

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MEETING**

Wednesday, August 14, 2019
6:30 p.m.
Council Chambers

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: July 10, 2019
4. OPEN MIKE
5. ACTION ITEMS
 - A. **PUBLIC HEARING:** Variance and Preliminary Plat for Poehling Addition (6790 West Shadow Lake Drive)
 - B. **PUBLIC HEARING:** Conditional Use Permit Amendment for Otter Lake Animal Care Center (6848 Otter Lake Road)
6. DISCUSSION ITEMS
 - A. Project Update
7. ADJOURN

Meeting guidelines on reverse side.

City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES

Open Mike – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

Public Hearing - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE	: July 10, 2019
TIME STARTED	: 6:30 P.M.
TIME ENDED	: 6:52 P.M.
MEMBERS PRESENT	: Paul Tralle, Michael Ruhland, Michael Root, Sue Peacock, Neil Evenson, Perry Laden, Jeremy Stimpson
STAFF PRESENT	: Katie Larsen, Diane Hankee, Mara Strand

PLANNING & ZONING BOARD MEETING

I. CALL TO ORDER AND ROLL CALL:

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:30 P.M. on July 10, 2019.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES

Mr. Ruhland made a MOTION to approve the June 12, 2019 meeting minutes. Motion was supported by Mr. Laden. Motion carried 6-0.

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:31 P.M.

There was no one present for Open Mike.

Mr. Stimpson made a MOTION to close Open Mike at 6:31 P.M. Motion was supported by Mr. Evenson. Motion carried 6 - 0.

V. ACTION ITEMS

A. Nature's Refuge PUD Final Plan/Final Plat

Katie Larsen, City Planner, presented the staff report.

Mr. Evenson asked where the trail is planned to be constructed. Staff stated the land to the north will be developed.

Chair Tralle asked about the park. Ms. Larsen noted that a park is planned for the area to the north and explained the plan for the trail.

Mr. Root asked for clarification on the existing garage structure. Ms. Larsen reviewed options for the structure – deeded or moved.

Mr. Laden asked how kids will walk to school without a sidewalk along Main Street. There will not be an officially improved sidewalk, kids will wear down an area to use as a connection point.

Mr. Stimpson asked if there were further comments from residents on Woodduck Trail. Staff have not heard any negative comments.

Ms. Peacock reminded the developer to review City ordinances.

Mr. Evenson made a MOTION to approve Nature's Refuge PUD Final Plan/Final Plat. Motion was supported by Mr. Stimpson. Motion carried 6-0.

VI. DISCUSSION ITEMS

A. Project updates

Watermark 1st Addition is being developed in 2 phases. Utilities are in on the proposed 21st Avenue. Curb and pavement will take place in the next couple of weeks.

All Seasons Rental is under construction.

Grading is taking place at Lino Lakes Storage. The City is working with the applicant on fire suppression install plans.

Love To Grow On had their open house last week.

Otter Lake Animal Hospital has submitted an application for an addition.

Subdivision application was submitted for a property on West Shadow Lake Drive.

Waiting for water quality results from the Well #7 test well.

Lyngblomsten is working on their final plans; a fall construction is likely. Lyngblomsten and City Council are working on TIF.

1.5 weeks left of utility installation on West Shadow Lake Drive. The project is on schedule - curb and paved within a month. Residents have been patient.

VII. ADJOURNMENT

Mr. Evenson made a MOTION to adjourn the meeting at 6:52 P.M. Motion was supported by Mr. Ruhland. Motion carried 6 - 0.

Respectfully submitted,
Mara Strand and Katharine Dowling

DRAFT

**PLANNING & ZONING BOARD
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: August 14, 2019

REQUEST: **PUBLIC HEARING** for
Poehling Addition Variance and Preliminary Plat

CASE NUMBER: VR2019-001
PP2019-001

APPLICANT: Jerome Poehling
6790 West Shadow Lake Drive
Lino Lakes, MN 55014

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	July 8, 2019
60-Day Review Deadline:	September 6, 2019
120-Day Review Deadline:	November 5, 2019
Environmental Board Meeting:	July 31, 2019
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 14, 2019
City Council Work Session:	TBD
City Council Meeting:	TBD

BACKGROUND

The applicant, Jerome Poehling, has submitted a land use application for a variance and preliminary plat. The applicant proposes to subdivide the existing parcel into 2 single family lots for the purpose of constructing one (1) new single family home. The lot is located at 6790 West Shadow Lake Drive and is 0.78 gross acres (34,023 sf) as measured above the OHWL.

The Land Use Applications are:

- Variances
 - Lot Size and Street Setback
- Preliminary Plat
 - 2 lots

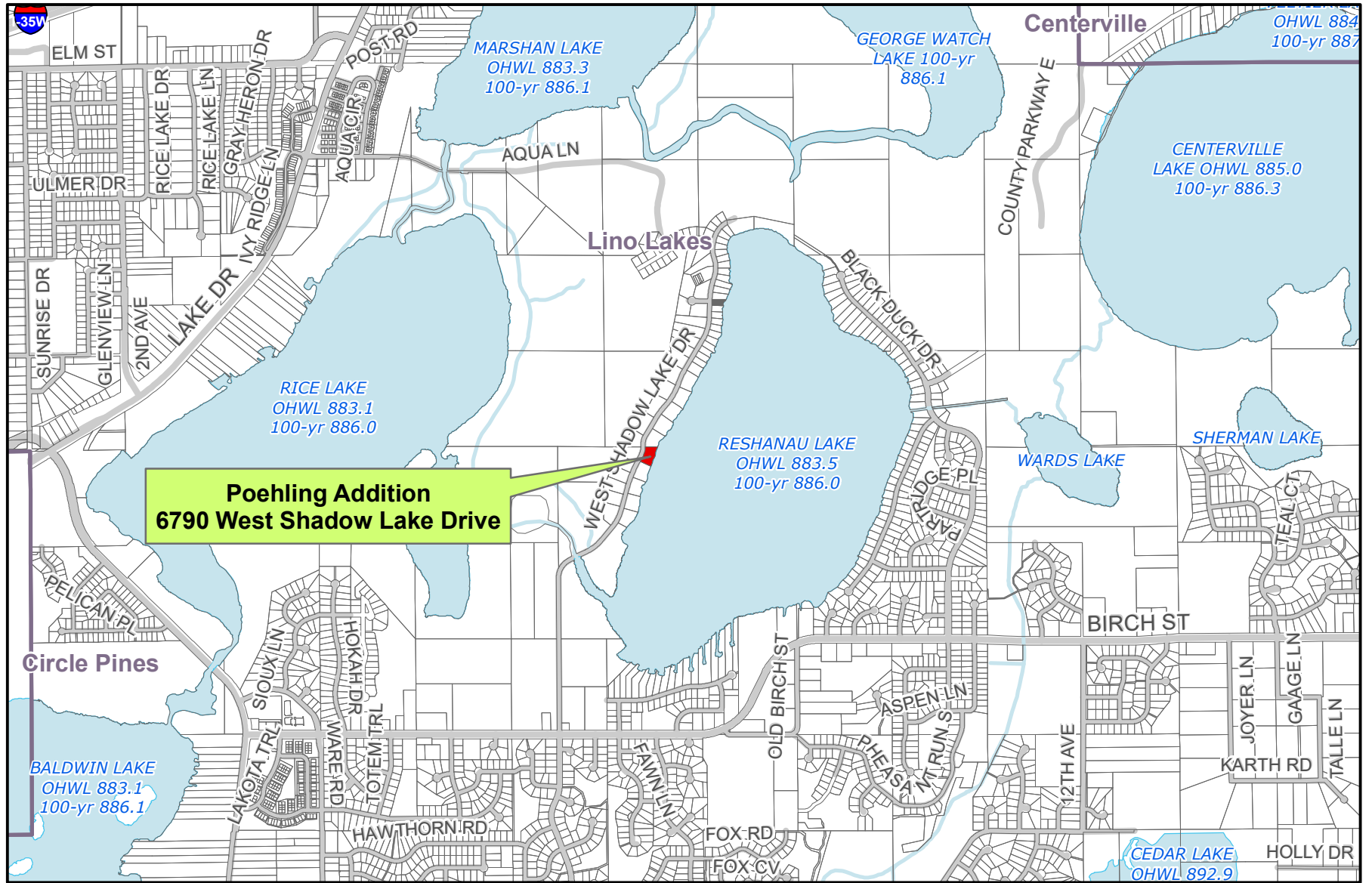
The parcel is in the Shoreland Management Overlay District of Reshanau Lake and land use applications are subject to MnDNR review. Staff is working with the DNR on some issues regarding lot size and is recommending the public hearing be continued to a future date.

RECOMMENDATION

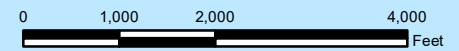
Staff recommends opening and continuing the public hearing and tabling the agenda item to a future date.

ATTACHMENTS

1. Site Location Map
2. Preliminary Plat



Site Location Map



PRELIMINARY PLAT OF: POEHLING ADDITION

PROPERTY OWNER
JEROME AND MONA POEHLING
6790 W. SHADOW LAKE DRIVE
LINO LAKES, MN 55014

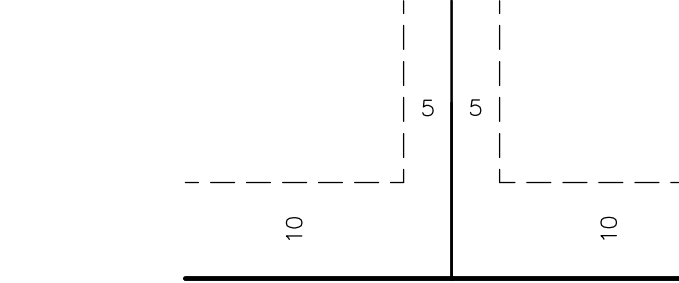
PROPERTY DESCRIPTION:

Lot 1, Block 1, RESHANAU SHORES, Anoka County, Minnesota.

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/7/2018
- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID No: 29-31-22-11-0002.
Parcel area = 35,074 sq. ft. to shoreline (34,023 above OHWL).
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone AE (base flood elevation 887) according to Flood Insurance Rate Map Community No. 270015 Panel No. 0365 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- FLOODPLAIN FILL = 110± cu. yd. (below 887.0)
- COMPENSATORY STORAGE = 110± cu. yd. (between 883.8-887.0)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

ZONING:

This property is currently zoned R-1X (Single Family Executive) and is in a Shoreland Management Overlay District per City of Lino Lakes Planning Department. Lot standards are as follows:

Minimum lot size = 20,000 sq. ft.
Minimum lot width (interior) = 90 ft.
Minimum lot depth = 135 ft.

Principal Structure Setbacks:
Front = 30 ft.
Side = 10 ft.
OHWL = 75 ft.

Maximum impervious surface coverage = 30%

AREAS:

Total existing parcel area = 35,074 sq. ft.
Existing parcel area above OHWL = 34,023 sq. ft.
Existing upland area = 32,012 sq. ft.

Proposed Lot 1
Total area = 17,823 sq. ft.
Area above OHWL = 17,598 sq. ft.
Impervious surface area = 3,672 sq. ft. (20.9% of area above OHWL)

Proposed Lot 2
Total area = 17,251 sq. ft.
Area above OHWL = 16,425 sq. ft.
Impervious surface area = 2,395 sq. ft. (14.6% of area above OHWL)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CABLE PEDESTAL
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES POWER POLE AND OVERHEAD WIRES
- ⊕ DENOTES WELL
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- WET DENOTES DELINEATED WETLAND BY JACOBSON ENVIRONMENTAL, PLLC IN NOVEMBER 2018.
- BLOS— DENOTES MINIMUM BUILDING SETBACK
- DENOTES SOIL BORING COMPLETED BY ALLIED TESTING

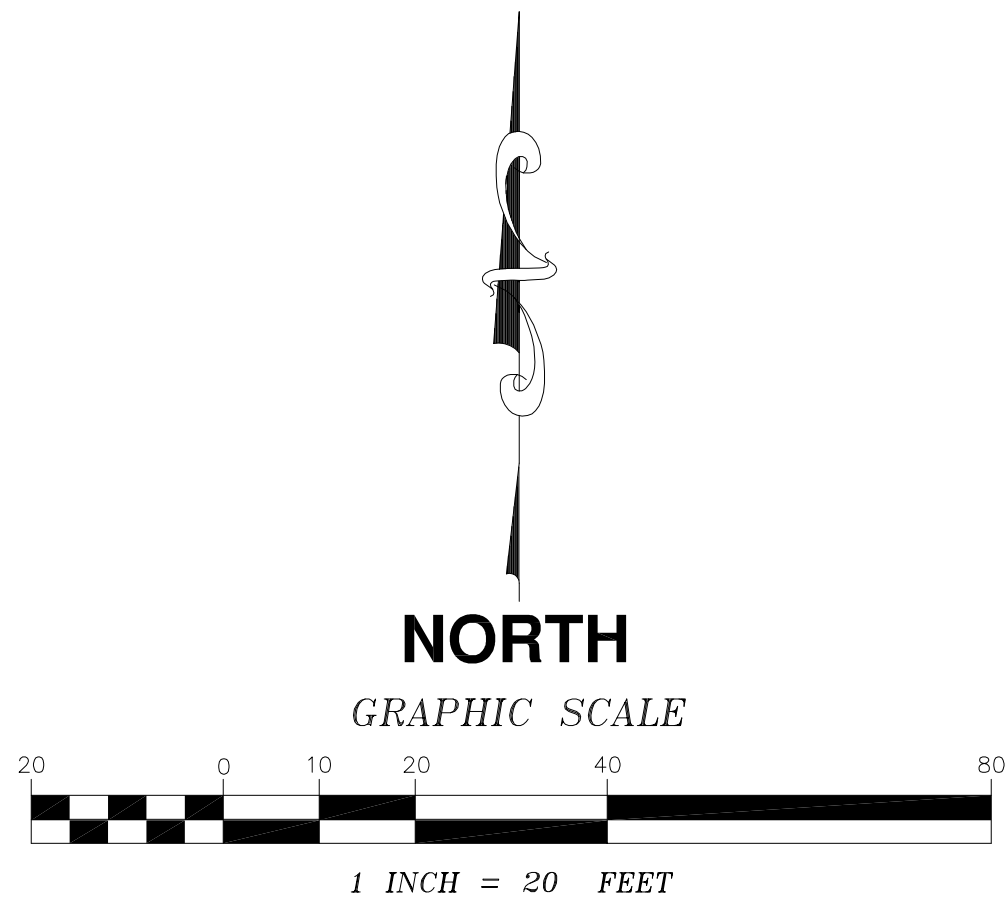
TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE
- ✕ DENOTES TREE TO BE REMOVED

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

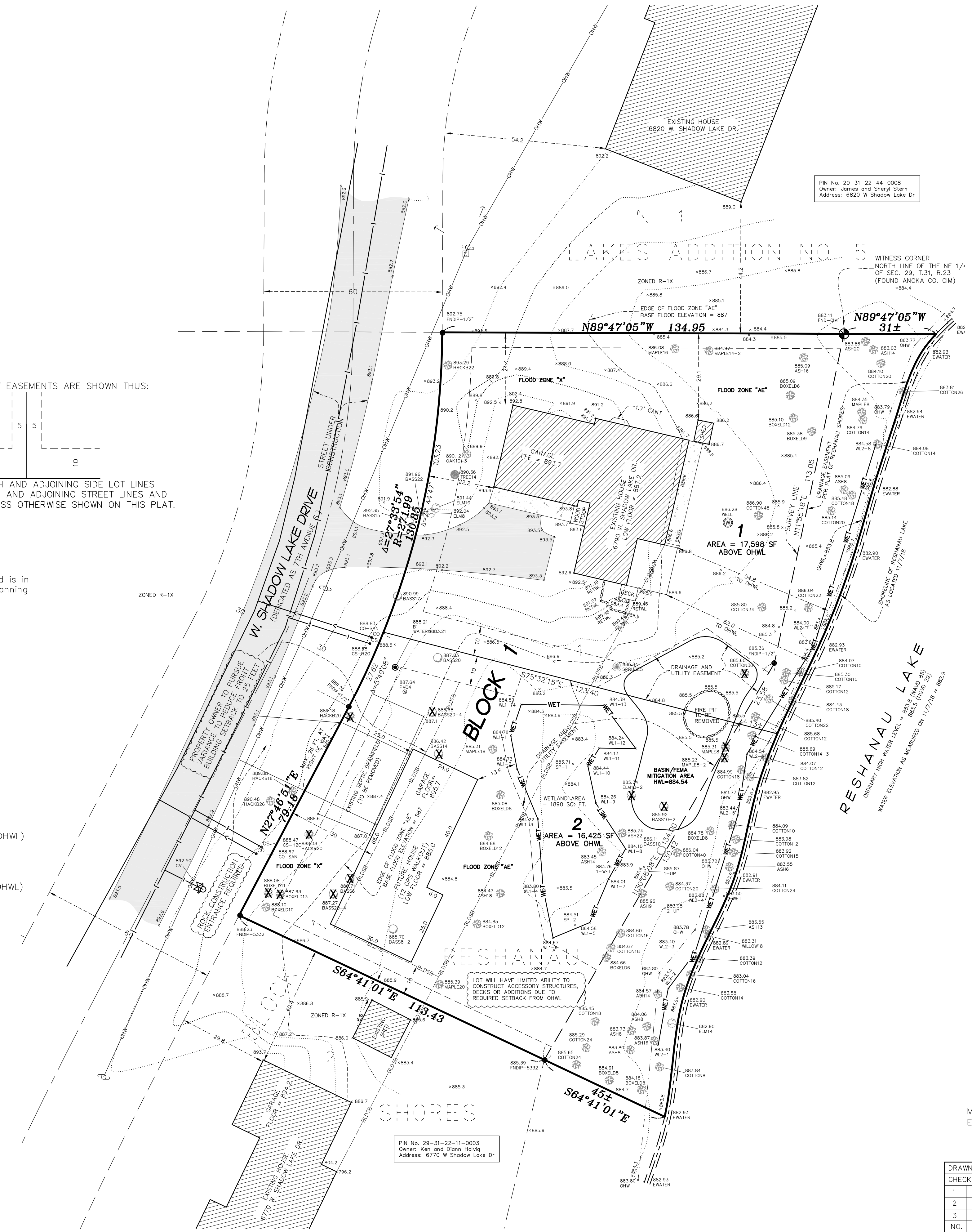
Jason E. Rud
JASON E. RUD
Date: 8/6/2019 License No. 41578

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



PIN No. 20-31-22-44-0008
Owner: James and Sheryl Stern
Address: 6820 W Shadow Lake Dr

WITNESS CORNER
NORTH LINE OF THE NE 1/4
OF SEC. 29, T.31, R.23
(FOUND ANOKA CO. CIM)
884.4



BENCHMARK

MNDOT STATION: OTTER MNDT RESET
ELEVATION: 888.77 (NAVD 88)

NO.	DATE	DESCRIPTION	BY
1	7/2/19	CITY COMMENTS	BAB
2	8/1/19	ADD BUILDABLE AND IMPERVIOUS AREAS	BAB
3	8/6/19	REVISE IMPERVIOUS CALCS	BAB
		DESCRIPTION	BY

**PLANNING & ZONING BOARD
AGENDA ITEM 5B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: August 14, 2019

REQUEST: **PUBLIC HEARING**
Conditional Use Permit Amendment for Otter Lake
Animal Care Center (6848 Otter Lake Road)

CASE NUMBER: CU2013-002
SP2019-002

APPLICANT: Otter Lake Animal Care Center
Attn: Dr. Wayne Scanlan
PO Box 516
Hugo, MN 55038

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	July 8, 2019
60-Day Review Deadline:	September 6, 2019
120-Day Review Deadline:	November 5, 2019
Environmental Board Meeting:	July 31, 2019
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 14, 2019
Tentative City Council Work Session:	September 3, 2019
Tentative City Council Meeting:	September 9, 2019

BACKGROUND

Otter Lake Animal Care Center is located at 6848 Otter Lake Road. The applicant, Dr. Wayne Scanlan, is proposing to construct a 2,800 sf addition to the existing 3,900 sf building and expand the existing parking lot. The existing site is approximately 1.51 acres.

