

STAFF REPORT DATE: 3/25/2024 ITEM #: 4b

PUBLIC HEARING

TO: Planning Commission **FROM:** Sophia Jensen, City Planner

AGENDA ITEM: Animal Inn Pet Spa and Resort- Conditional Use Permit Amendment and

Variance

REVIEWED BY: Jason Stopa, Community Development Director

Nathan Fuerst, Bolton and Menk Planning Consultant

BACKGROUND:

The City of Lake Elmo received a conditional use permit amendment request from Katie and Corwin Cheng, (the Applicants") owners of the Animal Inn Pet Resort and Spa. The property is located at 8611 34th Street North (PID 16.029.21.43.0013, 16.029.21.42.0001, and 16.029.21.42.0011) (the "Property"). The intent of this request is to expand their facility to accommodate the growing demand for their services. The property has operated as a kennel since the early 1970's with CUPs starting in 1985. In 2019, due to the sale of the property, the conditional use permit was amended, the property was rezoned, and most of the parcels were consolidated. The proposed expansion includes a building addition, a new building, and fencing modifications. In addition to the conditional use permit amendment, they are also requesting a variance to the Limited Commercial (LC) zoning district setbacks and off-street parking regulations for commercial kennels.

ISSUE BEFORE THE PLANNING COMMISSION:

The Planning Commission is being asked to review the conditional use permit amendment request and make a recommendation to the City Council.

REQUEST DETAILS:

Applicant/Owner: Katie and Corwin Cheng owners of Animal Inn Training LLC - AKA

Animal Inn Pet Resort and Spa

Location: 8611 34th St. N (PID 16.029.21.43.0013, 16.029.21.42.0001, and

16.029.21.42.0011)

Request: Conditional Use Permit Amendment and Variance

Site Area: 14.39 Acres

Existing Land Use: Commercial Kennel

Zoning: Limited Commercial - LC Comprehensive Plan: Limited Business - LB

Deadline for Action: Application Complete: 3/6/2024

60 Day Deadline: 5/4/2024

Extension Letter Mailed: 3/6/20204

120 Day Deadline: 7/4/2024

Regulations: Article XV Commercial Districts
Article V Zoning Administration

CONDITIONAL USE PERMIT AMENDENT REVIEW AND FINDINGS: The site is currently controlled by the conditional use permit approved in 2019 (Resolution 2019-018). The applicant is requesting an amendment to condition 1, 2, 8, and 9 of the existing conditional use permit. Below is a review of the requests:

Condition 1 and 2: The applicants are requesting an expansion of their boarding capacity from 150 dogs to 300 dogs and expansion from 10 cats to 30 cats. The overall capacity total will increase from 160 to 330 animals. Since the last CUP amendment in 2019, Lake Elmo and surrounding communities have been further developed and the demand for boarding has greatly increased.

Condition 4: The applicant has consolidated the parcels as far as possible; they are unable to fully satisfy condition 4. The remaining 3 parcels are Torrens and cannot be consolidated. A condition of approval for a restrictive covenant has been added to ensure the 3 parcels remain under common ownership.

Condition 8: The applicant is requesting to relocate the fencing to accommodate the new building and building addition. Currently, staff must cross the existing parking stalls and drives. This creates a safety concern for the animals, staff, and possible drivers. This also can stress the animals and increase the chances of runaways. With the proposed connected yards, and entailed redesign of existing fencing and walkways, these concerns can be reduced for an increase in overall safety and well-being of all parties involved. The new animal daycare building needs to have a private play area with easy access for exercise and relief, that does not impact the comfort and well-being of dogs boarded in the Kennels building.

Condition 9: The applicant is requesting 4 primary buildings instead of 3 primary buildings. The 2 accessory buildings would remain. The new building shall be classified as Animal Daycare and operated as a principal building. The current buildings and associated yards operate at full capacity.

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 conditional use permit amendment should not be detrimental to or endanger the public heath, safety, comfort, convenience or general welfare of the neighborhood or City.
- 2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. *This use is anticipated in the Limited Business land use guidance.*
- 3. The use or development is compatible with the existing neighborhood. The facility has been in existence since the early 1970's. There also is a neighboring property that is operating as an obedience training facility.
- 4. The proposed use meets all specific development standards for such use listed in Article 15 of this Chapter. *The conditional use permit amendment meets all specific development standards of Article 15.*
- 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 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management). *There is a pond on site which causes part of the*

- property to fall within a flood zone. However, the land use table lists base district uses such as kennels as an allowed use with a Conditional Use Permit.
- 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 proposed addition and new building are designed to be compatible with the existing structure character. The character of the general vicinity should not be changed.
- 7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. There is a County highway to the north separating Animal Inn from the northern residential properties. The closest home to the north is over 850 ft. away from the property line. Along the southern property line there is an active rail line and large pond that separates the property and residential properties. The distance from the property line is conservatively measured at over 300 ft. Staff believe that the spacing is sufficient to assist in mitigating any nuisances. It is not anticipated for the use to become a nuisance.
- 8. The proposed use will be served adequately by essential public facilities and services. The use will be adequately served by essential public facilities and services. A condition of approval has been included for the property to connect to the existing 16-inch Trunk Watermain.
- 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 should not create 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 produce excessive 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 are not proposed to be changed and should not create traffic congestion.*
- 12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. The proposed amendment and use will not result in the destruction, loss or damage of the natural environment.

RECOMMENDED VARIANCE REVIEW AND FINDINGS.

The applicant is requesting a variance from the Limited Commercial Zoning district setback of 50' to 25'. This variance applies to the new Animal Daycare building and Kennel expansion. The applicant is also requesting flexibility from the off-street parking regulations for commercial Kennels. Based on the proposed capacity of the site 63 parking spaces are required, the applicant is proposing to maintain the existing 38 parking stalls.

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 105.12.320 before the City may grant an exception or modification to city code requirements. These criteria are listed below, along with comments from Staff about the applicability of these criteria to the applicant's request. Staff recommends the following findings:

1) Practical Difficulties. A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

SETBACK FINDING: The property has constraints with the septic location, pet cemetery, and floodplain. The proposed location is the only feasible location for an addition. Existing facilities are at capacity and the applicant states expansion is required to remain a viable business. **OFF STREET PARKING FINDING**: The applicant is not proposing any additional parking with the facility addition. The undeveloped property has significant slopes that are not suitable for parking and adding additional impervious surface and drainage.

2) Unique Circumstances. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

SETBACK FINDING: The applicants are not responsible for the layout of the current facility. Expansion is not viable in areas that meet setbacks due to grades, wetlands, septic location, and the pet cemetery.

OFF STREET PARKING FINDING: The applicant does not utilize all the parking currently in place due to the drop off/pick up structure of the business. The grading of the property is not conducive to additional parking and parking is not permitted in the fire lane. Additional parking would cause increased runoff and flooding of the structures.

3) Character of Locality. The proposed variance will not alter the essential character of the locality in which the property in question is located.

SETBACK FINDING: The variance should not impact essential character; the use of the facilities is to remain the same. The request meets the overall design intent of this area. **OFF STREET PARKING FINDING**: The variance request should not impact essential character; the parking will remain as-is.

4) Adjacent Properties and Traffic. The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

SETBACK FINDING: The request should not negatively impair adjacent properties or increase congestion on a public street. The area has natural buffers from residential areas. **OFF STREET PARKING FINDING**: The variance should not impair adjacent properties or increase congestion on a public street. The parking will remain as-is.

AGENCY REVIEW:

This request was distributed to several departments and agencies for review on March 15th, 2024. The following departments provided comments:

- Fire Department Memo (3/7/2024) Provided comments regarding drive lanes, fire detection and suppression, building addressing, and gates/locks/access.
- City Engineer Memo (3/9/2024) Provided comments regarding impervious surface, water connection, grading, and stormwater. Engineering requested more detailed plans.
- Washington County DOT Email (3/12/2024) Provided comments regarding future intersection improvements and City cost share.
- Valley Branch Watershed District Email (3/17/2024) Indicated a permit would be required
- MN DNR Did not provide comments.

Conditions of approval have been included to address agency review comments where applicable.

RECOMMENDED CONDITIONS OF APPROVAL:

- 1. The total number of dogs boarded at any point in time shall not exceed 300.
- 2. The total number of cats boarded at any point in time shall not exceed 30.
- 3. All past conditional use permits affiliated with the properties shall now be null and void.
- 4. The applicants must enter into a restrictive covenant agreement to ensure the three parcels remain under common ownership.
- 5. Primary buildings must connect to City Water prior to the issuance of a Certificate of Occupancy for the additions.
- 6. The applicant must provide plans for the water connection to the satisfaction of the City Engineer, Public Works Director, and Fire Chief prior to the release of the building permit.
- 7. All city, state, or other necessary permits must be obtained prior to the release of the building permit.
- 8. No construction may begin until the applicant has provided written documentation demonstrating adequate wastewater management facilities exist or are proposed to serve the proposed addition. This should include either a Washington County inspection compliance report for the existing onsite wastewater system or a wastewater management plan and permit approved by Washington County.
- 9. Address numbers must be plainly visible from the street and on the buildings. Primary buildings must be identified by their use.
- 10. The Main buildings defined as Animal Inn, Animal Hospital, Kennel, and Animal Daycare may be used for boarding. The two storage buildings labeled as shed and storage shall not be used for boarding.
- 11. No outdoor kenneling shall be permitted on the property. This does not mean dogs cannot run freely in fenced areas.
- 12. All fencing as proposed shall remain in place. Any desire to expand or erect new fencing shall constitute the need for a CUP amendment. General repair and replacement of fencing does not need an amendment.
- 13. There shall not be more than 4 principal buildings and 2 accessory buildings on the property.
 - a. Principle buildings are labeled as Animal Inn, Animal Hospital, Kennel, and Animal Daycare.
 - b. Accessory buildings are labeled as shed and storage.
- 14. The caretaker quarters located in the main building, identified as the Animal Inn building on the Survey, can remain. Expansions of the dwelling space will require an amendment to the CUP, other zoning or building codes may also apply.
- 15. Uses are stated and defined:
 - a. Boarding Daily stay (Not overnight) and Long term stay (defined as being overnight)

- b. Grooming Grooming services (baths, clipping, etc.) that do not extend into veterinary service.
- c. Pet Cemetery Shall be maintained and operated as a cemetery for deceased pets.
- d. Obedience training Standard training and socializing of dogs.
- e. Storage Storage for items or products associated with the Animal Inn business.

