



## STAFF REPORT

DATE: 11/7/2018

**REGULAR**

ITEM #: 12

**MOTION**

**TO:** City Council  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Conditional Use Permit Amendment for Cedar Pet Clinic – 11051 Stillwater Blvd.  
**REVIEWED BY:** Ben Prchal, City Planner

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### **BACKGROUND:**

The City has received an application for an amendment to conditional use permit to allow the expansion of a conforming use, a veterinary clinic, within the Village Mixed Use District. The amendment is required because the applicant is choosing to develop the site differently than what had previously been approved in 2006.

### **ISSUE BEFORE COMMISSION:**

The City Council is being asked to provide final comment and approval on the request for an amendment to an existing conditional use permit for Cedar Pet Clinic.

### **PROPOSAL DETAILS/ANALYSIS:**

*Applicants:* BDH & Young – Jeff Gears on behalf of Dr. John Baillie of Cedar Pet Clinic  
*Property Owners:* Dr. John Baillie – 11051 Stillwater Blvd, Lake Elmo, MN 55042  
*Location:* 11051 STILLWATER BLVD N. LAKE ELMO, MN 55042  
PID#: 13.029.21.23.0067  
*Request:* Amendment to a Conditional Use Permit  
*Existing Land Use:* Veterinary Clinic  
*Existing Zoning:* VMX – Village Mixed Use  
*Surrounding Land Use / Zoning:* Rural Single Family (RS) to the East and VMX to the South and West. Stillwater Boulevard is to the North.  
*Comprehensive Plan Guidance:* Village Mixed Use

*History:* The applicant has been operating a pet clinic within the City since 1997. The clinic first operated at 3417 Lake Elmo Ave. and has since moved to the current location in 2006. Since then, the site has been used as a veterinary clinic. The business received a conditional use permit in 2006 to make alterations on the site but never followed through.

*Deadline(s) for Action:* Application Complete – 9/21/2018  
60 Day Deadline – 11/20/2018  
Extension Letter Mailed – No  
120 Day Deadline – N/A

*Applicable Regulations:* §154.106 – Conditional Use Permits  
154.211 – Off-Street Parking  
Article XIII: Village Mixed Use  
Chapter 150 – General Provisions  
Design Standards

**Request.** Veterinary Services are allowed as a use with a Conditional Use Permit. The applicant is proposing to make alterations to their parking lot as well as add an addition so that they can better facilitate the needs of their clients. They are requesting to add a 1,400 sqft. addition onto their building. This space will be for an enlarged waiting room, treatment and surgery areas, exam rooms, onsite pharmacy and recovery areas for the animals.

**Use on Proposed Site.** The proposed expansion is not intending to change the use of the site. The use will remain as a pet clinic with a space that is more suited for their clients. The hours of operation are 8 AM to 6 PM and closed on Sundays.

**Setback and Impervious Surface Requirements.** The following table outlines how the proposed use adheres to the setback and impervious surface requirements of the Village Mixed Use District (VMX).

Village Mixed Use Zoning Standards		
Standard	Required	Proposed
Parcel Area	No standard	44,676 sqft. – 1.01 acres
Lot Width – Minimum	No Standard	243.47 feet
Maximum Height	35 feet	15 feet
Maximum Impervious Coverage	No Limit for Non-residential use	43.4%
Front Yard Setback – Building	20 ft.	28 ft.
Interior Side Yard Setback – Building	10 ft.	23.4 ft.
Rear Yard Setback - Building	10 ft.	55 ft.
Parking Lot Setback	VMX parking is allowed to have reduced setbacks.	10 ft.
Required Parking	26	26 Proposed

**Standards for Veterinary Clinics within the Village Mixed Use District.** The following outlines the required standards for Veterinary Clinics within the VMX district.

***154.404 General Site Design Considerations.***

- *Lighting Design.* Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian, and shall comply with the lighting, glare control, and exterior lighting standards. This shall be a condition of approval as it is also discussed in the design standards manual.

***154.505 Development Standards for Specific Uses.***

*Veterinary Services*

- a. All activities must be conducted within an enclosed building;
  - *Staff Comment.* The applicant has not stated that there will be the need for activities to be conducted outside the building.
- b. Specific veterinary practices shall be limited to veterinary medicine, surgery, dentistry, and related services for small domestic household pets;
  - *Staff Comment.* Based on the narrative and request of the applicant their use of the site lines up with this requirement.

***Parking Lot Requirements 154.210 Off-Street Parking***

- *Access to Parking Spaces* – Parking access comes off of Stillwater Blvd (CSAH 14) and meets the requirements of code in regards to width and depth.
- *Maneuvering Area* – There is sufficient maneuvering area and it meets the requirements of the code. Cars would not be required to back out onto Stillwater Blvd to leave the site.
- *Surfacing and Drainage* - The lot is intended to serve more than 5 cars and will be constructed of a durable surface.
- *Marking of Parking Spaces* - Parking areas containing five or more spaces are required to be marked with painted lines at least four inches wide. Plans indicate that the lot will be marked.
- *Curbing* - Open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb or barrier of normal height and not be less than 5 ft. from the lot line. The plans indicate that there will be curbing provided along the spaces that run along the property lines. They are also 10 ft. or more from the lines.
- *Accessible Parking* - The proposed number of parking spaces is 26, of these, two are handicap – accessible, which meets the Americans with Disabilities Act (ADA) requirements.
- *Number of Parking Spaces.* The City’s parking requirements requires three spaces per veterinarian, or one space per 200 square feet of gross floor area. The number of proposed parking spaces is 26 which meets the requirements

## **Parking Lot Screening Standards**

- *Interior Parking Lot Landscaping.* None is required as the lot has less than 30 spaces.
- *Perimeter Parking Lot Landscaping.* The code has been updated so that the VMX district is exempt from this standard.
- *Screening alongside property lines.* The proposal does not show that screening has been provided along the eastern property line to comply with a more intense use butting up to a less intense use.

**Landscape Plans.** The applicant has submitted landscape plans showing the proposed landscaping for the property. After reviewing the site they will need to provide more trees than what is shown on the plans. After applying the updated environmental performance code, further information to confirm staff review is needed.

**Septic System.** The site is currently serviced by a “clean out” system with no septic field. The applicant does not intend to change from this system.

## **Design Standards within the VMX District.**

- *Parking* – Off-street parking areas should be located to the rear of side of buildings in the Mixed-Use district and accesses... The proposed plan generally meets this standard with the exception of a few spots that may be slightly closer to the front lot line as well as the ADA accessible spots.
- *Landscaping* – Landscaping is proposed in the front, sides and rear of the building. There is also landscaping through the zoning code that is required, such as a landscape wall in the rear of the property.
- *Façade* – Blank facades are discouraged and varying roof heights are encouraged to provide architectural detail. After reviewing the architectural plans staff feels that the design meets the expectations of the building design section(s).
- *Lighting* – The design standards manual requires lighting to be provided for entryways, parking areas, pedestrian ways, etc. The plans do not indicate that lighting has been provided.

**City Engineer Review.** The City Engineer’s review memo is attached to this report:

\*The bullets provide a summary of the report and the full conditions are provided in the conditions section

- Drainage and utility easements should be provided along each lot line.
- A trail easement should be requested in the south west section of the property as a portion of it touches on the applicant’s property.
- The proposed expansion to the site consists of 8,404 sqft. which will require a permit from the Valley Branch Watershed District (VBWD). Any changes made to the site to comply with the Watershed will need to be reviewed and approved with the City prior to releasing City permits.
- The infiltration basin in the south west corner is proposed to mitigate the impervious surfaces and to comply with VBWD rules. Soil Borings must be provided to prove its adequacy.
- A new SAC determination should be obtained
- Connection to municipal sewer should be a condition when the site has access.
- Landscaping plans should be coordinated with engineering review to avoid conflict.

**Washington County.**

Many of the comments from Washington County were informative in nature. Memo attached.

- Central Greenway Regional Trail may travel in front of the clinic.
- Future Access may be restricted to right in and right out.
- It is recommended that the proposed landscape bed be relocated outside of the ROW.
- Permits shall be required for work within the ROW.

**Valley Branch Water Shed.** The City’s Landscape Architect’s review memo is attached:

\*The bullets provide a summary of the report and the full conditions are provided in the conditions section

- The watershed has not conducted a full review of the application. Staff has spoken with the Watershed and they indicated that requiring a permit from them as a condition would be adequate.

**Landscaping Review:**

- A tree preservation plan shall be required to confirm the number of trees needed.
- The required number of trees will need to be increased to meet code requirements. It will be a condition of approval that the applicant receive approved landscape plans.

**Recommendation Findings.** Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The use will not be detrimental or in any way endanger the public health, safety, or comfort. Conditions will be in place to mitigate any nuisances which the use may produce.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The property is guided for Village Mixed Use, in which a veterinary clinic is an allowed conditional use.***
3. The use or development is compatible with the existing neighborhood. ***The use is compatible with the existing neighborhood and has been in existence since 2006.***
4. The proposed use meets all specific development standards for such use listed in Article 9 of this Chapter. ***There are no standards specific to vet clinics in this section of code. However, the use does comply with section 154.505 B. 4. Where standards are stated.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 150, §150.250 through 150.257 (Shoreland Regulations) and Chapter 152 (Flood Plain Management). ***The property is located outside the 0.2% annual chance floodplain and shoreland area.***
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The use is compatible with the intended character of the general vicinity and district.***
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The use will not be hazardous or create a nuisance. Again, conditions will be applied to avoid the production of a nuisance by the use.***

8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. ***The use will be adequately served by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools. The site currently has municipal water service and will be required to connect to sewer at the time that it becomes available.***
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The use will not create excessive additional requirements at public cost nor will it be detrimental to the economic welfare of the community.***
10. The proposed use 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 use will not excessively produce traffic, noise, smoke, fumes, glare or odors.***
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***Vehicular approaches to the property will not create and have not created traffic congestion or interfere with traffic. Traffic is limited to certain times and days of the weeks. Washington County may also restrict access to the property by requiring a right turn to enter and a right turn to exit the property.***
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. N/A

**Recommended Conditions of Approval:**

- 1) The applicant must obtain all other necessary City, State, and other governing body permits and approvals prior to the commencement of any construction activity on the parcel.
- 2) Conditions as they have been laid out in the City Engineers memo dated October 16, 2018 shall be required and approved by the City Engineer.
- 3) Conditions as they have been laid out in the Landscape Architects memo dated October 12, 2018 shall be required and approved by the City Landscape Architect.
- 4) A landscape wall shall be provided along the Eastern lot line that is either a masonry wall or fence in combination with landscape material that forms a screen at least six (6) feet in height, and not less than 90% opaque on a year-round basis.
- 5) At the time that public sanitary sewer becomes available to the property, the property must connect within one year after access has been provided.
- 6) Lighting shall be installed to the satisfaction of the code.
- 7) Barking dog complaints shall be reviewed by the City Council and may be the basis for revocation of this CUP if such conduct creates a nuisance to adjoining property - as determined by the City Council.

- 8) The applicant shall provide proof that the septic system is adequate to service the site as well as the expansion. Proof shall be provided in the form of Washington County inspection compliance report for the existing on-site wastewater system as well as a wastewater management plan approved by Washington County to serve the proposed building expansion.
- 9) There shall be no outside kennels or animal runs.
- 10) All disposals of animal parts and waste shall be in compliance with applicable State, County, and City laws.
- 11) Specific veterinary practices permitted by this CUP shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic animals.

**FISCAL IMPACT:**

None

**OPTIONS:**

- Approve Resolution 2018-128 granting the amendment with findings for the Conditional Use Permit associated with Cedar Pet Clinic at 11051 Stillwater Blvd.
- Approve Resolution 2018-128 granting the amendment with findings and amended conditions of approval for Cedar Pet Clinic at 11051 Stillwater Blvd.
- Deny Resolution 2018-128 with amended findings for Cedar Pet Clinic at 11051 Stillwater Blvd.

**RECOMMENDATION:**

**Staff and Planning Commission:**

There were no amendments to the conditions or findings.

*Recommend approval of the Cedar Pet Clinic Conditional Use Permit Amendment with recommended findings and conditions of approval as drafted by staff. 6-0*

Staff also recommends approval.

***“Move to approve Resolution 2018-128 amending the conditional Use Permit with recommended findings and conditions of approval for Cedar Pet Clinic at 11051 Stillwater Blvd.”***

**ATTACHMENTS:**

- Application and Narrative
- Plans
- City Engineer, Landscape Architect, and Washington County Review Memos
- Current CUP

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION 2018-128**

*A RESOLUTION APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR  
CEDAR PET CLINIC, A VETERINARY CLINIC LOCATED AT 11051 STILLWATER  
BOULEVARD. NORTH*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Cedar Pet Clinic, 11051 Stillwater Boulevard, Lake Elmo, MN 55042 (the “Applicant”) has submitted an application to the City of Lake Elmo (the “City”) for an amendment to a Conditional Use Permit for a veterinary clinic located at 11051 Stillwater Boulevard. (PID# 13.029.21.23.0067) (the “Property”); and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on said matter on October 22, 2018; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated November 7, 2018, and

**WHEREAS**, the City Council considered said matter at its November 7, 2018 meeting; and

**NOW, THEREFORE**, based on the testimony elicited and information received, the City Council makes the following:

**FINDINGS**

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 154.106.
- 2) That all the submission requirements of said Section 154.106 have been met by the Applicant.
- 3) That the proposed Conditional Use Permit includes the following components:
- 4) The use will not be detrimental or in any way endanger the public health, safety, or comfort.
- 5) The property is guided for Village Mixed Use, in which a veterinary clinic is an allowed conditional use.
- 6) The use is compatible with the existing neighborhood and has been in existence since 2006.



- 7) There are no standards specific to vet clinics in this section of code. However, the use does comply with section 154.505 B. 4. Where standards are stated.
- 8) The property is located outside the 0.2% annual chance floodplain and shoreland area.
- 9) The use is compatible with the intended character of the general vicinity and district.
- 10) The use will not be hazardous or create a nuisance. Again, conditions will be applied to avoid the production of a nuisance by the use.
- 11) The use will be adequately served by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools. The site currently has municipal water service and will be required to connect to sewer at the time that it becomes available.
- 12) The use will not create excessive additional requirements at public cost nor will it be detrimental to the economic welfare of the community.
- 13) The use will not excessively produce traffic, noise, smoke, fumes, glare or odors. Vehicular approaches to the property will not create and have not created traffic congestion or interfere with traffic. Traffic is limited to certain times and days of the weeks. Washington County may also restrict access to the property by requiring a right turn to enter and a right turn to exit the property.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Lake Elmo City Council hereby approves the request by Cedar Pet Clinic for an amended Conditional Use Permit for a veterinary clinic with the following conditions of approval:

- 1) The applicant must obtain all other necessary City, State, and other governing body permits and approvals prior to the commencement of any construction activity on the parcel.
- 2) Conditions as they have been laid out in the City Engineers memo dated October 16, 2018 shall be required and approved by the City Engineer.
- 3) Conditions as they have been laid out in the Landscape Architects memo dated October 12, 2018 shall be required and approved by the City Landscape Architect.
- 4) A landscape wall shall be provided along the Eastern lot line that is either a masonry wall or fence in combination with landscape material that forms a screen at least six (6) feet in height, and not less than 90% opaque on a year-round basis.
- 5) At the time that public sanitary sewer becomes available to the property, the property must connect within one year after access has been provided.
- 6) Lighting shall be installed.
- 7) Barking dog complaints shall be reviewed by the City Council and may be the basis for revocation of this CUP if such conduct creates a nuisance to adjoining property - as determined by the City Council.
- 8) The applicant shall provide proof that the septic system is adequate to service the site as well as the expansion. Proof shall be provided in the form of Washington County inspection compliance report for the existing on-site wastewater system as well as a wastewater management plan approved by Washington County to serve the proposed building expansion.
- 9) There shall be no outside kennels or animal runs.
- 10) All disposals of animal parts and waste shall be in compliance with applicable State, County, and City laws.

- 11) Specific veterinary practices permitted by this CUP shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic and non-domestic household pets.
- 12) Upon City Council approval, the previous Conditional Use Permit dated August 15<sup>th</sup>, 2006 (Resolution 2006-084) shall expire and be replaced by resolution 2018-128.

Passed and duly adopted this 7<sup>th</sup> day of November 2018 by the City Council of the City of Lake Elmo, Minnesota.

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Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk



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Suite 200  
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f 952.893.9299  
bdhyoung.com

September 21, 2018

Cedar Pet Clinic  
11051 Stillwater Blvd  
Lake Elmo, MN 55042  
Currently Zoned VMX - Village Mixed Use  
PID - 1302921230067  
1.0256 acres 44,676 Square Feet

### Project Narrative

Cedar Pet Clinic has been serving the community for over 30 years and has been operating in its current location for 14 years. With the advancements in pet care practices and the ever-expanding Lake Elmo area, the staff of Cedar Pet Clinic is pleased to propose a plan to expand the building on the current site to better serve the existing and future pet care needs of the growing community.

The plan is to add approximately 1,400 square feet to the approximately 1,900-square-foot existing building. The expanded facility will offer a larger waiting room, treatment and surgery areas, and separate exam rooms and recovery areas for cats and dogs to foster “fear free” care for the pets. A larger laboratory area for testing and an onsite pharmacy will also be included to better address the needs of the community’s pets. Long stay boarding will not be offered; however, some pets may need to stay overnight for observation.

The expanded building will receive new siding with white painted trim. The asphalt shingle hip roof will remain on the patient portion of the building and the clinical area will have a flat roof to support screened roof top mechanical units. A bigger paved parking area will be added to the site to accommodate the growing patient base.

The use of the current veterinary clinic will not change.

# EXISTING CONDITIONS SURVEY

SURVEY FOR: **SCOTT BUILDERS**

PROPERTY ADDRESS:

11051 Stillwater Boulevard North, Lake Elmo, Minnesota.

LEGAL DESCRIPTION: (Per Washington County Document No. 3609372)


All that part of Lot 1, County Auditor's Plat No. 8, Washington County, Minnesota, described as follows: Beginning at the quarter-section corner on the west side of Section 13, Township 29 North, Range 21 West; thence north along the west line of said Section 13, 329.64 feet to a stone monument on the southerly side of the St. Paul and Stillwater Road; thence N55°16'2"E along the said southerly line of said Road 464.63 feet to the northwest corner of a tract of land conveyed by James S. Colopy and wife to William Albrecht by Warranty Deed dated and acknowledged June 11, 1910, and recorded in the office of the County Recorder in and for said Washington County in Book 76 of Deeds, page 148, to the place of beginning; thence south along the west line of said land 261.6 feet to the southwest corner of said land; thence S72°48'W 225 feet to a point; thence north along a line parallel to the said west line of said Section 13 to a point in the said southerly line of said St. Paul and Stillwater Road; thence N55°16'2"E along the said southerly line of said road to the place of beginning.  
EXCEPT the westerly 15 feet of the above-described tract.