The Land Use Application is for the following:

- Conditional Use Permit Amendment for Veterinary Hospitals
- Site and Building Plan Review

This staff report is based on the followings plan sets:

- Plan Set prepared by BDH+Young dated July 7, 2019
- Certificate of Survey prepared by EG Rud & Sons, Inc. dated July 1, 2019
- Wetland Delineation Report prepared by Jacobson Environmental, PLLC dated November 12, 2018
- Hydrology Report prepared by Loucks dated June 13, 2019
- Draft Geotechnical Evaluation Report prepared by Braun Intertec Corporation dated January 11, 2019

ANALYSIS

History

Otter Lake Animal Care Center has existed at this location since 1987. A conditional use permit was approved in 1986 for the initial construction of the veterinary clinic and boarding facility. In December 1996, an amendment to the conditional use permit was approved to expand the pole barn structure and allow boarding for up to 100 animals. This newest addition to the building and parking lot is needed to meet the demands of changing pet care practices and expanding client base.

Existing Site Conditions

The site contains the existing 3,800 sf facility, a parking lot, indoor and outdoor kennels, 2 small accessory structures, a fenced area and open green space with minimal tree coverage. A pond exists on the north side of the site and a small wetland exists on the south side.

The Certificate of Survey notes the parcel size is 1.51 acres; however, this includes a portion of CR 84 (Otter Lake Road) road right-of-way. In 1996, CR 84 (Otter Lake Road) was realigned and road right-of-way was to be dedicated via easement along the west lot line. The surveyor and applicant are working with Anoka County to determine the exact location of the road easement. Anoka County GIS shows the estimated acreage as 1.33 acres. Plans will then be revised to correctly show the lot lines and lot areas.

A 66 foot wide NSP easement and overhead powerlines bisect the northwest corner of the site. An 8 foot wide trail exists along CR 84 (Otter Lake Road).

Per the Geotechnical Report, the area of the proposed addition is currently a green space to the north of the existing building. Current grades range from 910 to 914 EL. The site is generally flat with grades sloping down away from the building. Nine (9) soil borings were drilled ranging from 6 to 21 feet in depth. Ground water was not observed in any of the borings. Soil types consist of SM (silty sands), SC (clayey sands) and CL (low plasticity clays).

Zoning and Land Use

The property is zoned LI, Light Industrial and allows for Veterinary Hospitals with a conditional use permit. A conditional use permit was approved in 1986 and amended once in 1996 to allow for an addition to the pole barn. Any change involving a structural enlargement of the facility requires an amendment to the conditional use permit.

Current Zoning	LI, Light Industrial
Current Land Use	Industrial
Future Land Use per CP	Industrial
Utility Staging Area	1A=2008-2015

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	Future Land Use
North	LI, Light Industrial	Vacant Industrial	Industrial
East	LI, Light Industrial	Vacant Industrial	Industrial
South	LI, Light Industrial	Industrial	Industrial
West	PUD (Industrial)	I-35W and Industrial	Industrial

Site and Building Plan Review

Site Plan

As previously discussed, the certificate of survey notes the parcel size as 1.51 acre but this includes the road easement. The approximate road right-of-way shown on the survey for this parcel is graphically shown per the Otter Lake Road Realignment Utility and Street Improvement Plans Sheet 12 of 31 revised As-Built on February 7, 2000. Anoka County GIS shows the estimated acreage as 1.33 acres. For the purposes of site plan review, this approximate right-of-way line will be used as the front lot line. If no recorded roadway easement is found, an easement will be required to be recorded as part of the conditional use permit.

Per the applicant’s narrative, the site plan proposes a 2,800 sf addition to the existing 3,900 sf building with additional parking to the north of the site. Sheet PZ-01 notes the existing building is 4,016 sf and the addition footprint is 2,714 sf plus a 670 sf second level mezzanine above the addition. The existing indoor and outdoor boarding kennels and fenced outdoor area will remain. The boarding of up to 100 animals was approved as

part of the 1996 CUP amendment. One accessory structure on the north side will be removed.

The Site Plan Review Worksheet (attached) provides additional detail related to setbacks and performance standards. Overall, the proposed building addition and parking lot meet setback and performance standards except as noted on the worksheet.

Architectural Plans and Exterior Building Materials

Per the architectural plans dated July 9, 2019, the exterior materials of proposed addition include a brick base, light brown stucco middle and standing seam metal roof. The existing building has metal siding. The existing west elevation (front façade) will be remodeled to match the new façade with new brick, new light brown cementitious board siding and new metal roof. The north, south and east existing metal siding elevations will be painted to match the new addition. The exterior materials meet the ordinance requirements of material types, colors and percentages.

A second floor mezzanine is proposed for the veterinary's private office. The Building Official noted the possible need for an elevator to the second floor mezzanine. The architect states the mezzanine is for Dr. Scanlon's private office and an elevator is not required since the existing office space on the main level will allow for accessibility as needed. The applicant/architect shall confirm with the Building Official the need for an elevator.

The building height is 23'6" which is less than the maximum allowed 45 feet.

A trash enclosure is proposed to the north of the new addition adjacent to the new parking lot. Construction details provided on Sheet PZ-02 indicate light brown horizontally treated wood slats with a light brown vertical wood slat gate and yellow bollards. The enclosure is 6 feet in height. The trash enclosure meets performance standards.

Off-Street Parking Requirements

A 24 foot wide drive aisle and 22 parking stalls are proposed on the north side to provide additional parking for staff and clients. The stalls meet required number and dimensions. The existing parking lot abutting CR 84 (Otter Lake Road) does not meet the full 15 foot street setback requirement but is considered legal non-conforming because Otter Lake Road was reconstructed and realigned in 1996. There is one (1) new parking stall proposed on the northwest corner of the existing parking lot that shall be removed because it does not meet setback. The total number of proposed parking stalls is 38 (16 existing + 22 new). Section 1007.044(6) requires 3 spaces plus at least 1 space for each 200 sf of floor area which equals 37 spaces ($6,750/200=33.75+3=36.75=37$). Even with the omission of the northeast space, the proposed 37 spaces are compliant. Plans shall be revised to omit the northeast stall.

Grading Plan and Stormwater Management

Per the Comprehensive Stormwater Management Plan prepared by Loucks dated June 13, 2019, the existing site consists of 4 different drainage areas: north to an existing pond, south to an existing wetland, west to Otter Lake Road and east to undeveloped land. A majority of the developed portion of the site drains to the constructed north pond. This pond is located on both the subject site and on the adjacent parcel to the north and was designed to handle more than the existing development. The pond will be deepened, regraded and updated to meet current NURP pond design standards. All new impervious runoff is being directed to this pond. Proposed peak runoff rate and volume will be less than existing.

A drainage and utility easement shall be recorded over the north stormwater pond that includes both the subject site and the adjacent property.

Public Utilities

The existing building is served by a private well and 21” municipal sanitary sewer located along Otter Lake Road. The new addition and existing building will be connected to 16” municipal watermain and the existing private well will be capped as noted on Sheet C1.2.

Tree Preservation Plan

Sheet L1.1, Landscape identifies 23 significant trees on site. The plan sheet indicates 11 of these trees to be removed from the basic use area. Trees removed from the basic use area do not mitigation or replacement.

Landscaping

Canopy Cover

Per Sheet L1.1, Landscape & Tree Preservation Plan, canopy coverage calculations indicate 9,147 sf of vehicular hardscape which requires a minimum 3,659 sf of canopy coverage. The landscape plan proposes one (1) large tree planted within the interior parking lot, seven (7) large trees planted and four (4) medium trees within less than 7’ of vehicular hardscape edge and one large tree within 7’-12’ of vehicular hardscape edge. These trees provide a total 5,450 sf of canopy coverage which exceeds with the canopy cover requirements.

Foundation Landscaping

The front facade of Otter Lake Animal Care Center measures a total of 90 linear feet (lf). The ordinance requires two (2) trees and six (6) shrubs per 100 lf. Ninety (90) is rounded up to 100 lf for a requirement of two (2) large trees and six (6) large shrubs along the front façade. One (1) tree and four (4) shrubs are proposed. The foundation landscaping standards are not met per Sheet L1.1, Landscape & Tree Preservation Plan. The foundation landscaping plan is short 1 (one) tree and two (2) shrubs. The applicant will

need to revise the plans to provide 1 (one) additional large tree and 2 (two) additional large shrubs or the equivalent substitution of smaller landscape materials allowed under Section 1007.43 (17) (d) 6.

Open Areas Landscaping

Open Area Landscaping calculations indicate 7,894 sf of open area which requires 4 (four) trees and 12 shrubs. Four (4) trees and 12 shrubs are being planted in the open area near the stormwater pond. The open areas to the south and east of the building have existing trees and shrubs and do not require additional trees. The ordinance requirements are met.

Buffer and Screen

The existing parking lot along Otter Lake Road was constructed in 1987 with the original building and does not require buffer or screening. The parking lot addition located on the north of the building is not adjacent to the public right of way; therefore, no buffer or screen is required.

Boulevard Trees

Boulevard trees are not required for industrial developments; therefore, no boulevard trees are proposed.

Sod and Ground Cover

Any sod areas must be irrigated. The irrigation plan has been reviewed and approved by the Environmental Coordinator.

Signage

A Sign Permit Application and sign plans shall be submitted for any wall or ground mount signage.

Impervious Surface Coverage

The LI, Light Industrial zoning district allows for 75% impervious surface coverage. Per Sheet C2.1, Site Plan, the proposed impervious surface is 0.614 acres or 41% which meets ordinance requirements.

Impervious Surface Coverage	
Total Parcel Size	1.51 acres
Existing Impervious	0.304 acres (20%)
Proposed Impervious	0.614 acres (41%)

Traffic Study

A traffic study is not required. CR 84 (Otter Lake Road) is a Major Collector Road and is capable of handling the additional traffic volume proposed by the addition.

Public Land Dedication

Park land dedication and/or fees are not required. This is an existing lot of record and not being subdivided.

Comprehensive Plan

Resource Management System

The Resource Management System Plan goal of preserving surface water quality is supported by the construction of stormwater management BMP's such as curb, gutter and NURP pond.

Land Use Plan

The Comprehensive Plan guides this property for industrial use. The proposed addition to the Otter Lake Animal Care Center is consistent with industrial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the proposed addition to the Otter Lake Animal Care Center.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CR 84 (Otter Lake Road) is a Major Collector Road and is capable of handling the additional traffic volume proposed by the addition.

Sanitary Sewer and Water Supply Plan

A 21" sanitary sewer main and 16" watermain along Otter Lake Road provide public utilities to the site. The sanitary sewer and water supply system have capacity for the addition.

Alternative Urban Areawide Review (AUAR)

The site is within the 2005 I-35E Corridor AUAR environmental review boundary. The AUAR was updated in June 2015. The AUAR identified this site as industrial in all 3 land use scenarios. The proposed addition to Otter Lake Animal Care Center is consistent with industrial development. No further environmental assessment is required.

Wetlands

A Wetland Delineation Report was prepared by Jacobson Environmental PLLC dated November 12, 2018. A WCA Notice of Decision for the wetland delineation was issued by RCWD on May 6, 2019. The wetland delineation report noted 2 basins on site. Per RCWD, the north basin (0.152 acres) was found to be incidental under WCA and is not a wetland. This basin is used for stormwater management. The south basin (0.080 acres) is a wetland but there are no proposed impacts.

The wetland is not in the Wetland Management Corridor; therefore no conservation easement or buffer is required. A drainage and utility easement extending 10 feet from the delineated boundary will be required over the portion of the wetland that is located on the subject site.

Shoreland District

The parcel is not located within the Shoreland District.

Floodplain

There are no floodplains located on site.

Anoka County Highway Department

Staff has distributed materials to Anoka County Highway Department and has not received any comments yet.

Public Safety Comments

The Fire Division reviewed the proposed building addition and parking lot expansion and did not have any comments or concerns.

The Police Division reviewed the project and provided comments regarding security cameras, access and exterior lighting. See attached comment letter.

Environmental Board

The Environmental Board reviewed the project on July 31, 2019. Their recommendations are summarized in the attached Environmental Memo dated August 6, 2019.

Storm Water Maintenance Agreement

A joint Storm Water Maintenance Agreement is required between the adjacent property owners because the pond is located on both parcels. A draft agreement has been drafted by the applicant and is being reviewed by staff and RCWD.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement is required.

Findings of Fact-Conditional Use Permit

The property is zoned LI, Light Industrial and allows for veterinary hospitals with a conditional use permit.

The Planning and Zoning Board shall recommend a conditional use permit and the Council shall order the issuance of such permit only if it finds the following criteria have been met:

1. The proposed development application has been found to be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan including:
 - a. Land Use Plan.
 - b. Transportation Plan.
 - c. Utility (Sewer and Water) Plans.
 - d. Local Water Management Plan.
 - e. Capital Improvement Plan.
 - f. Policy Plan.
 - g. Natural Environment Plan.

The proposed veterinary hospital addition and parking lot expansion are consistent with the Land Use, Utility, Local Water Management, Capital Improvement, Policy and Natural Environmental Plans and recommendations of the comprehensive plan as detailed in this staff report.

2. The proposed development application is compatible with present and future land uses of the area.

The proposed veterinary hospital addition and parking lot expansion are compatible with present and future land uses. The subject site and adjacent parcels are guided and zoned for industrial use. A veterinary hospital is consistent the industrial land uses.

3. The proposed development application conforms to performance standards herein and other applicable City Codes.

A Site Plan Review has been completed and the proposed veterinary hospital addition and parking lot expansion will meet zoning performance standards if conditions listed in staff report are met.

4. Traffic generated by a proposed development application is within the capabilities of the City when:
 - a. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade.
 - b. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C.
 - c. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D.
 - d. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.
 - e. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies.
 - f. The traffic generated from a proposed subdivision shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.
 - g. The LOS requirements in paragraphs a. to d. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties, that contribute to traffic at the interchange.
 - h. The City does not relinquish any rights of local determination.

The proposed veterinary hospital addition and parking lot expansion are do not change the level of service along CR 84 (Otter Lake Road). The road is a Major

Collector Road and is capable of handling the additional traffic volume proposed by the addition.

5. The proposed development shall be served with adequate and safe water supply.

The proposed veterinary hospital addition will connect to an adequate and safe municipal water supply.

6. The proposed development shall be served with an adequate and safe sanitary sewer system.

The proposed veterinary hospital addition will be served by an adequate and safe municipal sanitary sewer system.

7. The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

No City funds are being expended on this project.

8. The proposed development will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed veterinary hospital addition and parking lot expansion are allowed uses within the LI, Light Industrial Districts with an approved conditional use permit. The project will not generate excessive traffic, noise, smoke, fumes, glare or odors.

9. The proposed development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

There are no natural, scenic or historic features on the existing site.

Specific Conditional Use Permit (CUP) Requirements

In addition to the administrative requirements of a conditional use permit, the following specific performance standards of Section 1007.120 (9) (f) must also be met:

(d) Veterinary Hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

Per the 1996 CUP Amendment approved on December 16, 1996, the boarding for up to 100 animals is allowed on the site. The 1996 CUP also allows for outdoor kennels.

The existing outdoor kennels are located in the rear yard but they are rarely used. The area is screened by an 8 foot wood privacy fence. There are no changes proposed to the indoor or outdoor kennel area or privacy fence. The 1996 CUP is still valid and the outdoor kennel/boarding area may continue to operate but not expand.

Currently, animals are boarded in the inside kennel. All walls are insulated for sound.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

Animal carcasses are frozen until picked up by a cremation service.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:
 - a. The number of animals boarded shall not exceed forty (40).

The average number of boarded animals is 20 and does not exceed 40. The 1996 CUP Amendment allows for up to 100 animals to be boarded on site.

- b. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be limited to a maximum of twenty-five (25) percent of the gross floor area of the principal use.

The existing outdoor run area 2,750 sf (70% of gross floor area) and will not be changed. The outdoor run area after planned addition will remain 2,750 sf. (41% of gross floor area). The outside run area is surrounded by privacy wood fencing. The chain-link fenced area is rarely used for larger animals and training.

The existing outdoor exercise area was approved as part of the original and amended conditional use permit and does not require modifications.

- c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60 and 75 degrees Fahrenheit.

Indoor areas have controlled and maintained air quality and temperature controls.

- d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

Isolation areas provided for sick or infectious animals.

- e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

Floors have a non-porous epoxy coating. Wall finish is epoxy paint.

- f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

Animal waste is currently flushed thru the City Sewer.

4. The appropriate license is obtained from the City and the conditions of Chapter 503 relating to the keeping of animals are satisfactorily met.

Existing conditional use permits are on file with the City. Conditions of Chapter 503 have been met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

Permits/licenses are on record with the State. The applicant shall obtain any necessary permits from other agencies as required.

RECOMMENDATION

Staff recommends approval of the conditional use permit and site plan review for Otter Lake Animal Care Center subject to the following conditions:

1. The conditions of the original 1986 Conditional Use Permit and amended 1996 Conditional Use Permit are still in effect.
2. A drainage and utility easement shall be recorded over the north stormwater pond that includes both the subject site and the adjacent property.
3. A drainage and utility easement shall be recorded over the portion of south wetland located on the subject site.

