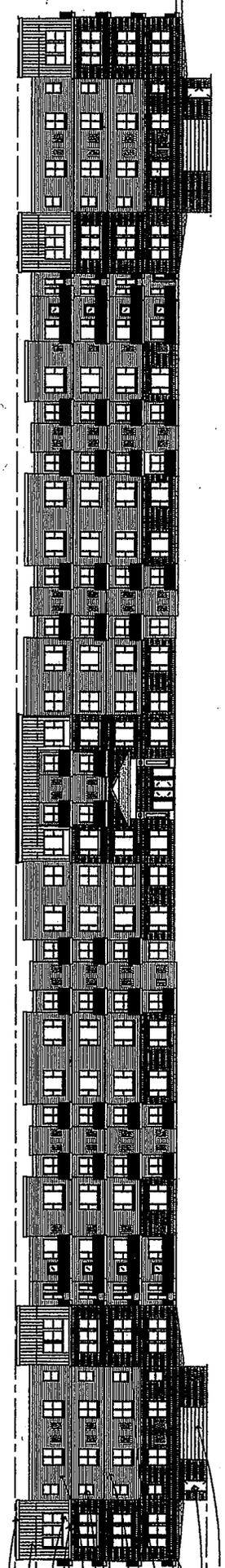


CORVALLIS AVE. NO.

CORVALLIS AVE NORTH

LANDSCAPE PLAN

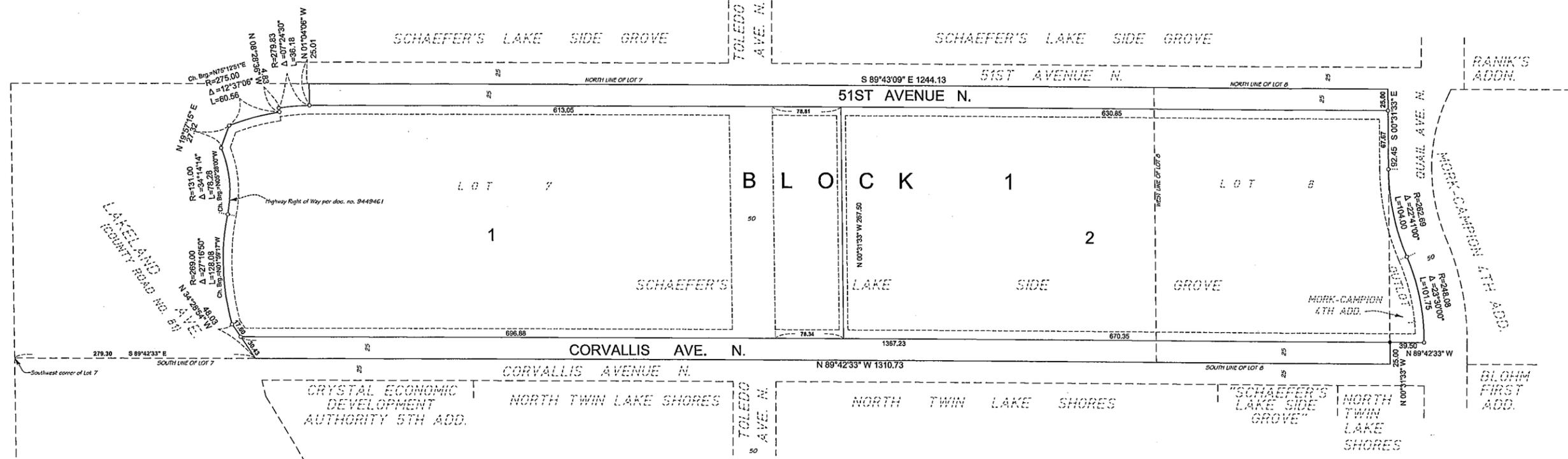
- REINFORCED CONCRETE
- VERTICAL FIBER CEMENT SIDING
- FLUOROPOLYMER
- BRICK
- LIMESTONE CAP
- CERAMIC TILE
- CEMENT SIDING
- WOOD WINDOWS
- FACE BRICK
- HORIZONTAL FIBER CEMENT SIDING
- METAL HANDRAIL
- TYPED
- LIMESTONE SILL
- WOOD TRIM
- DOOR AND FRAME
- METAL OVERHEAD DOOR



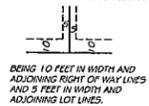
ELEVATION - NORTH ELEVATION

# CAVANAGH PARK ADDITION

C. R. DOC. No. \_\_\_\_\_



**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF LOT 7 SCHAEFER'S LAKE SIDE GROVE IS ASSUMED TO BEAR SOUTH 89°42'33" EAST



- DENOTES 1/2 INCH BY 1 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT

KNOW ALL PERSONS BY THESE PRESENTS: That Economic Development Authority of the City of Crystal, a public body corporate and politic, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Lot Seven (7) and the West Two Hundred Seventy (270) feet of Lot Eight (8), Schaefer's Lake Side Grove, Hennepin County, Minnesota; and Outlot 1, Mork-Campion 4th Addition.

Has caused the same to be surveyed and platted as CAVAHAGH PARK ADDITION and does hereby dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof said, Economic Development Authority of the City of Crystal, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

By \_\_\_\_\_, David B. Anderson, President  
By \_\_\_\_\_, Anne L. Norris, Executive Director

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by, David B. Anderson, President and Anne L. Norris, Executive Director of Economic Development Authority of the City of Crystal, a public body corporate and politic, on behalf of said public body.

\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(printed name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Gregory R. Prasch, Land Surveyor  
Minnesota License No. 24992

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Gregory R. Prasch.

\_\_\_\_\_  
(Signature of Notary)  
\_\_\_\_\_  
(Notary's Printed Name)  
Notary Public, \_\_\_\_\_ County, in Minnesota  
My commission expires \_\_\_\_\_

CRYSTAL, MINNESOTA  
This plat of CAVAHAGH PARK ADDITION was approved and accepted by the City Council of the City of Crystal, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CRYSTAL, MINNESOTA

By \_\_\_\_\_, Mayor  
By \_\_\_\_\_, City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota  
I hereby certify that the taxes payable in \_\_\_\_\_ and prior years have been paid for land described in this plat. Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mark V. Chapin, Hennepin County Auditor  
By \_\_\_\_\_, Deputy