PUBLIC COMMENT:

A public hearing was sent to surrounding property owners on March 13th, 2024, and published in the Stillwater Gazette on March 15th, 2024. At this time no public comment has been received.

OPTIONS:

The Planning Commission may:

- Recommend approval of the request;
- Recommend approval of the request with conditions;
- Recommend denial of the request. Citing findings of fact for denial.

RECCOMENDATION:

Staff recommend the Planning Commission recommend approval of the conditional use permit amendment request. Below is the recommended motion:

"Move to recommend approval of the variances and conditional use permit amendment with conditions from Katie and Corwin Cheng for the Animal Inn Pet Resort and Spa located at 8611 34th Street N based on the findings listed in the staff report."

ATTACHMENTS:

- 1. Location Map
- 2. Application and Narrative
- 3. Parking Study
- 4. CUP Resolution 2019-018
- 5. Fire Dept Memo (3/7/2024)
- 6. City Engineer Memo (3/9/2024)
- 7. Washington County DOT Email (3/12/2024)
- 8. VBWD Email (3/17/2024)

ArcGIS Web AppBuilder



Parcels
Municipals

DNR Protected Waters ID

0.17 km

0.04

0.09

Date Received:	
Received By:	
Permit#	



651-747-3900 3880 LaverneAvenue North Lake Elmo, MN55042

CONDITIONAL USE PERMIT APPLICATION
Property Owner: ANIMAL INN TRAINING, LLC KATIE & CORWIN CHENG
Address: 8611 34th ST. N, LAKE ELMO, MN 55042
Phone # 805-907-9258
Email Address: KATIE@ANIMALINNPETRESORT.NET
Fee Owner: ANIMAL INN TRAINING, LLC KATIE & CORWIN CHENG
Address: 8611 34th ST. N, LAKE ELMO, MN 55042
Phone # 805-907-9258
Email Address: KATIE@ANIMALINNPETRESORT.NET
Property Address: 8611 34th ST. N, LAKE ELMO, MN 55042
PID#: 1602921420011; 1602921420001; 1602921430013
Engineer Name and Email:
Detailed Reason for Request: The current busines operates under an existing CUP/ The existing CUP states an allowed maximum number of buildings
and serviced animals are allowed onsite. This application is for a new CUP to allow for an additional building within the property, and an increase
in allowed maximum boarded animals to a limit of 330. There is to be new fencing as part of the scope under this new CUP.
The second of th
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statement received from the City pertaining to additional application expense.
Signature of applicant:
Signature of applicant:

111.8: 0 0 2024



Lake Elmo City Hall 651-747-3900 3800 Laverne Avenue North Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant Cly, X+ Cly	Date	3/6/24
Name of applicant Corwin Cherg		805-907-9258
Name and address of Contact (if other than applicant) KATI 805-907-9258	E & CO	RWIN CHENG - Owners
KATIE@ANIMALINNPETRESOR	T.NE	Γ



Lake Elmo City Hall 651-747-3900 3800 Laverne Avenue North Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant KATIE & CORWIN CHENG
(Please Print)
Street address/legal description of subject property PARCELS 1,2,3,4, & 5
OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 29 NORTH
RANGE 21 WEST, CITY OF LAKE ELMO, WASHINGTON COUNTY, MINNESOTA
8611 34th ST. N, LAKE ELMO, MN 55042
1t cs C-Cly 3/16/24
Signature Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

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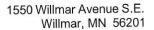
Date Received:	
Received By:	
Permit #:	



651-747-3900 3800 Laverne Avenue North Lake Elmo, MN 55042

VARIANCE APPLICATION
Applicant: ANIMAL INN TRAINING, LLC KATIE & CORWIN CHENG Address: 8611 34TH ST. N, LAKE ELMO, MN 55042 Phone # 805-907-9258 Email Address: KATIE@ANIMALINNPETRES
Fee Owner: ANIMAL INN TRAINING , LLC KATIE & CORWIN CHENG Address: 8611 34TH ST. N, LAKE ELMO, MN 55042 Phone # 805-907-9258 Email Address: KATIE@ANIMALINNPETRES
Engineer: (ARCHITECT) RISHABH AGARWAL - TWC INC. Address: 1550 WILLMAR AVE, WILLMAR, MN 56201 Phone # 320-979-5345 Email Address: RAGARWAL@TWCINC.COM
Property Location (Address): 8611 34TH ST. N, LAKE ELMO, MN 55042 Complete Legal Description: Parcels 1, 2, 3, 4 & 5 of Part of the vvest Hair of the Southeast Township 29 north, Range 21 West, City of Lake Elmo, Washington County, Minnesota PID#: 1602921420011; 1602921420001; 1602921430013
Detailed Reason for Request: The current property and business operate under an existing CUP the owners need to expand their business due to the increase in demand for services. A new building within their property can help this, but due to existing setbacks, there is no room on site to add another building that can support the animals safely.
*Variance Requests: As outlined in LEC Section 103.00.110 (c), the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: SEE ATTACHED SUPPORTING DOCUMENTS
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.
Signature of applicant: ACL Date: 3/6/24 Signature of fee owner: Date: 3/6/24

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Animal Inn Suites Expansion & New Building

Proposed Project Summary & Variance Request

Project Address:

8611 North 34th Street Lake Elmo, MN

Project Location:

Parcels 1, 2, 3, 4 & 5 of Part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota [See attached Certificate of Survey]

Existing Site:

The existing site currently has (3) Principal Structures and (2) Accessory Structures onsite. The (3) principal structures are as follows: Animal Inn Pet Resort & Spa Main Building, Animal Inn Kennels, and Animal Inn Daycare. Adjacent to the property, Animal Inn Training School, operates under its own business license and commercial address [8633 North 34th St.] and is not affiliated with the owner and operations of the other facilities within the this scope's property. The property currently operates under a Conditional Use Permit (CUP) and was rezoned from Limited Business to Limited Commercial in March of 2019. On the South side of the property, there is a pond which causes southern property bound to fall within a flood zone.

Project Description:

This project's scope proposes (2) changes onsite:

The first is to be an addition to the existing building labeled as Kennels, we refer to this as the Suites Expansion portion of the project. The expansion's scope plans for more suites for animal boarding purposes, as well as an open indoor exercise area; the suites are to include (8) additional kennel runs and (2) "luxury" suites. The expansion interior and exteriors are to match the existing design. The anticipated expansion square footage is to be no less than 3,315 SF. Exterior materials shall be specified to match the existing.

The second is to be a new building with the intent of animal training and daycare use. The proposed new build areas onsite [See attached Exhibit A] have changes in elevation up to a maximum of 10' and cause for extensive field excavation and subsequent retaining walls. The anticipated new building is to be no less than 4,975 SF. The exterior materials are to be similar to those found onsite and are to be engineered wood horizontal siding. Colors for the exterior facades have not been specified but are to be monotone and/or pastel to complement existing colors onsite.

All buildings on the overall property are accessed by a single-entry access off 34th St. N., a.k.a. State Trunk Highway No. 5. All drives and parking stalls are in good condition and considered sufficient; no changes are anticipated. In addition to the CUP, the owners request for an administrative setback variance, see page 2 of this document for information and reasoning. Upon CUP approval, the owners agree to connect the property's utilities to the City's water main, if deemed necessary for new fire systems and by the utility companies.

Project Zoning Information:

Current zoning:

Limited Commercial with CUP [See notes below]

Adjacent property, Zoning Information:

North:

Advanced Auto Transport, Inc.

South:

N/A

West:

Proposed Commercial Warehouse Development (City of Lake Elmo transaction)

East:

Animal Inn Training School (unaffiliated)

Site Parking Summary:

Parking Spaces:

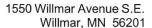
Existing to remain with Parking Variance Approval.

Entry Access:

Existing to remain. Single access with concrete drives and lot.

Sidewalks:

Existing to remain with new entry walk at proposed new building.





Building Information:

Existing building:

Current Occupancy Type: Proposed Occupancy Type:

Original Construction Type:

New Construction Type:

Existing Square footage: Allowable Square footage:

Proposed Square footage: Existing building height:

Proposed building height:

Allowed building height:

Occupancy

4.250 sf

23,000 sf

7,565 sf No Less Than 1 stories 16 ft 3 stories

55 ft

16 (To Match Existing) ft

Occupancy SF

1 stories

Business: Group B Business: Group B

> Load Factor 150 150

Actual Load 28

50

Existing Business 4.250 SF **Proposed Business** 7,565 SF

No

IIB

IIB

New building:

Proposed Occupancy Type:

Business: Group B New Construction Type: IIB

Proposed Sprinklered:

Allowable Square footage: Proposed Square footage:

No Less Than

4,975 sf 3 stories 55 ft

Allowed building height: Proposed building height:

1 stories

20 ft 4 in

23,000 sf

Occupancy

Occupancy SF

Load Factor

Actual Load

Proposed Business 4,975 SF

Setback Variance Request (ref. Table 12-2 of LEC 105.12.930 & LEC section 105.12.210):

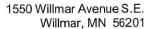
Existing building setbacks: Proposed building setbacks: 50' side vard 25' side yard

Reasoning:

<u>Unique Circumstances</u> – Within the total property owned, there is no additional building space that conforms with the 50' setbacks set forth in the municipal code. We did not build the existing buildings in their current locations and they existed decades prior to our purchase of the business and land. Due to the setbacks required by high water and wetlands we are not able to build on the open area near the Animal Inn Daycare building. The open area adjacent to the Animal Inn Pet Resort and Spa Main building consists of a pet cemetery which is required to be a cemetery per our CUP and thus is unsuitable for development. See Planning and Zoning notes for additional information.