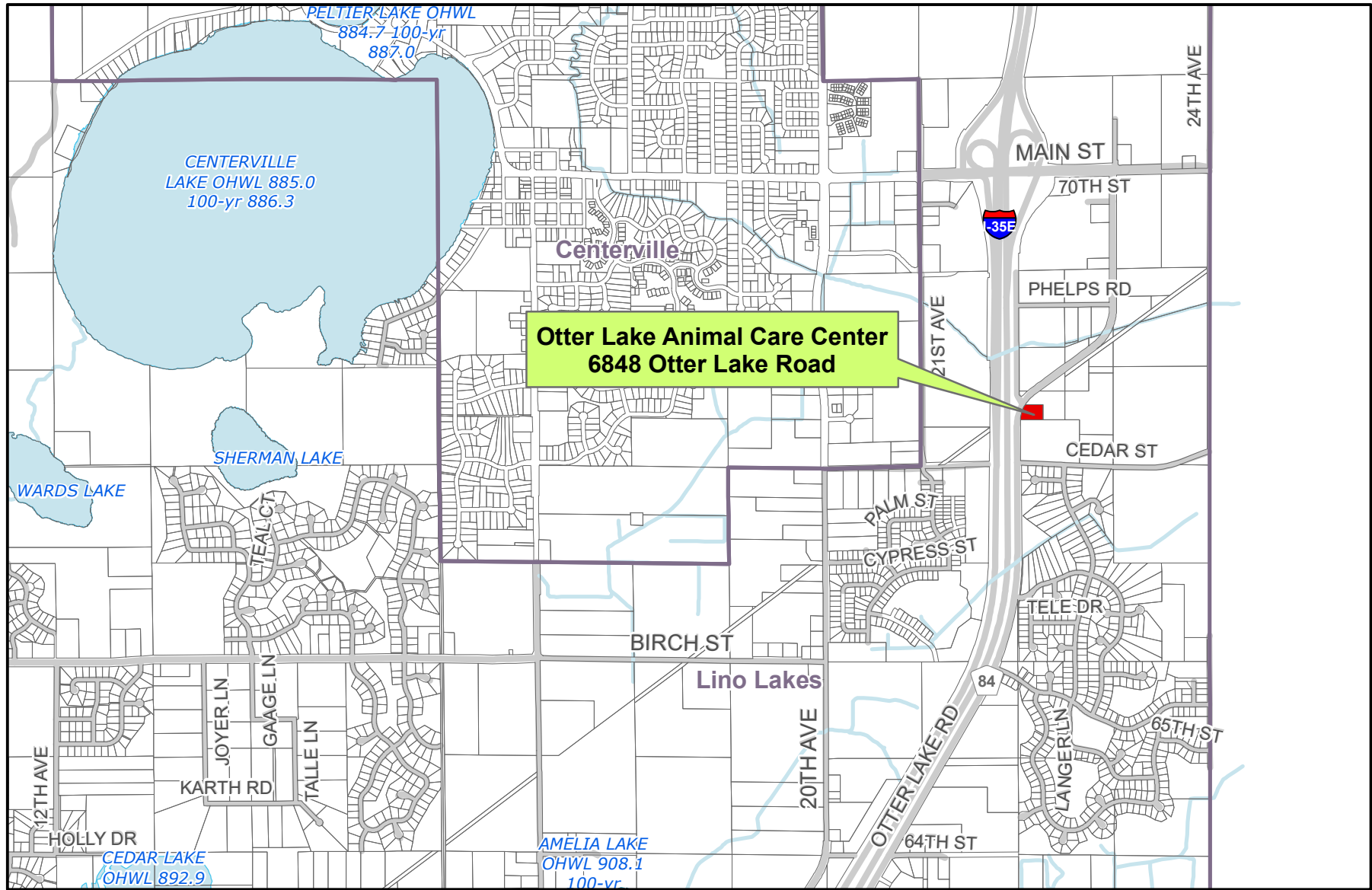
The following issues shall be addressed prior issuance of a building permit:

1. All comments from the City Engineer letter dated August 7, 2019 shall be addressed.
2. All comments from the Environmental Coordinator letter dated August 6, 2019 shall be addressed.
3. All comments from the Police Division letter dated August 6, 2019 shall be addressed.
4. A RCWD permit is required.
5. A Site Improvement Performance Agreement shall be approved by City Council and executed.
6. If no recorded roadway easement along CR 84 (Otter Lake Road) is found, an easement shall be drafted by the applicant for City review and recorded.
7. The private well shall be properly capped.
8. A separate recordable drainage and utility easement extending 10 feet from the HWL of the north stormwater pond shall be drafted by the applicant for City review and recorded.
9. A separate recordable drainage and utility easement extending 10 feet from the delineated wetland boundary shall be drafted by the applicant for City review and recorded over the portion of the wetland that is located on the subject site.
10. Certificate of Survey:
 - a. Survey shall be revised to reflect correct roadway easement along CR 84 (Otter Lake Road).
 - b. Survey shall include lot size that does not include road easement area.
11. Easement Sketch and Description:
 - a. The note "Street and Utility Easement Per Doc. No. 1413495" shall be omitted.
12. Sheet C2.1, Site Plan:
 - a. The NSP easement shall be shown.
 - b. "PSBL" shall be defined.
 - c. The "PSBL" shall be shown 15 feet inside the Street ROW line instead of the middle of Otter Lake Road.
 - d. The proposed parking stall in the northwest corner of the existing parking lot shall be removed.
 - e. Off-street Parking Calculations shall be revised to reflect the omitted parking stall.
 - f. The location of mechanical equipment and required screening shall be included.
13. Sheet L1.1, Landscape & Tree Preservation Plan
 - a. Under Foundation Landscape Standards, only the 90 foot wide front façade facing Otter Lake Road needs to be calculated. Please revise.
 - b. Foundation landscaping shall be included along the existing front façade facing Otter Lake Road.
 - c. One additional tree and 2 shrubs are required within the Foundation Landscape zone.
 - d. Under Tree Legend, note the number of existing coniferous and deciduous trees and the number of trees removed.
14. Preliminary Elevations:

- a. A color palette and material board for exterior materials and roofing shall be submitted.
 - b. The standing seam metal roof shall have hidden fasteners.
 - c. The location of the mechanical equipment shall be included.
 - d. The applicant/architect shall confirm with the Building Official the need for an elevator.
15. Photometric Plan:
- a. The Photometric Plan shall be revised to address Police Division comments.
 - b. The property lines shall be clearly marked especially along CR 84 (Otter Lake Road). The certificate of survey shall be used as the base map.
 - c. Foot candles shall not exceed 1.0 as measured from the road right-of-way.
 - d. Foot candles shall not exceed 0.4 as measured from the side and rear lot lines.

ATTACHMENTS

1. Site Location Map
2. Aerial Map
3. Applicant Narrative
4. City Engineer letter dated August 7, 2019
5. Environmental Coordinator letter dated August 6, 2019
6. Police Division memo dated August 6, 2019
7. Site Plan Review Worksheet
8. Plan Set prepared by BDH+Young dated July 8, 2019 including Certificate of Survey and Architectural Elevations



Site Location Map





Aerial Map Otter Lake Animal Care Center





7001 France Avenue South
Suite 200
Edina, Minnesota 55435

p 952.893.9020
f 952.893.9299
bdhyoung.com

June 10, 2019

Otter Lake Animal Care Center
6848 Otter Lake Road
Hugo, MN 55038

Site Plan review and Conditional Use Permit Amendment

Project Narrative

Otter Lake Animal Care Center has been serving the community since 1987 in the same location. With changes to pet care practices and the ever-expanding Lino Lakes area, the staff of Otter Lake Animal Care Center is pleased to propose an expansion of the current building on the current site to better serve the existing and future pet care needs of the growing community.

The plan is to build an approximately 2,800 square-foot addition to the existing 3,900 square foot buildings North side. The existing building will remain as is main as is with minimal interior remodeling as result of the addition. The new facility will offer a larger waiting room, treatment and surgery areas and have separate exam rooms and recovery areas for cats and dogs to foster “fear free” care for the pets. A larger onsite pharmacy will also be included to better address the needs of the community’s pets. Long stay boarding will be continued to be offered in the existing facility.

The proposed addition will have a combination of stone/brick and painted wood siding with white painted trim and a standing seam metal roof. The existing building’s facade will be freshened up with new stone/brick and wood siding to complete a unified new look for the building. A detached covered trash enclosure with vertical wood slats painted to match the main building. The existing fenced area for animals on the East side will be modified smaller to accommodate the addition. A larger paved parking area with designated employee parking will be on the north / east side of the building.

Thank you for your consideration and support.
Tim Knutsen, Assoc. AIA
Project Manager

Memorandum

To: Katie Larsen, City Planner

From: Ed Youngquist, WSB & Associates
Diane Hankee, City Engineer

Date: August 7, 2019

Re: Otter Lake Animal Care Center Submittal 07/08/19
014524-000

WSB and Associates, Inc. has reviewed the Preliminary Plans for the Otter Lake Animal Care Center expansion in Lino Lakes, MN submitted by BDH & Young, received on July 8th, 2019. The following documents were reviewed:

- Existing Conditions Survey prepared by E.G Rud and Sons, Inc. dated July 1, 2019
- Easement Sketch and Description prepared by E.G Rud and Sons, Inc. dated July 2, 2019
- Construction Plans prepared by Loucks dated July 8th, 2019
- Comprehensive Stormwater Management Plan Hydrology Report prepared by Loucks, dated June 13, 2019
- Geotechnical Evaluation prepared by Braun Intertec, dated January 11, 2019

Engineering

- **General**

The Otter Lake Animal Care Center is located at 6848 Otter Lake Road. The existing veterinary clinic is located on a 1.5 acre unplatted parcel and consists of a 4050 sf building, bituminous parking area, a partial fenced yard and storage area. The survey provided does not establish location of the Otter Lake Road right of way. The building is currently served by municipal sanitary sewer and private well. A 66 foot wide NSP easement crosses the northwest corner of the parcel and an 8 foot wide bituminous trail exists along the easterly side Otter Lake Road. The majority of the site stormwater is conveyed to an existing pond located on the north side of the property. Smaller drainage areas are conveyed to a storm pond to the south, Otter

Lake Road and an undeveloped parcel to the east. The site development proposes to construct a 2850 sf building addition along with a second parking area located in northeast corner of the site. The two parking areas are proposed to be connected by a 24 foot wide drive lane that runs between the building addition and the north stormwater pond. Concrete barrier curb is proposed with the parking improvement to convey stormwater. Concrete sidewalks are proposed for pedestrian access. Improvements to the existing ADA parking area are proposed as well.

- **Site Grading, Storm Sewer and Erosion Control**

Grading of the Otter Lake Animal Care Center expansion is concentrated on the north side of the existing structure. The south curb line of the proposed parking area is elevated approximately 2 feet above existing grade to promote surface drainage northwesterly towards the existing north storm pond. These proposed grades are also designed to better match the finished floor elevation of the existing building and proposed addition. The grading plan also calls for the expansion of the existing north storm pond. Some of this expansion is shown to be off the subject property. The grading plan also shows an encroachment onto the property to the east. The demolition plan calls for removal and replacement of the existing 15" CMP storm sewer pipe along Otter Lake Road. Two Rain Guardian storm structures are located at low points along the north curb line of the proposed parking lot addition and drive lane.

Comments:

1. Revise the grading plan to eliminate the encroachment onto the property to the east.
2. Provide details on the utility plan for replacement of the 15" CMP storm sewer along Otter Lake Road.
3. Provide rip rap detail for Rain Guardian discharge points.
4. Provide Ordinary High Water Level for pond north of property
5. Provide Ordinary High Water Level, NWL and HWL for the wetland area on the south side of the property.
6. Provide Emergency overflow (EOF) elevations with spot elevations and drainage arrows.

- **Stormwater Management**

WSB completed a preliminary review of the stormwater management plan for the Otter Lakes Animal Care Center. These plans were reviewed for conformance with the City of Lino Lakes Stormwater, Erosion and Sediment Control Ordinance (Chapter 1011) an the Lino Lakes Plan Review Form.

Comments:

1. Provide analysis of the ten-day snowmelt event, which is simulated by a 7.2 inch, ten-day spring runoff event during which it is assumed the ground is frozen solid and no infiltration occurs (CN set to 100 for all areas).
2. Verify required volume calculations and total new impervious and reconstructed impervious. Page 4 of the hydrology report states that new impervious and existing impervious being disturbed is a total of 0.36 acres (15,682 ft.²), but 26,746 ft.² is used in required volume equation.
3. Verify proposed water quality volume value is correct. Linear interpolation of 908.80' volume is 33,590 ft.³ Hydrology report shows 33,915 ft.³
4. Provide dead storage calculations. HydroCAD model shows the direct drainage area to the property pond is 0.996 acres, requiring 9,039 ft.³ of dead storage.
5. Ordinance 3(b) states the HSG of areas within construction limits is to be shifted down one classification to account for the impacts of grading on soil structure unless the project specifications incorporate soil amendments in accordance with Rice Creek Watershed District Soil Amendment guidelines. Revise proposed model to meet this requirement.
6. Recommend changing the proposed HydroCAD model labels to "Proposed North", "Proposed East", instead of "Existing North", "Existing East" as these drainage areas have changed in the proposed model.
7. Recommend indicating location of all nodes from HydroCAD model on Proposed and Existing Drainage Area Figures (i.e. ponding areas "D", "P1", "P2", and "P3").
8. Existing West subcatchment in HydroCAD model does not show discharge location in existing or proposed models. Include a reach or route for this subcatchment.

• **Water Supply**

A 16" trunk watermain is located in the Otter Lake Road right of way. A proposed wet tap of the trunk watermain and extension of a 6" DIP combined water/fire suppression service is proposed. The existing well on the site is proposed to be capped.

Comments:

1. A Minnesota Department of Health permit is required

2. The applicant shall supply shop drawings for the proposed 16" Tapping Tee
3. Refer to Transportation for associated comments

- **Sanitary Sewer**

The site is currently served by a 21" trunk sanitary sewer main and 6" sewer service stub located in the Otter Lake Road right of way. A 6" sanitary sewer service line currently extends to the existing structure. A portion of the existing service is proposed to be removed. A 6" PVC sanitary sewer is designed to be extended around the proposed addition and connected back into the existing sewer service line at the building. Existing inverts are to be field verified and a minimum slope on the service is proposed to be 1.1%. 4" cleanouts are proposed at all service bends.

Comments:

1. Provide field verified invert elevations to confirm pipe slopes.
2. Provide a traffic grade cap detail for the cleanout located in the drive lane.

- **Transportation**

The Otter Lake Animal Care Center currently has an existing access off Otter Lake Road. No additional access points are proposed. No improvements to the existing access are proposed. No adverse traffic impacts are anticipated and a traffic study is not required.

Comments:

1. The applicant shall show the pavement removal and replacement limits for Otter Lake Road and bituminous trail as a result of the installation of the watermain service and wet tap.
2. The applicant shall provide a typical section to match the existing section for Otter Lake Road.
3. The applicant shall provide a traffic control plan for utility work along Otter Lake Road.

- **Wetlands and Environmental**

Wetland review is being completed by the City's Environmental Coordinator and comments are not included herein.

- **Floodplain**

The subject property is not located within the floodplain.

- **Drainage and Utility Easements**

Drainage and utility easements are required for public stormwater systems. Both the existing north and south ponds serve as a stormwater facilities for multiple properties. Private utility service lines do not require drainage and utility easements.

Comments:

1. Provide a drainage and utility easement over the existing north and south stormwater ponds. The easement is required to cover a 10 foot buffer beyond the established high water level of the pond.
2. Provide a drainage and utility easement over the existing storm sewer discharge pipe along Otter Lake Road.

- **Stormwater Maintenance Agreement**

A stormwater declaration will be required. If the stormwater facility is located in part on two adjacent parcels, there are two options:

Comments:

1. Both the permittee and the neighbor sign the declaration, and it is recorded on both parcels. Each is jointly and severally liable for the maintenance obligation, each has the cross-right to occupy the entire facility for maintenance purposes, and the District/City are given the right to occupy the entire facility to correct a maintenance deficiency.
2. Both the permittee and the neighbor sign the declaration, and it is recorded on both parcels. The permittee has sole responsibility for the maintenance obligation, and the neighbor grants the permittee the right to occupy the entire stormwater facility for maintenance purposes. The District/City are given the right to occupy the entire facility to correct a maintenance deficiency.
3. Ingress/egress and staging area also needs to be considered. If the permittee's parcel alone is sufficient, then nothing further on the

neighbor's parcel is required. If a portion of the neighbor's parcel is needed, then the declaration needs to afford that to both the permittee and the District/City.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction
3. Rice Creek Watershed Permit for Erosion and Sediment Control
4. Minnesota Department of Health
5. Anoka County Right of Way Permit

If you or the applicant have any questions regarding these comments, please contact Ed Youngquist at (763) 287-7167 or eyoungquist@wsbeng.com.



Memo

To: Katie Larsen

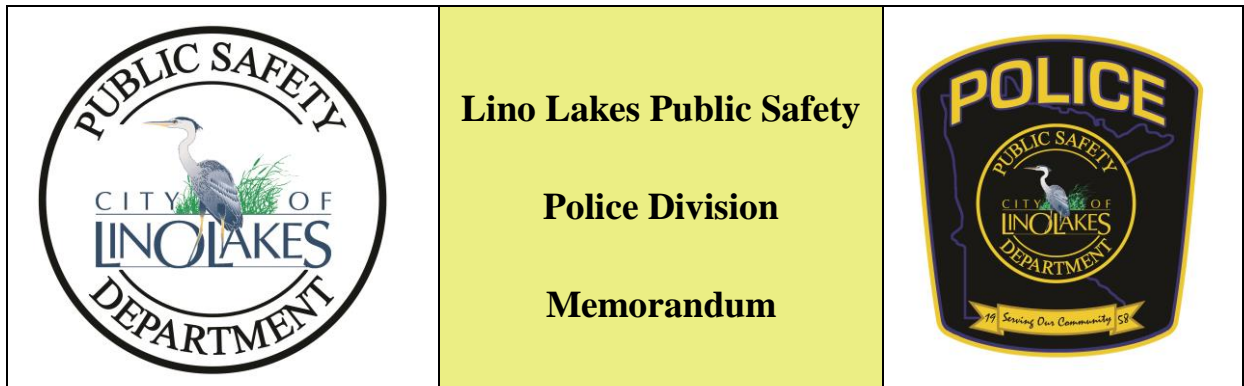
From: Marty Asleson

Date: August 6, 2019

Re: Environmental Board Recommendations for Otter Lake Animal Care Center

The following recommendations were made by the Lino Lakes Environmental Board on Wednesday, July 31st, 2019 concerning Otter Lake Animal Care Center:

1. No soils are to be imported to the site without City Engineer's approval.
2. Consider water reuse for irrigating sodded areas.
3. All bordering trees on properties next to the project must be fenced off with orange fence. Perimeter control should extend out the driplines of trees to be saved on the site.
4. A stormwater pond maintenance plan and agreement must be signed with the City. Rain guardian cleanout's should be a part of the plan.



TO: Director John Swenson
FROM: Sergeant Curt Boehme
DATE: August 6, 2019
RE: Otter Lake Animal Care Center Addition – CPTED Review

Director Swenson,

I have reviewed the site plans for a proposed addition at the Otter Lake Animal Care Center located at 6848 Otter Lake Dr for public safety concerns. The following are my findings.

Summary: The site plan proposes the construction of an approximate 2,800 square foot addition to the existing building. The new building would be a total of approximately 5,700 square feet. The plans include the addition of a larger waiting area, expanded treatment and surgery rooms, and separate exam rooms. There will also be a larger onsite pharmacy. The structure will consist of stone/brick, wood siding and a metal roof. The parking lot will be expanded from 15 parking stalls to accommodate 37 vehicles.