CERTIFICATION:

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

Dated: July 23, 2018

Anderson Engineering of Minnesota, LLC

by:   
Jack Bolke  
Minnesota License No. 20281

NOTES:

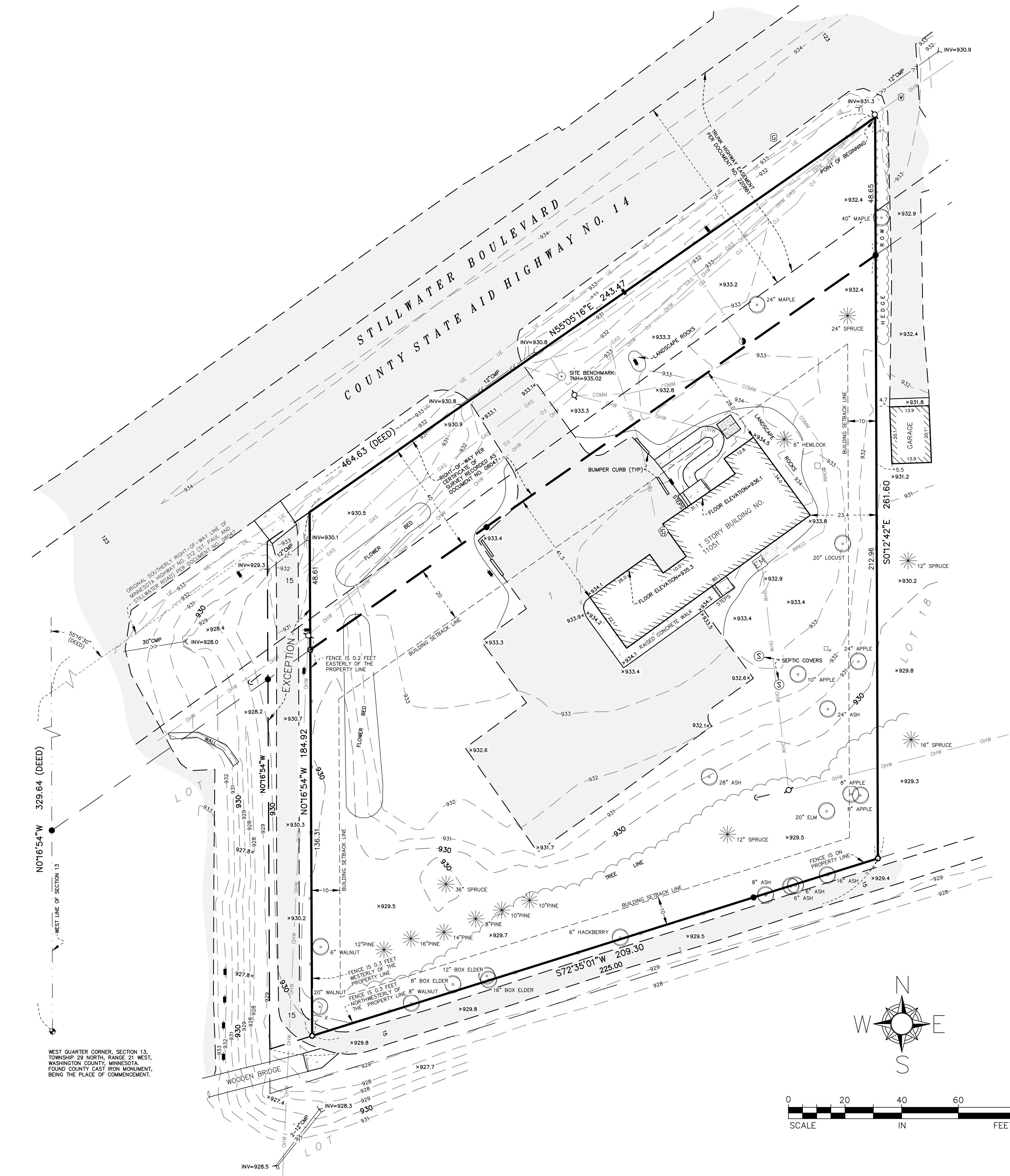
- The horizontal datum and bearings are based on the Washington County Coordinate System, NAD 83(2011).
- The vertical datum is NAVD 88. The site benchmark is the top nut of the fire hydrant located 10 feet northeast of the driveway depicted hereon. Elevation = 935.02 feet.
- The area of the property described hereon is 44,676 square feet or 1.0256 acres. The area of the property described hereon less the right-of-way per Document No. 08047 is 34,939 square feet or 0.8021 acres.
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 181932424. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- According to the City of Lake Elmo, the subject property is zoned VMX, Village Mixed use District, and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

**BUILDING SETBACKS**

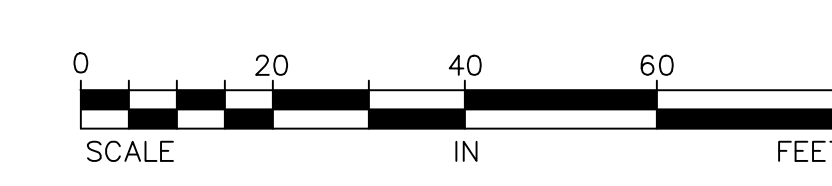
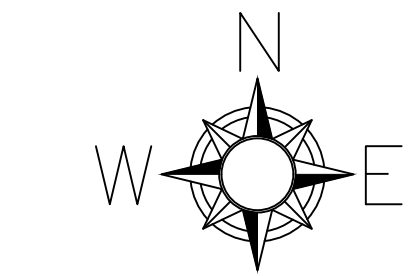
Front = 20 feet  
Rear = 10 feet  
Side = 10 feet

**LEGEND**

- AIR CONDITIONER
- CULVERT
- ELECTRIC OUTLET POST
- ELECTRIC METER
- GAS VALVE
- GUARD POST
- HANDICAP PARKING
- HANDHOLE
- HYDRANT
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- STOP BOX
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- PAVER SURFACE



WEST QUARTER CORNER, SECTION 13, TOWNSHIP 29 NORTH, RANGE 21 WEST, WASHINGTON COUNTY, MINNESOTA, FOUND COUNTY CAST IRON MONUMENT, BEING THE PLACE OF COMMENCEMENT.



Y:\15100\15157\SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\07 SURVEY\DWG-C3D\15157\_s\_bosse.dwg  
 Sep 21, 2018 - 12:39pm - Jnguyen  
 Xref Filename: \15157\_2436 Title Block

5		DESIGNED:	RLS	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. PRINT NAME: <u>ROBERT L. SWANSON</u> SIGNATURE: <u>NOT FOR CONSTRUCTION</u> DATE <u>9/21/18</u> LICENSE # <u>24094</u>	 Anderson Engineering of Minnesota, LLC 13605 1st Avenue North Suite 100 Plymouth, MN 55441 763-412-4000 (o) 763-412-4090 (f) www.ae-mn.com	 12 Division Street Buffalo, Minnesota 55313 763-684-0000 www.scottbuild.com	SURVEY	CEDAR PET CLINIC LAKE ELMO, MINNESOTA	COMM. NO.	15157	PLOTTED:			
4		DRAWN:										DRAWING NO.		
3		CHECKED BY:												
2	9/21/18	CITY SITE PLAN SUBMITTAL												
1	9/21/18	CITY SITE PLAN SUBMITTAL												
NO.	DATE	DESCRIPTION OF REVISIONS												

**LEGEND**

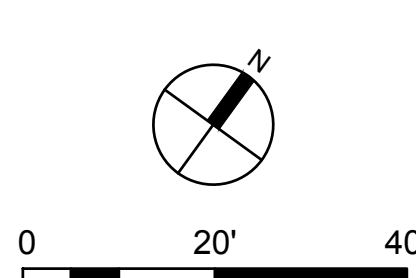
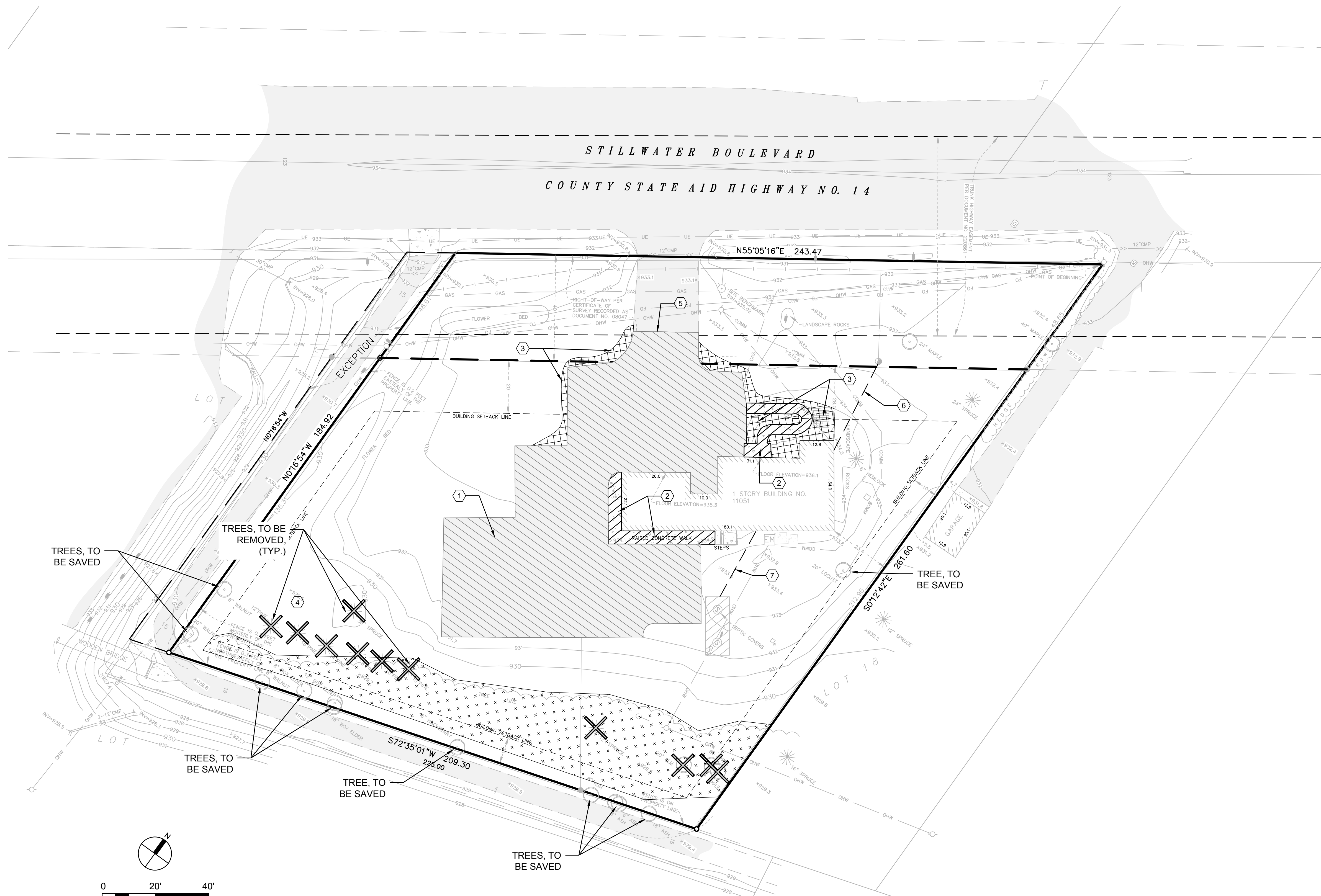
- ELECTRIC BOX
- GAS METER
- GUARD POST
- MAIL BOX
- LIGHT POLE
- SIGN
- FOUND IRON MONUMENT
- SET IRON PIPE
- ELECTRIC METER
- A/C
- CLEAN OUT
- TREES, TO BE REMOVED
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- WOOD FENCE
- GAS MAIN
- SANITARY SEWER
- UTILITY (OVERHEAD) ELECTRIC
- BURIED COMMUNICATION LINE
- EXISTING CONCRETE SURFACE
- EXISTING BITUMINOUS SURFACE
- BITUMINOUS SURFACE, TO BE REMOVED
- CONCRETE WALK, TO BE REMOVED
- LANDSCAPE AREA, TO BE REMOVED
- WOODED AREA, TO BE CLEARED

**NOTES:**

1. THE HORIZONTAL DATUM AND BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 83(2011).
2. THE VERTICAL DATUM IS NAVD 88. THE SITE BENCHMARK IS THE TOP NUT OF THE FIRE HYDRANT LOCATED 10 FEET NORTHEAST OF THE DRIVEWAY DEPICTED HEREON. ELEVATION = 935.02 FEET.
3. THE AREA OF THE PROPERTY DESCRIBED HEREON IS 44,676 SQUARE FEET OR 1.0256 ACRES. THE AREA OF THE PROPERTY DESCRIBED HEREON LESS THE RIGHT-OF-WAY PER DOCUMENT NO. 08047 IS 34,939 SQUARE FEET OR 0.8021 ACRES.
4. THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON EXISTING DRAWINGS PROVIDED BY THE UTILITY COMPANIES. ABOVE GROUND EVIDENCE AND GOPHER STATE ONE CALL MARKINGS PER TICKET NUMBER 181932424. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF THIS INFORMATION. THE SIZE AND LOCATION SHOULD BE CONSIDERED APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT. VERIFICATION OF THE EXISTENCE AND LOCATION OF ALL UTILITIES SHOULD BE OBTAINED FROM THE UTILITY OWNERS PRIOR TO ANY PLANNING OR DESIGN. IN ACCORDANCE WITH MINNESOTA STATUTE, THE LOCATION OF UTILITIES SHALL BE CONFIRMED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
5. THE TREE INFORMATION SHOWN HEREON WAS COLLECTED DURING THE FIELD SURVEY BY NON-FORESTRY TRAINED ANDERSON ENGINEERING OF MINNESOTA SURVEY PERSONNEL. TREE SIZES ARE ESTIMATES AND LOCATIONS ARE ACCURATE TO PLUS OR MINUS THREE FEET.
6. NO TITLE WORK WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY TO VERIFY THE LEGAL DESCRIPTION OR THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES.
7. ACCORDING TO THE CITY OF LAKE ELMO, THE SUBJECT PROPERTY IS ZONED VMX, VILLAGE MIXED USE DISTRICT, AND HAS THE BUILDING SETBACK REQUIREMENTS LISTED BELOW. IT IS RECOMMENDED THAT THE PROPERTY OWNER OBTAIN A ZONING LETTER FROM THE CITY TO VERIFY ALL CONDITIONS THAT AFFECT THE PROPERTY THROUGH THE CITY ZONING ORDINANCE. THIS SURVEY DOES NOT PURPORT TO DESCRIBE ALL CONDITIONS CONTAINED IN SAID ORDINANCE.
8. OWNER IS IN PROCESS OF SOME VEGETATION REMOVAL ON SITE, CONSISTING OF A FLOWER BED (ON WEST SIDE OF SITE) AND FOUR SURVEYED TREES (SOUTH OF BUILDING). THOSE ITEMS ARE NOT SHOWN FOR CLARITY.
9. SEE SHEET S1 FOR PROPERTY LEGAL DESCRIPTION.

**KEYNOTES:**

- ① ASPHALT PAVING TO BE REMOVED.
- ② CONCRETE WALK, TO BE REMOVED.
- ③ LANDSCAPE, TO BE REMOVED.
- ④ CONTRACTOR SHALL PROHIBIT HEAVY EQUIPMENT USE WITHIN THE PROPOSED INFILTRATION AREA. (REFER TO GRADING PLAN FOR PRECISE LOCATIONS/BOUNDARIES)
- ⑤ SAW CUT EXISTING PAVEMENT, PROVIDE STRAIGHT AND VERIFY SURFACE FOR PROPOSED PAVEMENT TO MATCH IN.
- ⑥ ASSUMED/ APPROX. LOCATION OF EXISTING WATER SERVICE. CONTRACTOR TO VERIFY AND USE APPROPRIATE CAUTION NOT TO DAMAGE OR DISRUPT DURING WORK.
- ⑦ ASSUMED/ APPROX. LOCATION OF EXISTING SANITARY SERVICE LINE. CONTRACTOR TO VERIFY AND USE APPROPRIATE CAUTION NOT TO DAMAGE OR DISRUPT DURING WORK.



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1	9/21/18	CITY SITE PLAN SUBMITTAL
NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED: RLS  
 DRAWN: JN  
 CHECKED BY:  
 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.  
 PRINT NAME: **ROBERT L. SWANSON**  
 SIGNATURE: *NOT FOR CONSTRUCTION*  
 DATE: 9/21/18 LICENSE # 24094

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 55313  
 763-684-0000  
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**EXISTING CONDITIONS & REMOVALS PLAN**

**CEDAR PET CLINIC  
 LAKE ELMO, MINNESOTA**

COMM. NO. 15157	PLOTTED:
DRAWING NO.	C1

Sep 21, 2018 12:39pm jnguyen  
 Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civil\01 CAD files\01 SHEETS\15157\_C\_EXISTING.dwg  
 Xref Filename: \15157\_s\_base\15157\_2436 Title Block\15157\_c\_base\15157\_R17\_Cedar Pet Clinic - level 01

**LEGEND**

- ELECTRIC BOX
- GAS METER
- NEW GUARD POST
- MAIL BOX
- LIGHT POLE
- SIGN
- FOUND IRON MONUMENT
- SET IRON PIPE
- ELECTRIC METER
- A/C
- CLEAN OUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- EXISTING WOOD FENCE
- EXISTING CONTOUR
- PROPOSED BUILDING
- CONCRETE CURB & GUTTER
- INFILTRATION BASIN
- GAS MAIN
- SANITARY SEWER
- UTILITY (OVERHEAD) ELECTRIC
- BURIED COMMUNICATION LINE
- NEW CONCRETE WALK
- EXISTING ASPHALT
- NEW ASPHALT
- BUILDING ADDITIONS, SEE ARCH. PLAN
- PARKING STALL COUNT
- VEHICULAR FLOW DIRECTION
- PROPOSED LANDSCAPE WALL

**NOTES:**

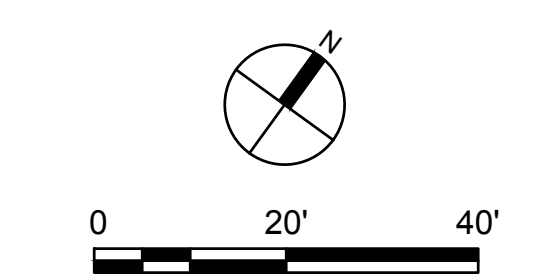
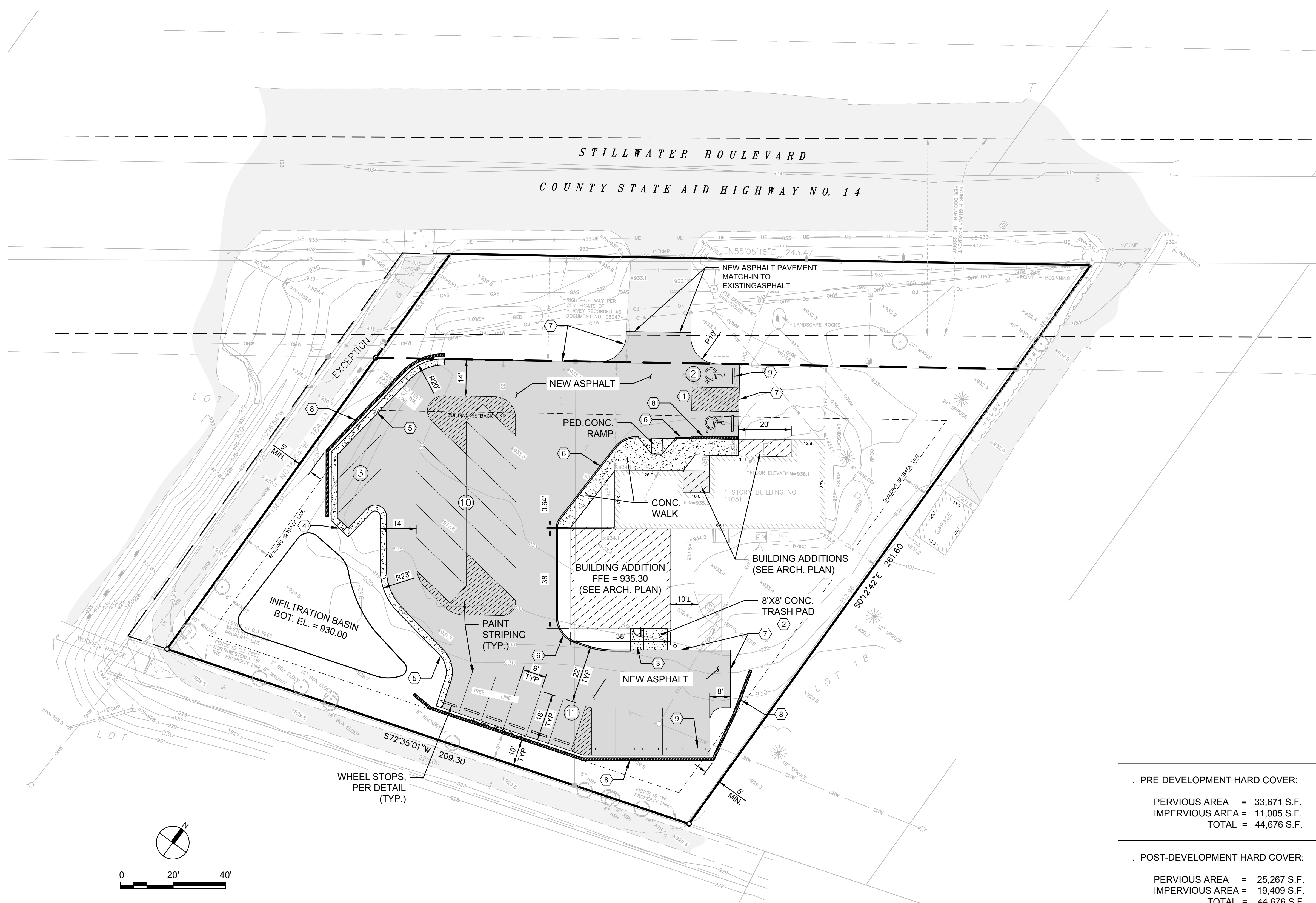
1. ALL DIMENSIONS TO FACE OF CURB OR EDGE OF PAVEMENT.
2. ALL CONSTRUCTION SHALL COMPLY WITH 2016 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF MINNESOTA, YELLOW MEDICINE WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND MNDOT PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO BEGINNING THE WORK.
4. NEW CONSTRUCTION FEATURES SHALL MATCH IN TO EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-IN POINTS.
5. NO WORK SHALL BE PERFORMED WITHIN THE MNDOT RIGHT OF WAY WITHOUT COPIES OF THE APPROVED MNDOT PERMITS ON SITE. CONTRACTOR SHALL PERFORM WORK WITHIN THE R/W IN CONFORMANCE WITH ALL PERMIT REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
9. ANGLED PARKING SHALL CONFORM WITH CITY'S PARKING ORDINANCE FOR 45° PARKING STALLS.

**KEYNOTES:**

- ① PAVEMENT STRIPING TO DESIGNATE NO PARKING, HANDICAP PAVEMENT EMBLEMS SHALL CONFORM WITH STATE ADA CODES.
- ② DUMPSTER LOCATION, (SEE ARCHITECTURAL).
- ③ CONCRETE STOOP (TYP.), SEE ARCH.
- ④ PROVIDE CURB OPENING (FOR DRAINAGE) PER DETAIL.
- ⑤ SURMOUNTABLE CONCRETE CURB & GUTTER.
- ⑥ B612 CONCRETE CURB & GUTTER.
- ⑦ EDGE OF NEW BITUMINOUS DRIVE.
- ⑧ LANDSCAPE WALL, PER DETAIL.
- ⑨ CONCRETE WHEEL STOPS, PER DETAIL.