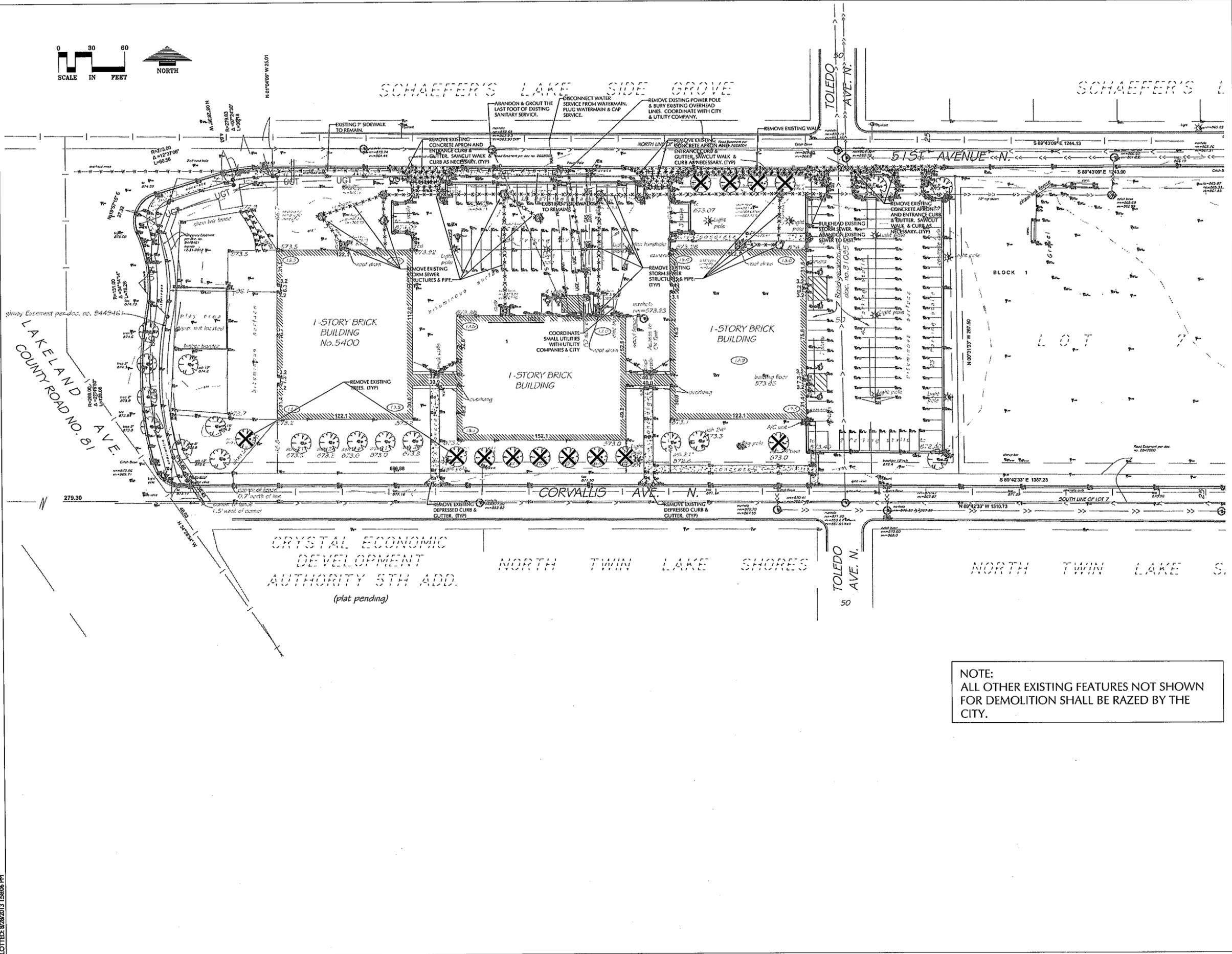
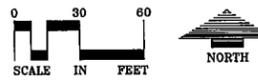
SURVEY DIVISION, Hennepin County, Minnesota  
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

William P. Brown, Hennepin County Surveyor  
By \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota  
I hereby certify that the within plat of CAVAHAGH PARK ADDITION was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Rachel Smith, acting Hennepin Registrar of Titles  
By \_\_\_\_\_, Deputy

**LOT SURVEYS COMPANY, INC.**  
LAND SURVEYORS



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GROUP

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Interior Design  
Landscape Architecture  
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**Boorman  
Kroos  
Vogel  
Group  
Inc.**

222 North Second Street  
Minneapolis MN 55401  
Telephone: 612-339-3752  
Facsimile: 612-339-6212  
www.bkvgroup.com

DEVELOPER



Dominium Development & Acquisition, LLC  
2905 Northwest Blvd, Suite 150  
Plymouth, MN 55441

DD Package for Construction  
8/28/2013

Cavanagh Senior Housing  
5401 51st Avenue North  
Crystal, Minnesota



Planning Civil Engineering Land Surveying  
Landscape Architecture Environmental  
7200 Hemlock Lane - Suite 300  
Minneapolis, Minnesota 55369  
Telephone: (763) 424-5305  
Fax: (763) 424-5012  
www.loucksassociates.com

©2012  
Loucks Project No. 12363  
CERTIFICATION  
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 under the laws of the State of Minnesota.

Todd W McLouth, P.E. Date

20383 License Number

REVISIONS	No.	DATE

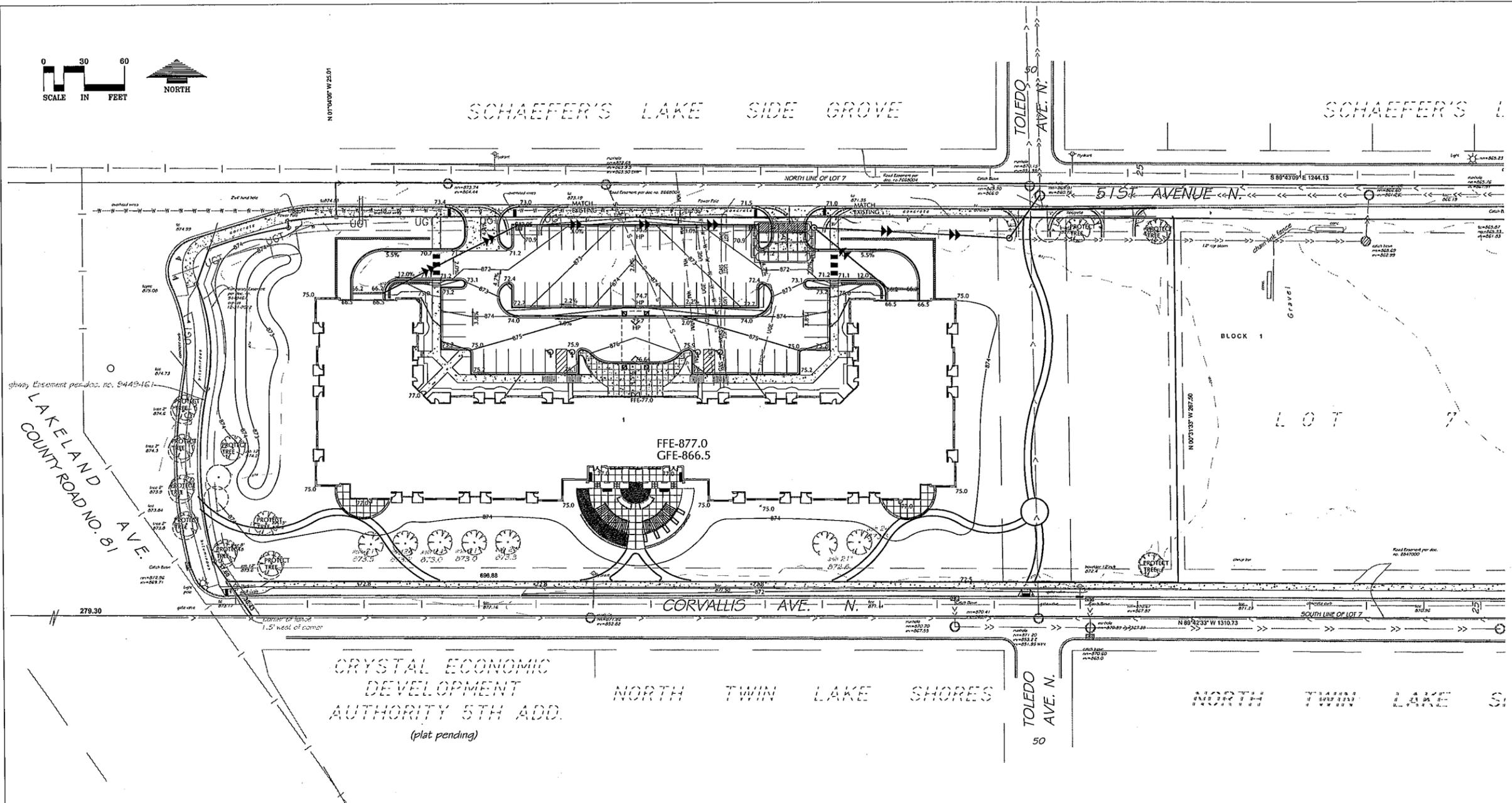
DATE 8/28/13  
DRAWN BY  
CHECKED BY  
COMMISSION NO. 139364