Recommendations: The building currently has an alarm system, but no camera surveillance system. The expansion of the pharmacy creates the potential for theft or burglary resulting in the loss of controlled substances. I recommend interior and exterior cameras be added to the building.

I also recommend keycard access be added to the building. Keycard access will allow the building supervisor to deactivate cards when employees are terminated. Keycard access could also be used to control access to portions of the building and log keycard activity.

The site plan includes a photometric plan which appears to show adequate lighting for the parking lots, the entrance and the west side of the building. The schematic does not appear to show any lighting fixtures or lighting coverage on the south side and northeast corner of the building. I would recommend motion activated or other lighting fixture be added to these area.

If the above mentioned items are discussed, there does not appear to be any public safety concerns that would prevent the project from moving forward.



**SITE PLAN REVIEW
WORKSHEET**

PROJECT: Otter Lake Animal Care Center

DATE: July 12, 2019

Planning & Zoning Board Date: August 14, 2019

REVISED: _____

City Council Date: September 9, 2019

All comments addressed.

ZONING/LAND USE

Zoning District	<u>LI</u>
Future Land Use Plan	<u>Industrial</u>
Sewered or Unsewered Lot	<u>Sewered</u>
CUP required?	<u>Yes</u>
Comprehensive Plan Amendment?	<u>No</u>
Rezoning required?	<u>No</u>
Variance required?	<u>No</u>

NOTES:

Light Industrial

	Required	Proposed
Lot size (acre)	1 acre	1.51 acres?
Lot width (ft.)	100ft	203 ft

Applicant to verify lot size outside road easment.

Setbacks-Street

Principal Building-Local Street
Principal Building-Collector/Arterial Street
Parking Lot

Required	Proposed
NA	NA
50 ft	80 ft
15 ft	3 ft

The proposed northwest parking in the existing lot shall be omitted.

Setbacks-North Side

Principal Building
Accessory Building
Parking Lot

Required	Proposed
10 ft	86 ft
10 ft	145 ft
5 ft	13 ft

Setbacks-South Side

Principal Building
Accessory Building
Parking Lot

Required	Proposed
10 ft	28 ft
10 ft	51 ft
5 ft	27 ft

Setbacks-Rear

Principal Building
Accessory Building
Parking Lot

Required	Proposed
15 ft	109 ft
10 ft	44 ft
5 ft	5 ft

From Residential District
Between Principal Buildings

Required	Proposed
NA	NA
NA	NA

Building Height

Required	Proposed
45' max	23' 6"

Shoreland district? No

OHWL? NA

Impervious surface restrictions

Required	Proposed
75%	61%

GENERAL PROVISIONS

Conforming use Yes

Conforming structure Yes

Buildable area Yes

Building Type and Construction Industrial

All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment Yes

Stucco or EIFS shall constitute no more than 30% of the primary, front building elevation. Yes

Stucco or EIFS shall constitute no more than 60% of any side or rear elevation. Yes

Stucco or EIFS shall not extend closer than three (3) feet to the ground plane. Yes

Buildings shall have a well-defined base, middle and top. Yes

Accessory structure is existing.

Stucco = 22.6% of facade West elevation materials

Stucco = 46.2% North, 20.8% East, 5.3% South

Stucco is 3-6 ft above ground plane

Earth tone colors of exterior materials shall be required.

Yes

10% of the building facade may contain contrasting colors. Contrasting colors shall be those colors not defined as earth tones.

NA

Outside storage

NA

Mechanical equipment screened

???

Stucco = light brown, siding = light brown, doors = light brown, brick, wood slats = light t

Accessory buildings or structures

Number of structures

	Required	Proposed
Number of structures	NA	1 existing
Size	NA	50 sf

Size

There are 2 existing accessory sheds. One will be removed and 1 will remain.

Refuse and recyclable materials enclosure

Yes

North side of addition, 6ft in height,

Outdoor lighting

1.0 ft candle allowance onto right of way	TBD
0.4 ft candle allowance onto adjacent prop.	TBD
Hooded lights	Yes

	Required	Proposed
Height	30ft max.	25 ft

Location	Required	Proposed
Street ROW	10 ft	15 ft
Side or rear	5 ft	10-20 ft

Smoke, Dust, Odors, Noise	Minimal
Sewage Disposal (on-site)	NA
Waste material	Yes
Bulk storage (liquid)	No
Radiation emission	No
Electrical emission	No
Exterior storage	No

Property lines shall be clearly shown on photometric plan

Property lines shall be clearly shown on photometric plan

Typical construction activities.

Typical construction waste material will be properly disposed of.

No exterior storage allowed

LANDSCAPING

Canopy Cover Standards

Vehicular Hardscape (sf) x Canopy Cover Percent = Required Minimum Canopy Cover (sf)

9,147 VH (sf) x 40% = 3,659 Min. Canopy Cover (sf)

5,450 Proposed Canopy Cover (sf)

1,791 OVER/UNDER REQUIREMENTS (sf)

Foundation Landscape Standards

Foundation Landscaping Standards not met

Location	LF of Building		Per Code (Large)		Required (Large)		Proposed (Large)		Over (+) / Short (-)	
	Total LF	Per 100 LF	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
Front (Otter Lake)	90	1	2	6	2	6	1	4	-1	-2

Open Areas Landscape Standards

Open Area		Per Code (Large)		Required (Large)		Proposed (Large)	
Total SF	Per 2,000 SF	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
7,894	4	1	3	4	12	4	12

Buffer and Screen Standards

Required	Proposed Height and Material
30" height	NA-parking lot is existing along Otter Lake Road
6 feet	NA
6 feet	NA
6 feet	NA
8 feet	NA-outdoor storage is not allowed

Btn parking lot and public ROW
 Btn residential uses and arterial/collector
 Btn adjacent less intense, residential uses
 Btn loading/service area and public view
 Outdoor Storage Yards

Double row w/ triangular spacing
 Combination of large, medium and/or small trees along screen
 Berms shall be irrigated, 3:1 slope, 4" topsoil
 Permanent walls shall be offset
 Wall/fence materials

NA	
NA	
NA	
NA	
Yes	Existing 8' wood privacy fence, new proposed 6' chainlink fence

Boulevard Tree Standards

NA	Boulevard trees not required for industrial properties.
----	---

Irrigation

Yes	Environmental Coordinator reviewed and approved.
-----	--

Tree Preservation & Mitigation Standards

Tree survey	Yes	
Tree preservation plan	NA	Trees removed from the basic use area do not require mitigation or replacement.
Performance security required	NA	
Fences	NA	

Parking

	Required	Proposed
Angle of parking	90	90
Stall Width & Length	9' x 18'	9' x 18'
Curb length per car	9' 0"	9' 0"
Stall Depth Wall to Aisle	18' 0"	NA
Stall Depth Interlock to Aisle	18' 0"	18' 0"
Aisle Width One Way	24' 0"	NA
Aisle Width Two Way	24' 0"	24' 0"

36 - 9' x 18' standard stalls, 2 - 8' x 18' ADA stalls

Curb cut access 30 feet from intersection	NA	curb cut is existing
Curb cut access 40 feet from one another	NA	
Curb cut and driveway 5 feet from side yard	Yes	existing curb cut is 25 feet from south lot line

	Required	Proposed
Curb cut width	36 ft max.	24 ft
Grade elevation	5%	NA
Striping 4" wide	4"	4"

curb cut is existing

curb cut is existing

Continuous concrete perimeter curb barrier
Six (6)+ stalls adjacent to street or residential
requires berm, wall or fence

Yes
NA

Parking lot landscaping

NA

parking lot is on north side of building

Six (6)+ stalls requires landscaping

NA

parking lot is on north side of building

Commercial uses with 50+ stalls
require islands

NA

38 new stalls proposed

	Required	Proposed
# stall requirements	37	38
# handicap stall requirements	2	2

The northwest parking stall shall be omitted and numbers revised to 37 proposed.

SPECIAL REVIEW REGULATIONS

Shoreland District	<u>No</u>
Floodplain District	<u>No</u>
RCWD or VLAWMO?	<u>RCWD</u>
Town Center Design & Development Guide	<u>NA</u>
Industrial Park Covenants	<u>NA</u>
Signage	<u>Permit required</u>

A Sign Permit Application is required for any new monument or wall signs.

EAW/AUAR COMPLIANCE

Does an EAW/AUAR exist?	<u>Yes</u>
Is an EAW/AUAR required?	<u>No</u>
Is project in compliance?	<u>Yes</u>
Does EAU/AUAR need to be revised?	<u>No</u>

In 2005 and updated in 2015, an AUAR was completed which included this parcel

The proposed vet hospital is industrial and consistent with the AUAR land use scenarios

Canopy Cover

VH=Vehicle Hardscape Edge

Insert # of Trees in Green Sections

Planting Location	Interior parking lot islands	0' < 7' of VH	7'-12' from VH	TOTAL VALUE (SF)
Assigned Canopy Coverage Value	100%	50%	25%	
SF of Canopy Coverage Assigned to each tree				
a. Large Tree	950	600	300	
ENTER # OF TREES	1	7	1	
Value=	950	4,200	300	5,450
b. Large Tree in island of 3 or more trees				
ENTER # OF TREES		0	0	
Value=	0	0	0	0
c. Medium Tree				
ENTER # OF TREES	0	4	0	
Value=	0	0	0	0
d. Existing Tree (6"-12" dbh)			NA	
ENTER # OF TREES	0	0	NA	
Value=	0	0	NA	0
e. Existing Tree (12+" dbh)			NA	
ENTER # OF TREES	0	0	NA	
Value=	0	0	NA	0

TOTAL CANOPY COVERAGE = 5,450

Foundation Landscape

Insert Data

Location	LF of Building		Per Code (Large)		Required (Large)		Proposed (Large)		Over (+) / Short (-)	
	Total LF	Per 100 LF	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
Front (Otter Lake)	90	1	2	6	2	6	1	4	-1	-2
Public/Private Drive	NA	#VALUE!			#####	#####	#REF!	#REF!	#REF!	#REF!

Proposed

FRONT (Otter Lake)	Small	Medium	Large	TOTAL LARGE
Trees			1	
Equates to # Large Trees	0	0	1	1
Shrubs	0	6	0	
Equates to # Large Shrubs	0	4	0	4

Substitute:

1 Large Tree = 1.5 Medium or 2 Small Trees

1 Large Shrubs = 1.5 Medium or 3 Small Shrubs

OTTER LAKE ANIMAL CARE CENTER

6848 OTTER LAKE RD, HUGO, MN 55038



b d h + young
interiors | architecture
7001 France Avenue South,
Suite 200
Edina, Minnesota 55435
952-893-9020
fax 952-893-9299
www.bdhyoung.com

**SCOTT
BUILD**
12 Division St.
Buffalo, Minnesota
55313
763-684-0000
www.scottbuild.com

Project Information

OTTER LAKE ANIMAL CARE CENTER

6848 OTTER LAKE RD, HUGO, MN
55038

NOT FOR
CONSTRUCTION

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 Architect under the laws of the state of MINNESOTA

JEFFREY GEARS

Printed Name

Signature

2019-06-10 50937
Date Lic #

Issue Record

No.	Date	Description
	2019-06-10	CITY SUBMISSION
	2019-07-08	CITY RESUBMISSION

Sheet Title
TITLE SHEET

Sheet Information

Job Code 01486
Drawn By MN Reviewed By TK
Date

T0.1

CONTACT LIST

GENERAL CONTRACTOR / OWNER REPRESENTATIVE	
SCOTT BUILD 12 DIVISION STREET BUFFALO, MN 55313 RICK SCOTT	EMAIL: RICKSCOTT@SCOTTBUILD.COM PHONE: 763-684-0000
ARCHITECT	
BDH-YOUNG 7001 FRANCE AVENUE SOUTH SUITE 200 EDINA, MN 55435 JEFF GEARS	EMAIL: JGEARS@BDHYOUNG.COM PHONE: 952-345-8322
CIVIL ENGINEER	
LOUCKS 7200 HEMLOCK LANE, SUITE 300 MAPLE GROVE, MN 55369 JON DONOVAN	EMAIL: JDONOVAN@LOUCKSINC.COM PHONE: 763-496-6724
MECHANICAL / ELECTRICAL / PLUMBING - DESIGN BUILD	

ALTERNATES

#	DESCRIPTION

SHEET INDEX

NO	NAME
ARCHITECTURAL	
	Space Plan
EXT01	EXTERIOR DESIGN
TITLE	
0.0 - GENERAL	
T0.1	TITLE SHEET
CIVIL	
C0-0	CERTIFIED SURVEY
C0-1	EASEMENT SKETCH AND DESCRIPTION
C1-1	EXISTING COND
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & EROSION CONTROL
C4-1	UTILITY
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
ARCHITECTURAL	
L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS
PRELIMINARY	
PZ-01	PRELIMINARY FLOOR PLAN
PZ-02	PRELIMINARY ELEVATIONS
MECHANICAL	
FP-1	FIRE PROTECTION SYSTEM
ELECTRICAL	
E1	SITE PLAN - PHOTOMETRICS

LOCATION MAP



CERTIFICATE OF SURVEY

~for~ DR. WAYNE SCANLAN
 ~of~ 6848 OTTER LAKE ROAD
 LINO LAKES, MN 55038

PROPERTY DESCRIPTION:

That part of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22 and the North 65 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, described as follows:

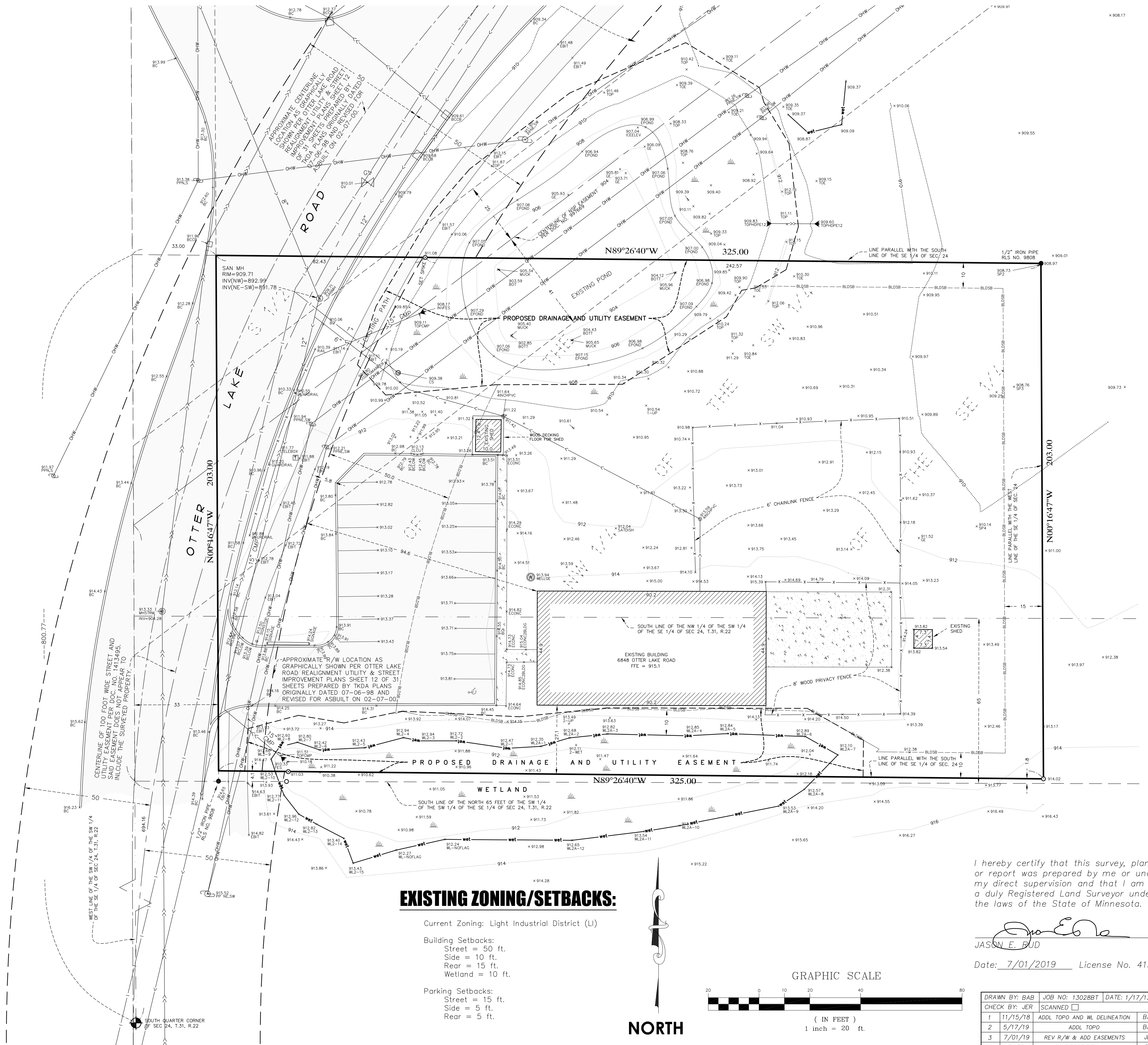
Beginning at a point 33 feet east and 800.77 feet north of the South Quarter corner, Section 24, Township 31, Range 22; thence east a distance of 325 feet; thence south a distance of 203 feet; thence west a distance of 325 feet; thence north a distance of 203 feet, more or less, to the point of beginning, except road, subject to easements of record.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 1/15/13 and 11/8/18.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Parcel ID No. 24-31-22-43-0009. Total parcel area = 65,968 sq. ft. (1.51 acres)
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- BENCHMARK: MNDOT Station 0282S located in the NE 1/4 of Sec. 24, T.31, R.22. Elevation = 931.46 ft. (NAVD 88 Datum)
- Wetland delineation by Jacobson Environmental, PLLC.