**PARKING STALLS:**

REQUIRED: 14  
 PROPOSED: 26 (INCLUDES 2 H.C.)  
 FUTURE: N/A



<b>PRE-DEVELOPMENT HARD COVER:</b>	
PERVIOUS AREA	= 33,671 S.F.
IMPERVIOUS AREA	= 11,005 S.F.
<b>TOTAL</b>	<b>= 44,676 S.F.</b>
<b>POST-DEVELOPMENT HARD COVER:</b>	
PERVIOUS AREA	= 25,267 S.F.
IMPERVIOUS AREA	= 19,409 S.F.
<b>TOTAL</b>	<b>= 44,676 S.F.</b>
<b>NET INCREASE IN IMPERVIOUS</b>	
SURFACE AREA	= 8,404 S.F.
	(18% INCREASE)

ZONED: VILLAGE MIXED USE (VMX)

PRELIMINARY SOILS ANALYSIS SUGGESTS THE SOILS AT THIS LOCATION ARE HYDROLOGIC SOIL GROUP "B"

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 PRINT NAME: ROBERT L. SWANSON  
 SIGNATURE: NOT FOR CONSTRUCTION  
 DATE 9/21/18 LICENSE # 24094

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**SITE GEOMETRY & PAVING PLAN**

**CEDAR PET CLINIC  
 LAKE ELMO, MINNESOTA**

COMM. NO. 15157	PLOTTED:
DRAWING NO.	<b>C2</b>

Sep 21, 2018 - 12:40pm - jnguyen  
 Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civi\01 CAD files\15157\_C\_SITE & PAVING.dwg  
 Xref Filename: \15157\_s\_base\15157\_R17\_Cedar\_Pet\_Clinic - level 01

**LEGEND**

- ELECTRIC BOX
- GAS METER
- GUARD POST
- MAIL BOX
- LIGHT POLE
- SIGN
- FOUND IRON MONUMENT
- SET IRON PIPE
- ELECTRIC METER
- A/C
- CLEAN OUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- EXISTING WOOD FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BUILDING
- CONCRETE CURB & GUTTER
- INFILTRATION BASIN
- GAS MAIN
- SANITARY SEWER
- UTILITY (OVERHEAD) ELECTRIC
- BURIED COMMUNICATION LINE
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW ASPHALT
- ROCK CONSTRUCTION ENTRANCE, PER DETAIL
- SILTY FENCE
- PROPOSED SPOT ELEVATION, REFER TO SPOT ELEVATION KEY (REPRESENTS GUTTER GRADE OF NEW CURB LINE)
- SURFACE FLOW DIRECTION ARROW
- RIP-RAP
- EMERGENCY OVERFLOW (E.O.F.)

**KEYNOTES:**

1. INSTALL SILTY FENCE.
2. SIGNIFICANT TREE(S) TO BE SAVED.
3. REFER TO ARCHITECTURAL PLANS FOR ENTRY ELEVATIONS & THRESHOLDS.
4. HANDICAP ACCESS ROUTE, PER ADA SPECIFICATIONS.
5. EMPLOY EROSION CONTROL. BMP ALONG EDGE OF PAVEMENT TO ELIMINATE SEDIMENT/SILT FROM LEAVING THE CONSTRUCTION AREA. EMPLOY STREET SWEEPING AS REQUIRED.
6. INSTALL TEMPORARY SILTY FENCE AROUND PROPOSED INFILTRATION BASINS AS SOON AS BASIN GRADING IS COMPLETE. REMOVE FENCE AFTER THE BASIN'S WATERSHED HAS BEEN FULLY STABILIZED (BUILDING AND PAVED AREAS HAVE BEEN CONSTRUCTED AND VEGETATED AREAS ARE FULLY ESTABLISHED).
7. PROVIDE ROCK CONSTRUCTION ENTRANCES, PER DETAIL.
8. CONCRETE WASHOUT AREA, PER DETAIL.
9. NO EQUIPMENT SHALL BE ALLOWED INFILTRATION BASIN IN ORDER TO AVOID ANY/ALL COMPACTION OF THE INFILTRATION BASIN SOILS.
10. ASSUMED (NOT CONFIRMED) LOCATION OF EXISTING WATER SERVICE. CONTRACTOR TO VERIFY AND USE APPROPRIATE CAUTION NOT TO DAMAGE OR DISRUPT DURING WORK.
11. ASSUMED (NOT CONFIRMED) LOCATION OF EXISTING SANITARY SERVICE LINE. CONTRACTOR TO VERIFY AND USE APPROPRIATE CAUTION NOT TO DAMAGE OR DISRUPT DURING WORK.

**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

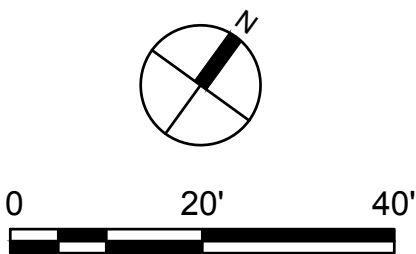
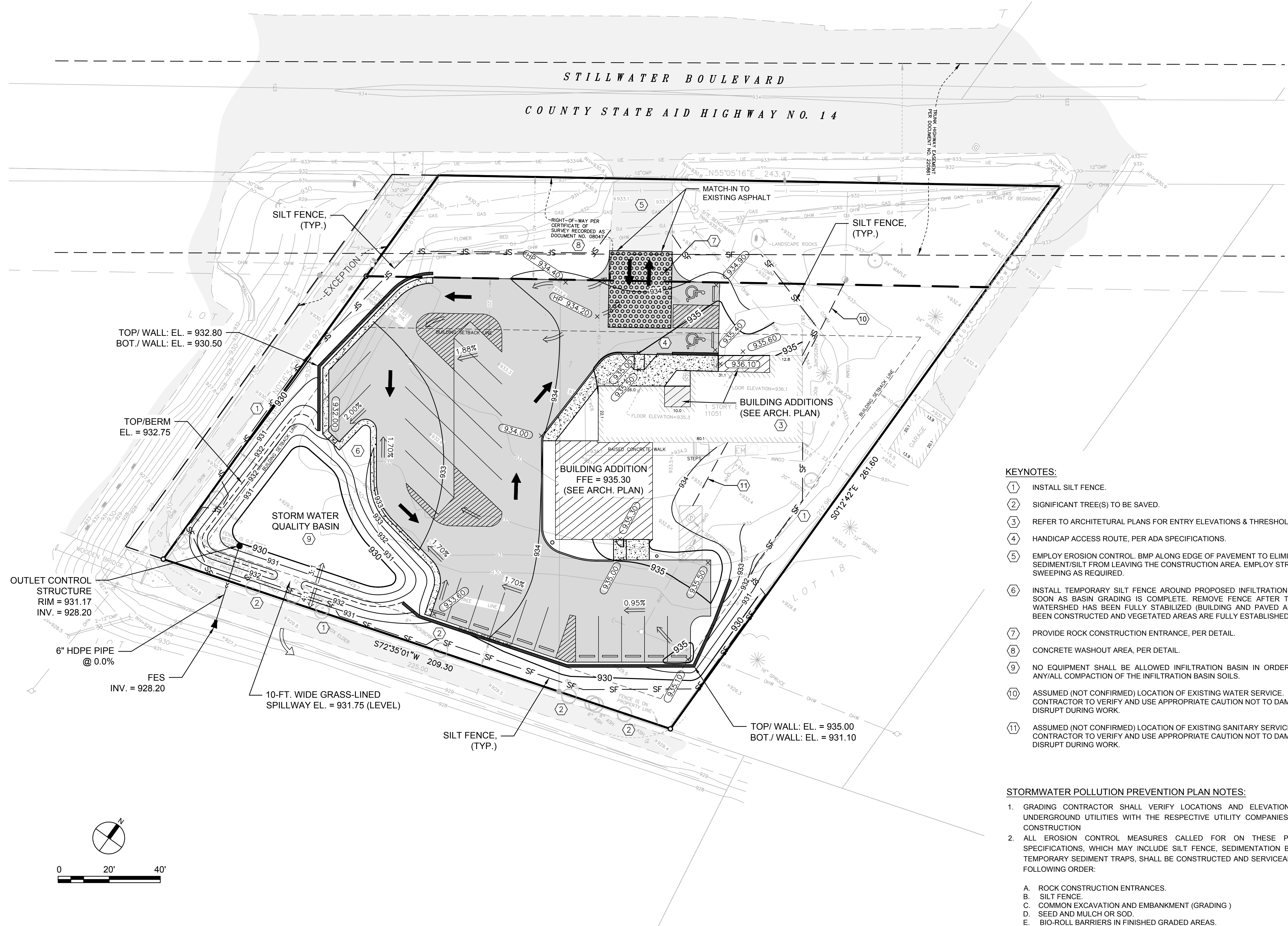
1. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION
2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILTY FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
  - A. ROCK CONSTRUCTION ENTRANCES.
  - B. SILTY FENCE.
  - C. COMMON EXCAVATION AND EMBANKMENT (GRADING)
  - D. SEED AND MULCH OR SOD.
  - E. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS.
  - F. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL THEN RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
4. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

5. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.
 

SEED MIX:	MNDOT NO. 25-131	220#/ACRE
MULCH:	TYPE 1	2 TONS/ACRE (DISK ANCHORED)
FERTILIZER:	150#/ACRE	RATE OF APPLICATION 20-10-10
6. ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES.
 

TYPE OF SLOPE	TIME	(MAXIMUM TIME AN AREA REMAIN OPEN WHEN THE AREA IS NOT ACTIVELY BEING WORKED)
STEEPER THAN 3:1	7 DAYS	
10:1 TO 3:1	14 DAYS	
FLATTER THAN 10:1	14 DAYS	
7. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
8. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
9. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
10. ALL SOLID WASTE/ CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED/ DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS
11. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASINS THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATIONS OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
12. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATION OF WATER AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.



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**STORM WATER POLLUTION PREVENTION PLAN  
 SCHEDULE OF INSTALLATION & MAINTENANCE**

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILTY FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.

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 DRAWN: JN  
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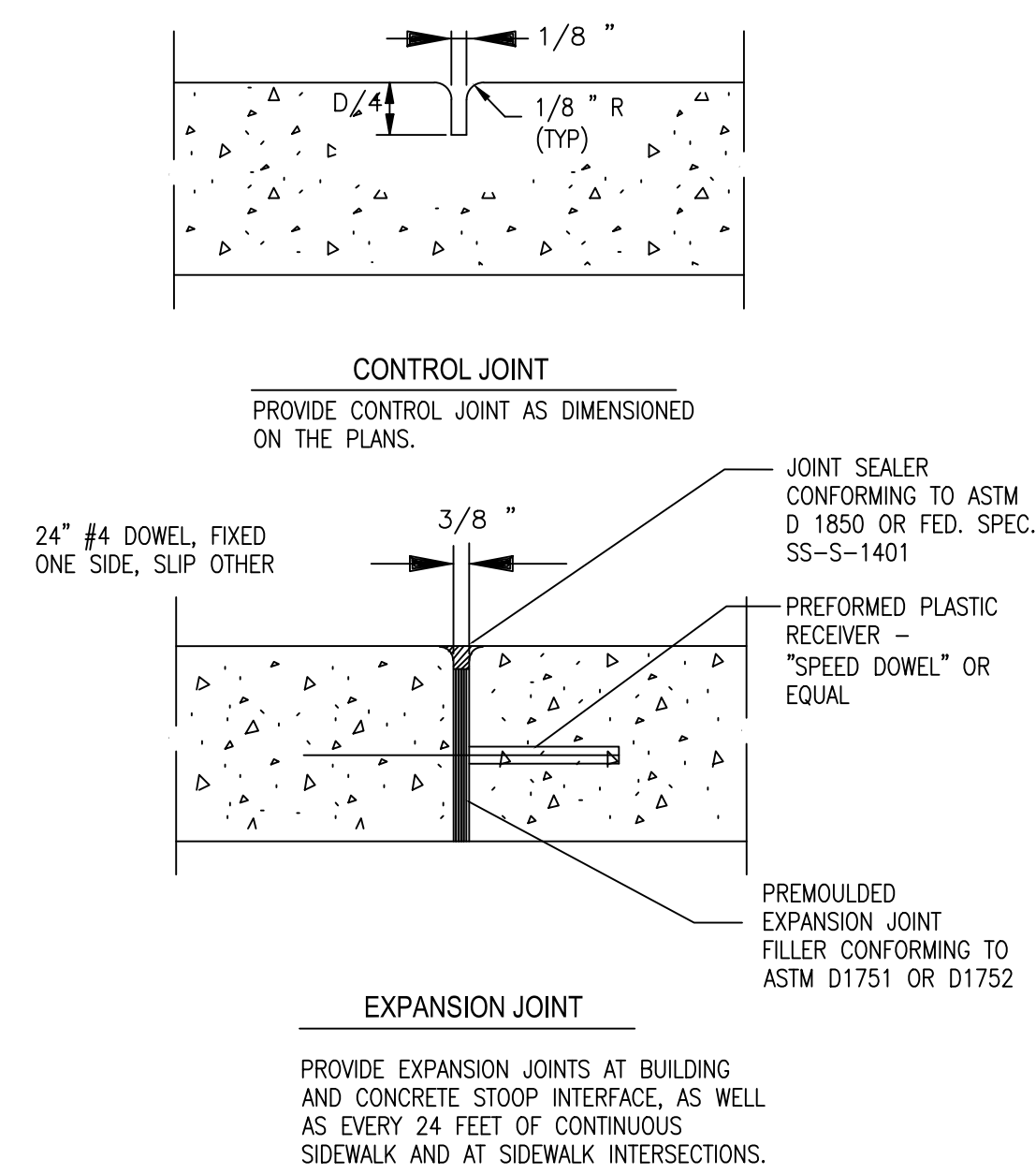
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**GRADING DRAINAGE &  
 EROSION CONTROL PLAN**

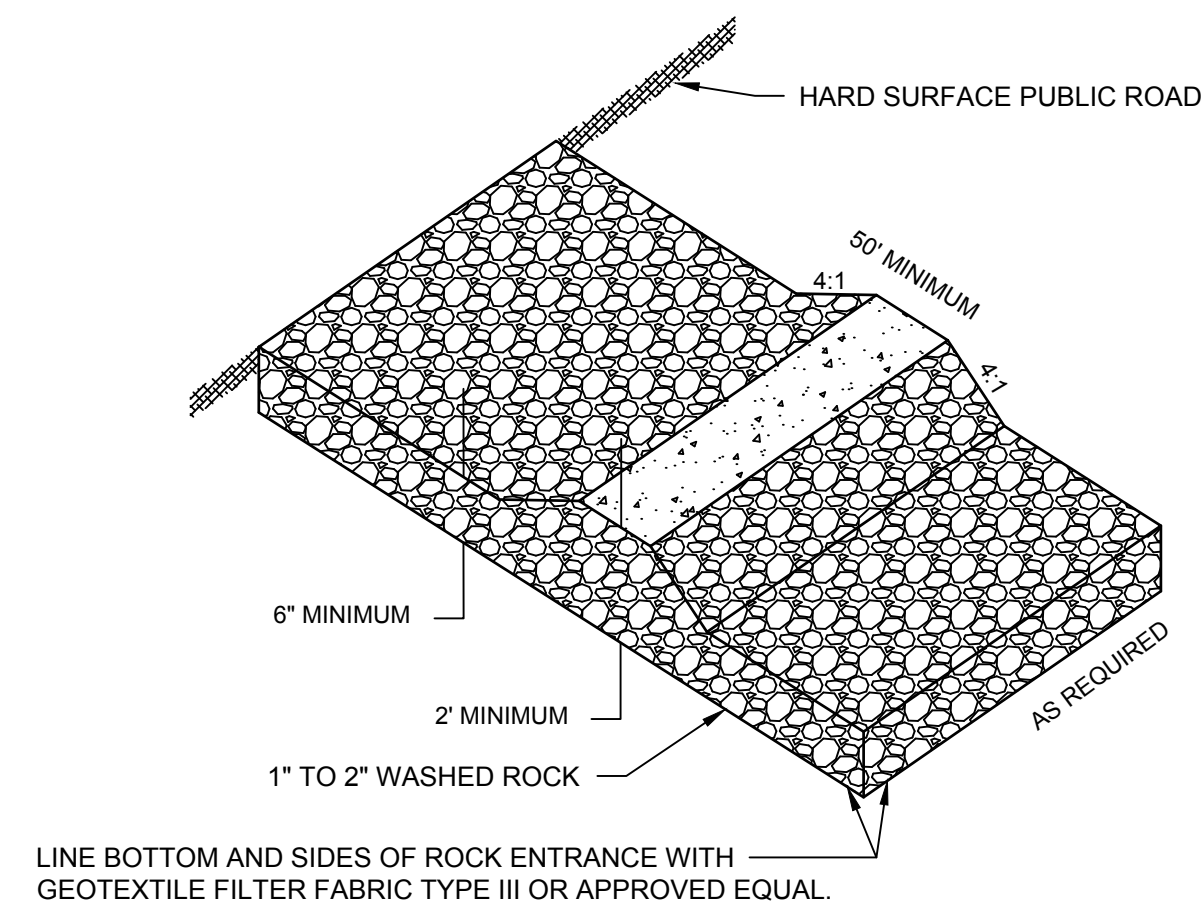
**CEDAR PET CLINIC  
 LAKE ELMO, MINNESOTA**

COMM. NO. 15157  
 PLOTTED: 15157  
 DRAWING NO. **C3**

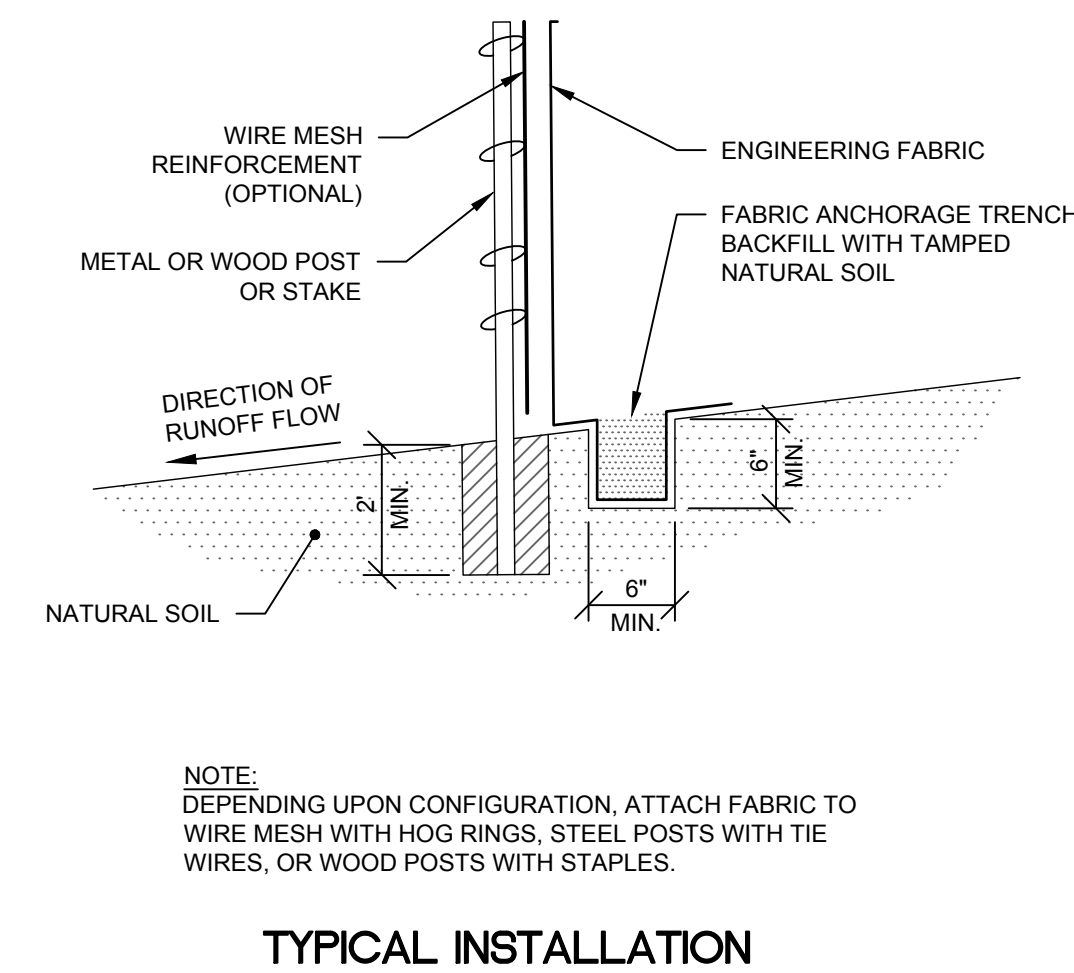
Sep 21, 2018 - 12:40pm - jnguyen  
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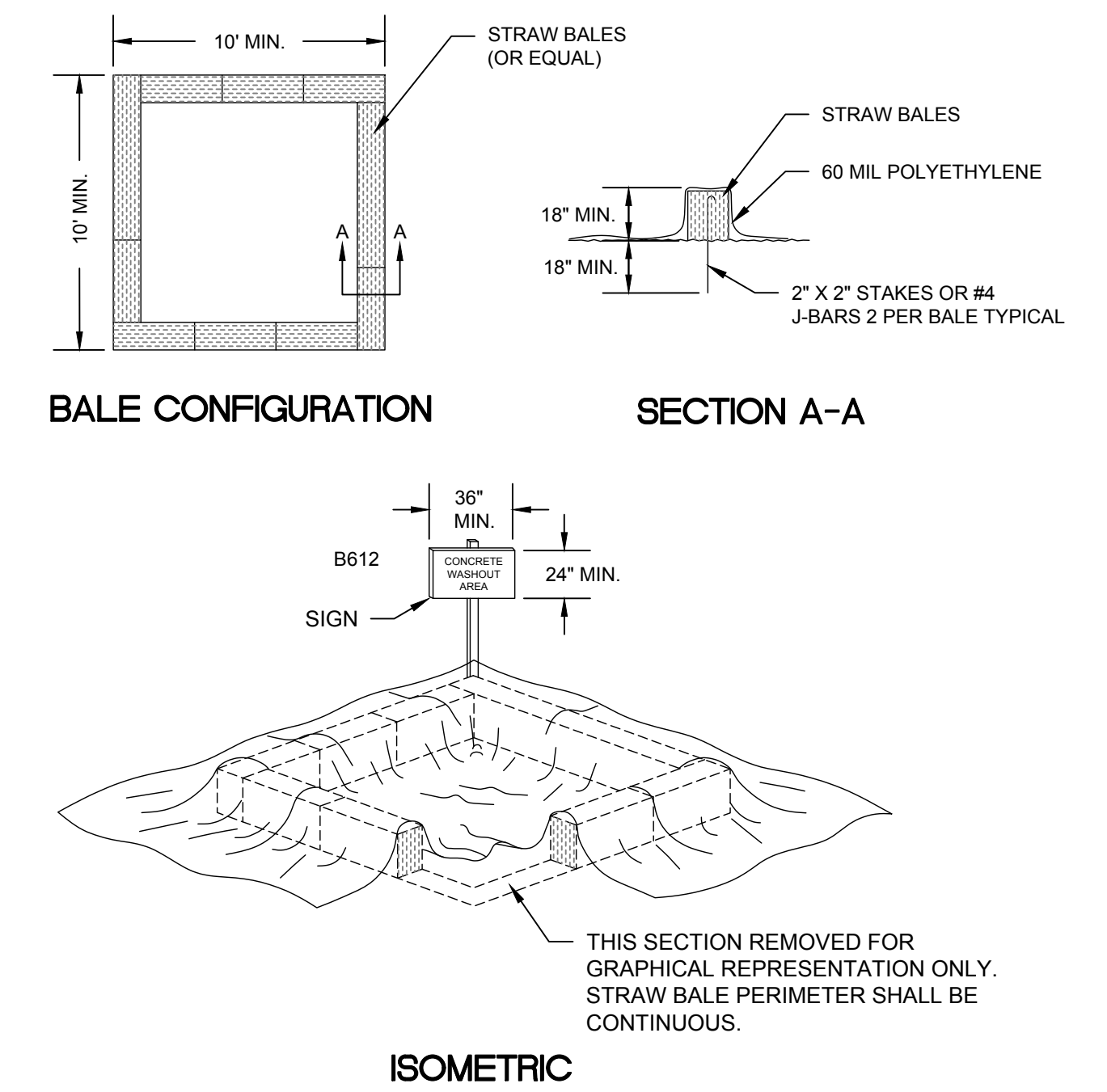
1 CONCRETE JOINTS  
SCALE: N.T.S.