EXISTING  
CONDITIONS/  
REMOVALS PLAN

**CI-1**

PLOTTED: 8/28/2013 1:56:06 PM





LAKELAND AVE.  
COUNTY ROAD NO. 81

CRYSTAL ECONOMIC  
DEVELOPMENT  
AUTHORITY 5TH ADD.  
(plat pending)

**GRADING PLAN NOTES**

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, AND CITY REQUIREMENTS.
6. ALL SPOT ELEVATIONS SHOWN REPRESENT FINISHED SURFACE OR GUTTER LINE ELEVATIONS UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY PLAN DISCREPANCIES.
8. EXISTING UTILITY LOCATIONS AS-PER CITY AS-BUILT PLANS AND FIELD SHOTS.
9. SEE SHEET C3-2 FOR EROSION CONTROL INFORMATION.
10. CONTRACTOR SHALL OBTAIN A CITY &/OR COUNTY PERMIT FOR OBSTRUCTIONS AND WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION.
11. GENERAL CONTRACTOR MUST VERIFY ALL TIE IN GRADES.

**ABBREVIATION LEGEND**  
 FFE=FINISHED FLOOR ELEVATION  
 TW=TOP OF RETAINING WALL  
 GW=GROUND AT FACE OF RETAINING WALL  
 HP=HIGH POINT  
 LP=LOW POINT  
 TC=TOP OF CURB  
 GL=GUTTER LINE

NOTE:  
CATCH BASINS RIMS ARE 2 INCHES LOWER THAN FLOW LINE ELEVATION.

NOTE:  
SPOT ELEVATIONS AT CURB LINES INDICATE BASE OF CURB AND GUTTER LINE (I.E. FLOW LINE) ELEVATIONS UNLESS OTHERWISE NOTED.

**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.



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-292-1166

**BKV GROUP**

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**Boarman Kroos Vogel Group Inc.**

222 North Second Street  
 Minneapolis MN 55401  
 Telephone: 612-339-3752  
 Facsimile: 612-339-6212  
 www.bkvgroup.com

DEVELOPER



**Dominium Development & Acquisition, LLC**  
 2905 Northwest Blvd,  
 Suite 150  
 Plymouth, MN 55441

DD Package for  
 Construction  
 8/28/2013

Cavanagh Senior  
 Housing  
 5401 51st Avenue North  
 Crystal, Minnesota

**LOUCKS ASSOCIATES**

Planning Civil Engineering Land Surveying  
 Landscape Architecture Environmental  
 7200 Hennock Lane - Suite 300  
 Minneapolis, Minnesota 55309  
 Telephone: (763) 424-5505  
 Fax: (763) 424-5522  
 www.locksassociates.com

© 2012  
 Loucks Project No. 12363  
**CERTIFICATION**  
 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 under the laws of the State of Minnesota.

Todd W McLouth, P.E.	Date
20383	
License Number	
REVISIONS	No. DATE
DATE	8/28/13
DRAWN BY	
CHECKED BY	
COMMISSION NO.	139264

**GRADING & DRAINAGE PLAN**

**C3-1**

PLOTTED: 8/28/2013 2:03:01 PM









CERTIFICATION  
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 Landscape Architect  
under the laws of the State of Minnesota.

*[Signature]* 8-28-2013  
Date

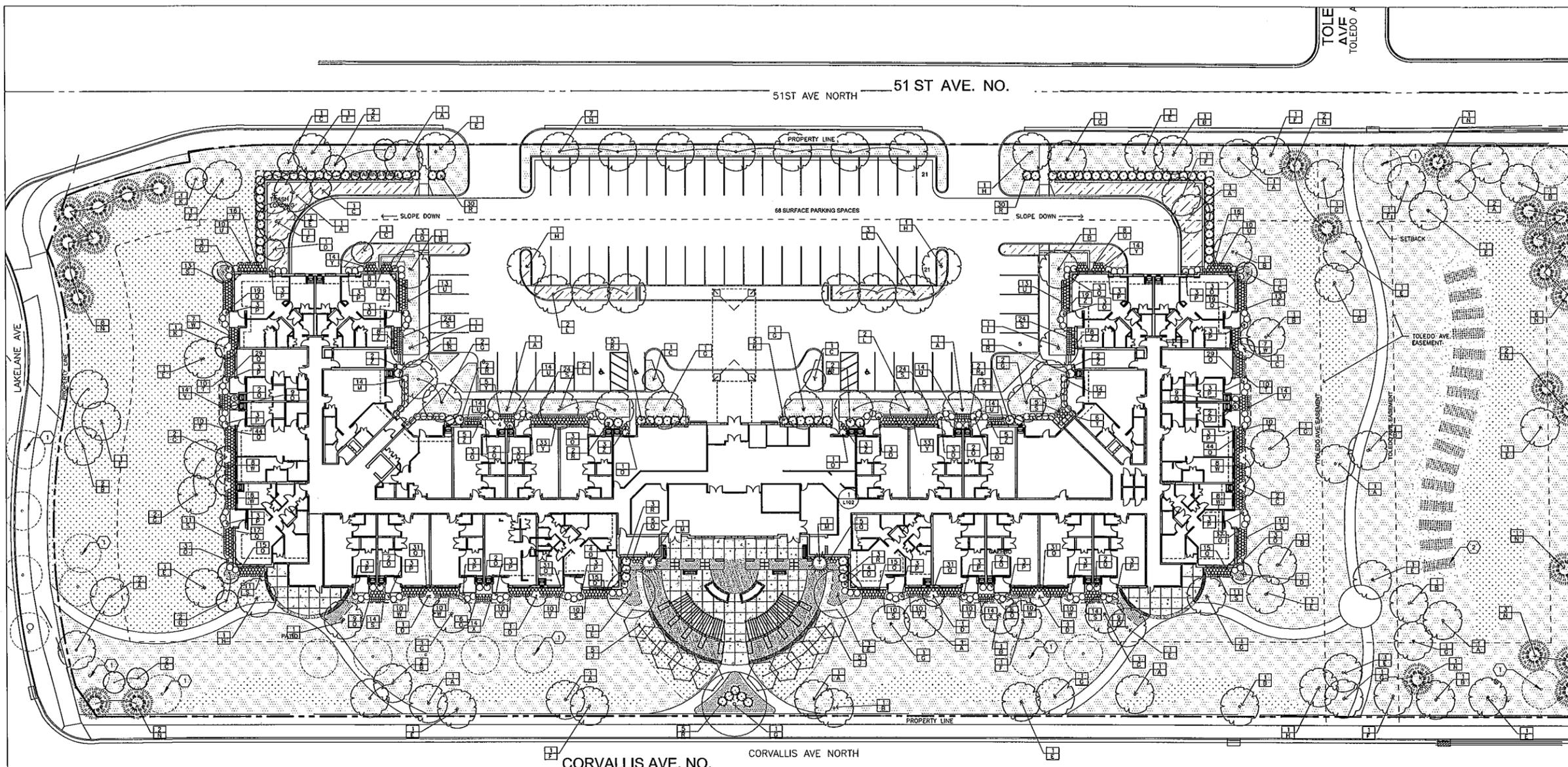
41727  
License Number

REVISION DATE

DATE 8-28-2013  
DRAWN BY BKV  
CHECKED BY BKV  
COMMISSION NO. 139364

LANDSCAPE PLAN

**L101**

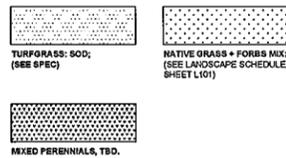


LANDSCAPE PLAN  
1" = 20'-0"