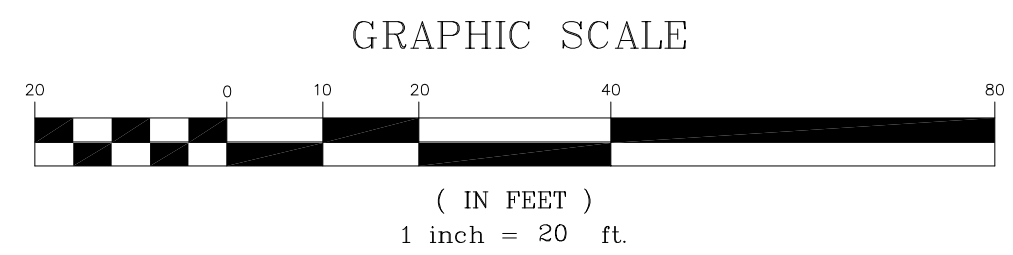
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578 (UNLESS OTHERWISE NOTED ON SURVEY)
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ▲ DENOTES STORM SEWER APRON
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- X—X— DENOTES FENCE
- OHV— DENOTES POWER POLE AND OVERHEAD WIRES
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES CONCRETE SURFACE
- wet DENOTES DELINEATED WETLAND
- BLD58--- DENOTES BUILDING SETBACK LINE
- S--- DENOTES EXISTING SANITARY SEWER
- SS--- DENOTES EXISTING STORM SEWER
- W--- DENOTES EXISTING WATER MAIN



EXISTING ZONING/SETBACKS:

- Current Zoning: Light Industrial District (LI)
- Building Setbacks:
 - Street = 50 ft.
 - Side = 10 ft.
 - Rear = 15 ft.
 - Wetland = 10 ft.
- Parking Setbacks:
 - Street = 15 ft.
 - Side = 5 ft.
 - Rear = 5 ft.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

Date: 7/01/2019 License No. 41578

DRAWN BY: BAB	JOB NO: 13028BT	DATE: 1/17/13	
CHECK BY: JER	SCANNED		
1	11/15/18	ADDL TOPO AND WL DELINEATION	BAB
2	5/17/19	ADDL TOPO	BAB
3	7/01/19	REV R/W & ADD EASEMENTS	JEN
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

EASEMENT SKETCH AND DESCRIPTION

~for~ DR. WAYNE SCANLAN
 ~of~ 6848 OTTER LAKE ROAD
 LINO LAKES, MN 55038

PROPERTY DESCRIPTION:

That part of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22 and the North 65 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at a point 33 feet east and 800.77 feet north of the South Quarter corner, Section 24, Township 31, Range 22; thence east a distance of 325 feet; thence south a distance of 203 feet; thence west a distance of 325 feet; thence north a distance of 203 feet, more or less, to the point of beginning, except road, subject to easements of record.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTIONS:

POND EASEMENT:

A perpetual easement for drainage and utility purposes over, under and across that part of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22 Anoka County, Minnesota, described as follows:

Commencing at the South Quarter corner of said Section 24; thence on an assumed bearing of North 00 degrees 16 minutes 47 seconds West along the west line of said Southeast Quarter of Section 24 a distance of 800.77 feet; thence South 89 degrees 26 minutes 40 seconds East a distance of 107.64 feet to the point of beginning of the easement to be described; thence North 30 degrees 59 minutes 41 seconds East a distance of 21.20 feet; thence North 40 degrees 58 minutes 21 seconds East a distance of 21.95 feet; thence North 52 degrees 45 minutes 35 seconds East a distance of 49.45 feet; thence North 66 degrees 33 minutes 08 seconds East a distance of 49.83 feet; thence South 58 degrees 38 minutes 02 seconds East a distance of 34.04 feet; thence South 16 degrees 52 minutes 37 seconds East a distance of 6.05 feet; thence South 31 degrees 22 minutes 40 seconds East a distance of 19.04 feet; thence South 06 degrees 23 minutes 33 seconds East a distance of 32.88 feet; thence South 15 degrees 56 minutes 28 seconds West a distance of 17.66 feet; thence South 59 degrees 03 minutes 08 seconds West a distance of 13.94 feet; thence South 80 degrees 22 minutes 23 seconds West a distance of 5.59 feet; thence South 29 degrees 58 minutes 49 seconds West a distance of 12.03 feet; thence South 57 degrees 00 minutes 55 seconds West a distance of 48.85 feet; thence South 89 degrees 47 minutes 50 seconds West a distance of 49.89 feet; thence South 84 degrees 38 minutes 53 seconds West a distance of 43.56 feet; thence North 43 degrees 04 minutes 45 seconds West a distance of 16.34 feet; thence North 17 degrees 36 minutes 48 seconds East a distance of 24.07 feet; thence North 30 degrees 59 minutes 41 seconds East a distance of 22.63 feet to the point of beginning.

 DENOTES PROPOSED POND EASEMENT
 (AREA = 15,529 SQ. FT.)

WETLAND EASEMENT:


A perpetual easement for drainage and utility purposes over, under and across the following described parcel:

That part of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22 and the North 65 feet of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 31, Range 22, Anoka County, Minnesota, described as follows:

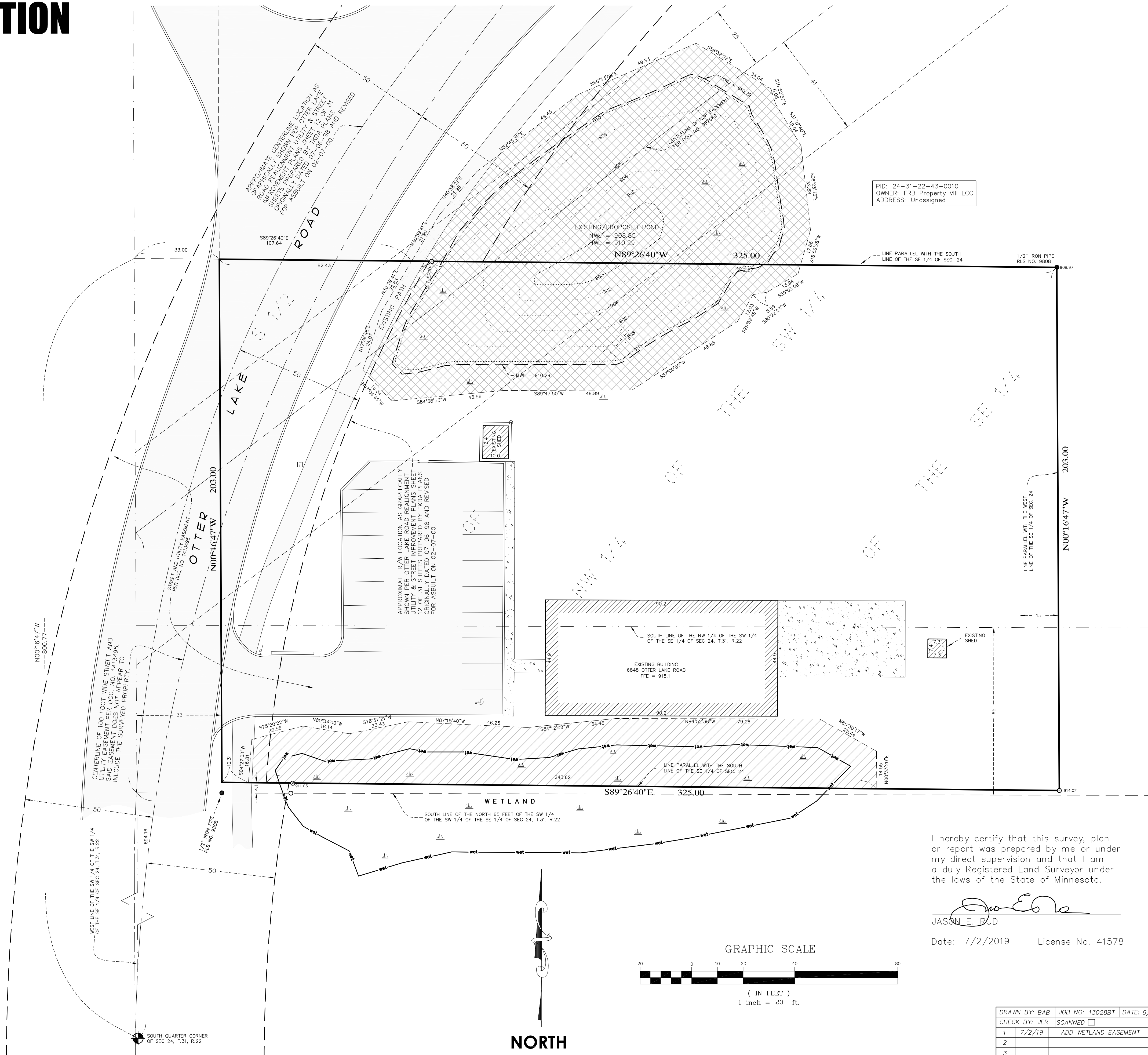
Beginning at a point 33 feet east and 800.77 feet north of the South Quarter corner, Section 24, Township 31, Range 22; thence east a distance of 325 feet; thence south a distance of 203 feet; thence west a distance of 325 feet; thence north a distance of 203 feet, more or less, to the point of beginning, except road, subject to easements of record.

Said easement is described as follows:

Commencing at the southwest corner of the above described parcel; thence on an assumed bearing of South 89 degrees 26 minutes 40 seconds East, along the south line of said parcel a distance of 10.31 feet to the point of beginning of the easement to be described; thence continuing South 89 degrees 26 minutes 40 seconds East a distance of 243.62 feet; thence North 00 degree 33 minutes 20 seconds East a distance of 14.55 feet; thence North 60 degrees 30 minutes 17 seconds West a distance of 25.44 feet; thence North 89 degrees 52 minutes 36 seconds West a distance of 79.06 feet; thence South 84 degrees 12 minutes 08 seconds West a distance of 34.46 feet; thence North 87 degrees 15 minutes 40 seconds West a distance of 46.25 feet; thence South 78 degrees 37 minutes 21 seconds West a distance of 23.43 feet; thence North 80 degrees 34 minutes 03 seconds West a distance of 18.14 feet; thence South 75 degrees 20 minutes 22 seconds West a distance of 20.56 feet; thence South 04 degrees 27 minutes 03 seconds West a distance of 16.81 feet to the point of beginning.

 DENOTES PROPOSED WETLAND EASEMENT
 (AREA = 5,740 SQ. FT.)

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

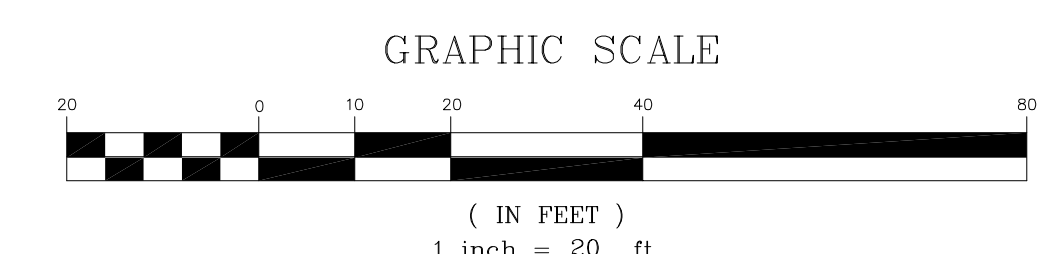


PID: 24-31-22-43-0010
 OWNER: FRB Property VIII LCC
 ADDRESS: Unassigned

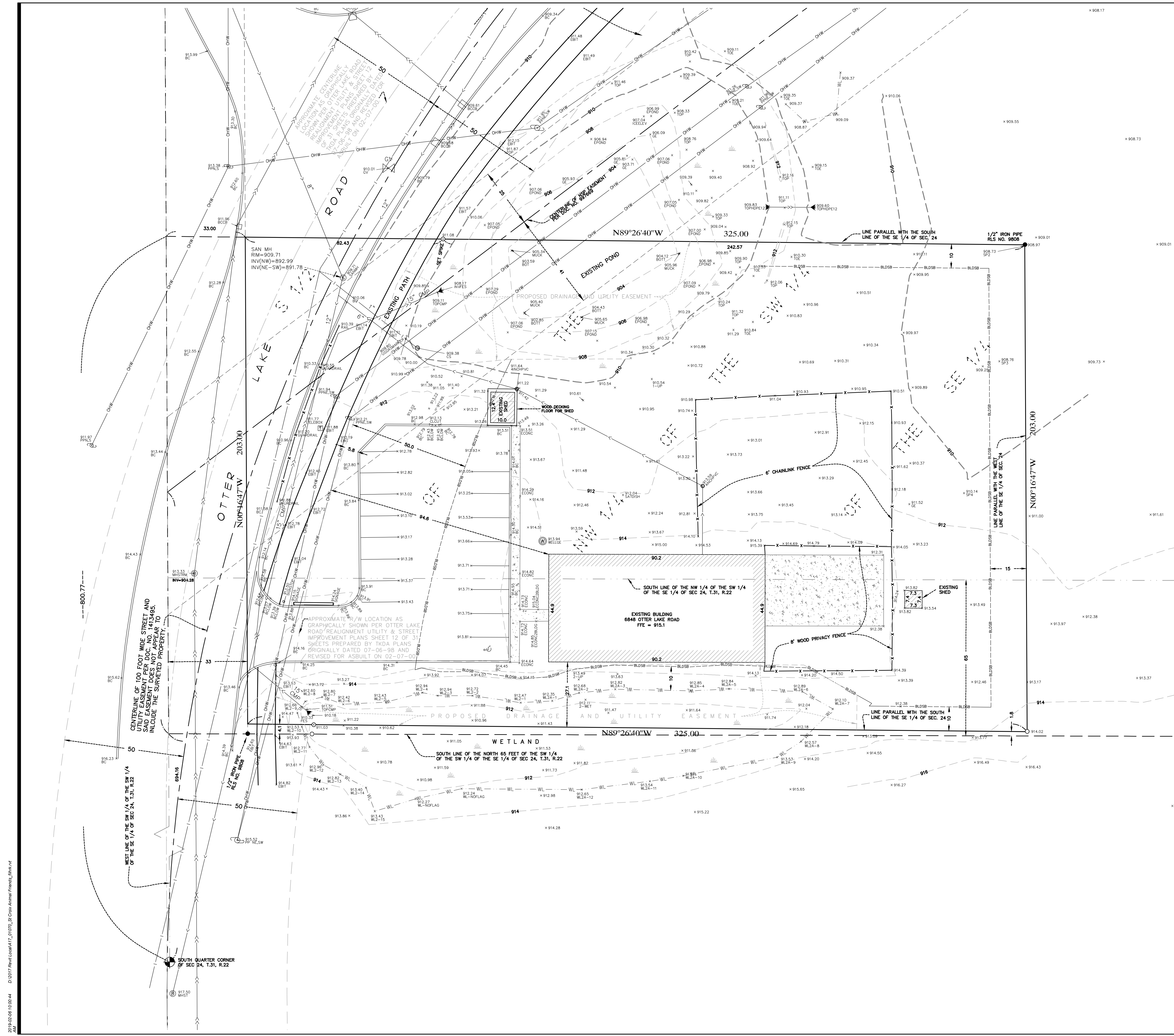
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

Date: 7/2/2019 License No. 41578



DRAWN BY: BAB	JOB NO: 13028BT	DATE: 6/11/19
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	7/2/19	ADD WETLAND EASEMENT
2		
3		
NO.	DATE	DESCRIPTION
		BY



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS
FROM CERTIFICATE OF SURVEY PREPARED BY E. G.
RUD & SONS, DATED JULY 1st, 2019.



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.

LEGEND

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Project Information

OTTER LAKE ANIMAL CARE CENTER

6848 OTTER LAKE RD.
HUGO, MN 55038

NOT FOR CONSTRUCTION

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 18615

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

Jonathan J. Donovan - PE
Printed Name

Signature
07/08/2019 44613
Date Lic #

Issue Record

No.	Date	Description
1	06/10/19	CITY SUBMITTAL
2	07/08/19	CITY SUBMITTAL

Sheet Title
EXISTING CONDITIONS

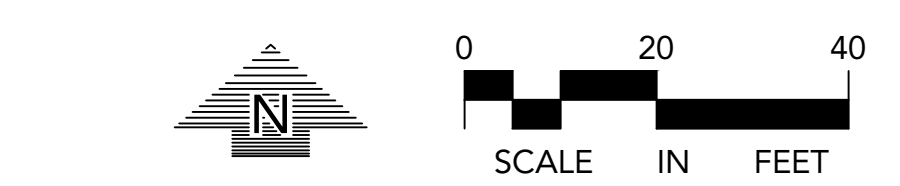
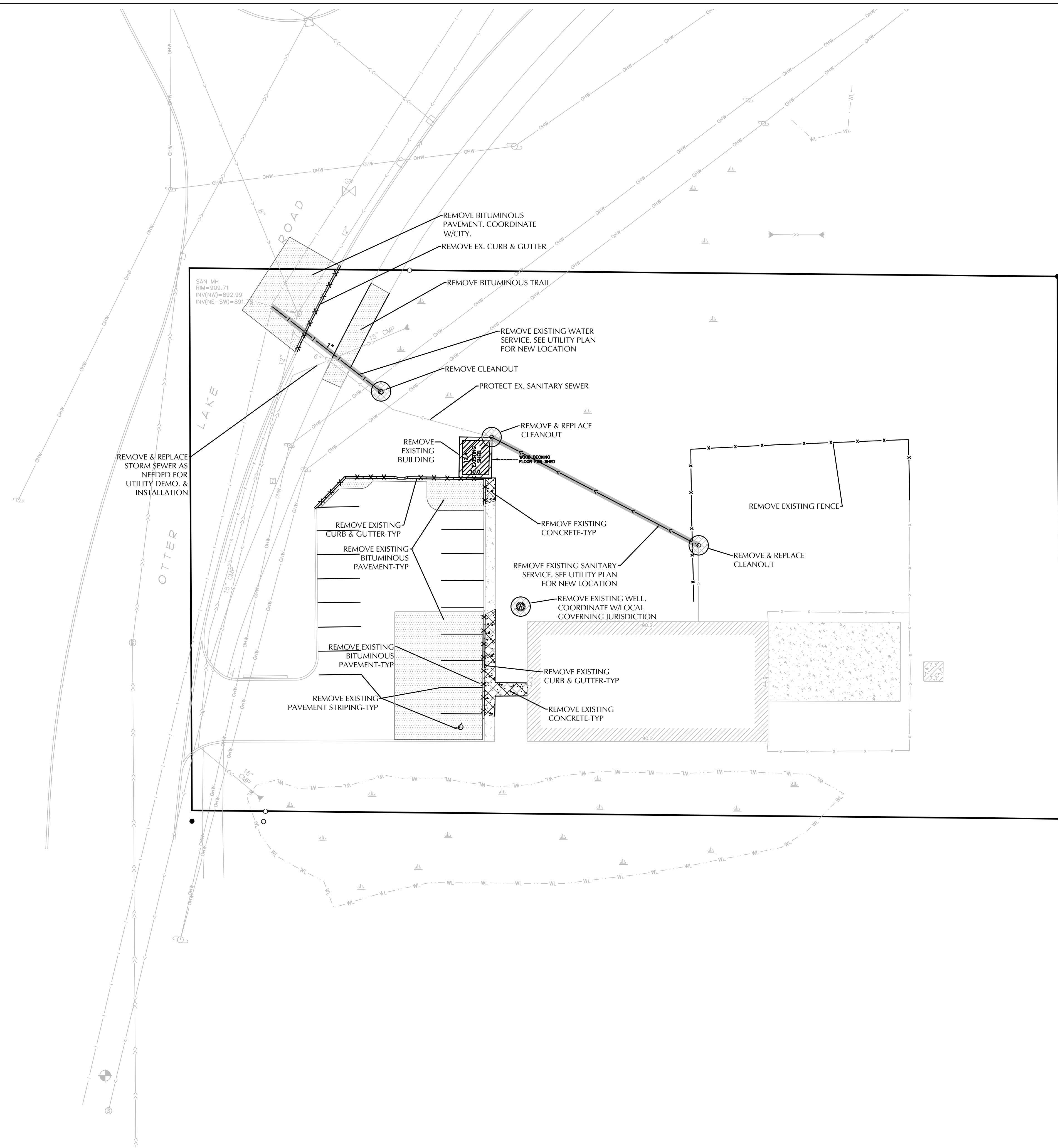
Sheet Information

Job Code 01486
Drawn By BZM/MDC Reviewed By TDG
Date

2019-06-07 **C1.1**

2019-06-07 10:00:44 D:\2017\Revised\Local\12_01002_SiCoop\Animal\Fronds\BPA.dwg

2019-02-08 10:00:44 D:\2017\Revised\Local\12_01002_Si Cook Animal Friends.dwg, nrt



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM CERTIFICATE OF SURVEY PREPARED BY E. G. RUD & SONS, DATED JULY 1st, 2019.