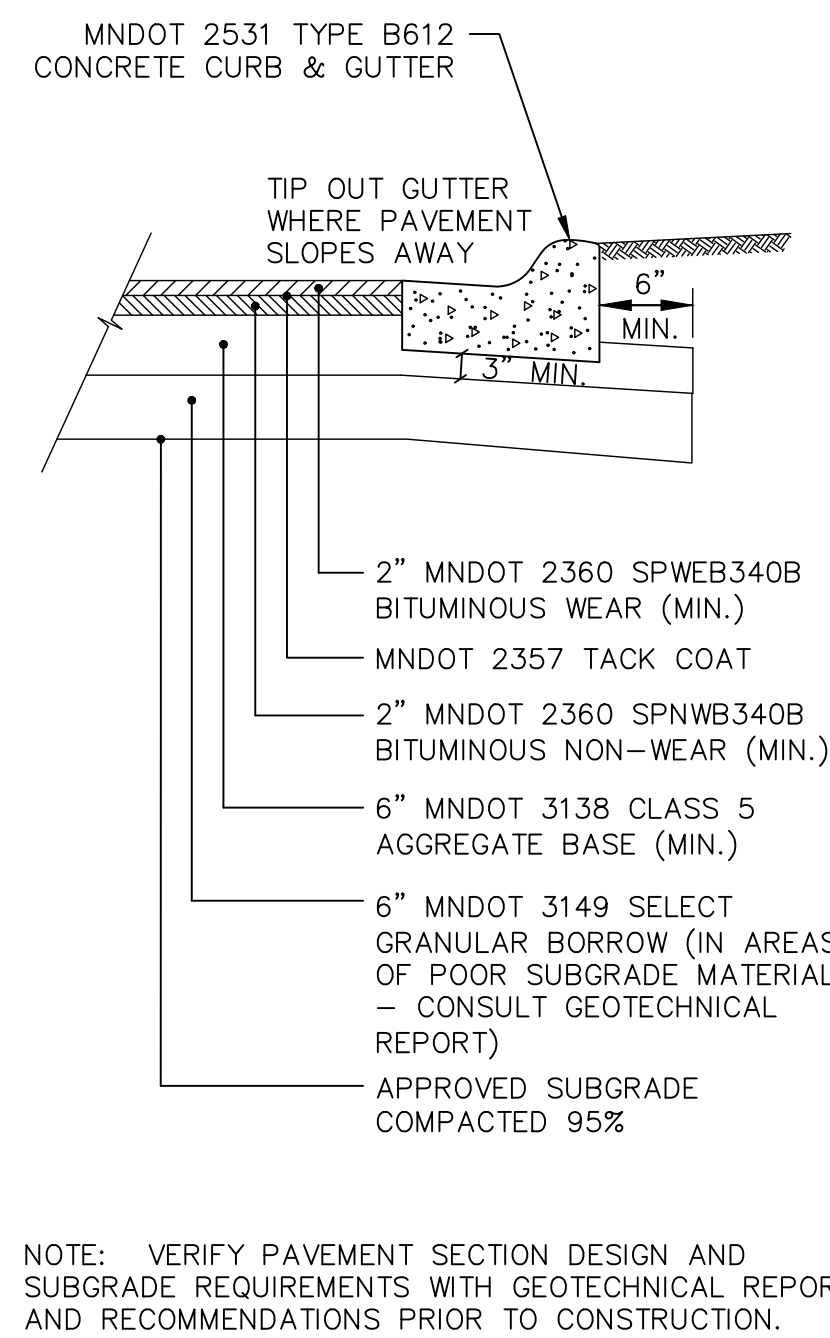
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SCALE: N.T.S.



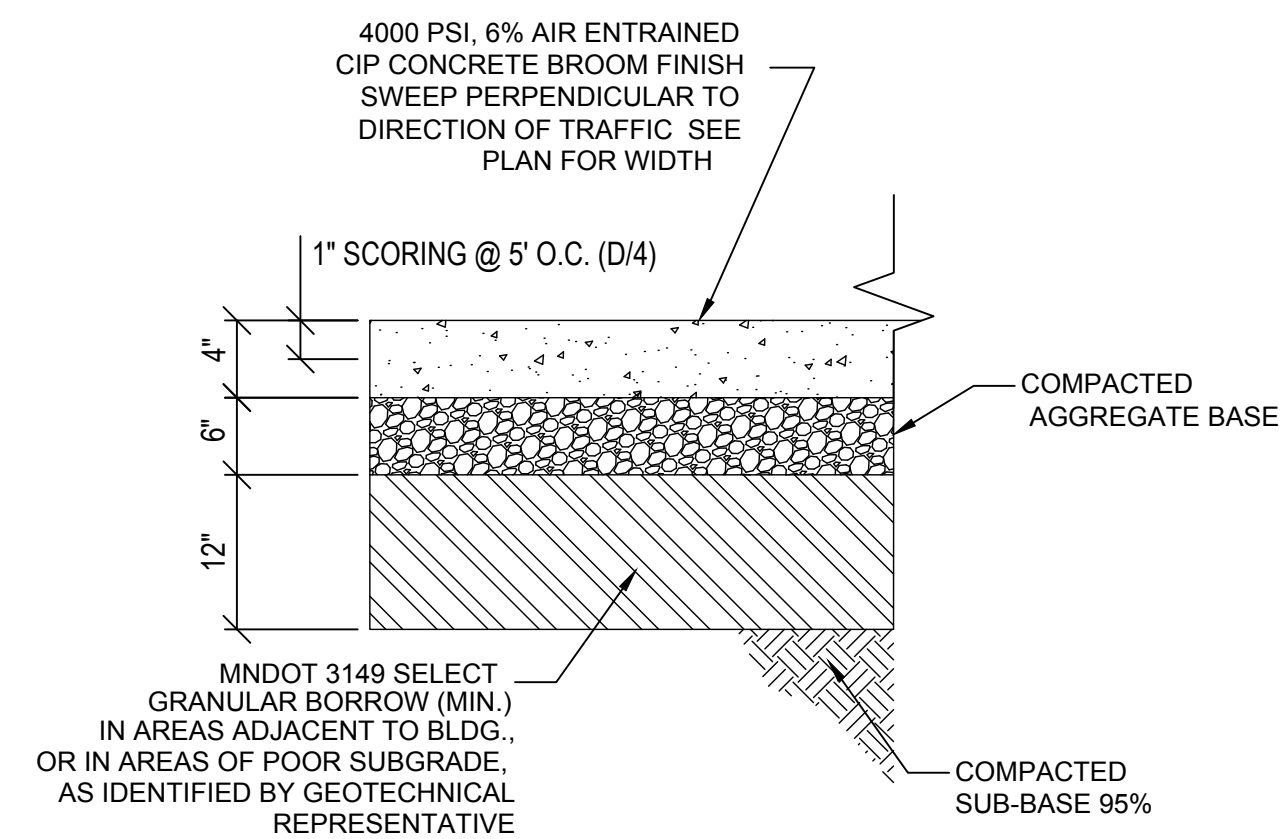
3 SILT FENCE INSTALLATION DETAIL  
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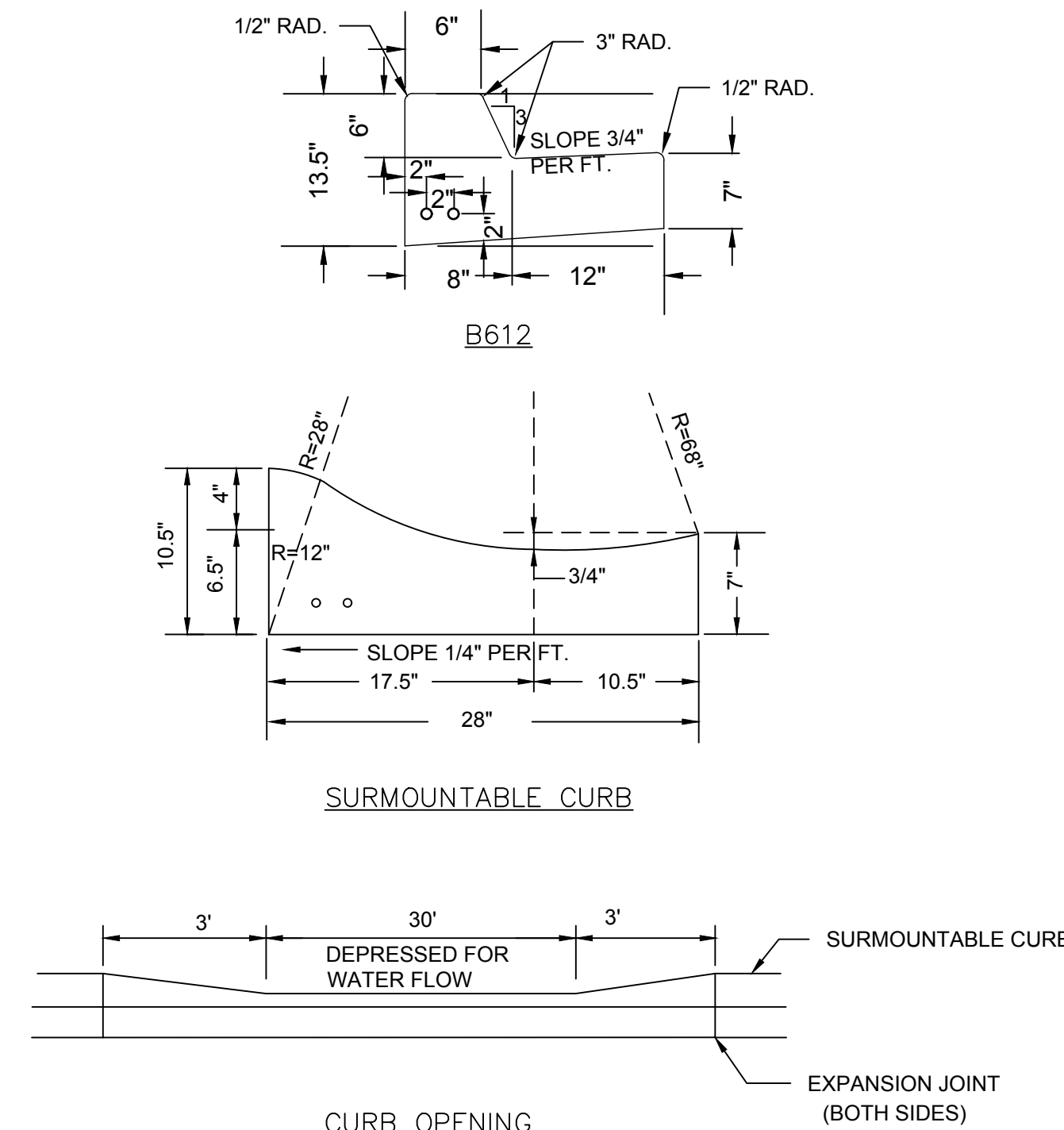
4 CONCRETE WASHOUT DETAIL  
SCALE: N.T.S.



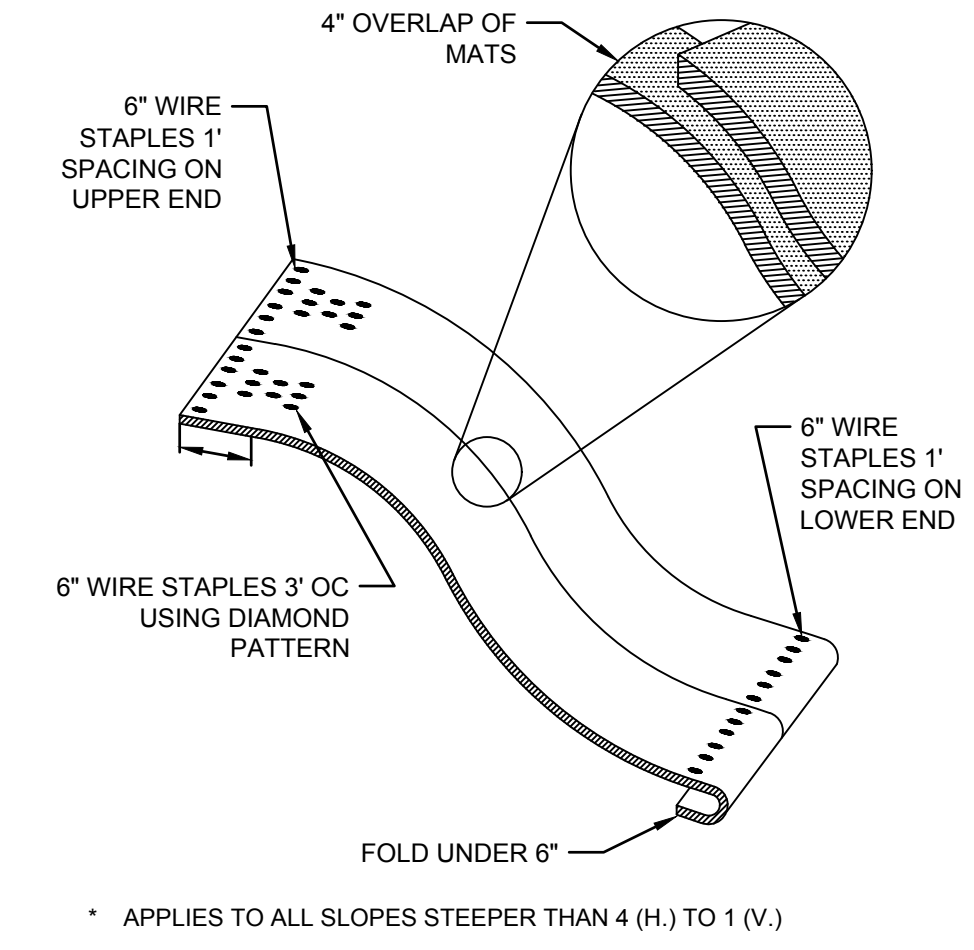
5 BITUMINOUS PAVEMENT SECTION  
SCALE: N.T.S.



6 CONCRETE SIDEWALK/PATIO SECTION  
SCALE: N.T.S.



7 TYPICAL CONCRETE CURB  
SCALE: N.T.S.



8 EROSION CONTROL BLANKET  
SCALE: N.T.S.

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2		
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NO.	DATE	DESCRIPTION OF REVISIONS

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DRAWN:	JN	
CHECKED BY:		

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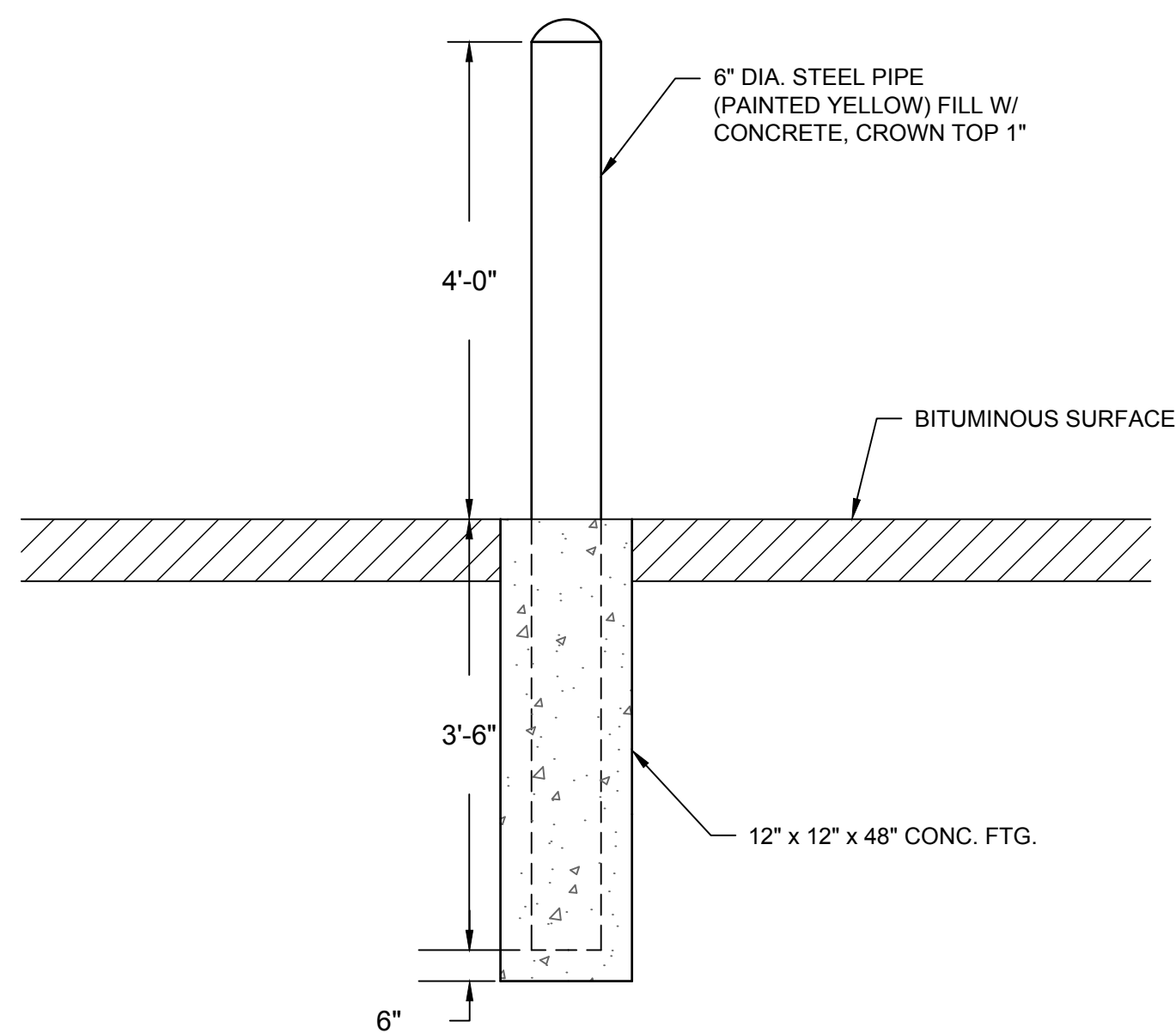
COMM. NO. 15157  
DRAWING NO. C4