Practical Difficulties – For the expansion of the Suites building, expanding the building out into the existing yards was ruled out due to location of septic systems. The hillside next to the Animal Inn O aycare building also has an existing septic system that further blocks development on the hillside leading towards the ponds. The location of these systems combined with the unique circumstances listed above make it so there is no other area on the property that is suitable for development. Existing facilities are at capacity and further expansion of the facilities is necessary to accommodate the growth and development around Lake Elmo. Furthermore, expanded play areas and updated facilities are required to stay a viable business.

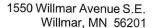






<u>Character of Locality</u> – Existing structures within the total property bounds do not conform with the latest setback requirements. The proposed development conforms with the overall design intent of the existing local design practices.

<u>Adjacent Properties</u> – The West and North properties adjacent to Parcel 1 have drives and natural landscaping that abut the property lines. The proposed 25' setback still gives the properties adequate buffer and space for utilities and/or drives, if necessary.





Parking Variance Request (ref. Table 5-2 of LEC 105.12.410):

Existing parking spaces:

38 unstriped parking spaces to remain

Required Parking Spaces:

1 space per employee on the largest shift + 1 space per six animals = 8 spaces for staff + 50 spaces (for up to 330 animals) = **63 Spaces**

Reasoning:

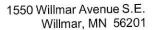
<u>Unique Circumstances</u> – The main functions of the businesses within the property bounds is drop-off and pick-up based transactions. Client transactions typically do not take longer than 10 minutes and are expected to continue as such with the new developments. Currently, there are seldom to no times that the existing parking lots spaces are all occupied, even during the peak traffic hours of the business. The grading of the property is also not favorable to adding additional parking. The property is graded so that water runoff runs downhill towards the pond. This has created substantial challenges in avoiding flooding for the Animal Inn Pet Resort Main building. Landscaping has been done along the road and in front of the building to absorb water. Removing additional green space along the road to create parking will create flooding issues for existing buildings.

<u>Practical Difficulties</u> – The partial undeveloped portion of the overall property along the existing drive aisle at the Southeast area closest to the pond, there is a significant grade that would be hazardous to be used for parking without regrading much of the area; this would affect the drainage of the property and negatively impact the water levels of the pond.

<u>Character of Locality</u> – The site's prominent green space would have to be reduced to allow additional parking spaces to be constructed.

<u>Adjacent Properties</u> – The only business with adjacent parking is the unaffiliated Animal Inn Training School, which has its own parking lot accommodating their facilities.







Planning & Zoning Notes:

The existing property has multiple parcels, each with existing structures onsite. This variance would provide adequate space for new development and provide enough space between property lines for utilities and access.

Existing landscaping buffers are to remain between the Northern adjacent property, and the elevation differential between the two sites is around 10'. The proposed extension and new building would not be taller than existing structures onsite and therefore would not impose visual discrepancies from what exists. The elevation changes also make it so the proposed and existing buildings are not greatly visible from Ste Highway 5.

Onsite there exists a pet cemetery to the East of the Main building, this area is required per the CUP and could not be encroached upon for a new building. At the South lays a pond with a large flood zone that floods during every rainfall; this area is not suitable for a new building. The only feasible location for a new building is where it is shown, at the Noth center of the site's area.

In order to accommodate the City's acceptance of a setback variance, the owners have agreed to set in place a restrictive covenant that distinguishes the following condition: If the owner(s) wish to sell the property, all parcels owned within the overall platted property of [Parcels 1, 2, 3, 4 & 5 of Part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota] must be sold as a single sale. With this restrictive covenant in place, setbacks should be determined by the outer bounds of the *entire* platted property, rather than individually per parcel. If the variance and CUP amendments are not accepted by the City, the owner(s) shall not administer the restrictive covenant.

Furthermore, the property currently operates under a CUP [See attached Copy of CUP]. With the proposed expansion and new buildings, the underlying conditions will no longer be applicable:

Conclusion 1) The total number of dogs boarded at any point in time shall not exceed 150. Conclusion 8) All existing fencing shall remain in place. Any desire to expand or erect new fencing shall constitute the need for a CUP amendment (site plan review) ... Conclusion 9) There shall not be more than 3 principal buildings and 2 accessory buildings on the property.

a. Principle buildings are labeled as Animal Inn, Animal Hospital, and Kennel.

b. Accessory buildings are labeled as shed and storage.

Changes required pertaining to Conclusion 1)

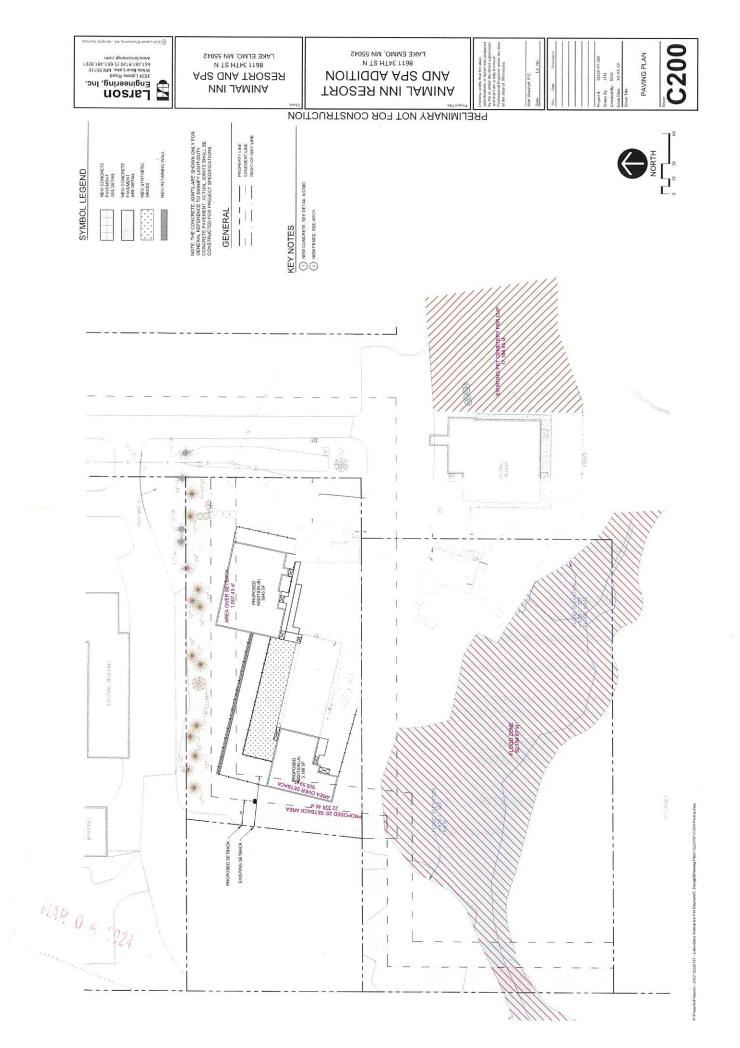
The current operations of all associated buildings operate to the full capacity of the current CUP; the maximum number of animals currently boarded is (150). The expansion and new building proposed will increase this number by (180), making the total (330). With the new scope, there is to be a maximum of (30) boarded cats and (300) dogs.

Reasoning: Since the last CUP amendment in 2019, the areas surrounding the property have been further developed and the demand for boarding has greatly increased. Current restrictions and operations require the denial of services to new customers. There is potential for further development of the areas surrounding the property and the owners hope to accommodate those that are new to the area.

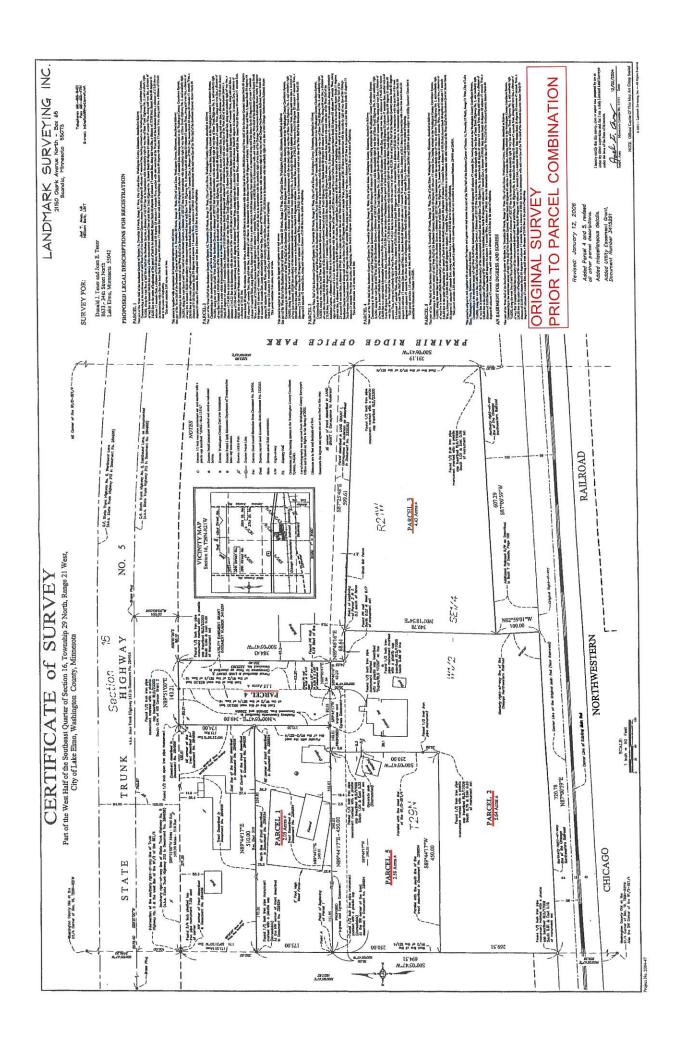
Changes required pertaining to Conclusion 8)