- DEMOLITION LEGEND:**
- REMOVE EXISTING BITUMINOUS PAVING
 - REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
 - REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
 - REMOVE EXISTING UTILITIES
 - REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
 - REMOVE EXISTING TREES

- 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.



WARNING:
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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.

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
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 - wt- DENOTES DELINEATED WETLAND
 - BL- DENOTES BUILDING SETBACK LINE
 - >- DENOTES EXISTING SANITARY SEWER
 - >- DENOTES EXISTING STORM SEWER
 - >- DENOTES EXISTING WATER MAIN

NOT FOR CONSTRUCTION

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

Jonathan J. Donovan - PE
Printed Name

Signature
07/08/2019 44613
Date Lic #

Issue Record

No.	Date	Description
1	06/10/19	CITY SUBMITTAL
2	07/08/19	CITY SUBMITTAL

Sheet Title
DEMOLITION PLAN

Sheet Information

Job Code 01486
Drawn By ZBM/MDC Reviewed By TDG
Date

Project Information

OTTER LAKE ANIMAL CARE CENTER

6848 OTTER LAKE RD.
 HUGO, MN 55038

NOT FOR CONSTRUCTION

LOUCKS

PLANNING
 CIVIL ENGINEERING
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 Maple Grove, MN 55369
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 LOUCKS PROJECT NO. 18615

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Jonathan J. Donovan - PE

Printed Name

Signature

07/08/2019

Date

44613

Lic #

Issue Record

No.	Date	Description
1	06/10/19	CITY SUBMITTAL
2	07/08/19	CITY SUBMITTAL

Sheet Title

GRADING & EROSION CONTROL PLAN

Sheet Information

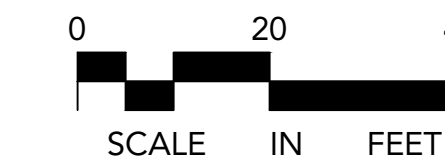
Job Code 01486

Drawn By ZBM/MDC Reviewed By TDG

Date

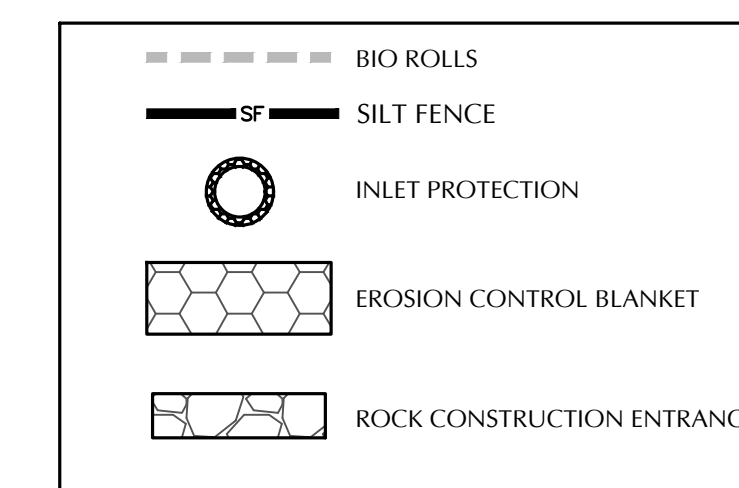
2019-06-07

C3.1



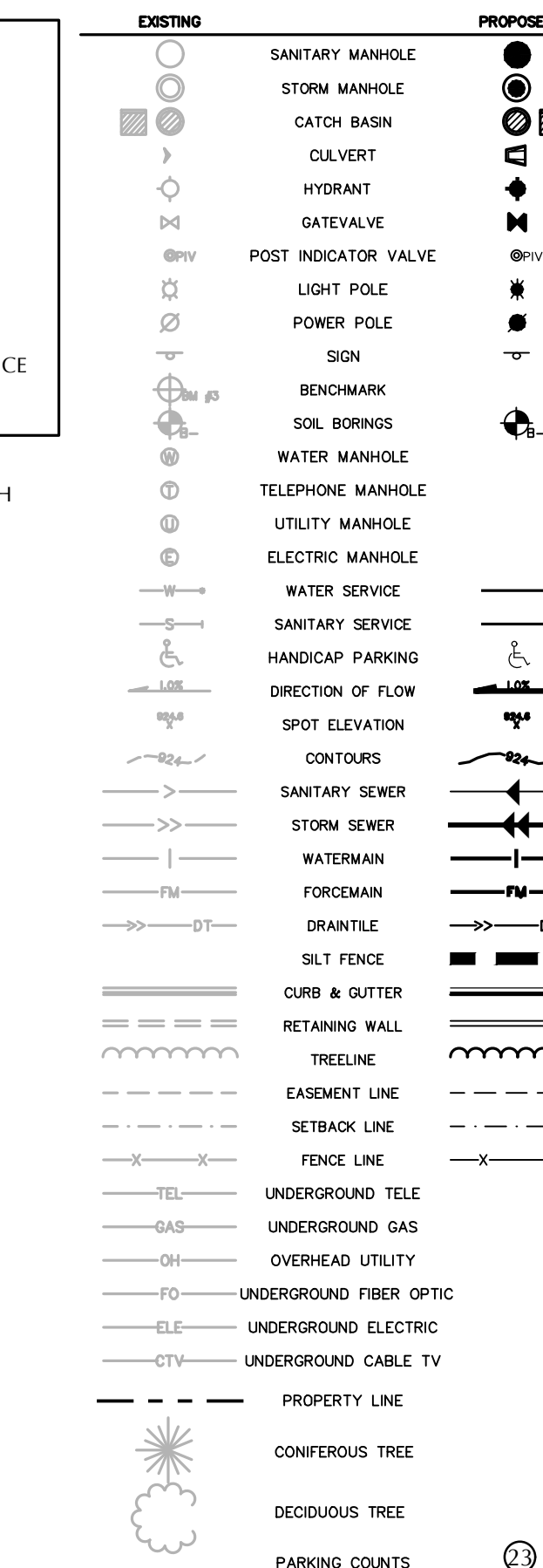
NOTE:
 EXISTING CONDITIONS INFORMATION SHOWN IS FROM CERTIFICATE OF SURVEY PREPARED BY E. G. RUD & SONS, DATED JULY 1st, 2019.

EROSION CONTROL LEGEND



NOTE:
 CONTRACTOR TO ACQUIRE GRADING EASEMENT WITH ADJACENT PROPERTY FOR GRADING OUTSIDE OF PROPERTY.

CIVIL LEGEND



GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOIL. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- BIO ROLLS, INLET PROTECTION, AND ALL OTHER SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BEFORE ANY UPGRADEMENT, LAND-DISTURBING ACTIVITIES BEGIN AND MUST STAY IN PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
- REFER TO THE PRELIMINARY GEOTECHNICAL REPORT (REPORT NO. B12812420), DATED JANUARY 11, 2019, AS PREPARED BY BRAUN INTERTEC FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CANNOT BE PLACED IN THE NATURAL BUFFER AREA, SURFACE WATERS, OR STORMWATER CONVEYANCE SYSTEMS. BIO ROLLS TO BE INSTALLED ON DOWN GRADIENT PERIMETER OF SOIL STOCKPILES.
- SEE UTILITY PLAN FOR STORM SEWER AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.



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.

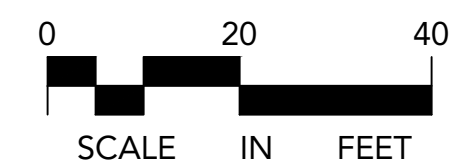
2019-06-07 10:00:44 D:\2017\Revit\Local\17_01070_Si-Cook\Animal\Framed_RP\4.rvt



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NOTE:
 EXISTING CONDITIONS INFORMATION SHOWN IS FROM CERTIFICATE OF SURVEY PREPARED BY E. G. RUD & SONS, DATED JULY 1st, 2019.

CIVIL LEGEND

EXISTING	PROPOSED

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING JURISDICTION, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:
 SANITARY SEWER: PVC SDR 35
 WATERMAIN: DUCTILE IRON PIPE
 4" DIAMETER
 6" DIAMETER
- ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE 4" PVC SDR 35.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE CASTTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, CHAPTER 4714). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, CHAPTER 4714:
 a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

b d h + young
 interiors | architecture
 7001 France Avenue South, Suite 200
 Edina, Minnesota 55435
 952-893-9020 fax 952-893-9299
 www.bdhyoung.com

SCOTT BUILD
 12 Division St.
 Buffalo, Minnesota
 55313
 763-684-0000
 www.scottbuild.com

Project Information
 OTTER LAKE ANIMAL CARE CENTER
 6848 OTTER LAKE RD.
 HUGO, MN 55038

NOT FOR CONSTRUCTION

LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com
 LOUCKS PROJECT NO. 18615

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

Jonathan J. Donovan - PE
 Printed Name

Signature
 07/08/2019 44613
 Date Lic #

Issue Record

No.	Date	Description
1	06/10/19	CITY SUBMITTAL
2	07/08/19	CITY SUBMITTAL

Sheet Title
 UTILITY PLAN

Sheet Information

Job Code 01486
 Drawn By ZBM/MDC Reviewed By TDG

Date
 2019-06-07

C4.1

2019-06-07 10:00:44 D:\2017\Revol\Local\12_01002_Si-Cook\Animal\Framed_Plan.rvt

NOT FOR CONSTRUCTION

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

Chad E. Feigum - PLA
Printed Name

Signature
07/08/2019 46508
Date Lic #

Issue Record

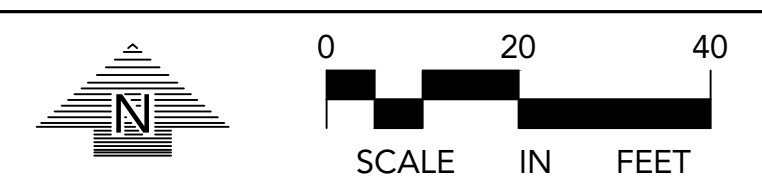
No.	Date	Description
1	06/10/19	CITY SUBMITTAL
2	07/08/19	CITY SUBMITTAL

Sheet Title
LANDSCAPE & TREE PRESERVATION PLAN

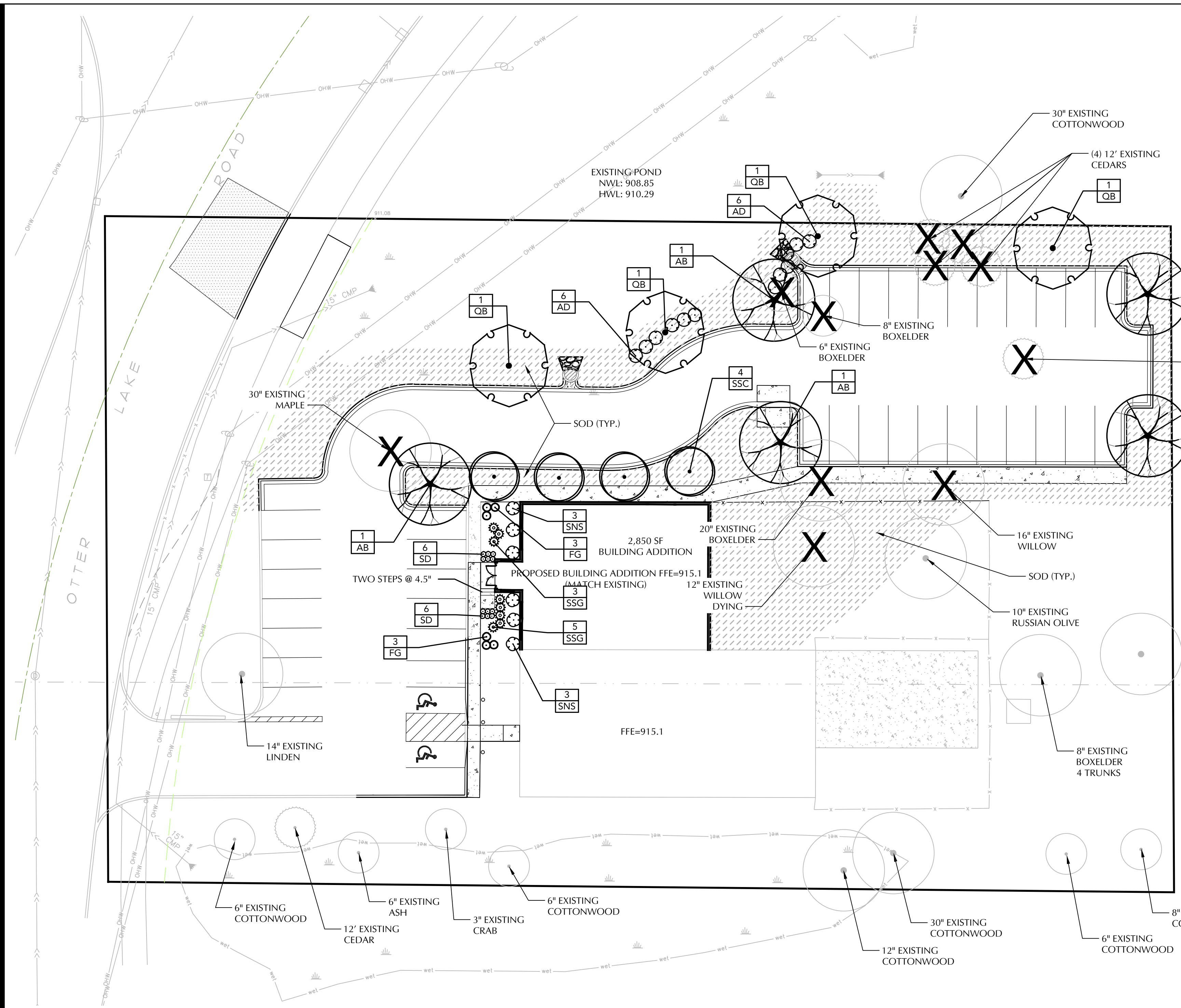
Sheet Information

Job Code 01486
Drawn By CEF Reviewed By CEF/TDG

Date
2019-06-07 **L1.1**



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM CERTIFICATE OF SURVEY PREPARED BY E. G. RUD & SONS, DATED MAY 17th, 2019.



LANDSCAPE DATA:

* ALL REQUIREMENTS ARE BASED ON ONLY THE NEW BUILDING ADDITION AND AREA ADJACENT TO THE PROPOSED ADDITION AREA. PAVEMENT INCLUDED THE NEW DRIVE AISLE AND PARKING LOT.

CANOPY COVER STANDARDS:
CITY REQUIREMENTS: 3,659 S.F.
(9,147 S.F. x 40% = 3,659 S.F.)
(VEHICULAR HARDSCAPE x CANOPY COVER % = REQUIRED CANOPY COVER)

PROVIDED: 3,850 S.F.
LARGE TREES - 3,350 S.F.
SMALL TREES - 500 S.F.

FOUNDATION LANDSCAPE STANDARDS:
CITY REQUIREMENTS: 2 LARGE TREES & 12 LARGE SHRUBS
(164 L.F. / 100 L.F. = 1.6 LARGE TREES & 12 LARGE SHRUBS)
(BUILDING L.F. / 100 L.F. = REQUIRED LARGE TREES & LARGE SHRUBS)

PROVIDED: 4 SMALL TREES (2 LARGE TREES)
6 MEDIUM SHRUBS (4 LARGE SHRUBS)
26 SMALL SHRUBS (8.6 LARGE SHRUBS)

OPEN SPACE LANDSCAPE STANDARDS:
CITY REQUIREMENTS: 4 LARGE TREES & 12 LARGE SHRUBS
(7,894 S.F. / 2,000 S.F. = 3.9 TREES & 11.7 SHRUBS)
(1 LARGE TREE PER 2,000 S.F. & 3 LARGE SHRUBS PER 2,000 S.F.)