CEGAR PET CLINIC  
LAKE ELMO, MINNESOTA

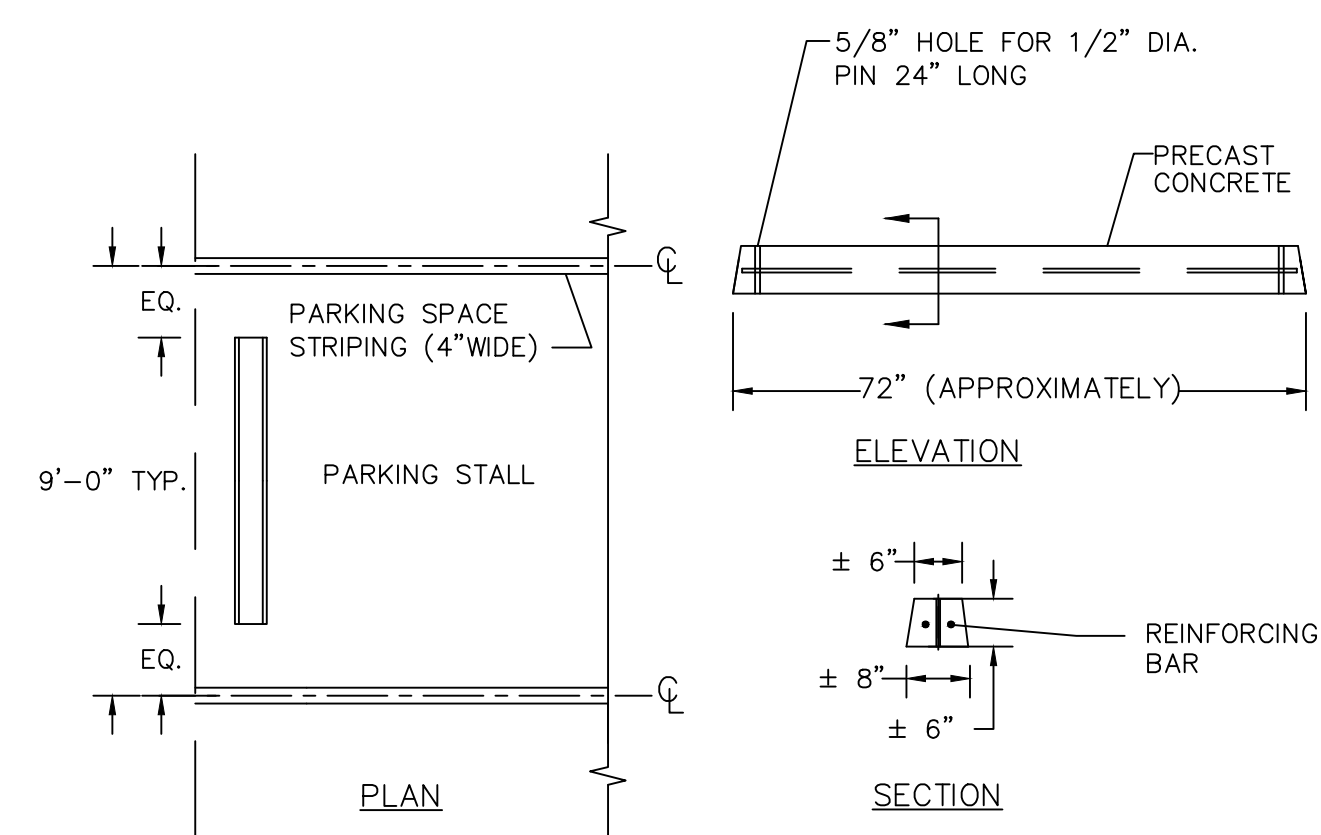
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Sep 21, 2018 - 12:40pm - Jnguyen  
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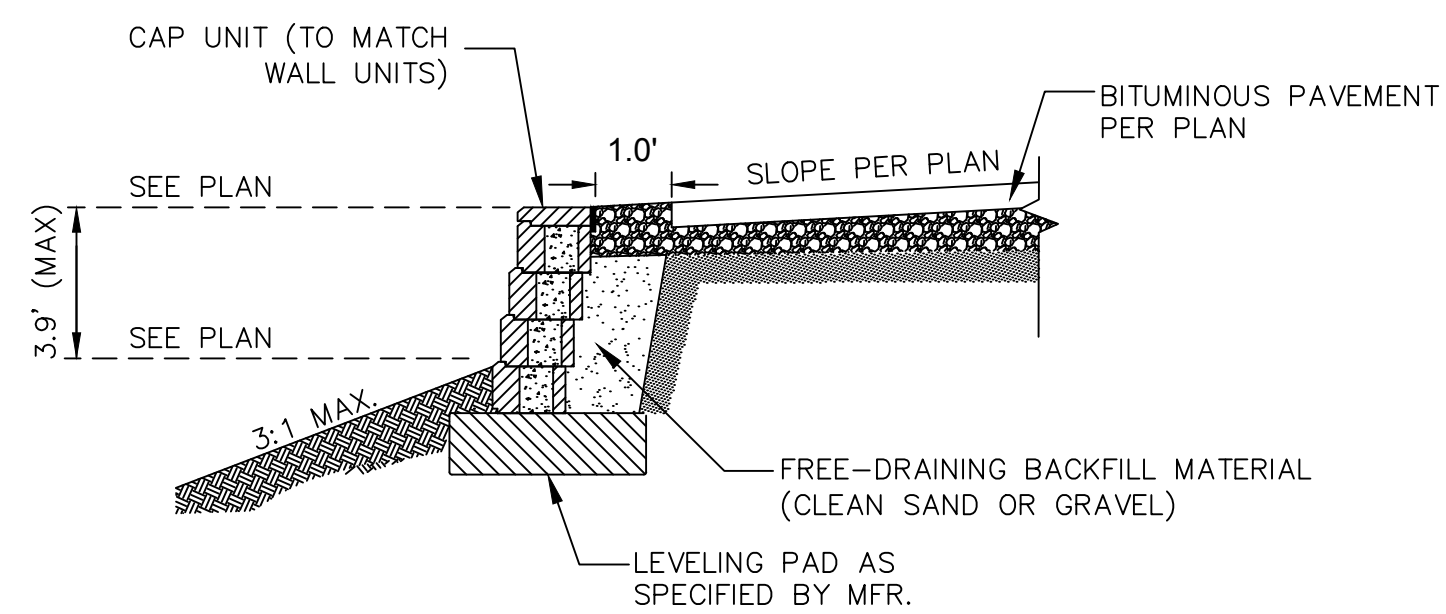
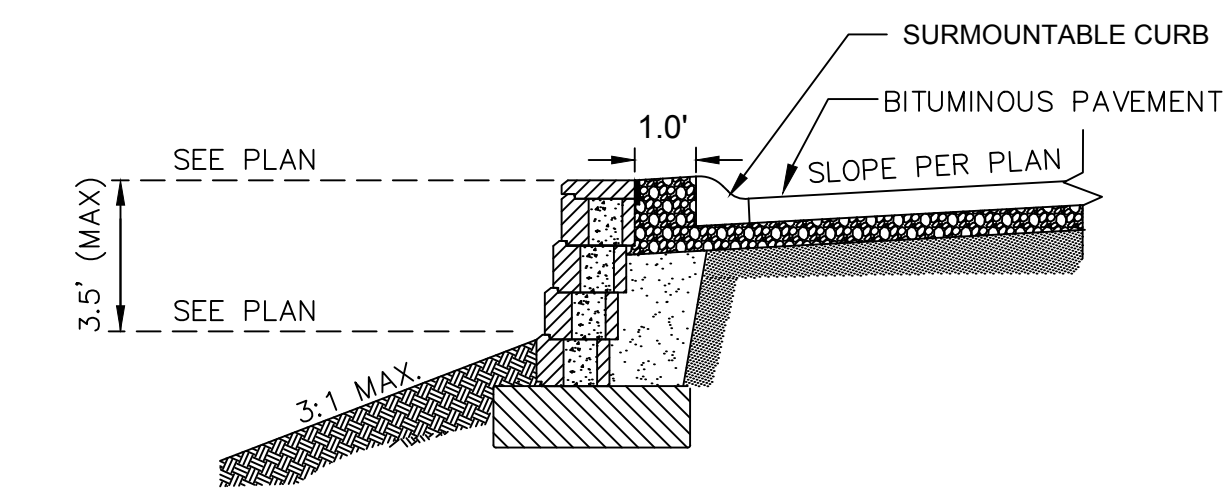




1 PIPE BOLLARD  
SCALE: N.T.S.

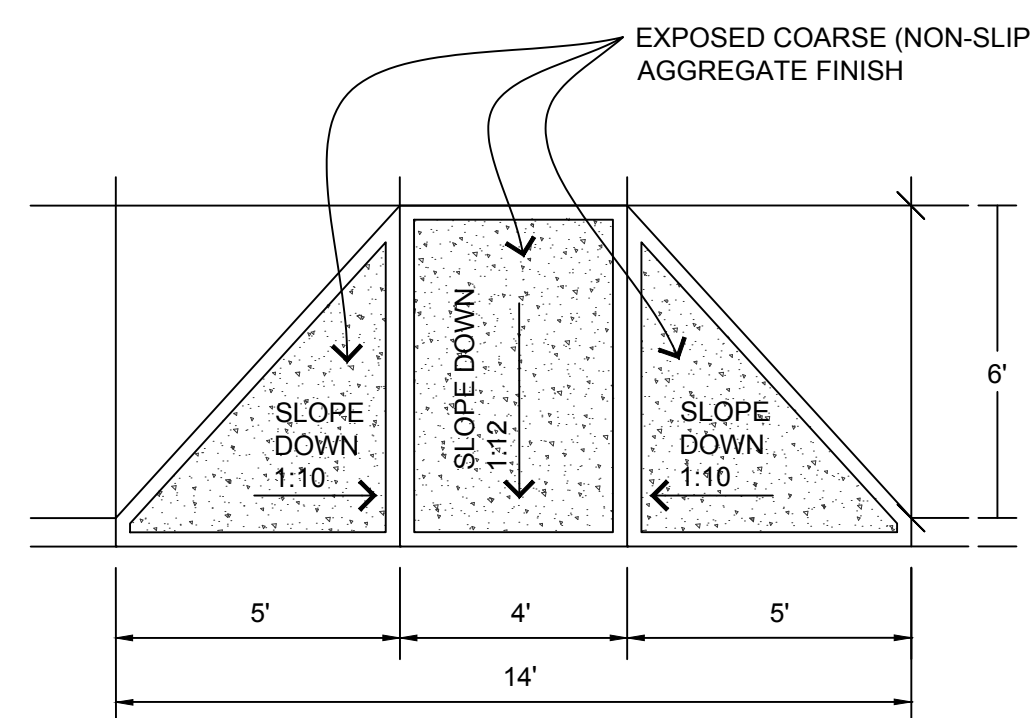


2 WHEEL STOP  
SCALE: N.T.S.

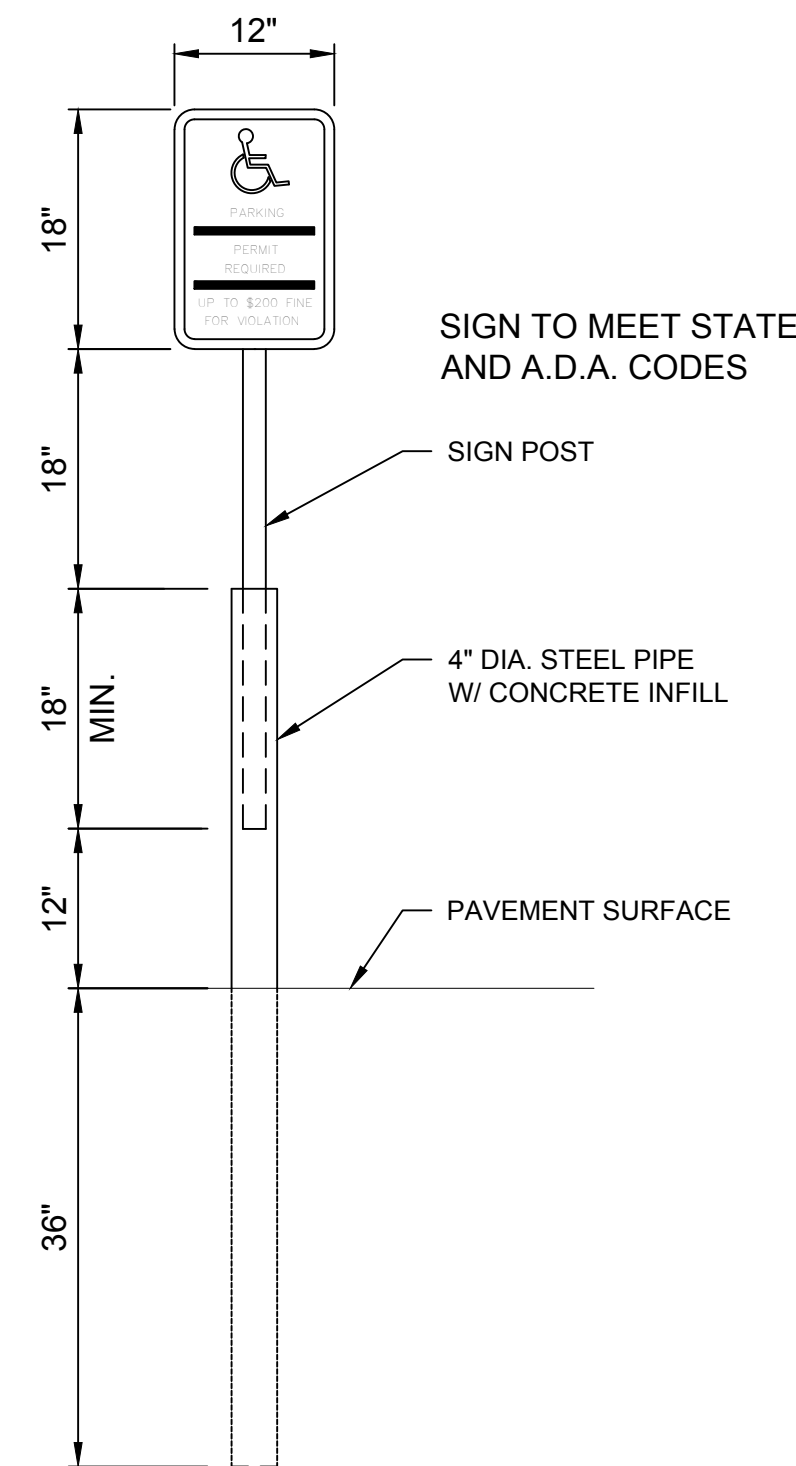


RETAINING WALL NOTES:  
1. RETAINING WALL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

3 LANDSCAPE WALL TYPICAL SECTION  
SCALE: N.T.S.

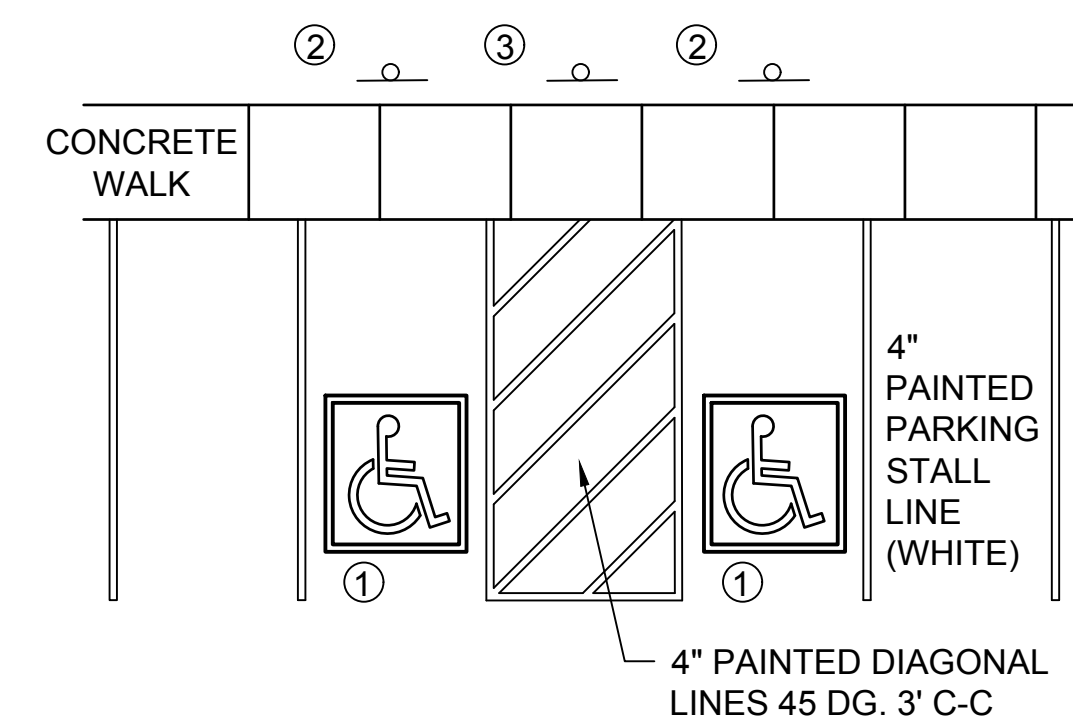


4 PEDESTRIAN RAMP DETAIL  
SCALE: N.T.S.



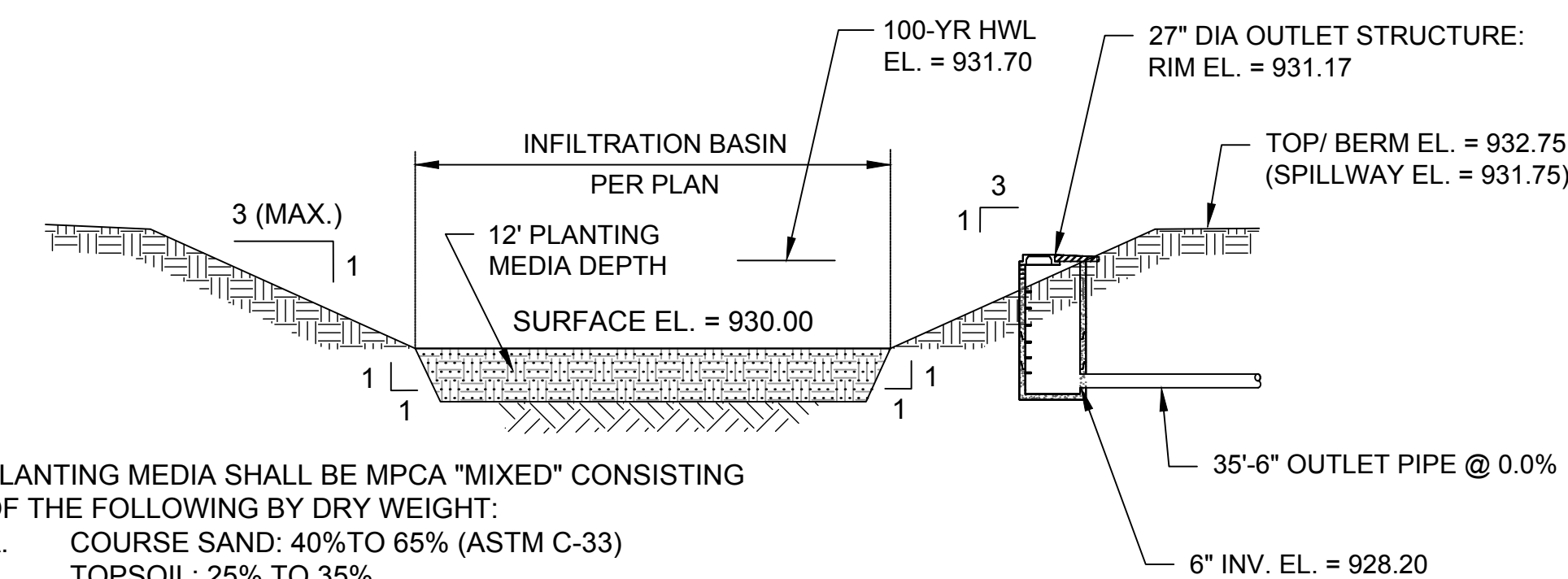
NOTES:  
1. ALL SITE SIGNAGE SHALL REQUIRE A SEPERATE PERMIT.

5 HANDICAP SIGN DETAIL  
SCALE: N.T.S.



NOTES:  
1. ACCESSIBILITY SYMBOL INSIDE A 48" (MIN.) SQUARE BLUE BACKGROUND WITH WHITE BORDER PER USDOT MUTCD FIG 3B-22. USE STENCIL FOR HANDICAPPED PARKING DECAL.  
2. HANDICAP SIGN 1' BACK FROM CONCRETE WALK.  
3. NO PARKING SIGN 1' BACK FROM CONCRETE WALK.