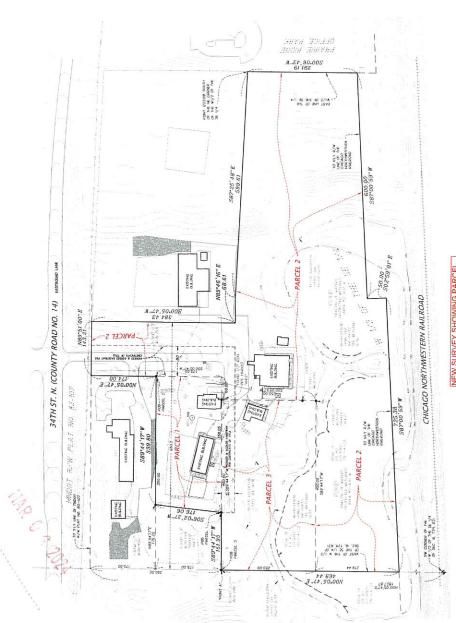
A proposed part of the scope included connecting the fenced in yards of the (2) existing buildings, Animal Inn Pet Resort & Spa and Kennels with a proposed fenced in yard of the new building.

Reasoning: Current locations of the buildings and associated yards require that in the event of additional care and services for animals in one building that are only available in another building, dogs and Animal Inn staff must cross the existing parking stalls and drives. This creates a safety concern for the animals,



MAR 0 % 7924





NEW SURVEY SHOWING PARCEL COMPLETED COMBINATION

OTAL AREA AS SHOWN = 626,919 SQ.FT, / 14,39 AC

PARCEL 1 = 61,061 SQ,FT, / 1,40 ACRES PARCEL 2 = 453,360 SQ,FT, / 10,41 ACRES PARCEL 3 = 112,498 SQ,FT, / 2,58 ACRES

(2)

EDGE OF RELOCATED ON 1-4-21. **NO WETLAND DEBINACIONS COMPLETED FOR THE SURVEY. **APPROXIMATE DAMIL SHOWN PER AIR PHOTO AND PIELO DOSSENATION. HE DISK DOSSENATION IN THE DISK DOSSENATION OF THE OFFICE AND PER AIR PHOTO STRAINSTED FOR THIS FORD THE OFFICE AND THE OFFICE AND



LEGAL DESCRIPTION

ANIMAL

AND SPA CORWIN & KATIE CHENG 8611 34TH ST N LAKE ELMO, MN 55042

CITY OF

WASHINGTO

EASEMENT NOTES.

Forms and conditions of a peoperual assement for overhead frectine and telephone as shown in Unity Eakement Grant per Documents No. 54 5231. (DOES NOT EFFECT OR RENEITS SUBJECT PROPERTY, (REHEITS PROPERTY OWNED BY 66.55 54144 TREET I.L.L.L.

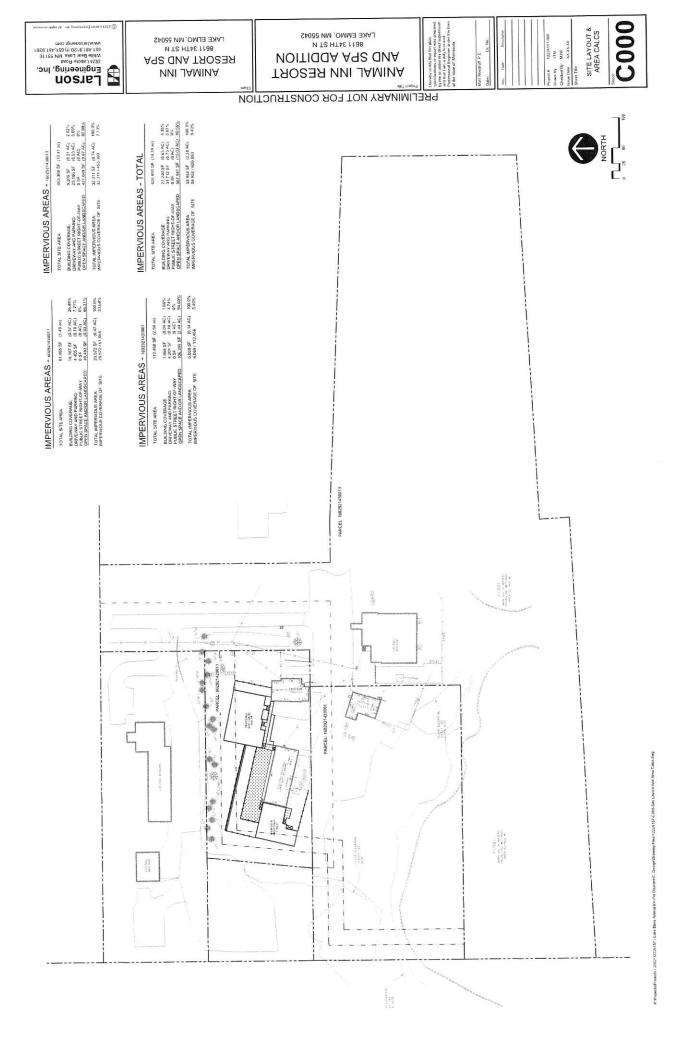


CORNERSTONE

PROJECT LOCATION:

34TH ST. N. PID#1602921420011 PID#1602921420001 PID#1602921430013

CONSOLIDATION



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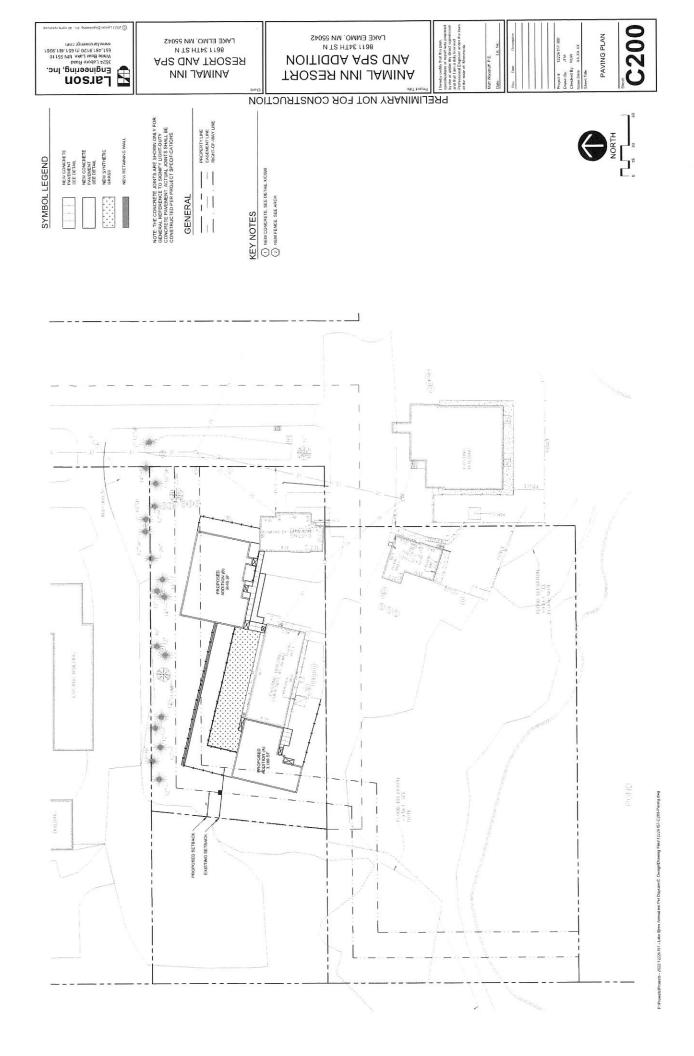
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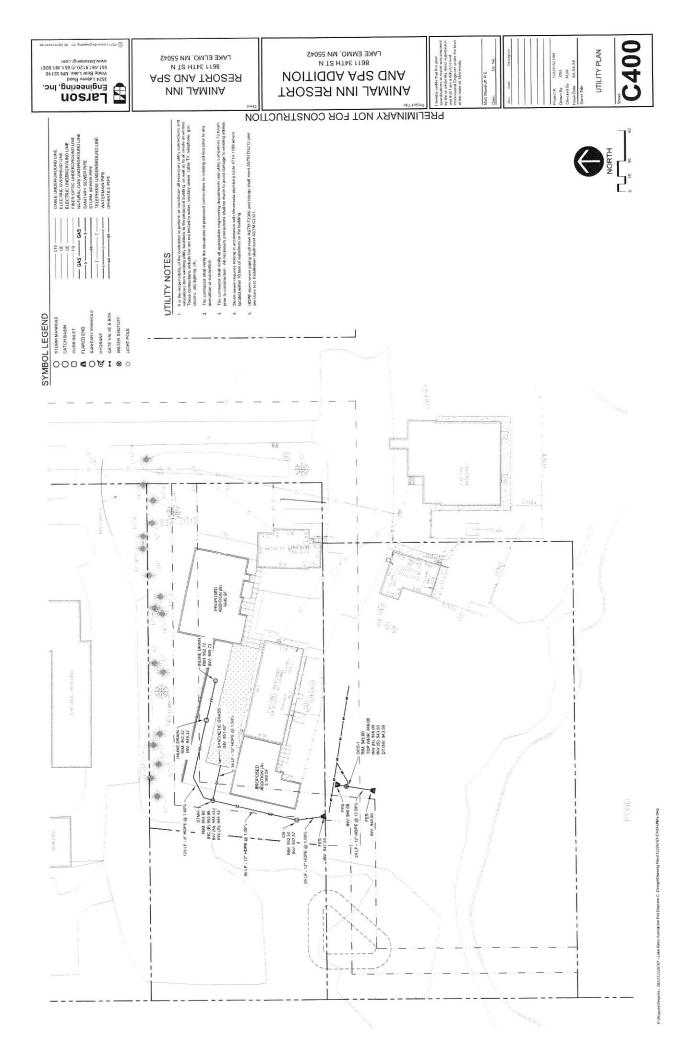
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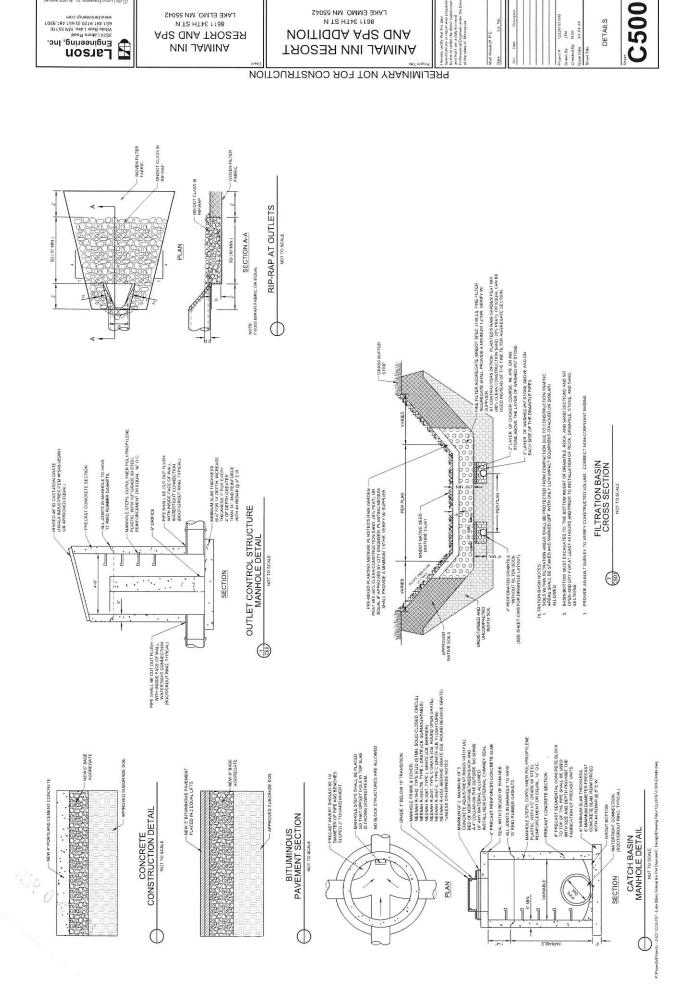
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AUIMAL INN 8611 34TH ST N 8611 34TH ST N LAKE ELMO, MN 55042 FAKE EMMO' MN 22045 8611 34TH ST N Engineering, Inc.
3524 Labore Road
White Bear Labe Mid 65110
651,481,9201
661,481,9201 NOITIDDA A92 DNA TAOSAA NNI JAMINA PRELIMINARY NOT FOR CONSTRUCTION GRADING NOTES

02/12/220157 - Lake Emio Annual ins Pel Daycare C, DesignDrawing Flex/12/20157-C-386-Gridang d





FEKE EWWO' WN 22045 8011 341H 21 N

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DETAILS

RESORT AND SPA 8611 34TH ST U LAKE ELMO, MN 55042

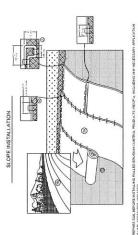
AUIMAL INN 8611 34TH ST N LAKE ELMO, MN 55042 Engineering, inc.
5224 Labore Road
7524 Labore Road
651.461.9720 (16.61.461.9201

AND SPA ADDITION
8617347HST W
LAKE EMMO, MU 55042

DETAILS

C501

РЯЕГІМІИАКУ ИОТ FOR CONSTRUCTION



NYLOPLAST 12" x B" INLINE DRAIN

DUCTILE IRON GRATE -12" STANDARD H-20

INLINE DRAIN DETAIL

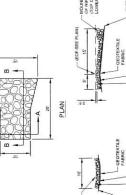
2" O.C. EACH WAY

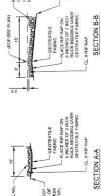
F12148 10 100 140 100 00 1	(0.73 kg/100 m2) approx. wt.	1.5 lbs/1,000 ft2	beaton Net Beaton Net Beaton Net Beaton Net 15 Be3, 200 Hz The 33 M2 100 m2 approach Photology adulic	Executed The angle of the angle	NORTH NORTH CAN RECEASE CAN RECEASE CAN RECEASE CAN COMMENT OF THE CANADAM CAN COMMENT OF THE CANADAM CAN CAN CAN COMMENT OF THE CANADAM CAN
	Straw Fiber 0.50 LBS/YD2 (0.27 KG/M2)	(0.73 kg/100 m2) approx. wt. Straw Fiber 0.50 L85/YD2 (0.27 Kg/M2)	ure the blanket to the uge 1" wide x 3" long.	Staples/Anchors: The type of anchors used to sec ground shall be Steel wire11 Ga	FORMULA STATES AGAINS OF THE SECTION OF T
		(0.73 kg/100 m2) approx. wt.	Thread Photodegradable	Straw Fiber G.50 LBS/Y02 (0.27 KG/M2)	CREEN CREEN SSION CONTROL PORTER AMERICAN SOLUTIONS
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Top Net 15 list/1,000 to 15 list/1,000 to 10 3 list/1,000 to 10 3 list/1,000 to 10 2 list	Top Net Polypropylene 1.5 lbs/1,000 ft2		asion control blanket	North American Green \$150 er or approved equal.	

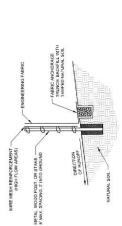


PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

FLARED END SECTION DETAIL







NOTE DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOLD RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES. SILT FENCE INSTALLATION DETAIL

TYPICAL RIP RAP WEIR OVERFLOW

85'-4" FENCED PLAY AREA NEW 4.250 SF DAYCARE BUILING NEW COVERED WALKS EXISTING KENNEL BUILDING NINEW 2,500 SF FENCED PLAYAREAY ENLARGED SITE AERIAL 1" = 50'-0" DRAWINGS FOR SITE DETAILS SEE ATTACHED CIVIL KENNEL BUILDING 3,180 SF ADDITION 33'-2" ,26'-7" .g - ,∠9 NOTE: ----N.I.C. PRES-1 ANIMAL INN PET RESORT & SPA SHED STAFF N.I.C ---/4-140 0 3 202, N.I.C. 50' Setback Proposed 25" Setback SITE AERIAL 1" = 100'-0"

EXISTING SHED

RESORT & SPA ANIMAL INN PET

8611 NORTH 34TH ST., LAKE ELMO, MN

07.27.2023 PRESENTATION SITE PLAN

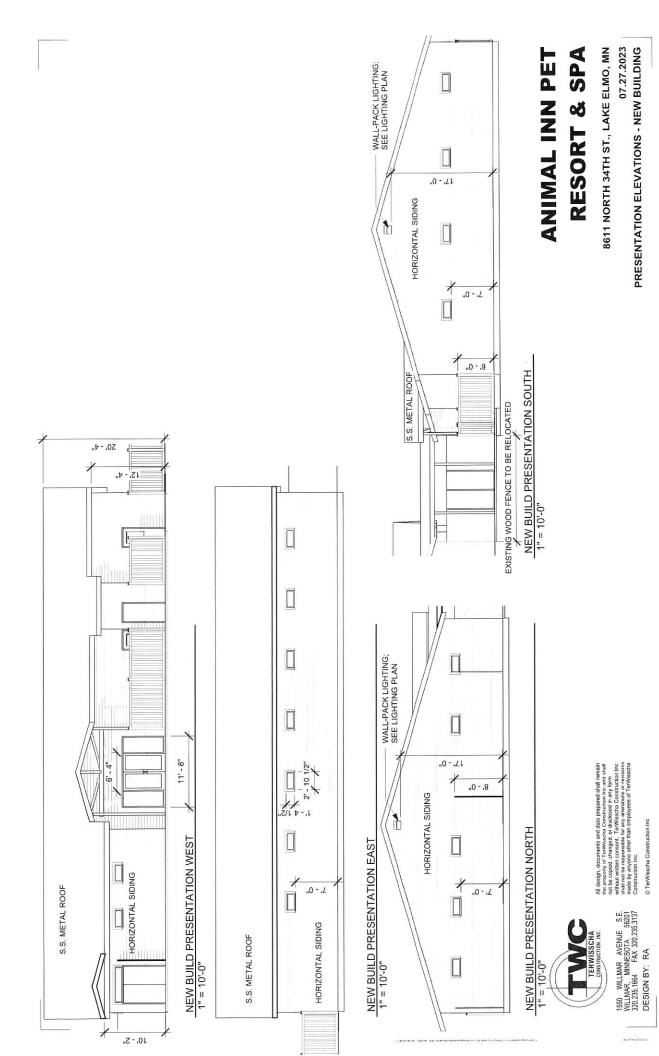
1550 WILLMAR AVENUE S.E. WILLMAR, MINNESOTA 56201 320,235,1664 FAX 320,235,3137 DESIGN BY: RA

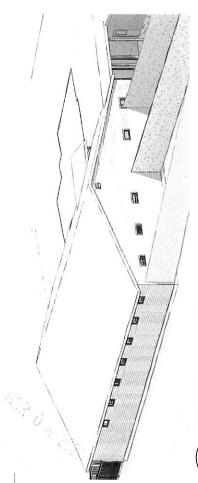
be design, decounted, and data prepared shall emain the proporty of TeWhisson's Conduction his and shall not be copied, changed, or decobered in any four whole without whiten rement. If eWhisson's Constitution his shall not be responsible for any alterations or revisions and by any one other han employees of TeWhisson's Construction his.