PROPOSED PLANT SCHEDULE

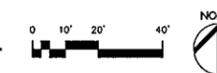
QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
<b>TREES: Total - 168</b>						
17	A	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	2.5' CAL	B&B	PLANT PER PLAN
17	B	AUTUMN SPLENDOR BUCKEYE	Aesculus sylvatica 'Autumn Splendor'	2.5' CAL	B&B	PLANT PER PLAN
13	C	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	8'	B&B	PLANT PER PLAN
9	D	AMUR CHERRY	Prunus maackii	1.5' CAL	B&B	CLUMP FORM
16	E	BUR OAK	Quercus macrocarpa	2.5' CAL	B&B	PLANT PER PLAN
10	F	MAJESTIC SKIES OAK	Quercus ellipsoidalis 'Balskies'	2.5' CAL	B&B	PLANT PER PLAN
21	G	AUTUMN RADIANCE MAPLE	Acer rubrum 'Autumn Radiance'	2.5' CAL	B&B	PLANT PER PLAN
12	H	MATADOR MAPLE	Acer x freemanii 'Matador'	2.5' CAL	B&B	PLANT PER PLAN
2	I	PRAIRIE DREAM BIRCH	Betula papyrifera 'Prairie Dream'	8'	B&B	CLUMP FORM
10	J	DAKOTA PINNACLE BIRCH	Betula papyrifera 'Fargo'	1.5' CAL	B&B	PLANT PER PLAN
3	K	PROFUSION CRABAPPLE	Malus 'Profusion'	1.5' CAL	B&B	PLANT PER PLAN
10	L	LITTLELEAF LINDEN	Tilia cordata 'Greenspire'	2.5' CAL	B&B	PLANT PER PLAN
2	M	MUGO TANNENBAUM PINE	Pinus mugo 'Tannenbaum'	6'	B&B	PLANT PER PLAN
26	N	BLACK HILLS SPRUCE	Picea glauca densata	6'	B&B	PLANT PER PLAN
<b>SHRUBS: Total - 713</b>						
68	O	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'	#2	CONT.	PLANT PER PLAN
94	P	COOL SPLASH BUSH HONEYSUCKLE	Diervilla sessilifolia 'LPDC Podaras'	#2	CONT.	PLANT PER PLAN
400	Q	ORANGE ROCKET BARBERRY	Berberis thunbergii 'Orange Rocket'	#2	CONT.	PLANT PER PLAN
91	R	KING'S GOLD FALSE CYPRESS	Chamaecyparis pisillera 'King's Gold'	#2	CONT.	PLANT PER PLAN
<b>PERENNIALS: Total - 801</b>						
229	S	CATMINT	Nepeta faassenii 'Walker's Low'	#1	CONT.	PLANT PER PLAN
40	T	BLACK EYED SUSAN	Rudbeckia goldstrum	#1	CONT.	PLANT PER PLAN
116	U	BLUE ICE ANISOWA	Anemone 'Blue Ice'	#1	CONT.	PLANT PER PLAN
68	V	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	#1	CONT.	PLANT PER PLAN
86	W	ARIZONA SUN GALLARDIA	Gallardia aristata 'Arizona Sun'	#1	CONT.	PLANT PER PLAN
28	X	LITTLE BLUESTEM	S. scoparium 'Carousel'	#1	CONT.	PLANT PER PLAN
154	Y	LIME MARMALADE CORAL BELLS	Heuchera 'Lime Marmalade'	#1	CONT.	PLANT PER PLAN
78	Z	OBSDIAN CORAL BELLS	Heuchera x 'Obsidian'	#1	CONT.	PLANT PER PLAN

LEGEND



KEY NOTES

- EXISTING TREE TO BE PRESERVED, TYP.
- COMMUNITY GARDEN PLOTS, BY OTHERS



SHEET BINDING AREA - DO NOT USE

**City Submittal**  
**08/28/2013**

**Cavanagh Senior  
Housing**  
5401 51st Avenue North  
Crystal, Minnesota 55429

PROJECT TITLE

**Cavanagh Senior  
Housing**

KEY PLAN NORTHARROW



CERTIFICATION  
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 under the laws of the State of Minnesota.