6 HANDICAP STALL STRIPING DETAIL  
SCALE: N.T.S.



PLANTING MEDIA SHALL BE MPCA "MIXED" CONSISTING OF THE FOLLOWING BY DRY WEIGHT:  
A. COURSE SAND: 40% TO 65% (ASTM C-33)  
B. TOPSOIL: 25% TO 35%  
C. COMPOST: 10% TO 25% (MNDOT SPEC 3890 GRADE)

7 INFILTRATION BASIN TYPICAL SECTION  
SCALE: N.T.S.

5		
4		
3		
2		
1	9/21/18	CITY SITE PLAN SUBMITTAL
NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED:	RLS	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. PRINT NAME: <u>ROBERT L. SWANSON</u> SIGNATURE: <u>NOT FOR CONSTRUCTION</u> DATE <u>9/21/18</u> LICENSE # <u>24094</u>
DRAWN:	JN	
CHECKED BY:		

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www.ae-mn.com

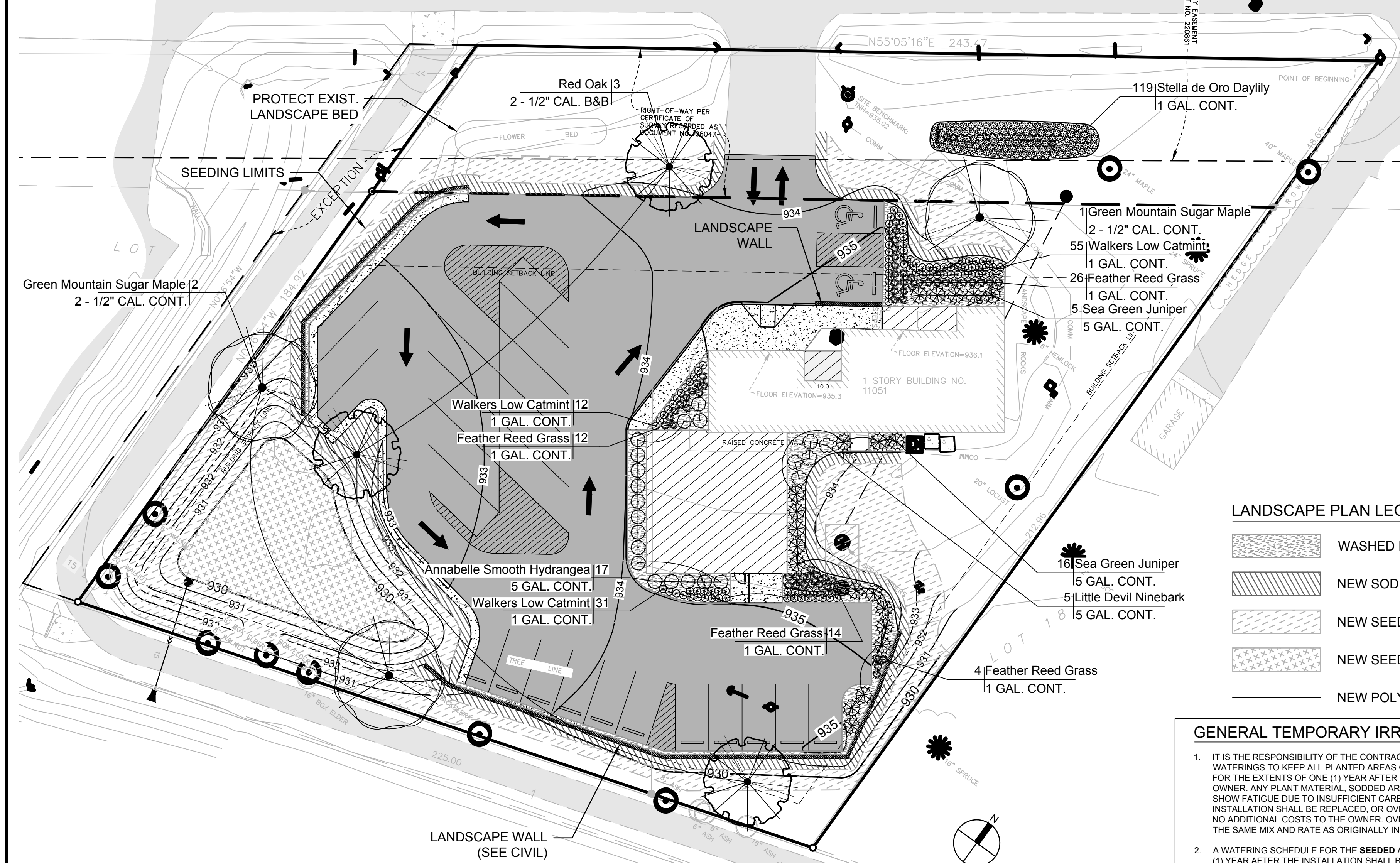
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12 Division Street  
Buffalo, Minnesota  
55313  
763-684-0000  
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CIVIL DETAILS 2

CEDAR PET CLINIC  
LAKE ELMO, MINNESOTA

COMM. NO.	15157	PLOTTED:
DRAWING NO.	C5	

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**1 LANDSCAPE PLAN**  
SCALE: 1" = 20'

**GENERAL LANDSCAPE NOTES:**

- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER SQ. Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- 3" DEPTH 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PLANS & DETAILS.
- CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- CRABAPPLE TREES SHALL HAVE NO BRANCHES BELOW 36" ABOVE THE ROOT BALL, AND HAVE NO "V" CROTCHES.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
- SHRUBS AND GROUND COVER SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR MUST NOTIFY THE CITY OF SHAKOPEE NATURAL RESOURCES DIVISION BEFORE INSTALLATION TAKES PLACE AND AGAIN WHEN LANDSCAPING IS COMPLETE. THE WARRANTY PERIOD SHALL NOT BEGIN UNTIL INSPECTION AND CITY ACCEPTANCE IS COMPLETE. CONTACT 952-233-9371 OR JBUSIAH@SHAKOPEE.MN.GOV
- SOIL COMPACTION FOR ALL NON-STRUCTURAL LANDSCAPED AREAS (INCLUDING LANDSCAPING ISLANDS) SHALL BE BETWEEN 75%-80% OF STANDARD PROCTOR OR NOT TO EXCEED 300 PSI FOR A MINIMUM OF THE TOP 18" OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. THEY ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE'S NATURAL RESOURCES DEPT. BEFORE INSTALLATION OF LANDSCAPING BEGINS. SAMPLES SHALL BE RANDOMLY TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPED AREAS. SUBMIT SAMPLE RESULTS TO THE SHAKOPEE NATURAL RESOURCES DEPT. - JBUSIAH@SHAKOPEE.MN.GOV OR 952-233-9371
- SOILS NOT MEETING THIS REQUIREMENT ARE REQUIRED TO BE SUBSOILED TO RELIEVE COMPACTION
- TREES SHALL NOT BE PLANTED IN A LOCATION THAT WILL INTERFERE WITH INFRASTRUCTURE OR BE IN EXTREME COMPETITION FOR RESOURCES WITH OTHER TREES AT MATURITY. MINIMUM SPACING BETWEEN NON-ORNAMENTAL TREES IS 20 FEET.
- NO TREES SHALL BE PLANTED WITHIN EASEMENTS OR RIGHT OF WAYS WITHOUT PERMISSION FROM THE CITY'S ENGINEERING, NATURAL RESOURCES DEPARTMENT, AND SHAKOPEE PUBLIC UTILITIES.
- IRRIGATION DESIGN NOT PROVIDED.

5		DESIGNED:	RLS
4		DRAWN:	DJS
3		CHECKED BY:	DJS
2			
1			
NO.	DATE	DESCRIPTION OF REVISIONS	

DESIGNED: RLS  
DRAWN: DJS  
CHECKED BY: DJS

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.  
PRINT NAME: DEREK J. SEIFERT  
SIGNATURE: *NOT FOR CONSTRUCTION*  
DATE: 9/21/18 LICENSE # 56013

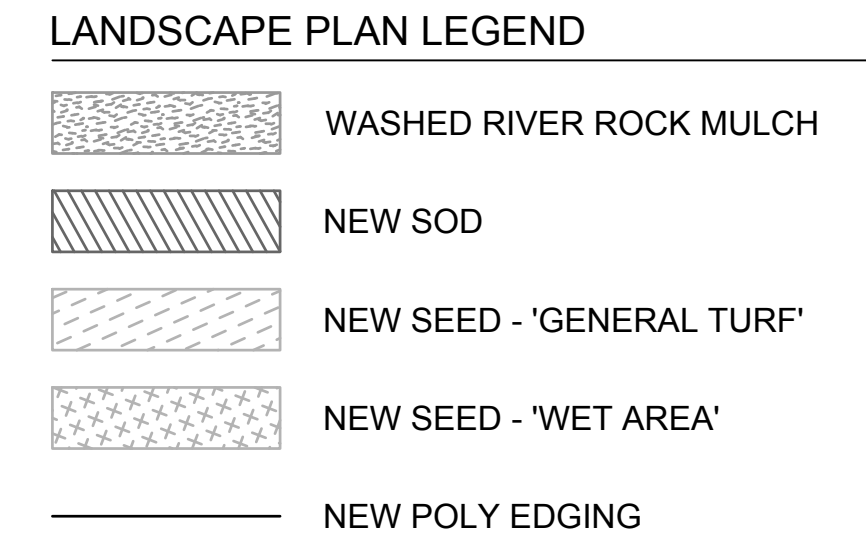
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**PLANT SCHEDULE PLAN**

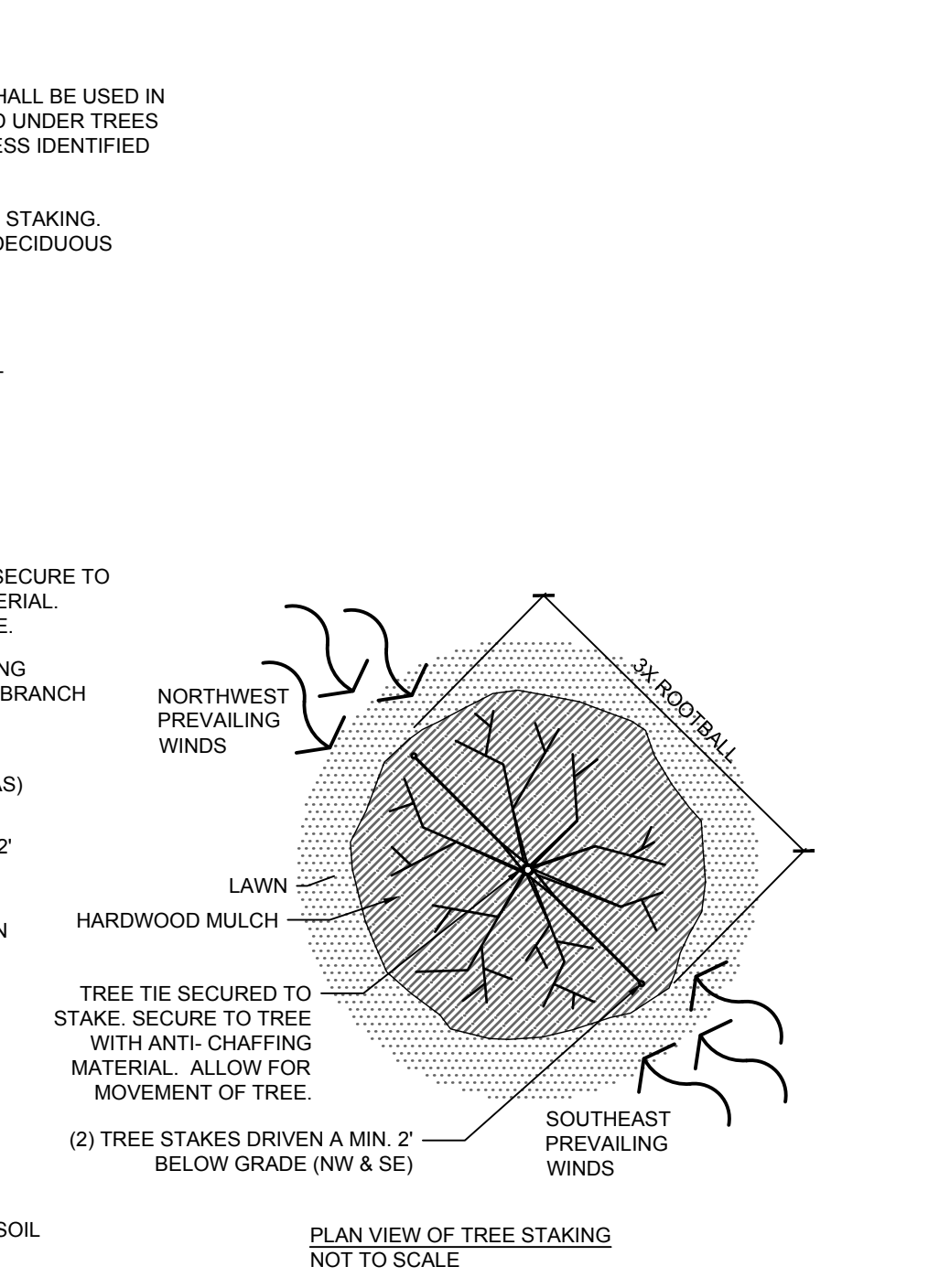
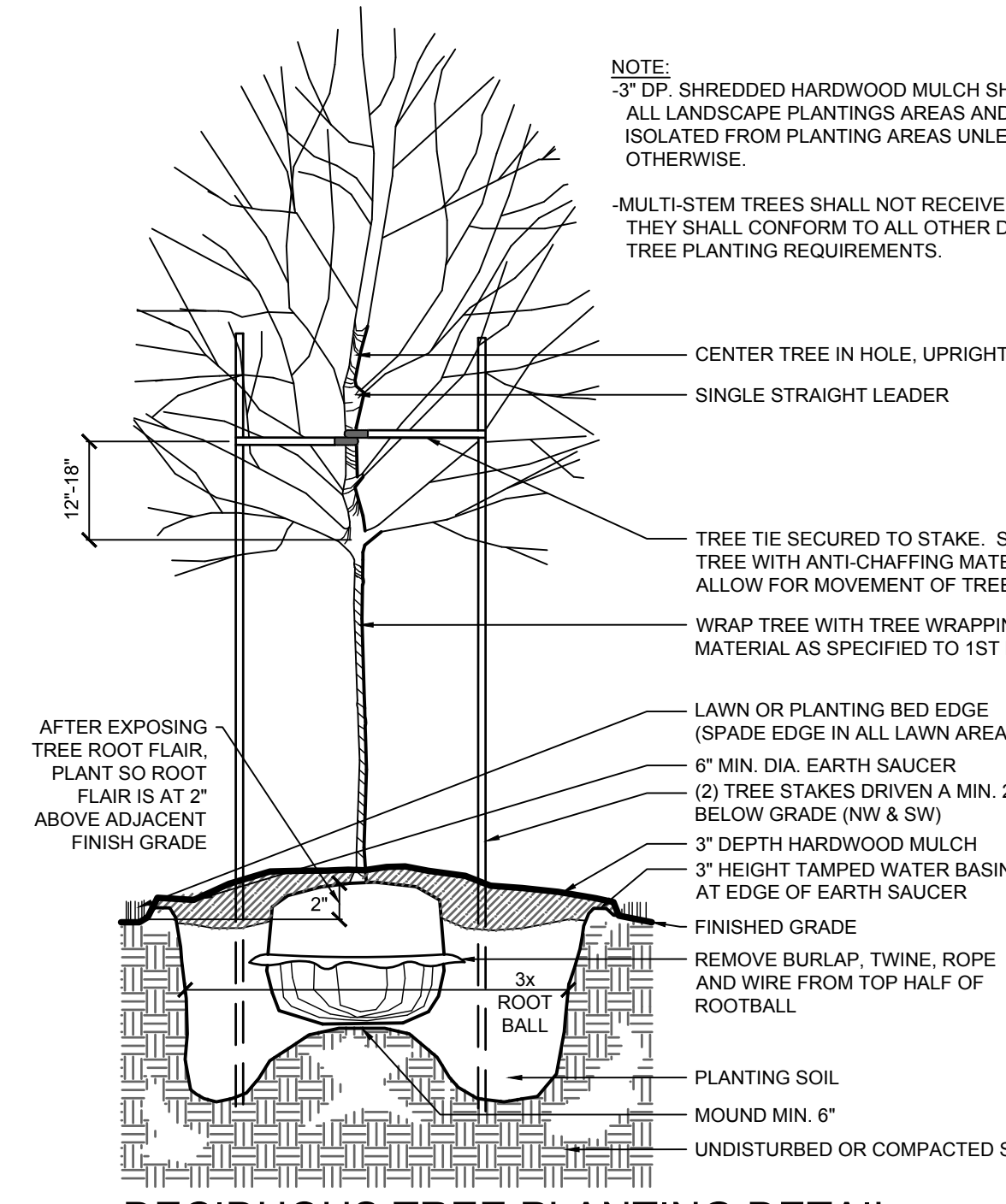
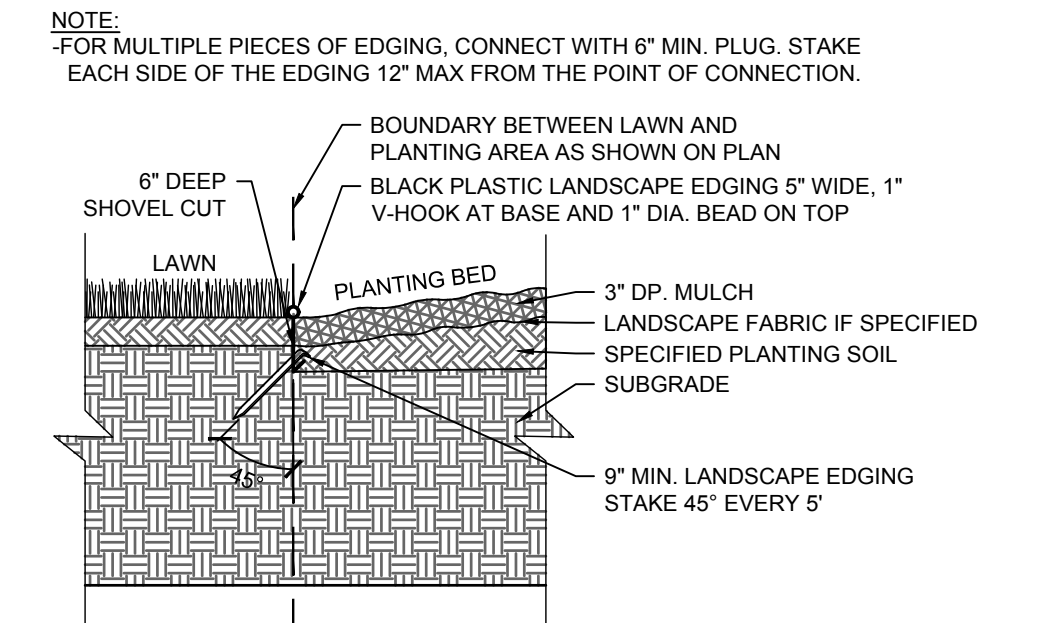
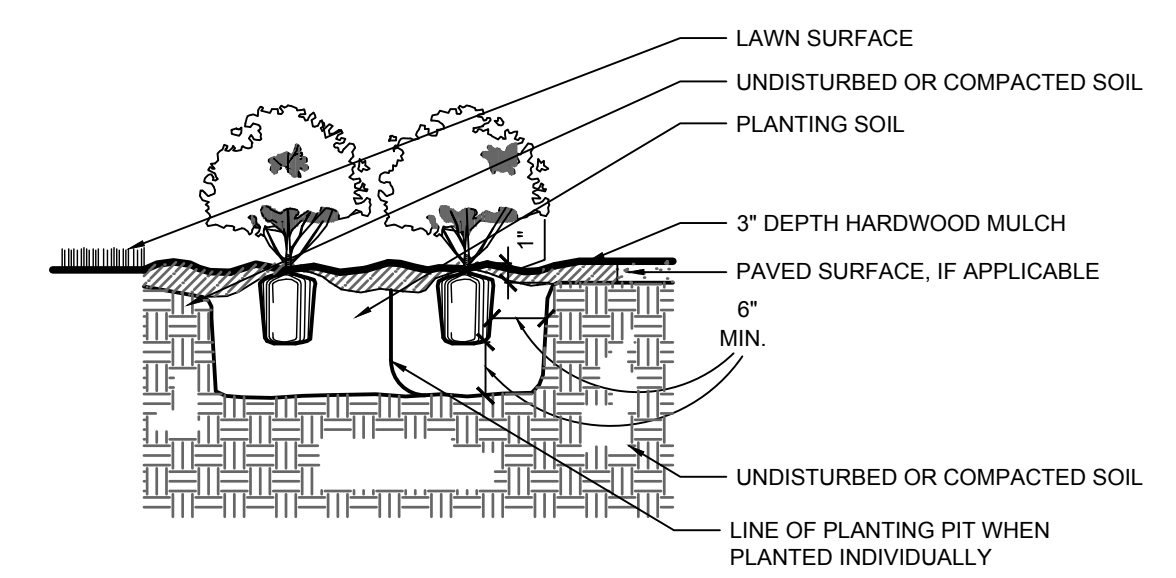
TREES	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	3	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM 'GREEN MOUNTAIN'™	CONT.	2 - 1/2" CAL.	SINGLE STRAIGHT LEADER, NO "V" CROTCHES
	3	RED OAK QUERCUS RUBRA	B&B	2 - 1/2" CAL.	SINGLE STRAIGHT LEADER, NO "V" CROTCHES
SHRUBS	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	17	ANNABELLE SMOOTH HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT.	5 GAL.	MIN. 5 CANES @ 18" HT.
	21	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	CONT.	5 GAL.	
	5	LITTLE DEVIL NINEBARK PHYSCARPUS OPULIFOLIUS 'DONNA MAY' PP22.634	CONT.	5 GAL.	MIN. 5 CANES 18" HT.
ANNUALS/PERENNIALS	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	56	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	1 GAL.	
	119	STELLA DE ORO DAYLILY HEMEROCALLIS X 'STELLA DE ORO'	CONT.	1 GAL.	
	98	WALKERS LOW CATMINT NEPETA X FAASENII 'WALKERS LOW'	CONT.	1 GAL.	