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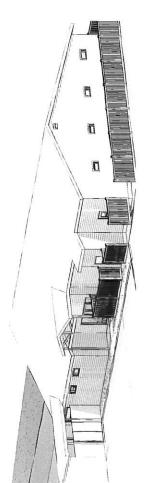
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NE Perspective _





SE Perspective PRES-5/ 7



All design, accuraents and data prepared shall remain the property of Tevidication Accuration in card shall not be copied changed, or disclosed in any form without wither consent. Tevidiscale Construction for shall not be respectable for any alternations for revisions made by anyone other than employees of Tevidischas Constitution for the constitution and the constitution of the constitution of the constitution of the constitution of the constitution and the constitution and constitution and constitution and constitution for the constitution for the constitution and constitution for the con 1550 WILLMAR AVENUE S.E. WILLMAR, MINNESOTA 56201 320,235,1664 FAX 320,235,3137 DESIGN BY: Author

TerWisscha Construction Inc

RESORT & SPA ANIMAL INN PET

8611 NORTH 34TH ST., LAKE ELMO, MN

07.27.2023
PRESENTATION PERSPECTIVES

Receipt:# 425989

WAR Transferred Entered CRV Filed No Delinquent Taxes Exempt/No Tax Due \$46.00

Return to: E - SIMPLIFILE 4844 North 300 West Suite 202

Provo UT 84604

4188151



3/25/2019 3:18 PM

4188151

Office of the County Recorder Washington County, Minnesota Jennifer Wagenius, County Recorder Kevin Corbid, Auditor Treasurer

Receipt:# 425965

\$46.00 \$5.00 \$3135.00 \$50.00 WAR CONV SDT WELL

Transferred Entered CRV Filed No Delinquent Taxes

Return to: E - SIMPLIFILE 4844 North 300 West Suite 202

Provo UT 84604

1258426



Certified Filed and/or recorded on:

3/25/2019 10:07 AM

1258426

Certificate #: 73858

Office of the Registrar of Titles Washington County, Minnesota Jennifer Wagenius, Registrar of Titles Kevin Corbid, Auditor Treasurer

WAR	RA	VTY	D	EED
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eCRV number: 931407

DEED TAX DUE: \$ 3,135,00

DATE: March 22,19

FOR VALUABLE CONSIDERATION, Animal Inn Pet Resort & Spa Inc., a Corporation under the laws of Minnesota ("Grantor"), hereby conveys and warrants to 8633 34th Street N, LLC, a limited liability company under the laws of Minnesota ("Grantee"), real property in Washington County, Minnesota, legally described as follows:

See attached Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens) igtigtigtigthedows

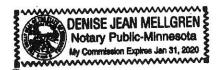
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: See attached Exhibit "B"

The state of the s	The state of the s
Check applicable box:	Grantors:
The Seller certifies that the Seller does not	
know of any wells on the described real	ANIMAL INN PET RESORT & SPA INC.
property.	a Minnesota corporation
A well disclosure certificate accompanies this	a Williamosotta Corporation
document or has been electronically filed. (If	Joan E. Taner
electronically filed, insert WDC number:	TO E TOOLE
	Joan E. Tauer
I am familiar with the property described in this	President
instrument and I certify that the status and	
number of wells on the described real property	mhaison
have not changed since the last previously filed	Dawn M. Larson
well disclosure certificate.	Dawn M. Larson
	Treasurer

State of Minnesota, County of Washington

This instrument was acknowledged before me on March ________, 2019 by Joan E. Tauer as President of ANIMAL INN PET RESORT & SPA INC., a Corporation under the laws of Minnesota on behalf of said corporation.

(Stamp)

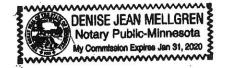


(signature of natarial officer)	
Title (and Rank):	
My commission expires:	onth/day/year)

State of Minnesota, County of Washington

This instrument was acknowledged before me on March 2, 2019 by J Dawn M. Larson, as Treasurer of ANIMAL INN PET RESORT & SPA INC., a Corporation under the laws of Minnesota on behalf of said corporation.

(Stamp)



(signature of motarial officer)

Title (and Rank):

THIS INSTRUMENT WAS DRAFTED BY: Stewart Title Company 333 South Seventh Street, Suite 2420 Minneapolis, MN 55402 01040-22097

RETURN TO: Stewart Title Company 333 South Seventh Street, Suite 2420 Minneapolis, MN 55402 TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO: 8633 34th Street N, LLC 8611 34th Street North Lake Elmo, MN 55042

Exhibit "A" Legal Description

PARCEL 1 - Registered Land -

That part of the West Half of the Southeast Quarter of Section 16, Township 29 north, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet to a point that is hereinafter referred to as Point A for purposes of this description; thence North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 175.00 feet; thence North 89 degrees 44 minutes 17 seconds West, a distance of 170.20 feet; thence South 06 degrees 02 minutes 37 seconds West, a distance of 176.06 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A and to the point of beginning of the parcel of land to be described; thence North 06 degrees 02 minutes 37 seconds East, a distance of 176.06 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 339.80 feet; thence South 00 degrees 05 minutes 47 seconds West, parallel with the west line of said West Half of the Southeast Quarter, a distance of 175.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said point of beginning; thence South 89 degrees 44 minutes 17 seconds West, along said line, a distance of 358.05 feet to the point of beginning.

Together with an easement for ingress and egress over, under and across that part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows: commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet to a point which is hereinafter referred to as Point A for purposes of this description; thence North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 175.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 510.00 feet to the point of beginning of said easement to be described; thence South 00 degrees 05 minutes 47 seconds West, parallel with said west line of the West Half of the Southeast guarter, a distance of 175.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A; thence South 89 degrees 44 minutes 17 seconds West, a distance of 60.00 feet to a point that is 450.00 feet, as measured along said line, from said Point A; thence South 00 degrees 05 minutes 47 seconds West, parallel with said west line of the West Half of the Southeast Quarter, a distance of 35.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 140.01 feet to its intersection with the east line of the west 590.00 feet of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, along said east line of the west 590.00 feet, a distance of 383.85 feet to its intersection with said southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 89 degrees 51 minutes 00 seconds West, along said southerly line, a distance of 80.01 feet to its intersection with a line that bears North 00 degrees 05 minutes 47 seconds East from the point of beginning; thence South 00 degrees 05 minutes 47 seconds West, a distance of 174.00 feet to the point of beginning.

PARCEL 2 - Registered Land

That part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, a long said west line, a distance of 350.00 feet to a point which is hereinafter referred to as Point A for purposes of this description; thence North 00 degrees 05

Page 5 of 6 WARRANTY DEED

minutes 47 seconds East, a distance of 175.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 510.00 feet to the point of beginning of the parcel of land to be described; thence North 00 degrees 05 minutes 47 seconds East, parallel with said west line of the West Half of the Southeast Quarter, a distance of 174.00 feet to its intersection with said southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY NO. 82-107; thence North 89 degrees 51 minutes 00 seconds East, along said southerly line, a distance of 143.21 feet to its intersection with the east line of the west 653.20 feet of said West Half of the Southeast Quarter; thence South 00 degrees 05 minutes 47 seconds West, along said east line, a distance of 384.43 feet; thence North 89 degrees 46 minutes 16 seconds East, a distance of 68.61 feet; thence South 87 degrees 25 minutes 48 seconds East, a distance of 599.61 feet to a point on the east line of said West Half of the Southeast Quarter which is 1223.88 feet south of the northeast corner of said West Half of the Southeast Quarter as measured along said east line; thence South 00 degrees 06 minutes 43 seconds West, along said east line of the West Half of the Southeast Quarter, a distance of 291.19 feet to its intersection with a northerly right of way line of the Chicago Northwestern Railroad, said northerly right of way line is 100.00 feet northerly of the original right of way line as measured perpendicular thereto; thence South 87 degrees 00 minutes 59 seconds West, along said northerly right of way line, a distance of 600.00 feet to its intersection with a westerly right of way line of said Chicago Northwestern Railroad; thence South 02 degrees 59 minutes 01 seconds East, along said westerly right of way line, a distance of 50.00 feet to its intersection with a northerly right of way line of said Chicago Northwestern Railroad; thence South 87 degrees 00 minutes 59 seconds West, along said northerly right of way line, a distance of 725.38 feet to its intersection with said west line of the West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 219.44 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 450.00 feet; thence North 00 degrees 05 minutes 47 seconds East, parallel with said west line of the West Half of the Southeast Quarter, a distance of 250.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A; thence North 89 degrees 44 minutes 17 seconds East, a distance of 60.00 feet to its intersection with a line that bears South 00 degrees 05 minutes 47 seconds West from said point of beginning; thence North 00 degrees 05 minutes 47 seconds East, along said line, a distance of 175.00 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over, under and across that part of the West half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows: Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 151.95 feet to the point of beginning of said easement to be described; thence continuing North 89 degrees 44 minutes 17 seconds East, a distance of 298.05 feet; thence South 00 degrees 05 minutes 47 seconds West, parallel with said west line of the West Half of the Southeast Quarter, a distance of 35.00 feet; thence South 89 degrees 44 minutes 17 seconds West, a distance of 298.05 feet, thence North 00 degrees 05 minutes 47 seconds East, a distance of 35.00 feet to the point of beginning.