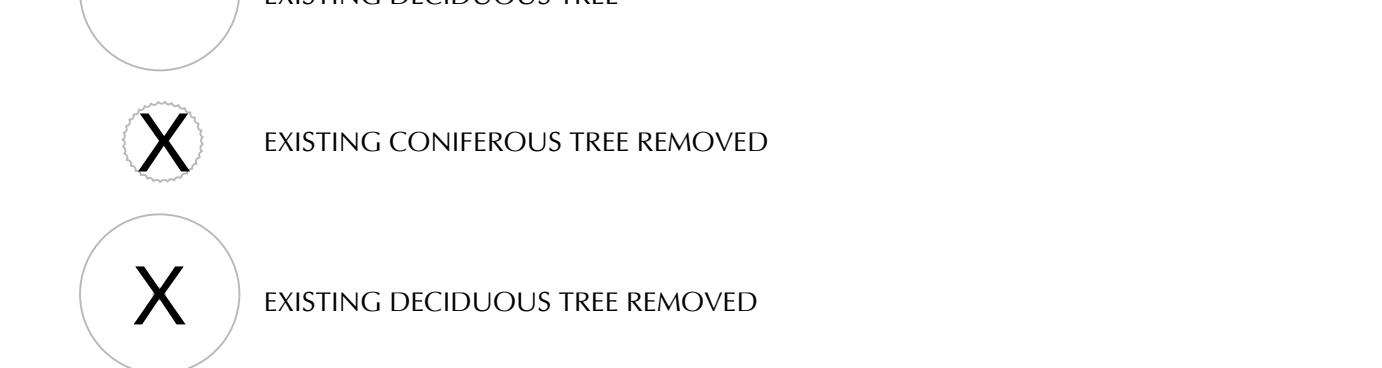
PROVIDED: 4 LARGE TREES
12 LARGE SHRUBS

BUFFER AND SCREEN STANDARDS:
CITY REQUIREMENTS: NONE
(EXISTING PARKING LOT DOES NOT REQUIRE SCREENING)

PROVIDED: NONE

SOD AND GROUND COVER STANDARDS:
CITY REQUIREMENTS: SEED OR SOD ALL AREAS NOT OTHERWISE IMPROVED

PROVIDED: REFER TO LANDSCAPE PLAN



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	AB	5	AUTUMN BLAZE MAPLE	Acer freemanii 'Autumn Blaze'	B & B	2.5" Cal	
	QB	4	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5" Cal	
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	SSC	4	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5" Cal	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	AD	12	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'	5 gal	24" HGT	48" o.c.
	SNS	6	SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	5 gal	24" HGT	48" o.c.
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	FG	6	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal		30" o.c.
	SSG	8	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 gal		36" o.c.
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
	SD	12	STELLA D' ORO DAYLILY	Hemerocallis x 'Stella de Oro'	1 gal		18" o.c.
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME				
	SOD	TURF SOD					

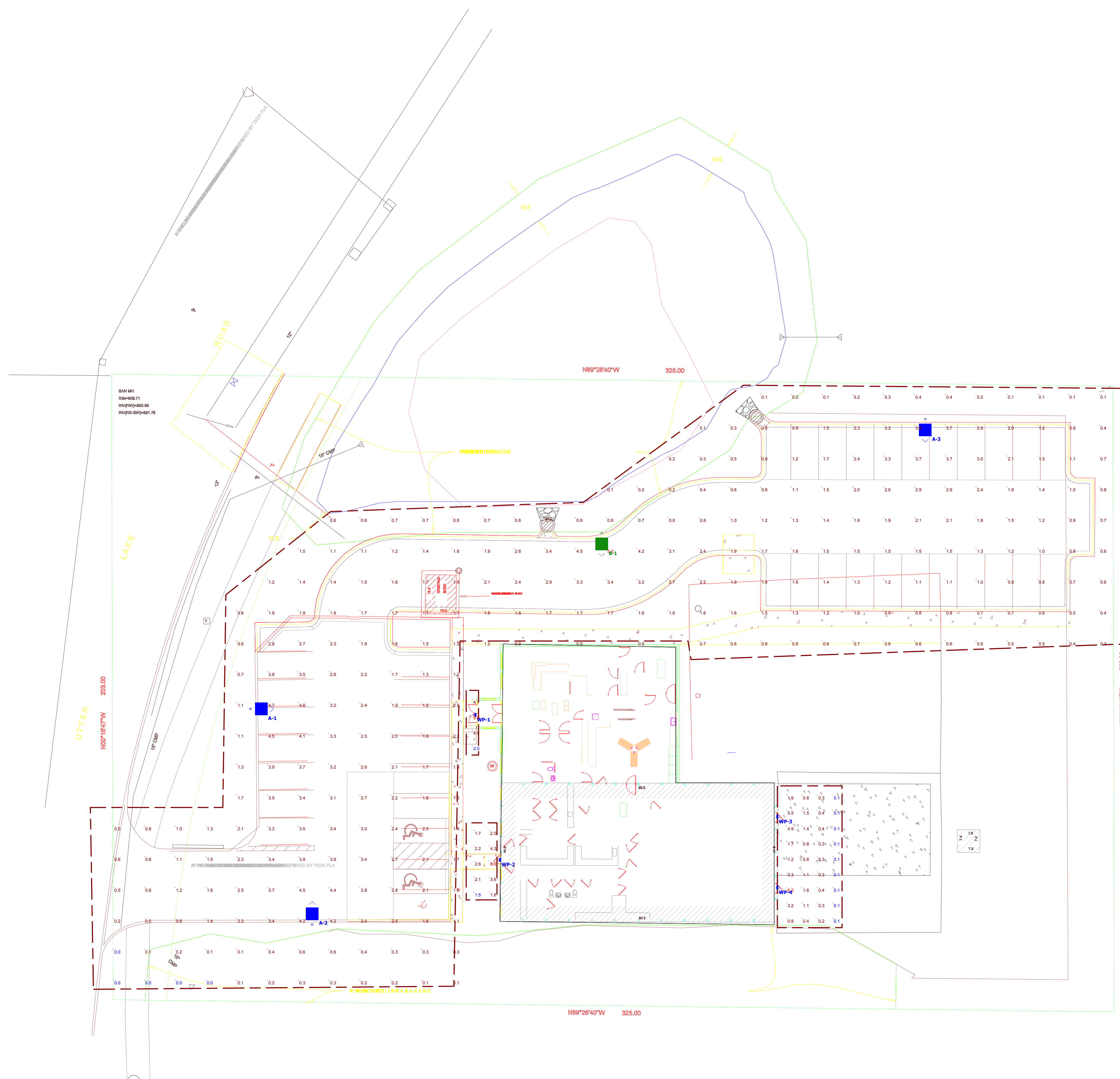
GENERAL NOTES:

- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).
- ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- REFER TO LANDSCAPE DETAILS SHEET L2-1 FOR PLANTING DETAILS, IRRIGATION NOTES, AND PLANTING NOTES.



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2019-06-07 10:00:44 D:\2017\Revised\Local\12_0102_S\Coop Animal Friend\Landscape.rvt



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Gardco	ECF-S-48L-1A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 48 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding	(3) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 1050mA	1	ECF-S-48L-1A-NW-G2-4-HIS.ies	14912	1	158.7
	B	1	Gardco	ECF-S-32L-1.2A-NW-G2-2-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2-HIS OPTIC, House-side Internal Shielding	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 1200mA	1	ECF-S-32L-1.2A-NW-G2-2-HIS.ies	10587	1	121.6
	WP	4	PHILIPS STONCO	LPW7	LytePro 7 LED Small Wall Sconce Cast aluminum housing, frosted plastic enclosure	(1) WHITE COB LED	1	LPW7.IES	1153	1	14

Luminaire Locations											
		Location						Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
1	A	560987.00	143752.00	25.00	25.00	90.00	0.00	560988.80	143752.00	0.00	
2	A	561007.00	143682.00	25.00	25.00	0.00	0.00	561007.00	143683.80	0.00	
3	A	561206.00	143846.00	25.00	25.00	180.00	0.00	561206.00	143844.30	0.00	
1	B	561101.00	143809.00	25.00	25.00	180.00	0.00	561101.00	143807.30	0.00	
1	WP	561060.00	143750.00	8.00	8.00	270.00	0.00	561060.00	143750.00	0.00	
2	WP	561068.00	143703.00	8.00	8.00	270.00	0.00	561068.00	143703.00	0.00	
3	WP	561158.00	143717.00	8.00	8.00	90.00	0.00	561158.00	143717.00	0.00	
4	WP	561158.00	143694.00	8.00	8.00	90.00	0.00	561158.00	143694.00	0.00	

Note
 1. All mounting heights are 25' AFG
 2. Light level are initial
 3.

Design/Build

Medina Electric, LLC.
 22510 State Highway 55
 Hamel, MN 55340
 Phone 763-478-6828
 Fax 763-478-6055

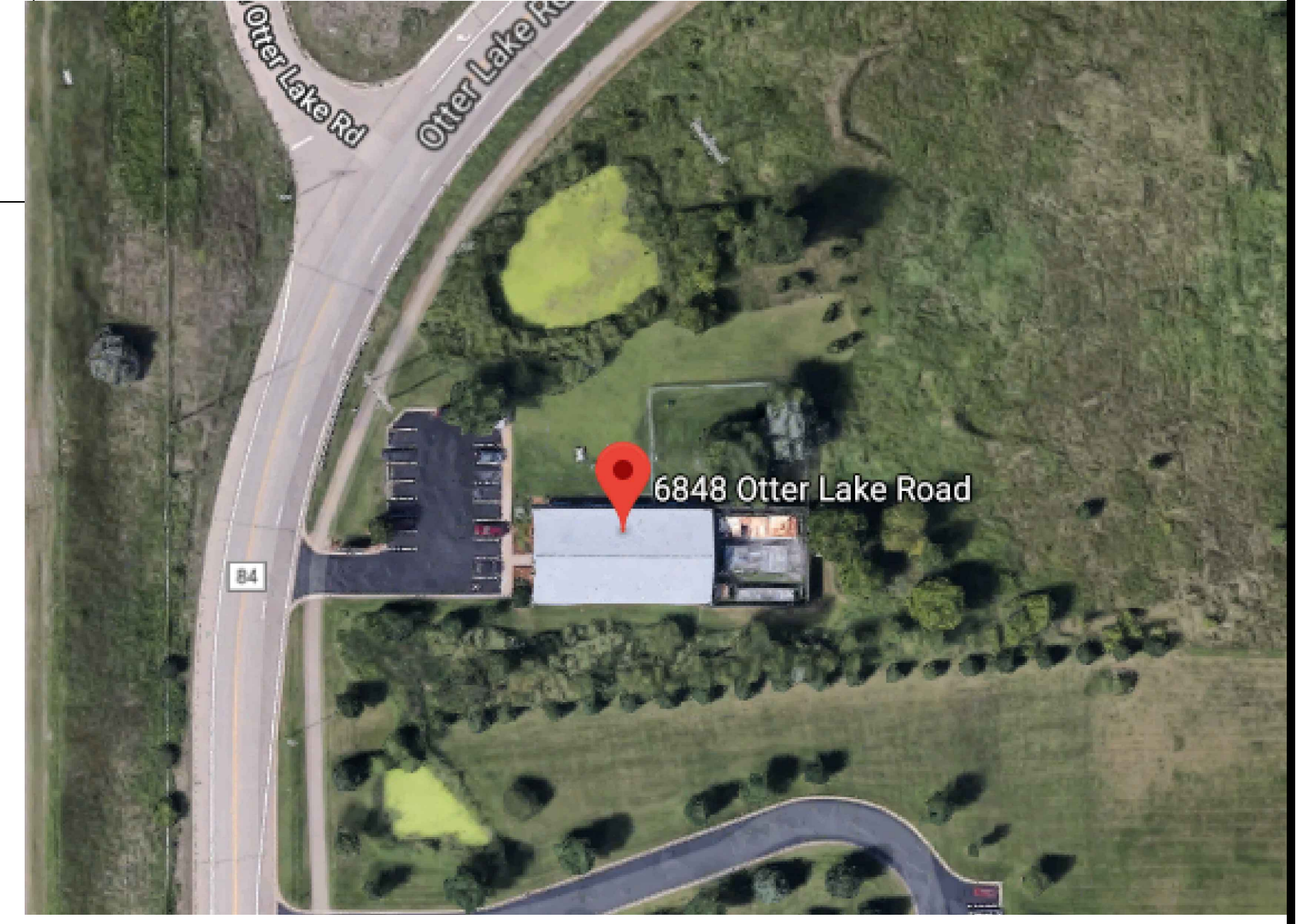
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1 LEVEL 01
SCALE: 1/8" = 1'-0"

2 LEVEL 02
SCALE: 1/8" = 1'-0"

- DESIGN/BUILD FIRE SPRINKLER SYSTEM.
- FIRE SPRINKLER SYSTEM FOR ENTIRE BUILDING PER NFPA 13 EDITION 2010 AND LOCAL AUTHORITY HAVING JURISDICTION.
 - LOCAL 417 FIRE SPRINKLER FITTER UNION LABOR.
 - DESIGN AND FIRE SPRINKLER PLANS FOR APPROVAL AND PERMIT TO CITY OF LIND LAKES.
 - FLOOR 1 WET AND FLOOR 2 DRY FIRE SPRINKLER SYSTEMS. DRY SYSTEM TO SERVICE ATTIC SPACES AND WET SYSTEM TO SERVE MAIN LEVEL AREAS THAT ARE ABOVE 40 DEGREES FAHRENHEIT.
 - UL LISTED BLACK STEEL PIPE. THREADED PIPE 2" SMALLER TO BE SCHEDULE 40 BLACK. GROOVED PIPE TO BE SCHEDULE 10 BLACK, 1 1/4" AND LARGER.
 - PIPE FITTINGS TO BE BLACK DUCTILE IRON FOR THREADED AND FACTORY PAINTED ORANGE FOR GROOVED.
 - SPRINKLER HEADS IN CEILINGS TO BE CHROME SEMI-RECESSED WITH 2 PIECE ESCUTCHEONS. BRASS UPRIGHTS IN EXPOSED CEILINGS AND ATTIC.
 - DOUBLE DETECTOR CHECK VALVE ON MAIN VALVE ASSEMBLY PER MN STATE PLUMBING CODE.
 - INSTALL ALL TAMPER SWITCHES FOR CONTROL VALVES, FLOW SWITCHES FOR WET/DRY SYSTEMS, AND LOW AIR SWITCH FOR DRY SYSTEM. ELECTRICAL WIRING FOR THESE DEVICES BY FIRE ALARM/ELECTRICAL CONTRACTOR.
 - INCLUDES 110 VOLT AUDIBLE ALARM (HORN/STROBE) WITH WEATHER BACK BOX FOR EXTERIOR OF BUILDING. MOUNTING AND ELECTRICAL WIRING IS BY FIRE ALARM/ELECTRICAL CONTRACTOR. DEVICE TO BE LOCATED ABOVE FDC PER NFPA AND LOCAL AHJ.
 - INSTALL FDC ON ADDRESS SIDE OF BUILDING PER NFPA AND LOCAL AHJ.
 - INSTALL AIR COMPRESSOR FOR DRY SYSTEM. ELECTRICAL WIRING BY ELECTRICIAN.
- *FINAL FIRE PROTECTION PLANS AND DOCUMENTS TO BE SUBMITTED WITH PERMIT APPLICATION TO CITY OF LIND LAKES BEFORE INSTALLATION. THESE DOCUMENTS TO CONSIST OF FIRE PROTECTION SPRINKLER PLAN WITH DETAILED PIPE SIZES/LOCATIONS AND SPRINKLER HEAD LOCATIONS, HYDRAULIC CALCULATIONS, PRODUCT SUBMITTALS, AND FLOW TESTS.
**COMMISSIONING AND TESTING PER NFPA AND LOCAL AHJ FOR FINAL BUILDING INSPECTION.



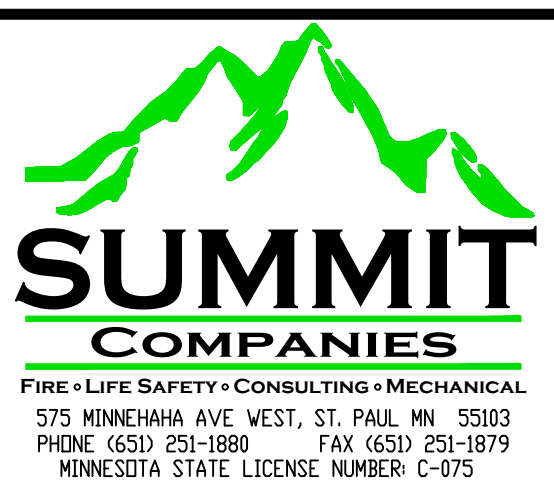
3 SITE PLAN
NOT TO SCALE

GENERAL NOTES

1	
2	
3	
4	
5	
6	
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11	
12	

SYMBOLS / ABBREVIATIONS

- EXISTING SPRINKLER PIPE
- SPRINKLER PIPE - GROOVED
- SPRINKLER PIPE - THREADED
- (X) HYDRAULIC REFERENCE POINT
- DENOTES CENTERLINE OF PIPE ABOVE FINISH FLOOR
- DENOTES CENTERLINE OF PIPING BELOW DECK
- 4XX ELEVATION OF SPRINKLER OUTLET
- LATERAL SWAY BRACE
- 4-WAY SWAY BRACE
- HANGER LOCATION



REVISIONS

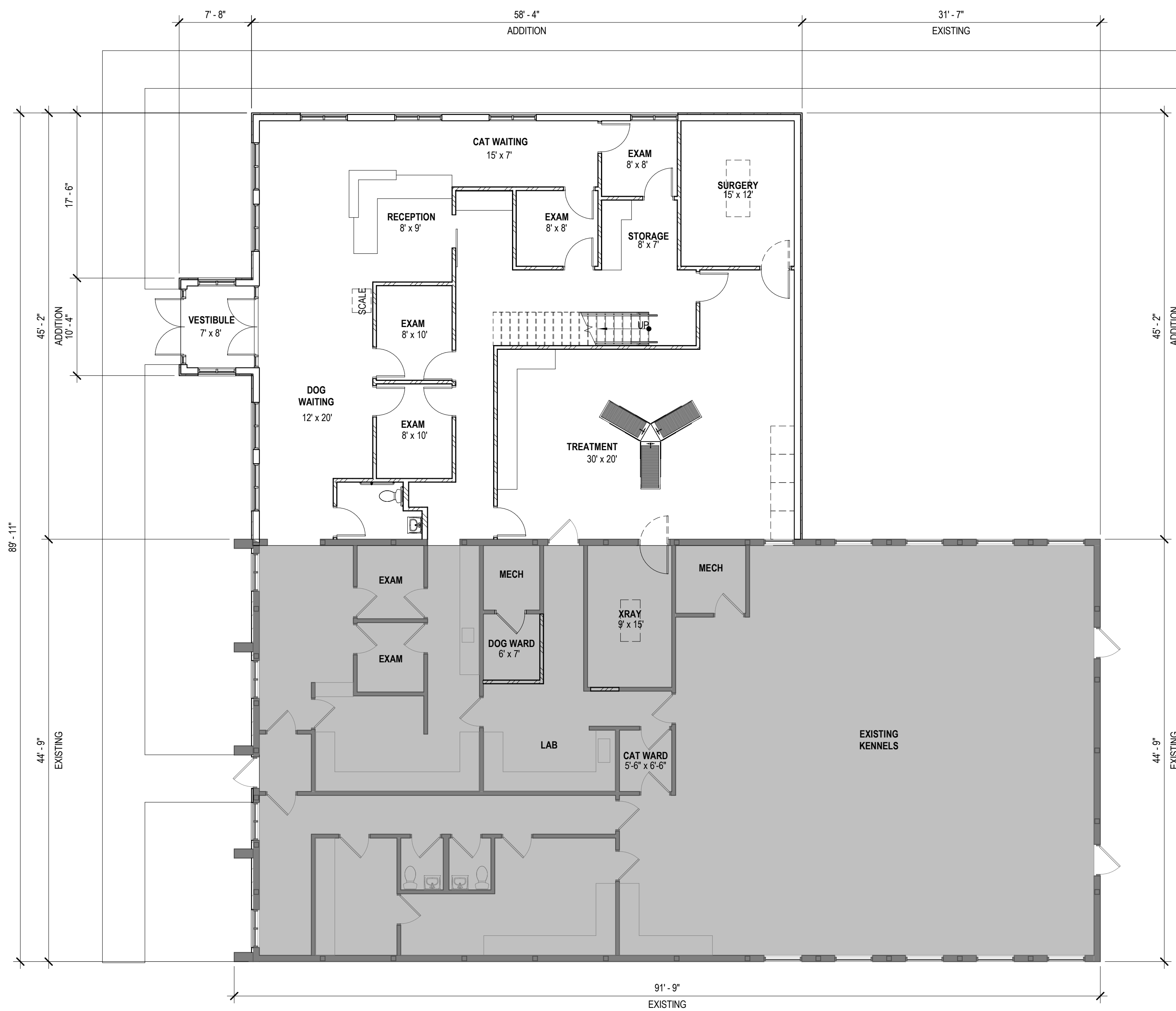
DATE	NO.	REVISION DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