Date

License Number

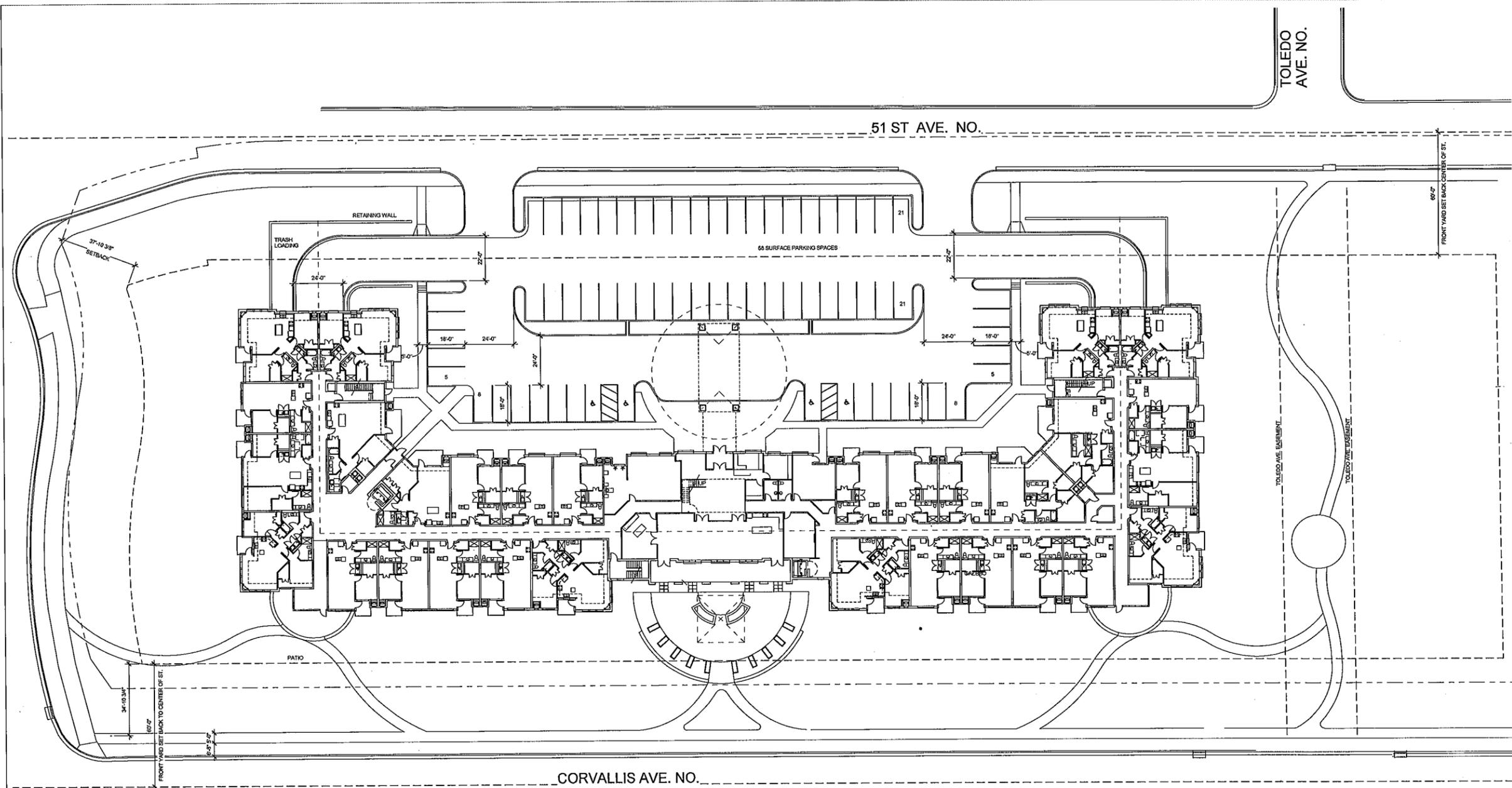
REVISION	DATE
----------	------

DATE	August 28, 2013
DRAWN BY	OP, SMH
CHECKED BY	TPW
COMMISSION NO.	1393.64
SHEET TITLE	

**ARCHITECTURAL  
SITE PLAN**

SHEET NUMBER

**A010**



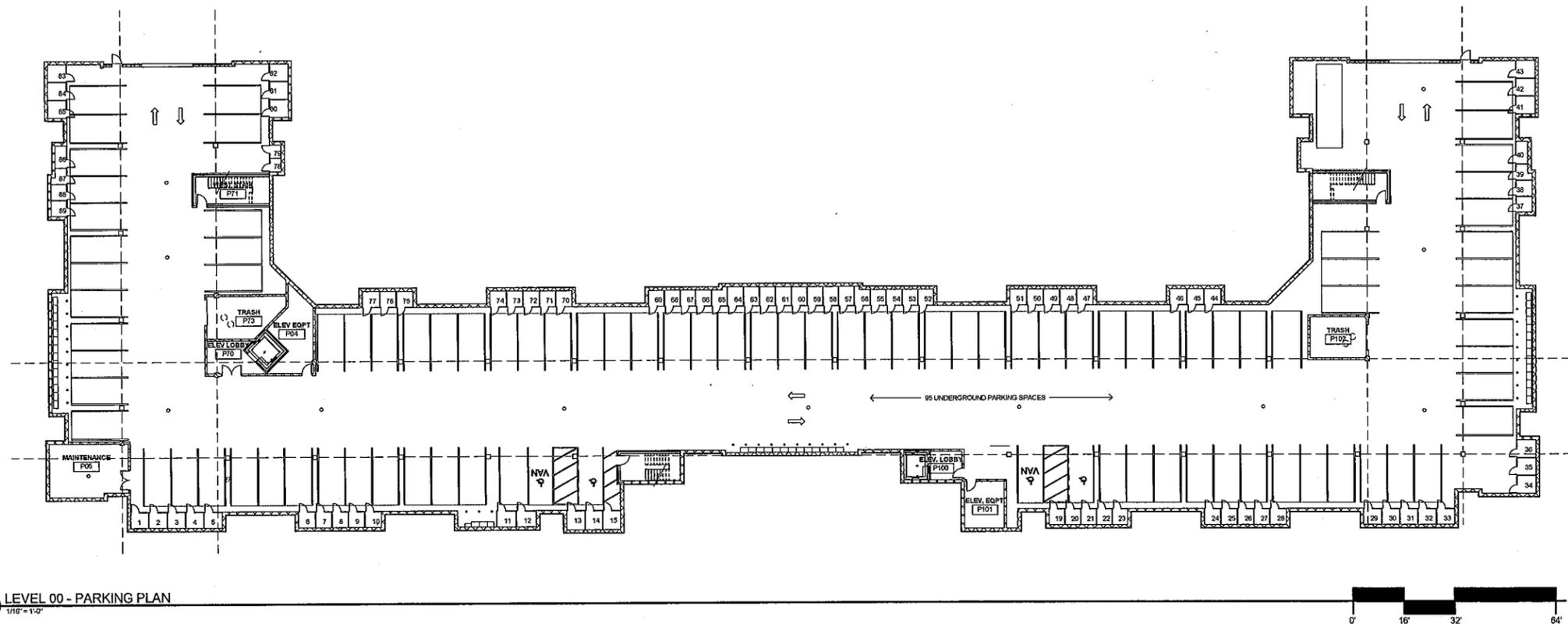
1 ARCHITECTURAL SITE PLAN  
A010 1" = 20' 0"



	1BD	2BD-2BA	1BD+DEN-2BA	UNITS	AREA
PARKING LEVEL					42,200 SF
LEVEL 1	18	8	4	30	42,700 SF
LEVEL 2	18	10	4	32	41,800 SF
LEVEL 3	20	10	4	34	41,800 SF
LEVEL 4	20	10	4	34	41,800 SF
TOTAL	76 (59%)	38 (29%)	16 (12%)	130	168,100 SF
<b>PARKING</b>					
UNDERGROUND PARKING	95				
SURFACE PARKING	68				
TOTAL	163				

SHEET INDEX	
A010	ARCHITECTURAL SITE PLAN
	SURVEY
C1-1	EXISTING CONDITIONS / REMOVALS
PLAN	
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN (SWPPP)
C4-1	UTILITY PLAN
C8-1	DETAILS
L101	LANDSCAPE PLAN
A100	PARKING LEVEL PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	ROOF LEVEL PLAN
A400	EXTERIOR ELEVATIONS
E010	ELECTRICAL SITE PLAN

SHEET BINDING AREA - DO NOT USE



LEVEL 00 - PARKING PLAN  
1/16" = 1'-0"

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Facsimile: 612-339-6212  
www.bkvgroup.com  
CONSULTANTS

**City Submittal**  
**08/28/2013**

**Cavanagh Senior  
Housing**  
5401 51st Avenue North  
Crystal, Minnesota 55429

PROJECT TITLE

**Cavanagh Senior  
Housing**

KEY PLAN NORTH ARROW

CERTIFICATION

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 under the laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	August 28, 2013
DRAWN BY	OPR:SNM
CHECKED BY	TPW
COMMISSION NO.	1893.64