Parcel 3 - Abstract.

That part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet to a point which is hereinafter referred to as Point A for purposes of this description and the point of beginning of the parcel of land to be described; thence continuing South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 250.00 feet to a point that lies North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 219.44 feet from a northerly right of way line of the Chicago Northwestern Railroad; thence North 89 degrees 44 minutes 17 seconds East, a distance of 450.00 feet; thence North 00 degrees 05 minutes 47 seconds East, parallel with said west line of the West Half of the Southeast Quarter, a distance of 250.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A; thence South 89 degrees 44 minutes 17 seconds West, a distance of 450.00 feet to the point of beginning.

Exhibit "B"

Permitted Encumbrances

- 1. Reservations, declarations, easements, covenants and restrictions of record, if any;
- 2. The Lien of real estate taxes and special assessments not yet due and payable;
- 3. Rights of Tenants, if any;
- 4. Easement for ingress and egress over Parcel 1 pursuant to the following instruments: Warranty Deed, dated October 30, 1970, filed November 12, 1970 as Document No. 284956; Warranty Deed, dated August 14, 1972, filed October 3, 1972 as Document No. 303688; Warranty Deed, dated March 14, 1985, filed April 18, 1985 as Document No. 483204; Contract for Deed, dated August 13, 2003, filed January 9, 2004 as Document No. 3415292; Warranty Deed, dated March 17, 2015, filed March 18, 2015 as Document No. 4018782; and Contract for Deed, dated April 2, 2015, filed April 3, 2015 as Document No. 4020727; and As further adjudged and decreed in Order and Decree of Registration, June 6, 2016, filed June 13, 2016 as Document No. 1240884.
- 5. Terms and conditions of Well Usage and Maintenance Agreement dated July 1, 1999, filed July 12, 1999, as Document No. 3057698 between Donald Tauer and Joan Tauer, aka Donald J. Tauer and Joan E. Tauer, and Dennis Ostrander and Heidi Ostrander.
- 6. Terms and conditions of Well Usage and Maintenance Agreement dated July 1, 1999, filed July 12, 1999, as Document No. 3057699 between Donald Tauer and Joan Tauer, aka Donald J. Tauer and Joan E. Tauer, and Dennis Ostrander and Heidi Ostrander.
- 7. Terms and conditions of a perpetual easement for overhead electric and telephone as shown in Utility Easement Grant dated June 10, 2003, filed January 9, 2004, as Document No. 3415291 conveyed to Charles W. Anderson and Sharon K. Anderson.
- 8. Terms and conditions of Resolution No. 2004-091 Granting a Variance to Lot Area and for a Minor Subdivision adopted October 19, 2004, filed October 26, 2004, as Document No. 3474602.

1300 g





REPORT OF GEOTECHNICAL EXPLORATION

Animal Inn Pet Resort Additions 8611 34th Street North Lake Elmo, Minnesota

AET Project No. P-0021413

Date: May 30, 2023

Prepared for:

Animal Inn Pet Resort 8611 34th Street North Lake Elmo, Minnesota 55042

Geotechnical • Materials
Forensic • Environmental
Building Technology
Petrography/Chemistry

American Engineering Testing
550 Cleveland Avenue North
Saint Paul, Minnesota 55114-1804
TeamAET.com • 800.792.6364

May 30, 2023



Animal Inn Pet Resort 8611 34th Street North Lake Elmo, Minnesota 55042

Attn: Katie Cheng

Cc: Terwisscha Construction - Jesse Hulscher

RE: Report of Geotechnical Exploration

Animal Inn Pet Resort Additions

Lake Elmo, Minnesota

AET Report No. P-0021413

Dear Katie:

American Engineering Testing, Inc. (AET) is pleased to present the results of our subsurface exploration program and geotechnical engineering analysis for the upcoming building addition and site improvements project in Lake Elmo, Minnesota. Our services were performed according to our proposal to you dated March 21, 2023.

Please contact us if you have any questions about the report. We are also available to arrange construction observation, inspection and testing services.

Sincerely,

American Engineering Testing, Inc.

Mitchell G. Nelson, P.E.

Motoral 6 Nelson_

Staff Engineer II

Geotechnical Division

mnelson@teamAET.com

612-756-3332



SIGNATURE PAGE

Prepared for:

Animal Inn Pet Resort 8611 34th Street North Lake Elmo, Minnesota 55042 Prepared by:

American Engineering Testing, Inc. 550 Cleveland Avenue North Saint Paul, Minnesota 55114 (651) 659-9001 / www.teamAET.com

Senior Engineer/Manager of Construction Services

Attn: Jesse Hulscher - Development Consultant

Authored by:

Reviewed by:

₹อชี่เกุ L. Flickinger

Mitchell G. Nelson, P.E. (Minn.) Staff Geotechnical Engineer II

Motobal 6 Nelson

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 Minnesota Statute Section 326.02 to 326.15

Name: Mitchell G. Nelson

Date: May 30, 2023 License #: 59401



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APPENDIX B -



1.0 INTRODUCTION

Animal Inn Pet Resort is proposing to construct two additions to the existing buildings at a site in Lake Elmo, Minnesota. To assist with planning and design, you have authorized American Engineering Testing, Inc. (AET) to complete a subsurface exploration program at the site, conduct soil laboratory testing, and perform a geotechnical engineering review for the project. This report presents the results of the above services and provides our engineering recommendations based on this data.

2.0 SCOPE OF SERVICES

AET's services were performed according to our proposal to Terwisscha Construction, Inc. dated March 21, 2023 and authorized by Katie Cheng of Animal Inn Training, LLC on April 4, 2023. The authorized scope consisted of the following:

- Completing 7 standard penetration test borings to depths ranging from 14 ½ to 20 feet.
- Performing review and classification of samples and soils laboratory testing.
- · Conducting a geotechnical engineering analysis and preparing this report.

These services are intended for geotechnical purposes only. The scope is not intended to explore for the presence or extent of environmental contamination in the soil or groundwater.

3.0 PROJECT INFORMATION

We understand the planned construction will include two additions to the existing Animal Inn Pet Resort building with associated site work located at 8611 34th Street North in Lake Elmo, Minnesota. We understand building additions will be single-story wood frame construction, and planned grades will match the existing buildings. The planned floor slab elevations will be 953.3 for both additions. Additionally, the project will include construction of stormwater infiltration basin to the southwest of the buildings.

For preliminary purposes, we have estimated maximum wall loads of approximately 3 to 5 kips per linear foot and maximum column loads of about 50 kips per column. Our foundation design assumptions include a minimum factor of safety of 3 with respect to the ultimate bearing capacity. We assume the structure will be able to tolerate total settlements of up to 1 inch, and differential settlements over a 30-foot distance of up to ½ inch. We also assume the design will be able to tolerate differential settlements of up to ½ inch between the existing building and new addition.



This anticipated design information represents our understanding of the proposed construction and is an integral part of our engineering review. It is important that you contact us if the final design differs from these assumptions so that we can evaluate whether modifications to our recommendations are appropriate.

4.0 SUBSURFACE EXPLORATION AND TESTING

4.1 Field Exploration Program

The subsurface exploration program conducted for the project consisted of 7 standard penetration test (SPT) soil borings at locations representative of the planned construction. Locations for the pond area were initially determined by the project design team, with borings in the building area added as recommended by AET to represent building addition corners; the preliminary site plan with planned boring locations is attached as Figure 1 in Appendix A. The soil borings were completed on May 3rd and 4th, 2023. The logs of the borings and details of the methods used are provided in Appendix A. The logs contain information concerning soil layering, soil classification, geologic origins, and moisture condition. A density description or consistency is also noted for the natural soils, which is based on the standard penetration resistance (N-value).

Final boring locations were recorded with a field GPS unit with submeter accuracy. Please note that GPS elevations were recorded for informational purposes to provide relative consistency for presenting geotechnical data and are typically not considered registered survey-quality precise. Ground surface elevations were measured in the field by AET personnel using a surveyor's rod and level sight, with reference to the existing building finished floor elevation as a benchmark. The GPS boring locations are provided on a Google Earth view on Figure 2 in Appendix A.

4.2 Laboratory Testing

Samples collected in the field were analyzed at the AET soils laboratory to provide a more detailed characterization of sample properties. The laboratory testing program included moisture content tests on fine-grained soil samples. Additionally, the percent finer than the #200 sieve was measured on select samples, and gradation testing was performed to produce grain size distribution curves of other samples. Test results are provided in Appendix A on the individual boring logs adjacent to the samples upon which they were performed, or on the data sheets following the logs. Laboratory review and characterization of soil samples also provided the Unified Soil Classification System (USCS) classifications of material encountered during site exploration.





5.0 SITE CONDITIONS

5.1 Surface Observations

The project site is currently occupied by the existing pet boarding and training facility. Surrounding properties include a commercial building to the north, undeveloped wooded land to the west and south, and commercial buildings to the east. Ground surface cover in the planned construction areas is primarily open grassland. Ground surface elevations were approximately 953 feet at boring locations in the building development to the west of the existing building (B-4 and B-5). Surface elevations at borings in the eastern building addition (B-6 and B-7) were approximately 954 and 964, respectively. The topography of the planned infiltration basin area was characterized by a steep slope down to the pond located south of the existing building, with elevations ranging from approximately 964 feet at the top to a pond elevation of 929 feet.