PROJECT INFORMATION

CONTRACT # 2130-411846
DATE: 07-1-19
PROJECT DESIGNER:
Noah Shater
APPROVAL OF: CITY
SCALE: AS NOTED

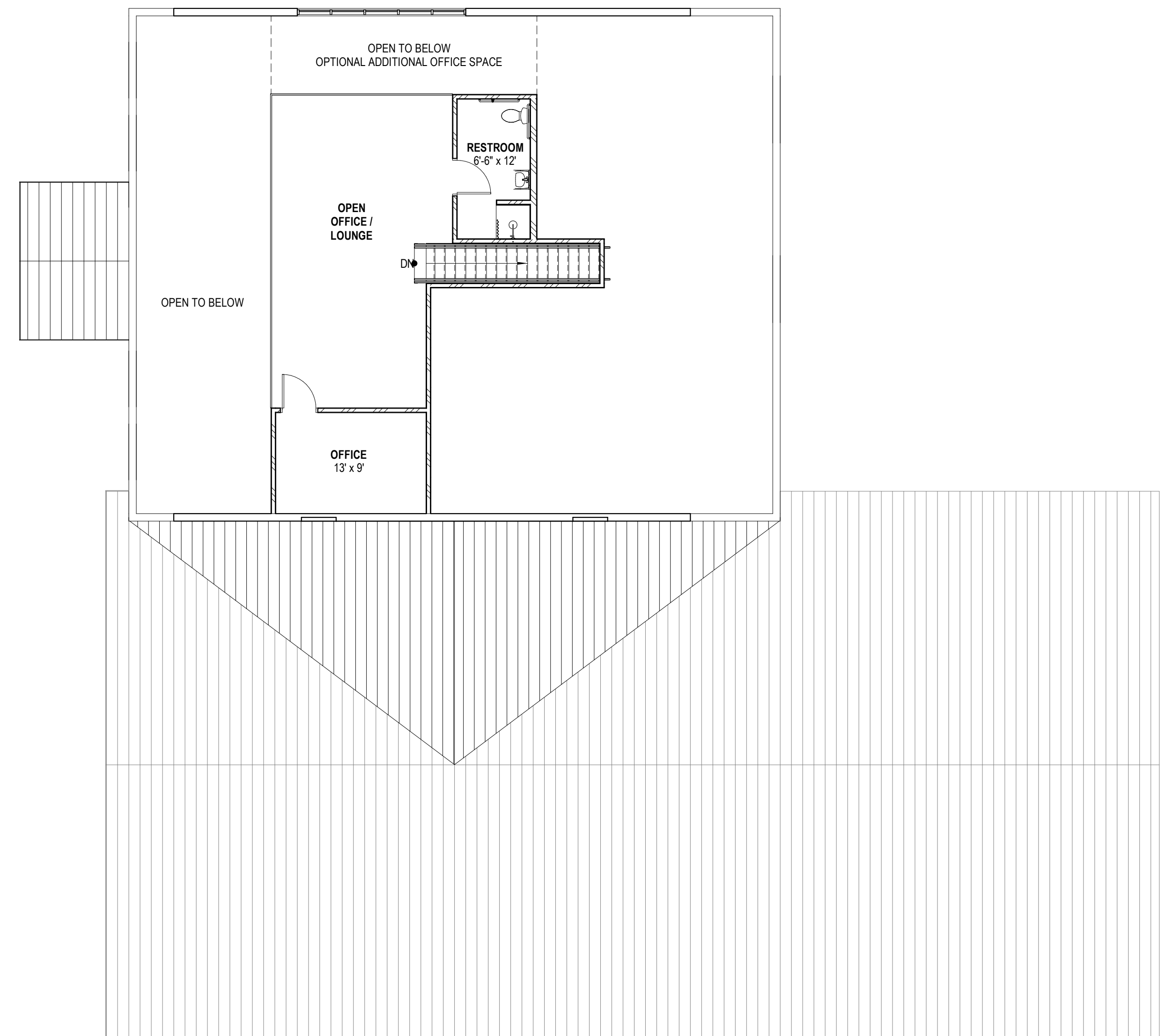
OTTER LAKE ANIMAL CARE CENTER

6848 OTTER LAKE ROAD
LIND LAKES, MN 55038
AREA: FIRE PROTECTION SYSTEM
CONTRACT WITH:
SCOTT BUILDERS, INC.
12 DIVISION ST.
BUFFALO, MN 55313



1 SPACE PLAN - LEVEL 01
1/8" = 1'-0"

EXISTING BUILDING	4,016 S.F.
PROPOSED ADDITION	2,714 S.F.
TOTAL	6,730 S.F.

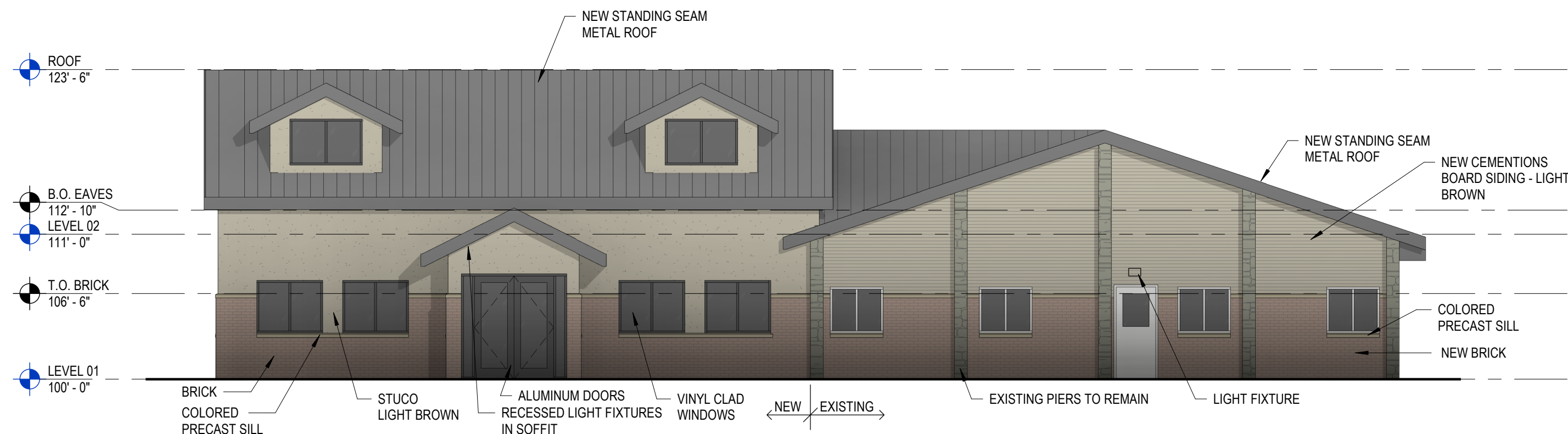


2 SPACE PLAN - LEVEL 02
1/8" = 1'-0"



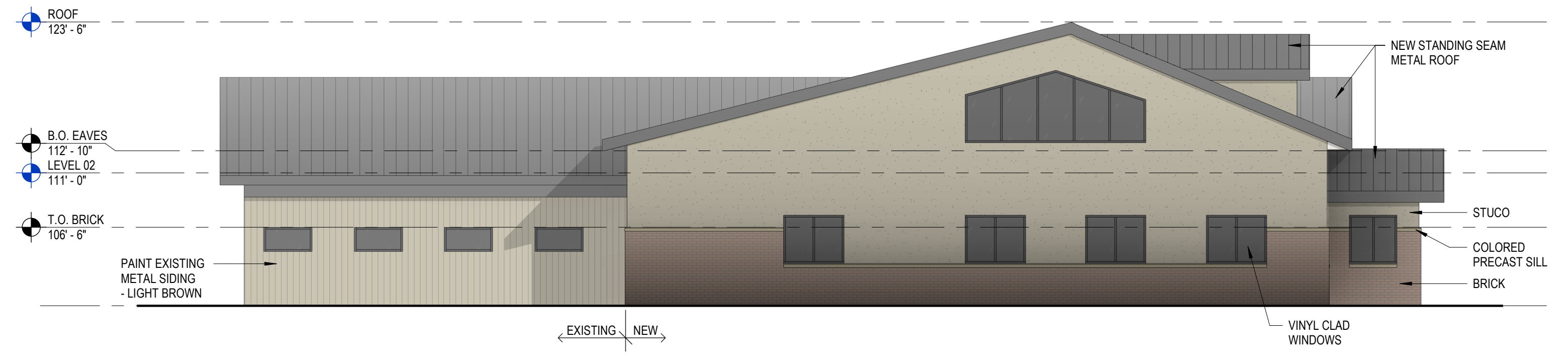
CITY RESUBMISSION - 2019-07-09
CITY REVIEW - 2019-06-10

01486



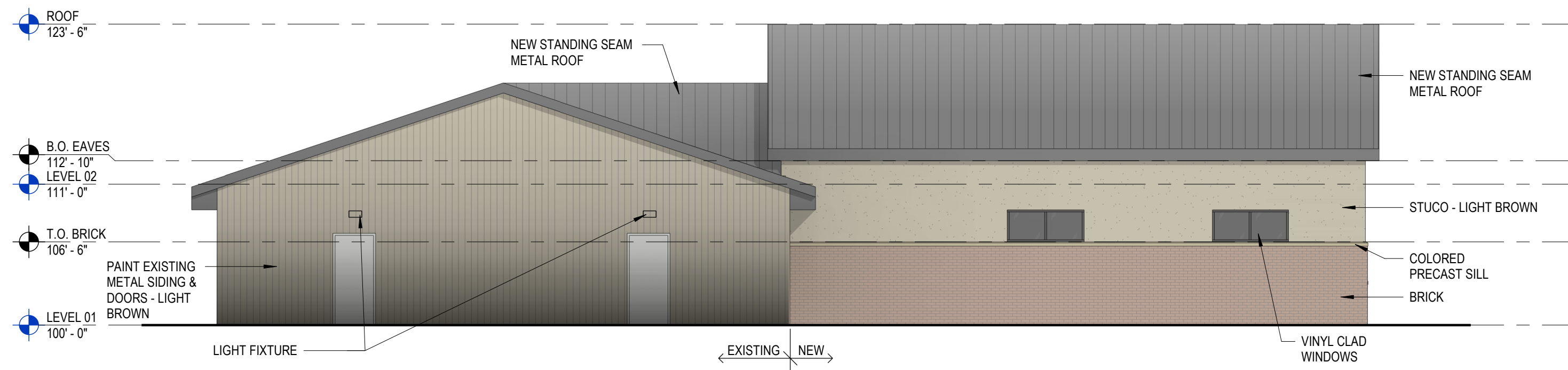
1 PRELIMINARY ELEVATION - WEST
1/8" = 1'-0"

WEST ELEVATION MATERIALS		
TOTAL S.F. OF WEST FACADE:		1,283 S.F.
MATERIAL	S.F.	% OF FACADE
STUCCO	290 S.F.	22.6%
GLASS / DOORS	283 S.F.	20.5%
BRICK / PRECAST SILLS	363 S.F.	28.3%
SIDING	300 S.F.	23.4%
EXISTING STONE	67 S.F.	5.2%



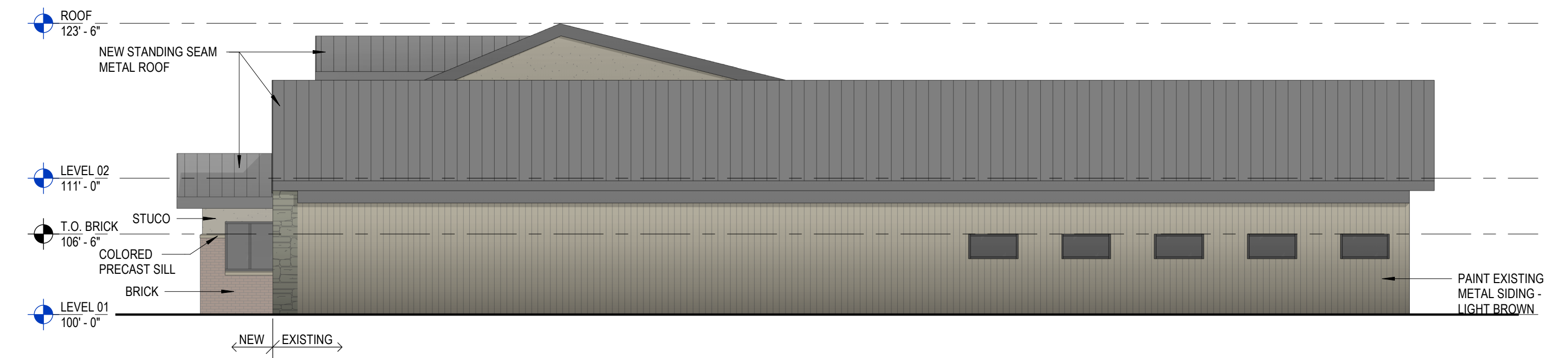
2 PRELIMINARY ELEVATION - NORTH
1/8" = 1'-0"

NORTH ELEVATION MATERIALS		
TOTAL S.F. OF NORTH FACADE:		1,393 S.F.
MATERIAL	S.F.	% OF FACADE
STUCCO	643 S.F.	46.2%
GLASS / DOORS	201 S.F.	14.4%
BRICK / PRECAST SILLS	297 S.F.	21.3%
EXISTING SIDING	252 S.F.	18.1%



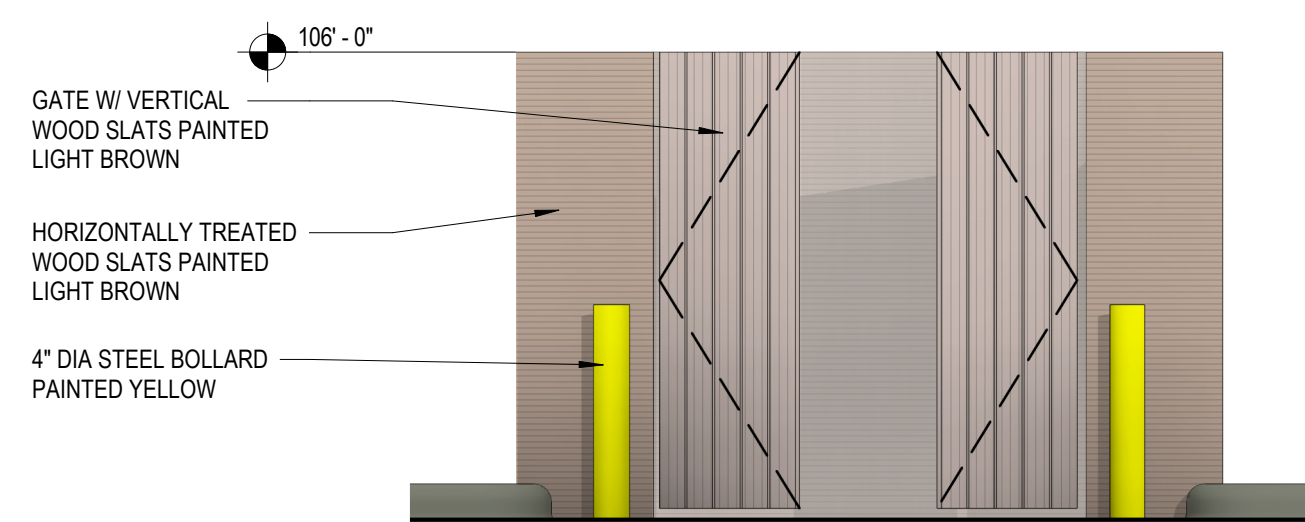
3 PRELIMINARY ELEVATION - EAST
1/8" = 1'-0"

EAST ELEVATION MATERIALS		
TOTAL S.F. OF EAST FACADE:		1,205 S.F.
MATERIAL	S.F.	% OF FACADE
STUCCO	252 S.F.	20.8%
GLASS / DOORS	78 S.F.	6.5%
BRICK / PRECAST SILLS	279 S.F.	23.2%
EXISTING SIDING	596 S.F.	49.5%

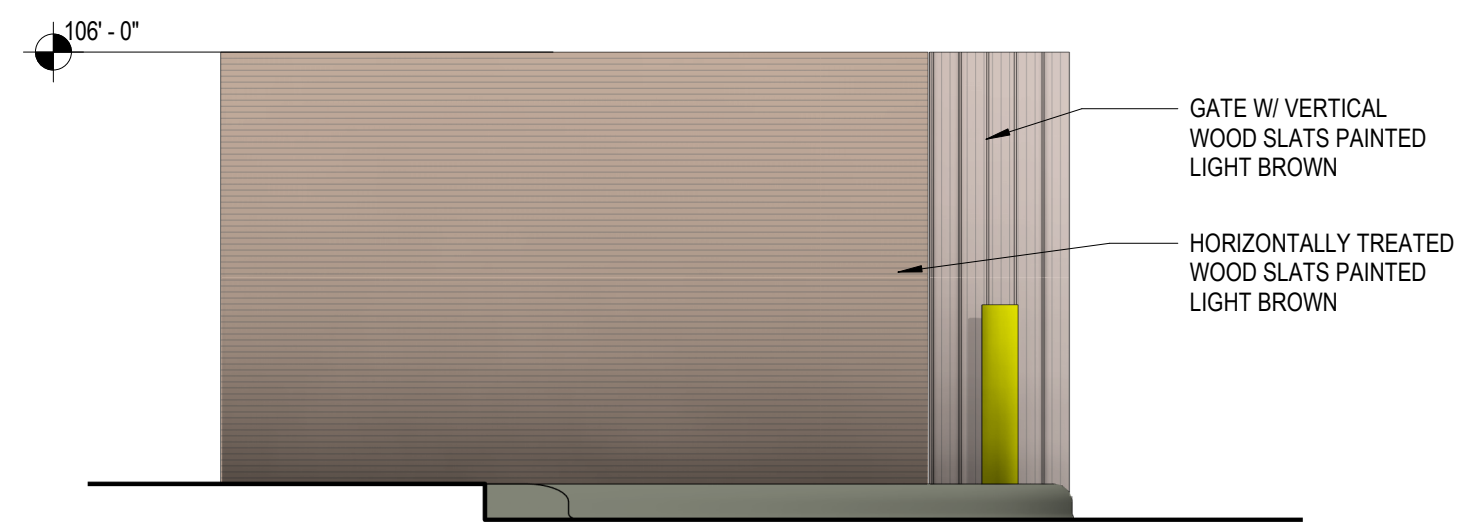


4 PRELIMINARY ELEVATION - SOUTH
1/8" = 1'-0"

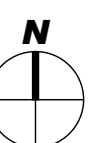
SOUTH ELEVATION MATERIALS		
TOTAL S.F. OF SOUTH FACADE:		919 S.F.
MATERIAL	S.F.	% OF FACADE
STUCCO	50 S.F.	5.3%
GLASS / DOORS	55 S.F.	5.9%
BRICK / PRECAST SILLS	46 S.F.	5.0%
EXISTING SIDING	768 S.F.	83.8%



5 PRELIMINARY ELEVATION - TRASH
3/8" = 1'-0"



6 PRELIMINARY ELEVATION - TRASH SIDE
3/8" = 1'-0"



CITY RESUBMISSION - 2019-07-09
CITY REVIEW - 2019-06-10

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