SHEET TITLE

**PARKING LEVEL  
PLAN**

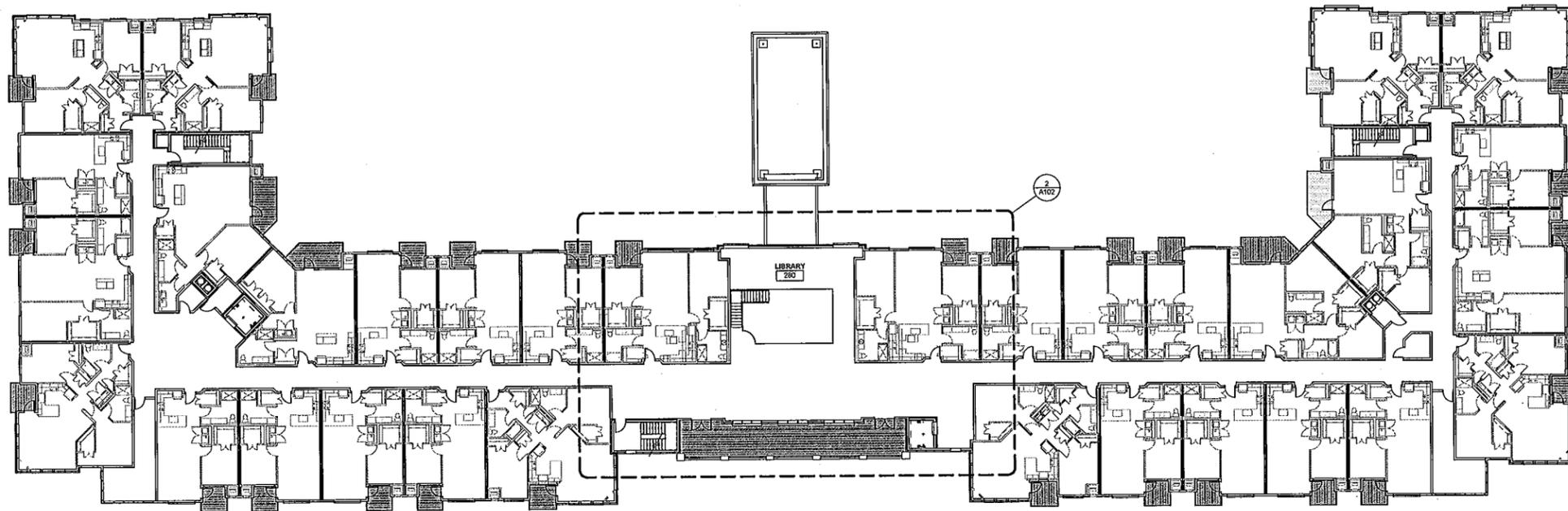
SHEET NUMBER

**A100**

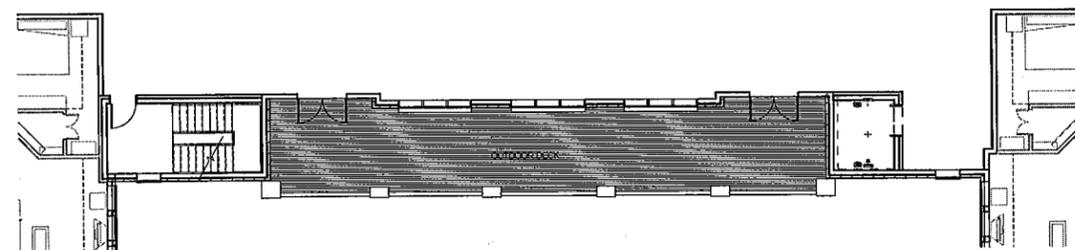
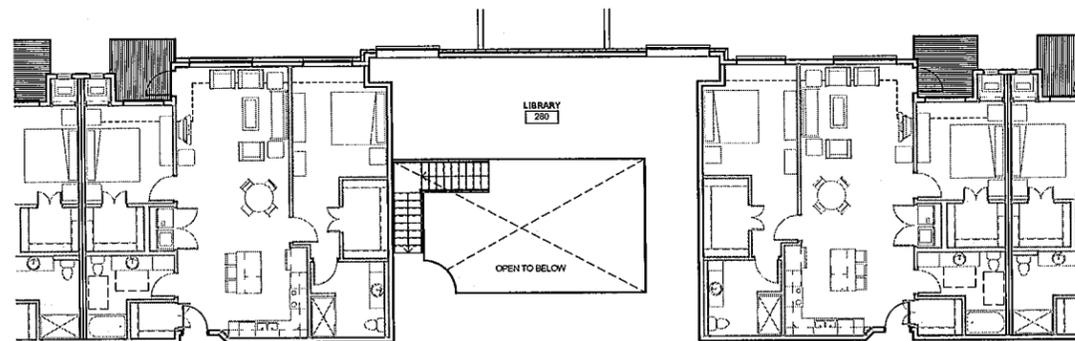
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SHEET BINDING AREA - DO NOT USE



1 LEVEL 02 - FLOOR PLAN  
A102 1/8" = 1'-0"



2 LEVEL 02 - COMMON AREA  
A102 1/8" = 1'-0"



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DATE	August 28, 2013
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CHECKED BY	TPV
COMMISSION NO.	1993.64

SHEET TITLE

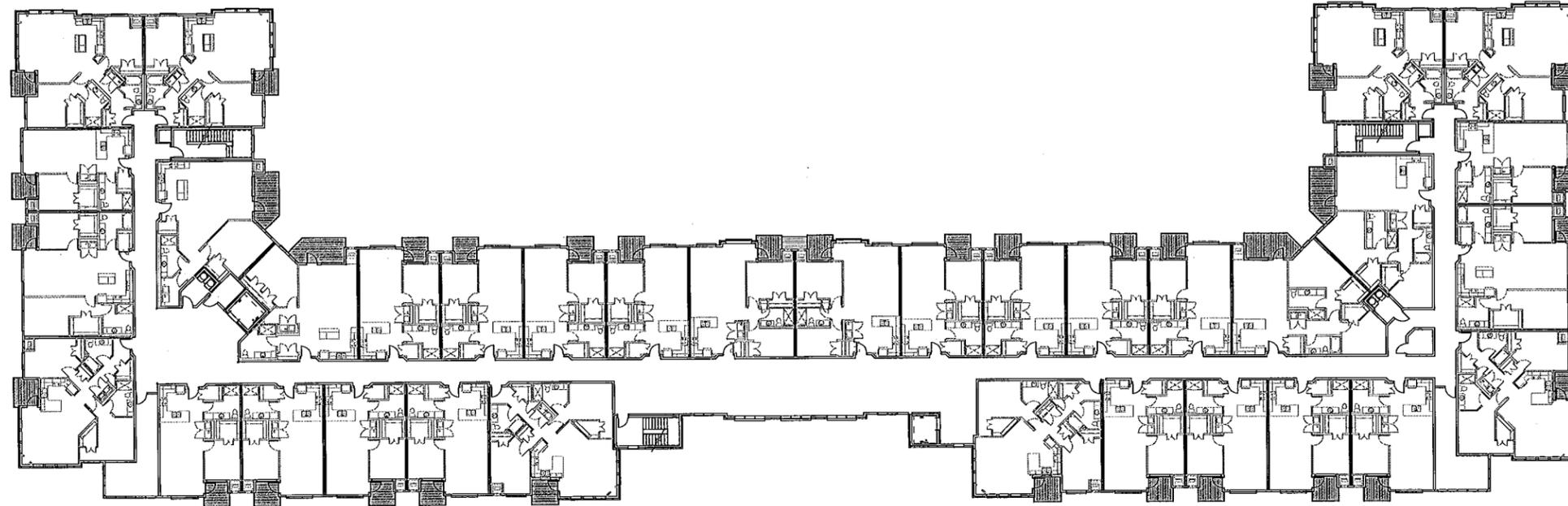
**SECOND FLOOR  
PLAN**

SHEET NUMBER

**A102**

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SHEET BINDING AREA - DO NOT USE