- GENERAL TEMPORARY IRRIGATION NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY WATERINGS TO KEEP ALL PLANTED AREAS GROWING IN A HEALTHY CONDITION FOR THE EXTENTS OF ONE (1) YEAR AFTER INSTALLATION AND APPROVAL BY OWNER. ANY PLANT MATERIAL, SODDED AREAS, OR SEEDED AREAS THAT DIE OR SHOW FATIGUE DUE TO INSUFFICIENT CARE WITHIN ONE (1) YEAR AFTER INSTALLATION SHALL BE REPLACED, OR OVERSEEDED, BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. OVERSEEDING, IF APPLICABLE, SHALL BE THE SAME MIX AND RATE AS ORIGINALLY INSTALLED.
  - A WATERING SCHEDULE FOR THE SEEDER AREAS FOR THE LENGTH OF THE ONE (1) YEAR AFTER THE INSTALLATION SHALL BE SUBMITTED WITH BID.
  - THE WATER SOURCE FOR WATERING OF THE SEEDER AREAS SHALL BE PROVIDED BY THE CONTRACTOR. SUBMIT A DEDUCT ITEM IN BID FOR OWNER PROVIDED WATER SOURCE.

**GENERAL SODDING, SEEDING & TOPSOIL NOTES:**

- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
  - SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
  - SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL).
- ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
  - 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
  - 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0)
  - 10% SAND (FINE CLEAN MASONRY SAND)
- AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
- AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTCUTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SOD SHALL BE HIGHLAND SOD, 30" X 100" ROLLS PREFERRED WHERE APPLICABLE. TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, THE CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- ALL AREAS SPECIFIED AS 'GENERAL TURF' TO BE SEEDDED WITH PREMIUM SUNNY SEED MIX INCLUDING:
  - 20% RAVEN STAR KENTUCKY BLUEGRASS 10% MIDNIGHT STAR KENTUCKY BLUEGRASS 15% WASHINGTON KENTUCKY BLUEGRASS 5% THERMAL BLUE BLUEGRASS 35% SPLENDID PERENNIAL RYEGRASS 15% ZODIAC CHEWINGS FESCUE/SEED MIX AVAILABLE AT GERTENS 1-857-450-1501). SEED SHALL BE APPLIED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING & MULCHING IS AND ACCEPTABLE ALTERNATE.
- ALL AREAS SPECIFIED AS 'WET AREA SEED' TO BE SEEDDED WITH MMDOT MIX 310. BROAD CAST, DRILL AND/OR HYDROSEED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. SEED MIX SHALL BE ABLE TO WITHSTAND PERIODIC FLOODING.



**LANDSCAPE PLAN**

COMM. NO. 15157 PLOTTED: 15157  
DRAWING NO. L1

**CEDAR PET CLINIC  
LAKE ELMO, MINNESOTA**

Sep 21, 2018 - 12:40pm - jnguyen  
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# CEDAR PET CLINIC

11051 STILLWATER BOULEVARD LAKE ELMO, MN 55042



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**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
LAKE ELMO, MN 55042

NOT FOR  
CONSTRUCTION

**CONTACT LIST**

<b>BUILDING OWNER</b> CEDAR PET CLINIC 11051 STILLWATER BLVD LAKE ELMO, MN 55042	EMAIL: PHONE:	<b>CIVIL ENGINEER</b> ANDERSON ENGINEERING 13605 1ST AVENUE NORTH PLYMOUTH, MN 55441 ROBERT SWANSON	EMAIL: RSWANSON@AE-MN.COM PHONE: 763-412-4021
<b>GENERAL CONTRACTOR</b> SCOTT BUILD 12 DIVISION ST. E. BUFFALO, MN 55313 RICK SCOTT	EMAIL: RICKSCOTT@SCOTTBUILD.COM PHONE: 763-684-0000	<b>MECHANICAL / PLUMBING ENGINEER - DESIGN BUILD</b> YALE MECHANICAL 220 WEST 81ST ST. MINNEAPOLIS, MN 55420 MIKE BOKENEWICZ	EMAIL: MBOKENEWICZ@YALEMECH.COM PHONE: 952-884-1661
<b>ARCHITECTURE   INTERIORS</b> BDH-YOUNG 7001 FRANCE AVENUE SOUTH SUITE 200 EDINA, MN 55435 JEFF GEARS	EMAIL: JGEARS@BDHYOUNG.COM PHONE: 952-345-8322	<b>ELECTRICAL ENGINEER - DESIGN BUILD</b> MEDINA ELECTRICAL 22510 STATE HIGHWAY 55 HAMEL, MN 55340 SHAUN GREGULA	EMAIL: SHAUNG@MEDINAELECTRIC.NET PHONE: 763-479-6628
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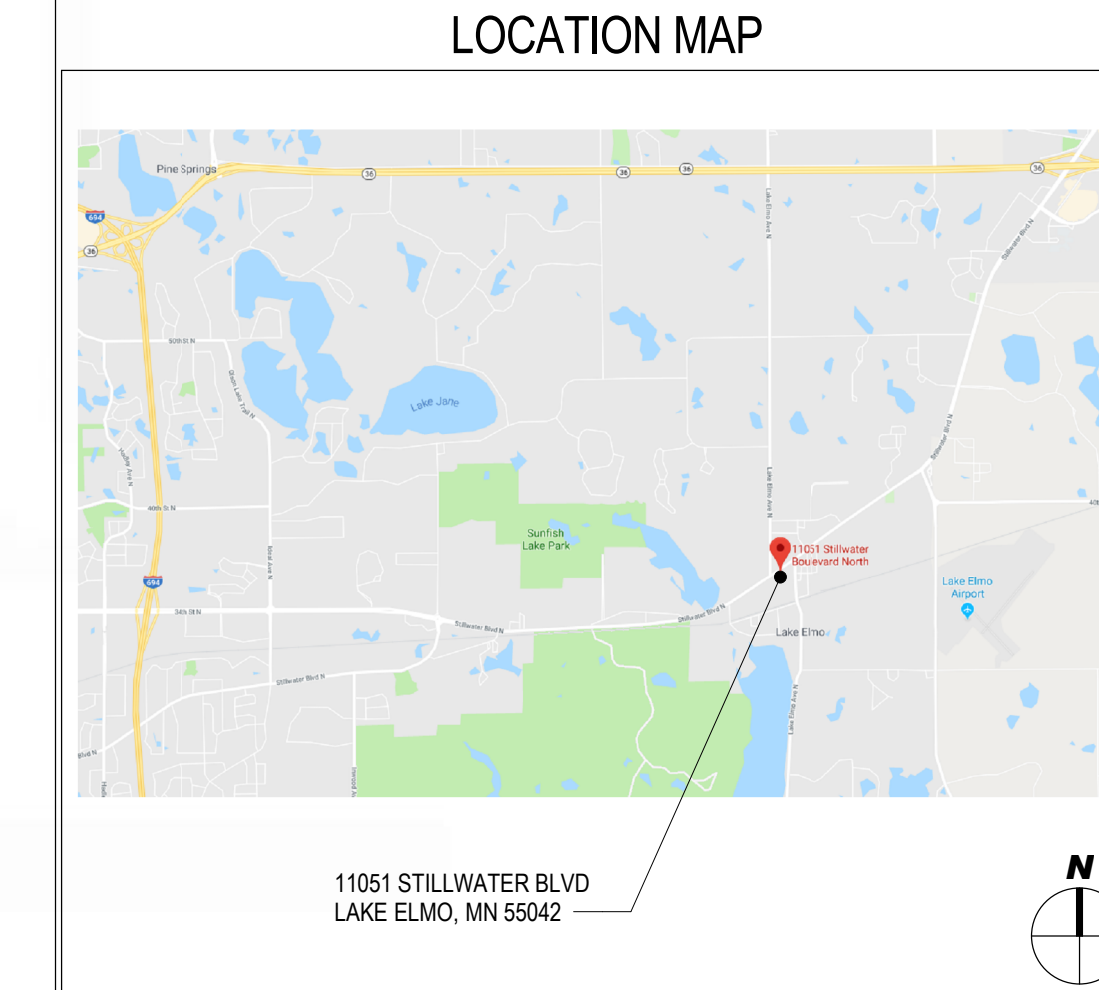
**ALTERNATES**

#	DESCRIPTION
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**SHEET INDEX**

Sheet Number	Sheet Name
TITLE	TITLE SHEET
T0.1	TITLE SHEET
CIVIL	
S1	SURVEY
C1	EXISTING CONDITIONS & REMOVALS PLAN
C2	SITE GEOMETRY & PAVING PLAN
C3	GRADING DRAINAGE & EROSION CONTROL PLAN
C4	CIVIL DETAILS 1
C5	CIVIL DETAILS 2
LANDSCAPE	
L1	LANDSCAPE PLAN
ARCHITECTURAL	
PR01	RENDERING
PR02	FLOOR PLAN - LEVEL 01 - PLAN REVIEW
PR03	ELEVATIONS
PR04	ELEVATIONS

**LOCATION MAP**



**Issue Record**

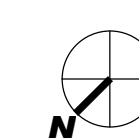
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	09/21/2018	PLAN REVIEW

Sheet Title  
TITLE SHEET

**Sheet Information**

Job Code 01373  
Drawn By TLK Reviewed By JG  
Date  
09.12.2018

**T0.1**





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**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR  
 CONSTRUCTION



**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

Sheet Title  
 RENDERING

**Sheet Information**

Job Code 01373  
 Drawn By TLK Reviewed By JG  
 Date  
 09.12.2018

PR01

**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

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**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

**Sheet Title**

FLOOR PLAN - LEVEL 01 - PLAN REVIEW

**Sheet Information**

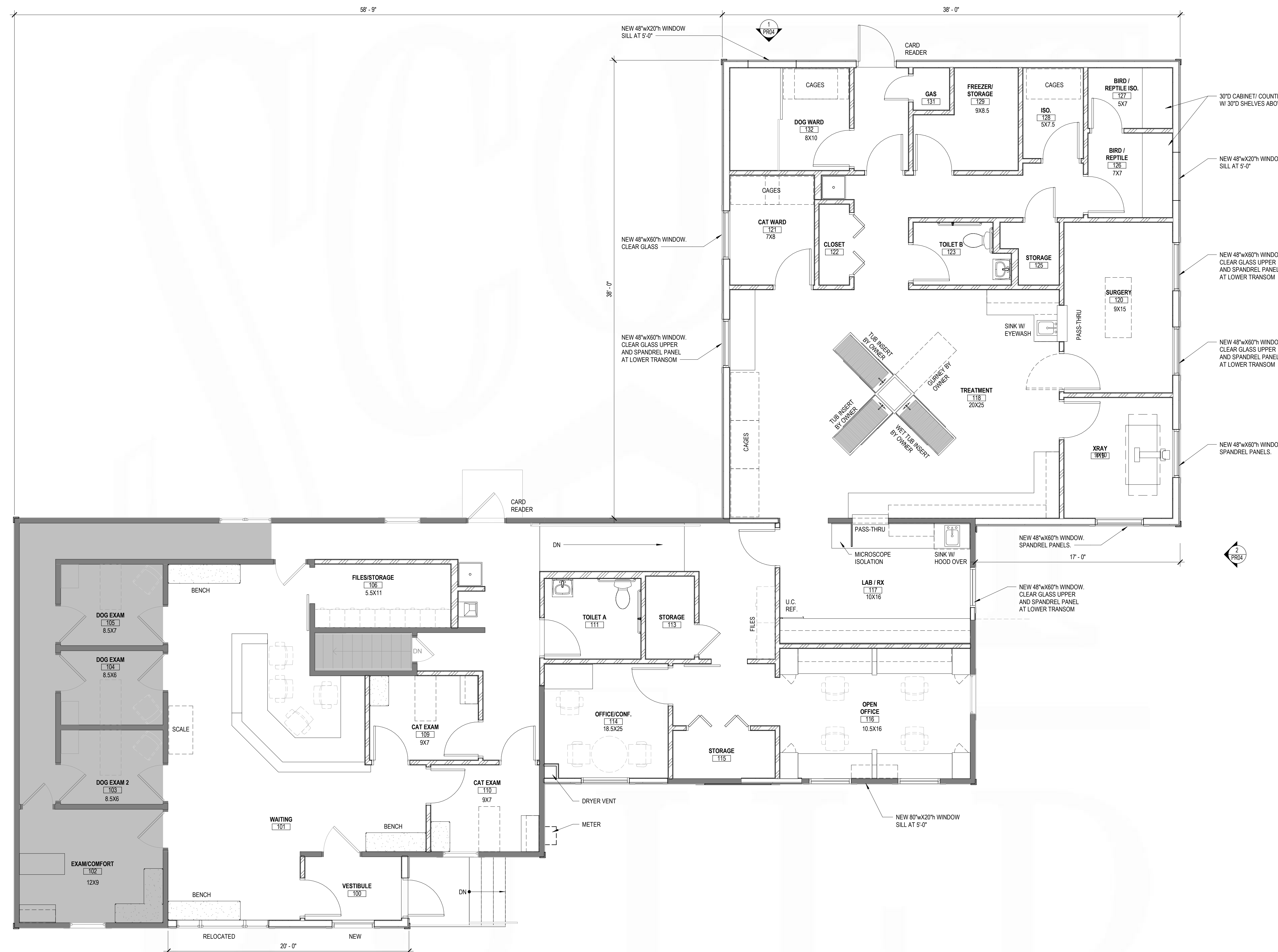
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Drawn By TLK Reviewed By JG

Date

09.12.2018

PR02



1 PLAN - LEVEL 01 - PLAN REVIEW  
1/4" = 1'-0"



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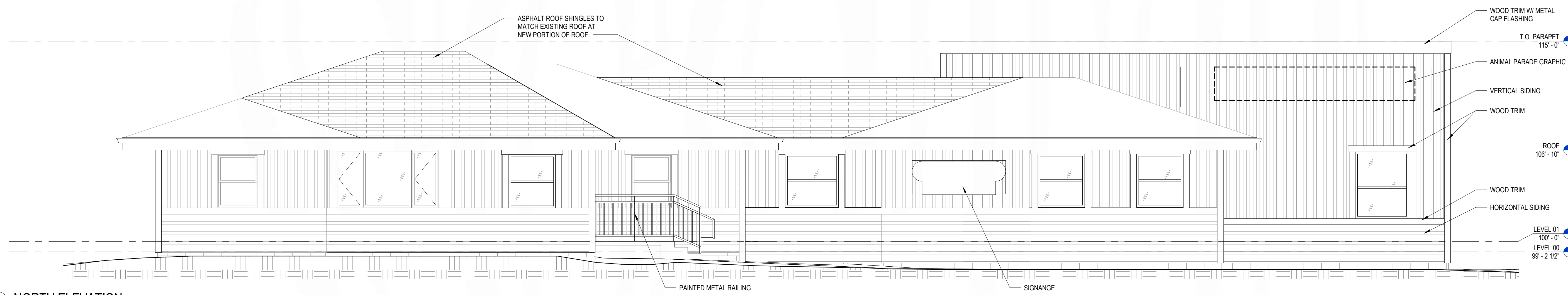
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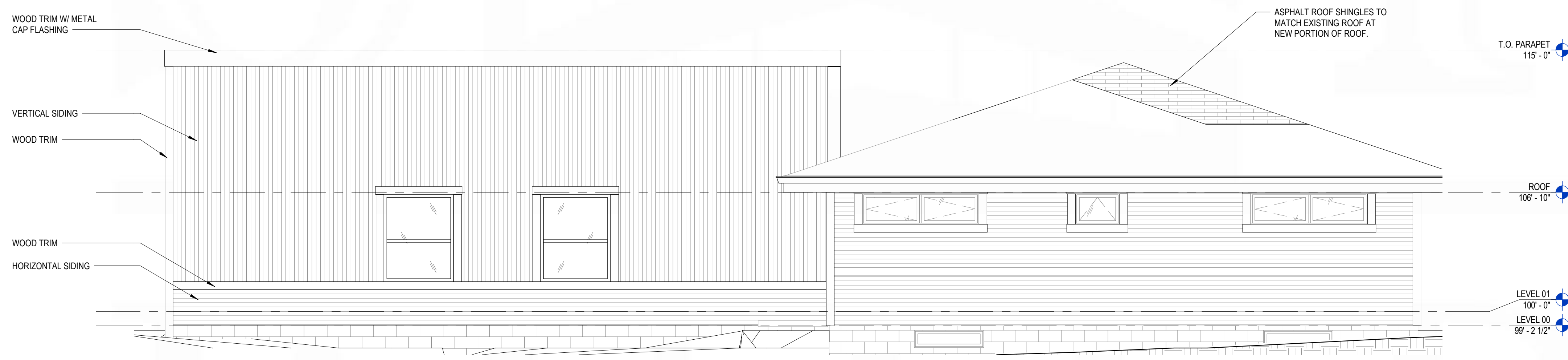
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LAKE ELMO, MN 55042

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**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 EAST ELEVATION**  
1/4" = 1'-0"

**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

Sheet Title  
ELEVATIONS

**Sheet Information**

Job Code 01373  
Drawn By TLK Reviewed By JG  
Date  
09.12.2018

**PR03**

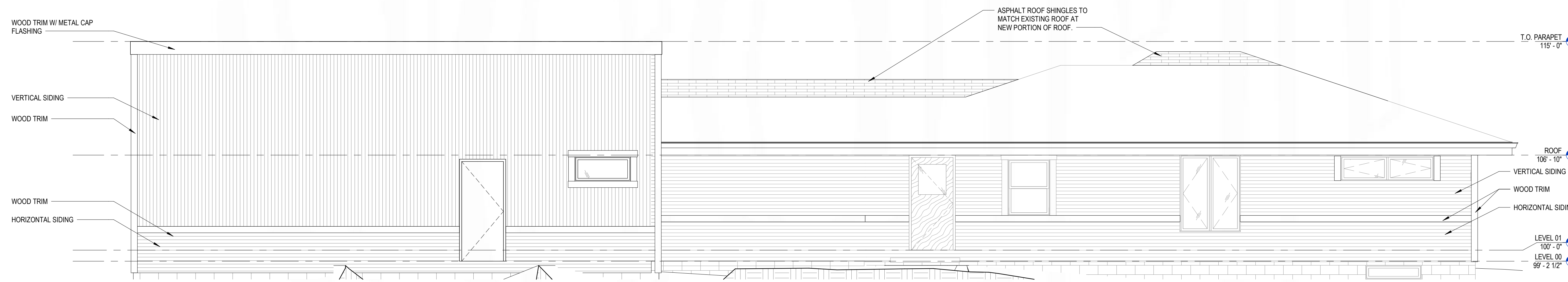
**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR  
CONSTRUCTION



**1 SOUTH ELEVATION**  
 1/4" = 1'-0"



**2 WEST ELEVATION**  
 1/4" = 1'-0"

**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

Sheet Title  
 ELEVATIONS

**Sheet Information**

Job Code 01373  
 Drawn By TLK Reviewed By JG  
 Date  
 09.12.2018 **PR04**

# MEMORANDUM

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Date: October 16, 2018

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To: Ben Prchal, City Planner  
Cc: Rob Weldon, Public Works Director  
Chad Isakson, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer

Re: Cedar Pet Clinic: 11051 Stillwater Boulevard  
Engineering Site Plan Review

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A Site Plan engineering review has been completed for the Cedar Pet Clinic located at 11051 Stillwater Boulevard (CSAH 14). The submittal consisted of the following documentation prepared by Anderson Engineering, received on October 4, 2018:

- Cedar Pet Clinic Civil Site Plans, sheets S1, C1-C5, and L1, dated September 21, 2018.
- 

Engineering review comments are as follows:

1. Drainage and utility easements should be provided along each lot line as part of the improvements.
2. Additional right-of-way/easements may be required in the future to better accommodate the public trail along the west and south property lines of the property, in particular, if this route becomes part of the County's Regional Trail.
3. At a minimum, additional trail easement should be requested over the existing trail located at the southwest corner where the trail appears to encroach the Pet Clinic property.
4. Retaining Walls exceeding 4 ft. in height, as measured from the bottom of the footing, must be designed by a Minnesota licensed professional engineer.
5. Stormwater Management. The proposed improvements appear to consist of a building expansion with an expanded and reconstructed parking lot creating an additional 8404 sq. ft. of new impervious surface. A VBWD permit will be required for the improvements. Any site plan changes made to obtain the VBWD permit must be resubmitted for City review and approval.
6. A storm water infiltration basin is proposed in the southwest corner of the property to mitigate the new impervious surfaces and to comply with VBWD rules. Soil borings must be taken to verify that the in-place soils are suitable for infiltration. Soils must be type A or B to allow for infiltration practices.
7. The City Engineering Standards, Plan Notes and Details must be followed for erosion control practices on the site.
8. City Water. The Cedar Pet Clinic is served by the City water system located along Stillwater Boulevard. A SAC determination should be made to determine the added WAC/Connection charges to accommodate the proposed building expansion.
9. The plans should be updated to add any private wells located on the site to verify adequate set backs, or an plan note should be added to verify that no private wells exist.
10. Municipal Sanitary Sewer. The property is located within the Village MUSA Area and is intended to be connected to the municipal sanitary sewer system. Any building expansion at this time should be contingent upon the applicant entering into an agreement with the City to connect to municipal sanitary sewer within 6 months of sewer becoming available to the site and agreeing not to appeal its sewer assessment.