1 LEVEL 03 - FLOOR PLAN  
1/8" = 1'-0"



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COMMISSION NO.	1393.64

SHEET TITLE

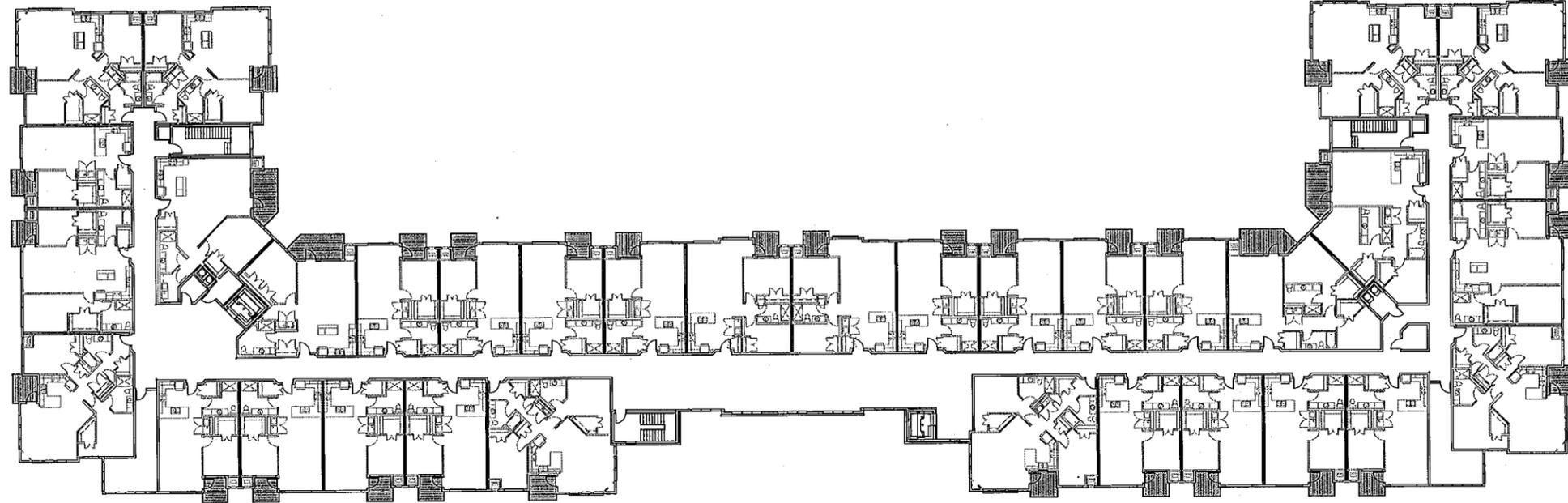
**THIRD FLOOR  
PLAN**

SHEET NUMBER

**A103**

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SHEET BINDING AREA - DO NOT USE



LEVEL 04 - FLOOR PLAN  
1/16" = 1'-0"



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PROJECT TITLE

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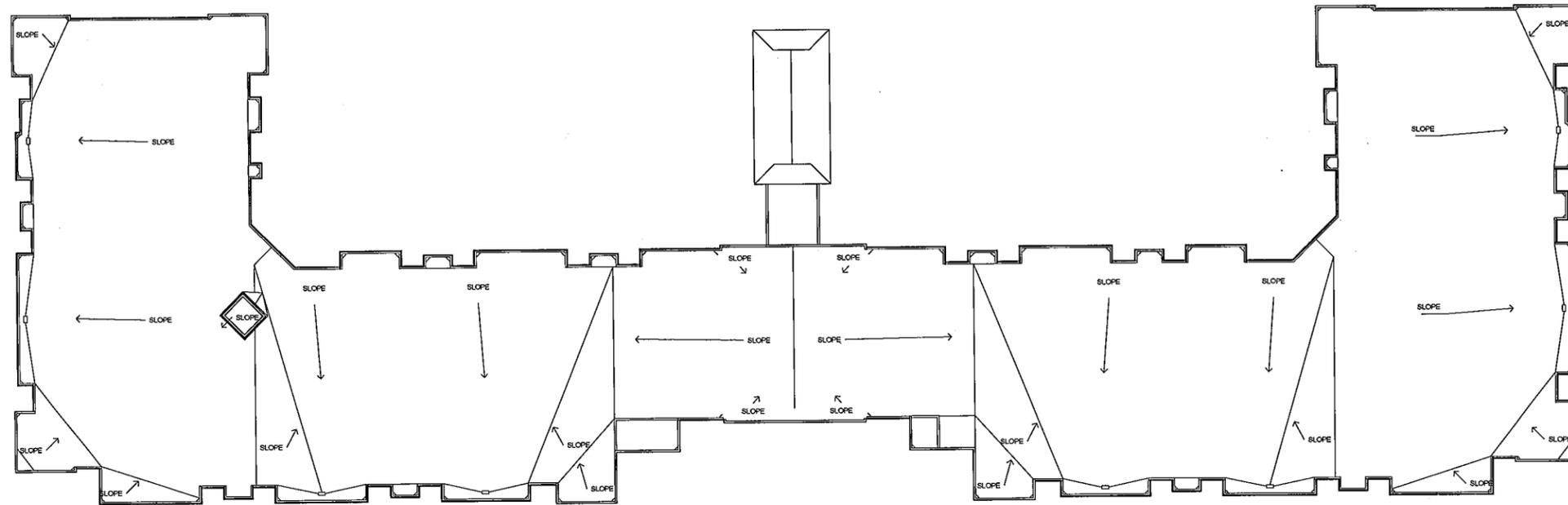
REVISION	DATE

DATE	August 28, 2013
DRAWN BY	OP, SN-1
CHECKED BY	TPV
COMMISSION NO.	1393.64

SHEET TITLE  
**FOURTH FLOOR  
PLAN**

SHEET NUMBER  
**A104**

SHEET BINDING AREA - DO NOT USE



LEVEL 05 - ROOF PLAN  
1/16" = 1'-0"



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**City Submittal  
08/28/2013**

**Cavanagh Senior  
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5401 51st Avenue North  
Crystal, Minnesota 55429

PROJECT TITLE

**Cavanagh Senior  
Housing**

KEY PLAN NORTH ARROW

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DATE	August 28, 2013
DRAWN BY	OSP, SHH
CHECKED BY	TPV
COMMISSION NO.	1993.04

SHEET TITLE

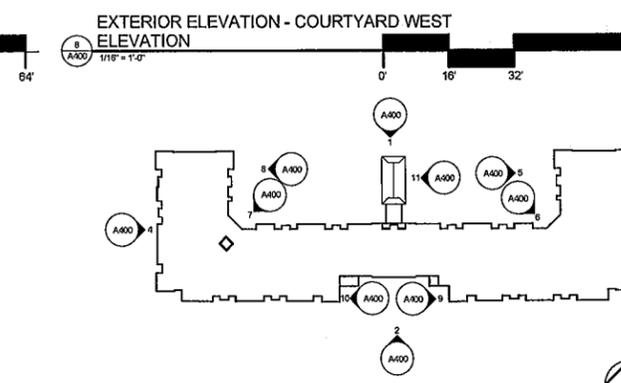
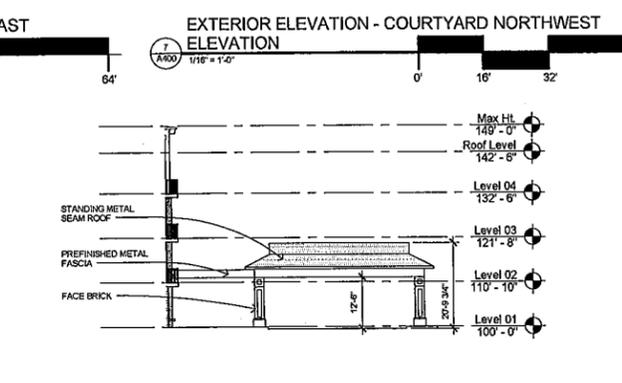
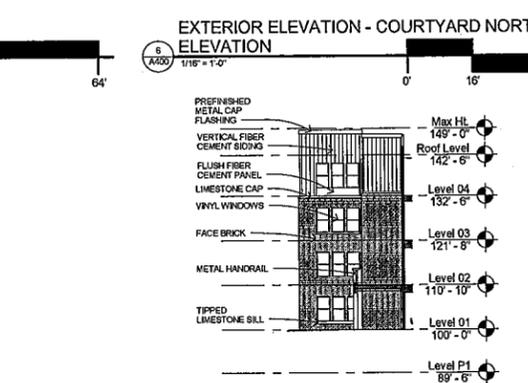
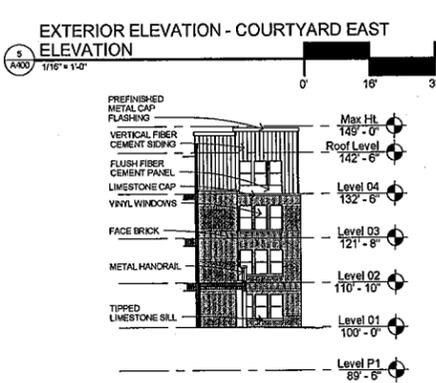
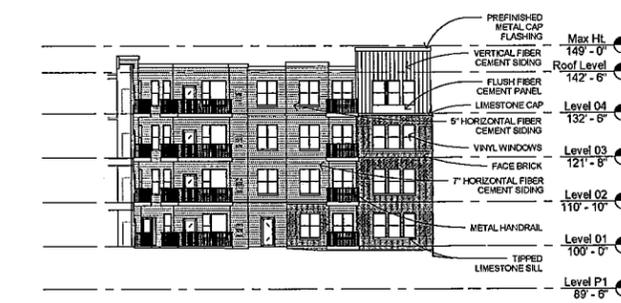
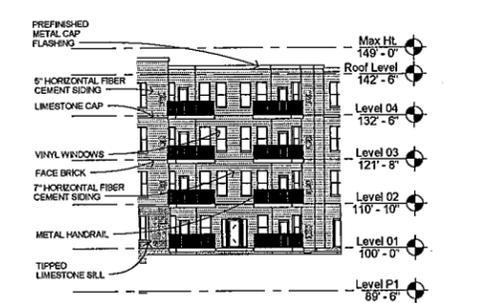
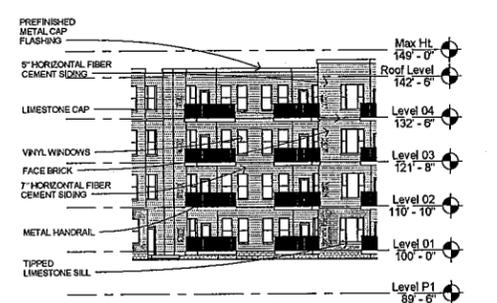
**ROOF LEVEL PLAN**

SHEET NUMBER

**A105**

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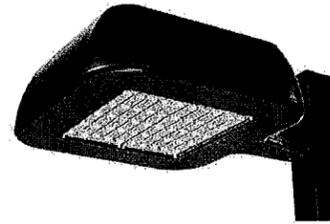
DATE	August 28, 2013
DRAWN BY	CJP
CHECKED BY	TPV
COMMISSION NO.	1393.64

5-SHEET TITLE  
**EXTERIOR ELEVATIONS**

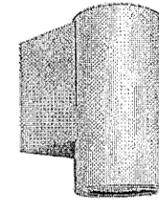
SHEET NUMBER  
**A400**

○ KEY NOTES

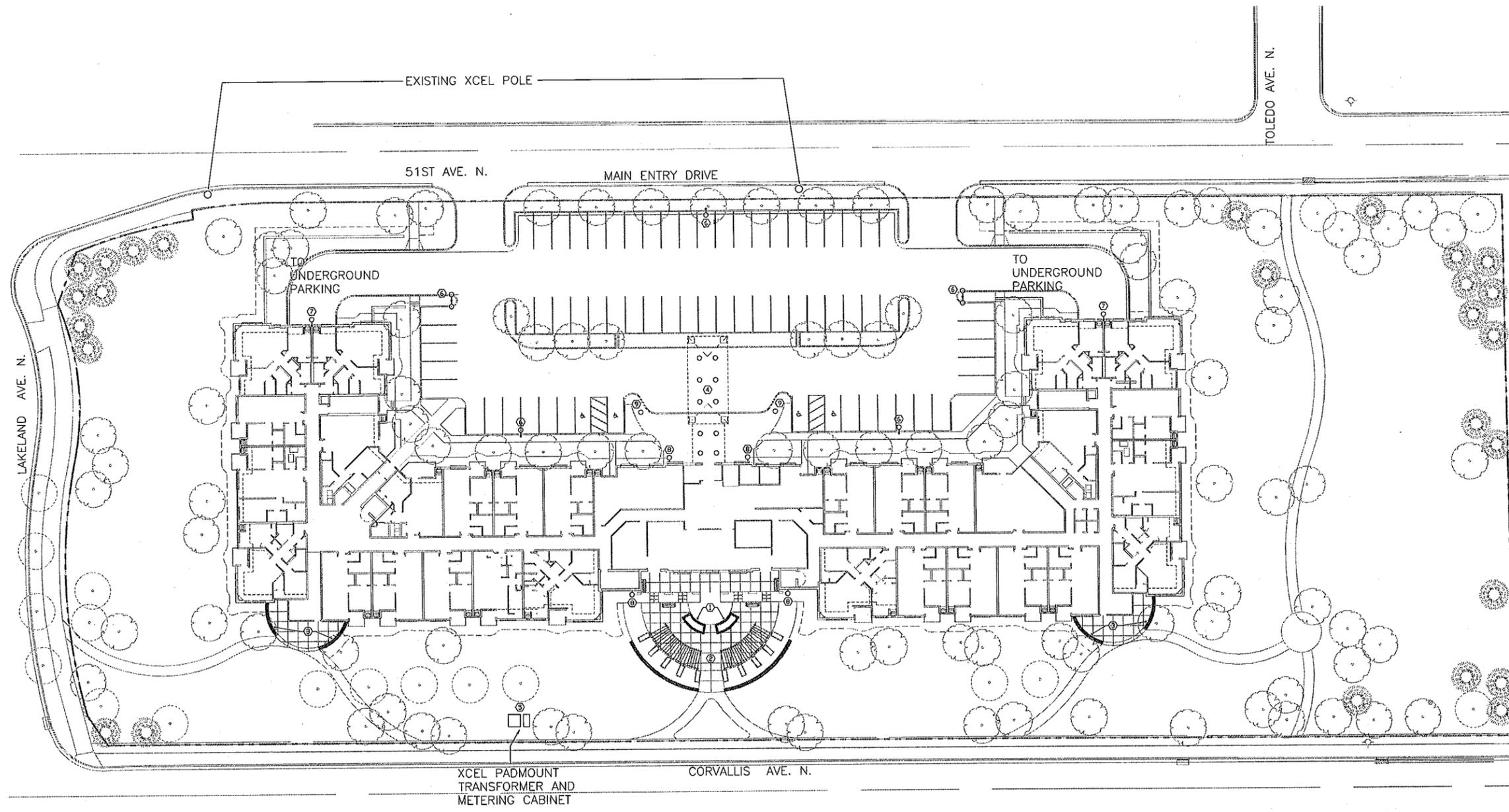
1. CONNECTION TO WATER FEATURE.
2. PERGOLA LIGHTING.
3. LED BENCH LIGHTING.
4. PORTE COCHERE LIGHTING.
5. XCEL PAD MOUNT TRANSFORMER AND CONNECTION/METERING CABINET.
6. POLE MOUNTED LIGHTING.
7. BUILDING MOUNTED DRIVE AISLE LIGHTING.
8. BUILDING MOUNTED DECORATIVE WALL BRACKET.
9. POLE MOUNTED LIGHTING.



POLE MOUNTED LIGHT FIXTURE



BUILDING MOUNTED LIGHT FIXTURE



PROJECT TITLE

**Cavanaugh Senior  
Housing**

KEY PLAN NORTH ARROW  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

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Date

License Number

REVISION	DATE

DATE	
DRAWN BY	ND
CHECKED BY	MWA
COMMISSION NO.	
SHEET TITLE	

**ELECTRICAL SITE  
PLAN**

SHEET NUMBER

**E010**