11. Private Sewer. The Cedar Pet Clinic is served by a private on-site wastewater treatment system. Any building expansion should be contingent upon the applicant providing written documentation demonstrating adequate wastewater management facilities exist or are proposed to serve the expanded building use. Documentation should include 1) a Washington County inspection compliance report for the existing on-site wastewater system, and 2) a wastewater management plan approved by Washington County to serve the proposed building expansion.
12. The landscape plans must be closely coordinated with the Civil Site Plans to avoid conflicts with utilities, easements and storm water BMP maintenance access.



**To:** Ben Prchal, City of Lake Elmo Planner  
**From:** Lucius Jonett, Wenck Landscape Architect  
**Date:** October 12, 2018  
**Subject:** City of Lake Elmo Landscape Plan Review  
Cedar Pet Clinic Conditional Use Permit Amendment, Review #1

**Submittals**

- Architectural plans, dated September 28, 2018, received October 3, 2018.
- Existing Conditions plans, dated September 28, 2018, received October 3, 2018.

**Location:** 11051 Stillwater Blvd N (Hwy 5), Lake Elmo, MN 55042

**Land Use Category:** Village Mixed Use District

**Surrounding Land Use Concerns:** None.

**Special landscape provisions in addition to the zoning code:** Applicant has submitted a request for variances from the following standards of the City Zoning Code: an increase in impervious surface within the shore land overlay district as well as allowed maximum width of a driveway.

**Tree Preservation:**

- A. A tree preservation plan has not been submitted. A tree preservation plan needs to meet the following requirements:
1. Prepared by a certified forester or landscape architect
  2. Shall be a separate plan sheet(s)
  3. The name(s), certification(s), telephone number(s) and address(es) of the person(s) responsible for tree preservation during the course of the development project.
  4. The Tree Preservation Plan must include a Tree Inventory
    - a. A listing of healthy significant trees inventoried
    - b. A listing of the healthy significant trees removed
    - c. A listing of the healthy significant trees to remain
  5. Significant trees are appropriately designated:
    - i. Over 6" DBH for hardwood deciduous trees (Birch, Cherry, Hickory, Ironwood, Hard Maples, Oak and Walnut)
    - ii. Over 19' in height or 8" DBH for coniferous/evergreen trees
    - iii. Over 12" DBH for common trees (Ash, Aspen, Basswood, Catalpa, Elm, Hackberry, Locust, Poplar, Silver Maple, Willow and any other tree not defined as a hardwood deciduous tree or a coniferous/evergreen tree.)
  6. Outer boundary of all contiguous wooded areas, with a general description of trees not meeting the significant tree size threshold.
  7. Locations of the proposed buildings, structures, or impervious surfaces.
  8. Delineation of all areas to be graded and limits of land disturbance.
  9. Identification of all significant trees proposed to be removed within the construction area. These significant trees should be identified in both graphic and tabular form.
  10. Measures to protect significant trees.
  11. Size, species, number and location of all replacement trees proposed to be planted on the property in accordance with the Mitigation Plan, if necessary.
  12. Signature of the person(s) preparing the plan.
  13. Protective measures shall be identified and required:
    - i. Installation of snow fencing or polyethylene laminate safety netting placed at the drip line or at the perimeter of the critical root zone, whichever is greater, of significant trees, specimen trees and significant woodlands to be preserved. No grade change, construction activity, or storage of materials shall occur within this fenced in area.
    - ii. Identification of any oak trees requiring pruning between April 15 and July 1 and a note that these oak trees shall have any cut areas sealed with an appropriate nontoxic tree wound sealant.
    - iii. Removal of any nuisance trees located in areas to be preserved.

Based on review of the Existing Conditions and Removal Plan, sheet C1, the estimated tree inventory and mitigation calculations are:

		Entire Site	
Total Caliper Inches of Significant Trees On-Site:		312	Cal Inches
	Common Trees	100	
	Conifer/Evergreen Trees	142	
	Hardwood Trees	34	
	Nuisance Trees	36	
Significant Inches Removed On-Site		132	Cal Inches
	Common Trees	14	
	Conifer/Evergreen Trees	118	
	Hardwood Trees	0	
	Nuisance Trees	0	
30% Tree Removal Limits (Cal. Inches)		Allowed	Proposed
	Subtract Common Tree Removals	30	14
	Subtract Conifer/Evergreen Tree Removals	42.6	118
	Subtract Hardwood Tree Removals	10.2	0
Removals in excess of 30% allowances			
	Removals in excess of 30% allowances	0.0	Cal Inches
	Common Removals in Excess of 30% Allowance	0.0	
	Conifer Removals in Excess of 30% Allowance	75.4	
	Hardwood Removals in Excess of 30% Allowance	0.0	
	Common Tree Replacement Needed (1/4 the dia inches removed)	0.0	Cal Inches
	Conifer Tree Replacement Needed (1/2 the dia inches removed)	37.7	Cal Inches
	Hardwood Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
	<b>Common Tree Replacement Required @ 2" per 6' Tree</b>	0	<b># Trees</b>
	<b>Conifer Tree Replacement Required @ 3" per 6' Tall Tree</b>	13	<b># Trees</b>
	<b>Hardwood Tree Replacement Required @ 2.5" per Tree</b>	0	<b># Trees</b>

- B. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed. **Following the City Tree Replacement Schedule, 13 coniferous trees that are 6' tall of greater will need to be provided.**
- C. Tree replacement calculations have not been provided and should be done by the applicant to confirm the tree totals, removals and replacements of the site as follows:
1. Tally the total number of diameter inches of significant trees on the site.
  2. A calculation must be provided which breaks out the number of inches removed for hardwood, evergreen/coniferous, and common trees. The 30% removal figure applies to each category individually and trees over the 30% allowance are to be replaced according to:
    - i. Common tree species shall be replaced with new trees at a rate of one-fourth (1/4) the diameter inches removed.

- ii. Coniferous/evergreen tree species shall be replaced with new coniferous or evergreen trees at a rate of one-half (1/2) the diameter inches removed. Since coniferous species are often sold by height rather than diameter inch, the following conversion formula can be used:  $\text{Height of Replacement Coniferous Tree} / 2 = \text{Diameter Inches of Credit}$
    - iii. Hardwood deciduous tree species shall be replaced with new hardwood deciduous trees at a rate of (1/2) the diameter inches removed.
  3. Replacement Tree Size. Replacement trees must be a minimum of one (1) inch in diameter.
  4. Species Requirement. Ornamental trees are not acceptable for use as replacement trees. Where ten or more replacement trees are required, not more than thirty (30) percent of the replacement trees shall be of the same species of tree. Native species are encouraged, and hardiness and salt tolerance should be considered where applicable.
- D. This project is commercial development, therefore mitigation replacement trees can be included toward landscape required tree counts.

**Landscape Requirements:**

The provided landscape plan does not meet the code required number of trees. The proposed phase 1 plans show more than the code required tree quantities.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	240		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	240		Lineal Feet
/50 Feet = Required Frontage Trees	5		Trees
Development or Disturbed Area	27,600		SF
Development or Disturbed Area	0.63		Acres
*5 = Required Development Trees	4		Trees
Interior Parking Lot Spaces	0		Spaces
/10 = Required Parking Lot Trees	0		Trees
Perimeter Parking Lot Frontage Length	0		Lineal Feet
/50 = Required Frontage Strip Trees	0		Trees
Required Mitigation Trees	13		
<b>Required Number of Trees*</b>	<b>13</b>		
<b>Total Trees to Date</b>		<b>6</b>	

\* Commercial development - mitigation replacement trees are included in landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans do not meet the minimum compositions of required trees:

- At least 25% of the required number of trees shall be deciduous shade trees
- At least 25% of the required number of trees shall be coniferous trees
- Up to 15% of the required number of trees may be ornamental tree

Master Plan	Qty	% Composition	
Deciduous Shade Trees	6	100%	>25% required
Coniferous Trees	0	0%	>25% required
Ornamental Trees	0	0%	>15% required
<b>Tree Count</b>	<b>6</b>		

- A. A landscape plan has been submitted that does not include all requirement:.
1. The landscape plan does not include required City standard notes and details.
  2. All utilizes and pavements are not shown on the landscape plan to review for tree placement conflicts.

- B. The landscape plan does meet the landscape layout requirements:
- C. Interior Parking Lot Landscaping – The development includes a combined interior and perimeter parking lots with a proposed stall count of 26. This falls below the threshold of 30 parking spaces and doesn't require additional interior parking lot landscape requirements.
- D. Perimeter Parking Lot Landscaping – The development includes a combined interior and perimeter parking lots. As part of the Village Mixed Use (VMX) district, there are no additional perimeter parking lot landscape requirements.
- E. Screening – Screening is not required by City code.

**Findings:**

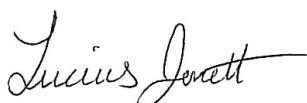
1. A tree preservation plan has not been provided and is required including a tree inventory list or table showing trees inventoried, removed, and trees to remain. The tree preservation plan shall be prepared by a certified forester or landscape architect
2. Tree replacement calculations need to be provided confirming what was deduced from the Existing Conditions and Removals Plan, sheet C1 and to confirm the quantity and type of trees that need to be provided for mitigation of the removals in excess of the 30% removal limit for each category; hardwood, evergreen/deciduous, and common trees.
3. Provide the required 13 coniferous trees, that are 6' tall or greater, for mitigation in the landscape plan.
4. In addition to the 13 required coniferous trees, at least 5 deciduous trees are required to meet the 25% coniferous and 25% deciduous tree minimum composition.
5. Landscape plan needs to be updated to show utilities and to include City standard notes and details.

**Recommendation:**

It is recommended that a condition of approval include:

1. Submit a tree preservation plan addressing the findings above.
2. Submit a revised landscape plan addressing the findings above.

Sincerely,



Lucius Jonett, PLA (MN)  
Wenck Associates, Inc.  
City of Lake Elmo Municipal Landscape Architect



**Public Works Department**

Donald J. Theisen, P.E.  
Director

Wayne H. Sandberg, P.E.  
Deputy Director/County Engineer

October 29, 2018

Ben Prchal  
City Planner  
City of Lake Elmo  
3600 Laverne Avenue North  
Lake Elmo, MN 55042

**RE: Washington County comments on Cedar Pet Clinic, City of Lake Elmo**

Dear Ben:

Thank you for providing Washington County with the plans for Cedar Pet Clinic located at 11051 Stillwater Boulevard North in the City of Lake Elmo. The property is located adjacent to County State Aid Highway (CSAH) 14/Stillwater Boulevard North. The project consists of a 1400 square foot addition to the pet clinic along with 26 parking spaces. Based on the plan provided, we have the following comments:

- Although this is not a subdivision plat, it is noted that there is 75 feet of county public right-of-way from the center line of CSAH14.
- The Draft Central Greenway Regional Trail alignment is along CSAH 14/Stillwater Boulevard so bicycle/pedestrian facilities may be developed along this corridor.
- Although County has not begun a planning process for improvements to CSAH 14/Stillwater Boulevard, future access may be restricted to a right-in/right-out in the future.
- It is recommended that the proposed landscape bed be relocated outside county right-of-way. If a trail or sidewalk were to be developed within this area, the landscaping would need to be removed.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- Any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

Thank you for the opportunity to comment on this project. If you have any questions, please contact me at 651-430-4362 or [ann.pung-terwedo@co.washington.mn.us](mailto:ann.pung-terwedo@co.washington.mn.us). For any permit applications, please contact Carol Hanson at [Carol.hanson@co.washington.mn.us](mailto:Carol.hanson@co.washington.mn.us).

Regards,

A handwritten signature in black ink that reads "Ann Pung-Terwedo".

Ann Pung-Terwedo  
Senior Planner

C: Carol Hanson, Office Specialist



Recorded Doc.  
# 3606461

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-084

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT/SITE PLAN  
AT 11051 STILLWATER BOULEVARD NORTH  
TO LOCATE A VETERINARY CLINIC

WHEREAS, Dr. John Baillie and Gary Harty have requested a Conditional Use Permit at 11051 Stillwater Boulevard North to locate a Veterinary Clinic in the General Business Zone.

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on August 14, 2006, and reviewed and recommended approval of the Conditional Use Permit/Site Plan for a Veterinary Clinic based on the following findings:

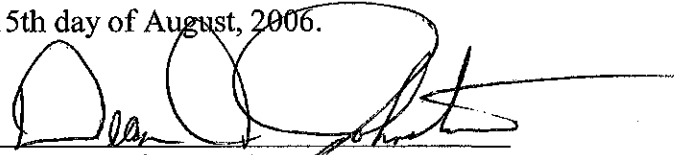
1. A Conditional Use Permit for a veterinary clinic in the General Business Zone is allowable per Section 300.07, Subdivision 4H1e of the Zoning Ordinance.
2. The required general Findings for a Conditional Use Permit specified by Section 300.06, Subdivision 4 of the Zoning Ordinance can be made in the affirmative, subject to several conditions related to the operations of the veterinary clinic.
3. The Section 520 Site Plan for parking and drive modifications to the site generally complies with applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, by the Lake Elmo City Council hereby approves a Conditional Use Permit/Site Plan at 11051 Stillwater Boulevard North to locate a veterinary clinic, based on the Findings and subject to the following conditions:

1. Barking dog complaints shall be reviewed by the City Council and may be the basis for revocation of this CUP if such conduct creates a nuisance to adjoining property – as determined by the City Council.
2. Site modifications shall be consistent with the Section 520 Site Plan staff dated August 9, 2006 as may be modified by the conditions of the Site Plan approval resolution.
3. The septic system for the subject property shall be in compliance with City regulations and shall be determined to be in compliance by the Building Official prior to occupancy responsive to this CUP.
4. There shall be no outside kennels or animal runs.

5. All disposals of animal parts and waste shall be in compliance with applicable State, County, and City laws.
6. Specific veterinary practices permitted by this CUP shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic and non-domestic household pets.
7. The Site Plan shall be modified to convert at least six proposed off-street parking space to "Proof of Parking to be constructed only if directed by the City. All existing parking area located within the Highway 5 right-of-way shall be removed, including any impervious surfacing related to such parking.
8. Compliance with any recommendations of the City Engineer and City Attorney.
9. Upon occupancy of this site as a veterinary clinic the Conditional Use Permit for a veterinary clinic issued to John N. Baillie at 3417 Lake Elmo Avenue (Resolution 97-54) shall expire and become null and void.

ADOPTED by the City Council this 15th day of August, 2006.

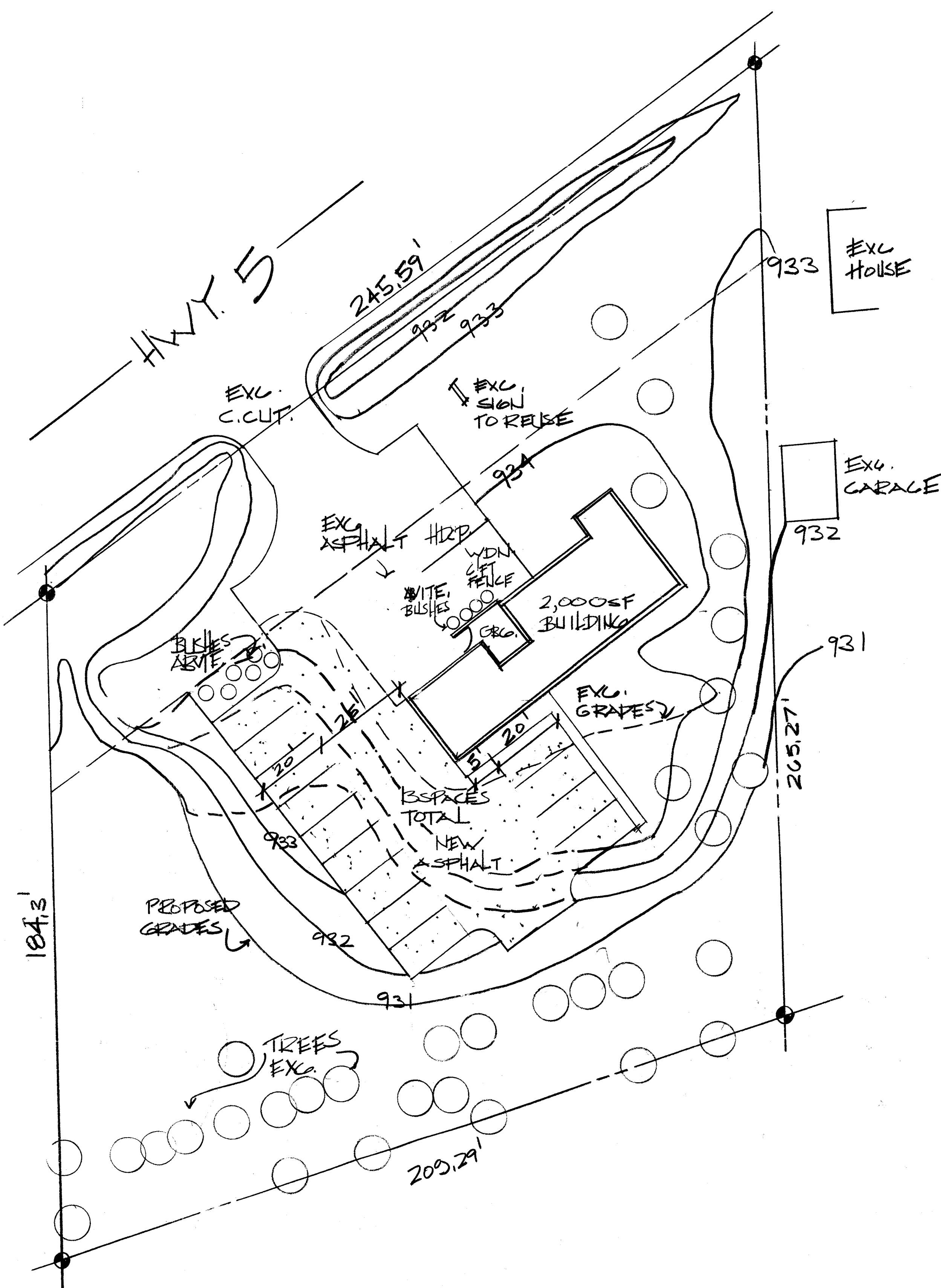
  
Dean A. Johnson Mayor

ATTEST:

  
Martin J. Rafferty, City Administrator

Baillie/Harty

All that part of Lot 1, County Auditor's Plat No. 8; Washington County, Minnesota, described as follows: Beginning at the quarter-section corner on the west side of Section 13, Township 29 North, Range 21 West, thence north along the west line of said Section 13, 329.64 feet to a stone monument on the southerly side of the St. Paul and Stillwater Road; thence N55°16½'E along the said southerly line of said Road 464.63 feet to the northwest corner of a tract of land conveyed by James S. Collopy and wife to William Albrecht by Warrant Deed dated and acknowledged June 11, 1910, and recorded in the office of the County Recorder in and for said Washington County in Book 76 of Deeds, page 148, to the place of beginning; thence south along the west line of said land 261.6 feet to the southwest corner of said land; thence S72°48'W 225 feet to a point; thence north along a line parallel to the said west line of said Section 13 to a point in the said southerly line of said St. Paul and Stillwater Road; thence N55°16½'E along the said southerly line of said road to the place of beginning.



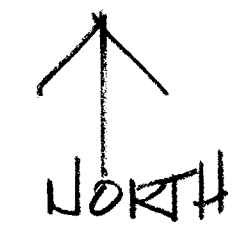
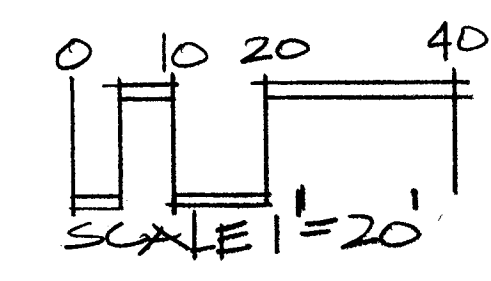
8/9/06  
 [Signature]

SITE AREA 1.03 ACRES  
 ROW 24 ACRES  
 NET AREA 34,600 SF / 1.79 ACRES

PKG. ROHT. 14 SPACES  
 1/150 SF. BLDG.  
 1 HOOP SPACE

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

Date 7/27/06 Registration No. 20816



THE CONSTRUCTION DOCUMENTS... (small text at top)

NEW LOCATION  
 CEDAR PET CLINIC 11051 STILLWATER BLD.  
 STILLWATER BLD.

Stillwater, Minnesota  
 Mark S. Balay, AIA  
 110 E. Myrtle Street  
 Stillwater, MN 55082  
 Tel: (651) 430-3312  
 Fax: (651) 430-0605

BALAY ARCHITECTS  
 Indianapolis, Indiana

ISSUE DATE	PROJECT NO.	CHECKED BY	DESCRIPTION
		MARK	SITE PLAN

DATE 7/27/06 Registration No. 20816

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SP