5.2 Subsurface Profile and Soil Characteristics

The subsurface profile of the site is characterized by topsoil and existing site fill underlain by natural soil deposits, primarily glacial till. The estimates of strength, compressibility and drainage given in the paragraphs below are subjective in nature meant to give a generalized view of the soil properties.

Topsoil and surficial fill soils were mostly mixtures of silt, sand and clay with varying amounts of organic material and gravel. The variable N-values and the composition of the soils indicate that the fill was likely not placed in a controlled manner for structural support. The fine-grained clay and silt observed in topsoil and fill samples can be considered slow-draining, and susceptible to frost-heave displacement if exposed to freezing conditions. We judge the fill soils to be moisture-sensitive and generally unsuitable to support structural loads from new construction.

Glacial till samples encountered during drilling were primarily clayey sands (SC) and silty sands (SM). Clayey sand samples were mostly stiff to very stiff in consistency, and silty sand samples of glacial till were generally medium dense. Glacial till soils are slow-draining and are typically not conducive to infiltration. We judge the observed glacial till soils to have moderate strength and relatively low compressibility properties. While generally not encountered at the ground surface, the till soils are susceptible to frost-heave displacement if exposed to freezing conditions.

Fine alluvial samples of silty clay and lean clay were encountered in Boring B-7. The fine alluvial silty clay are judged to be compressible under the anticipated loads and, therefore are not suitable for support of footing loads. We judge the underlying lean clay (CL) to have moderate



strength properties. Additionally, coarse alluvial samples of sand with silt were encountered below the lean clay in Boring B-7. Detailed material properties and stratigraphy information are available on the boring logs provided in Appendix A.

5.3 Groundwater

Groundwater was observed during drilling in Boring B-7 at a depth of approximately 10 feet, corresponding to an elevation of 944 feet. This was the only groundwater observed in the building addition areas. Groundwater was also observed during drilling in Boring B-2, at a depth of approximately 10 feet. We anticipate this water level is close to that of a pond located south of the site. We caution that groundwater levels can fluctuate due to varying seasonal and annual rainfall and snow melt amounts, as well as other environmental factors. Additionally, regional groundwater levels can change due to construction events such as alterations in ground cover, surface water runoff control, and dewatering systems.

6.0 RECOMMENDATIONS

6.1 Approach Discussion

Based on a review of the available preliminary project plans, it appears that the planned finished floor elevation (FFE) of both building additions will approximately match the existing building at 953.3 feet. To provide proper frost protection, we anticipate bottom of foundation grades will be at an approximate elevation of 949½ feet. In both building pad locations, we anticipate existing site fill will be present at this depth, thereby requiring a soil correction to remove the unsuitable existing site fill and expose the underlying natural soil deposits. Properly placed and compacted fill will then be needed to re-attain footing and slab grades to support the anticipated structural loads.

Provided earthwork is completed with competent foundation material at planned footing grades, conventional cast-in-place concrete spread footings will be an appropriate foundation type. Floor slabs should be placed on clean, free-draining coarse granular material to provide a uniform working area for construction and to protect the underlying moisture-sensitive glacial tills from disturbance. Design and construction considerations will also be needed to prevent damage to surface structures due to seasonal frost-heave displacement in fine-grained soils near the ground surface.



6.2 Building Additions

6.2.1 Excavation

To prepare the building areas for foundation and slab support, we recommend complete removal of surface vegetation, topsoil, surficial site fill, soft clays, and very loose silty sands. This will expose the competent underlying natural soil deposits which will support the anticipated structural loads. The minimum excavation required to reach the observed natural soil deposits at each boring location is summarized in Table 6.2.1. Please see the boring logs in Appendix A for details.

Table 6.2.1 – Recommended Minimum Excavation Depths for Additions

Boring Location	Surface Elevation (ft)	Excavation Depth (ft)	Approximate Excavation Elevation (ft)
B-4	953.2	5	948
B-5	953.1	7	946
B-6	963.8	7	955½ *
B-7	954.2	4½	949½

^{*} Excavation to reach the proposed foundation grade will extend into the natural soils at this location.

The depths and elevations indicated in Table 6.2.1 are based on the soil conditions at each specific boring location. Since conditions will vary away from boring locations, we recommend that AET geotechnical personnel observe and evaluate the soils in the excavation bottoms prior to new fill placement or footing construction.

Where the excavation extends below foundation grades, the excavation bottom and resultant structural fill system must be oversized laterally beyond the planned outside edges of the foundations to properly support the loads exerted by that foundation. This excavation/structural fill lateral extension should at least be equal to the vertical depth of fill needed to attain foundation grade at that location (i.e., 1:1 lateral oversize). The deepest anticipated subcut and soil correction is in the area of Boring B-5, where the excavation will need to extend approximately four feet beyond the anticipated footing depth.

6.2.2 Fill Placement and Compaction

Where excavations extend below planned foundation grades, structural fill will be needed to reattain bottom-of-footing elevation. We judge the existing sandy and gravelly fill soils to be suitable for reuse as structural fill within the building pad provided they can be properly moisture conditioned and compacted and do not contain debris or organic materials. The clayey, organic,



or soft fill soils are judged to be unsuitable for reuse as structural fill. It is not within our scope of services to determine the amount of existing fill that may be available for re-use, although based on our observations of the soil samples some of the of the excavated fill will be acceptable.

If the site does not contain enough suitable material and imported borrow fill is needed, we recommend using coarse granular material with no more than 12% of the particles (by weight) finer than the #200 sieve, and no more than 50% of the particles (by weight) passing the #40 sieve. Where feasible, suitable existing site materials may be used to supplement imported granular soils.

Fill that is placed within the building pad should be compacted to at least 98% of its standard Proctor maximum dry density per ASTM: D698. We recommend that fill soils be compacted with equipment that is capable of densifying the entire thickness of the fill lift. Loose lift thicknesses should generally not be greater than 8 to 12 inches unless equipment used on-site for compaction can appropriately compact thicker layers. Structural fill soils should be moisture conditioned to within ±2% of the standard proctor optimum moisture content. Fill placed which supports the floor slab only (outside of the 1:1 oversize zone below footings) can have a reduced minimum compaction level of 95% of the standard maximum dry unit weight. If encountered, frozen soils should not be used as fill, and fill should not be placed over frozen soils.

6.3 Foundation Support

Based on the conditions encountered, we recommend designing the building foundations based on a net maximum allowable soil bearing pressure of 3,000 pounds per square foot (psf). We recommend perimeter foundations for heated building spaces be placed such that the bottoms are a minimum of 42 inches below exterior grades. We recommend foundations for unheated building spaces (such as canopy and stoop foundations) be extended to a minimum of 60 inches below exterior grades. The footings should be placed at the same elevation as the existing foundations where they abut. Care should be taken to avoid disturbance to the foundation bearing soils, both during excavation and footing placement. Increased settlement can occur if foundations are cast over disturbed soils.

It is our judgment this design pressure will have a factor of safety of at least 3 against the ultimate bearing capacity. We judge that total settlements under this loading should not exceed 1 inch. We also judge that differential settlements of conditions depicted by the borings should not exceed ½ inch. Differential settlements of up to 1-inch can be expected between the existing building and the new construction.



6.4 Floor Slab Support

We recommend compacting backfill beneath floor slabs to at least 95% Standard Proctor maximum dry density. For design of concrete floor slabs supported by the compacted fill, we recommend using a Modulus of Subgrade Reaction (k-value) of 150 pounds per square inch per inch of deflection (pci). If a 6-inch thick layer of crushed aggregate base (i.e. MnDOT Class 5) is placed below the slab, we recommend using a k-value of 180 pci for design. Increasing the thickness of the aggregate base layer will increase the design k-value. For areas with moisture sensitive floor coverings, we recommend placing a vapor retarder that meets the requirements of ASTM International Standard Specification D 1745, Type A. For improved constructability, we recommend placing a compacted sand layer at least one foot in thickness above silty or clayey soils supporting floor slabs; this will protect the underlying moisture-sensitive soils from disturbance during construction and will provide a stable and uniform working surface.

6.5 Exterior Site Grading and Support

6.5.1 Surface Structures and Frost Heave

Some of the surficial fill soils and shallow glacial till deposits contain clay and silt soils, which are considered to be moderately to highly frost susceptible. If exposed to freezing conditions, some differential frost heave may be expected at sidewalks, stoops, or other similar structures that are directly supported by these fine grained, slow-draining soils. This could contribute to ponding surface water, tripping hazards, cracks, and other damage. A method to limit the potential for frost heaving to occur is to remove the frost-susceptible soil from below the sidewalk and surface structure areas. Typically, removal to a depth of about 42 inches will provide adequate protection from frost heaving. Significant reduction can be accomplished, however, by lesser excavation depths of 2 to 3 feet. The excavated soil should be replaced by non-frost susceptible soils consisting of sands and gravels with less than 7% of the particles by weight passing the #200 sieve. A drain tile outlet or other drainage system should be provided to prevent water from accumulating within the sand layer above less permeable soils. All backfill around the new building which will support sidewalks, stoops, signs or similar structural elements should be compacted to at least 95% of the standard Proctor maximum dry density per ASTM: D698. Fill placed in landscaped areas can be compacted to a reduced level of 90%.

6.5.2 Buried Utilities

We assume that exterior utilities will be constructed at depths of approximately 4 to 8 feet below final grades. The on-site inorganic fill and till soils are anticipated to provide adequate support for the new utilities. If silty or gravelly soils are present at the utility trench bottom, a 4-inch thick



Granular Bedding (MnDOT Specification 3149.F) layer should be placed beneath the pipe to improve support uniformity. If organic soils are encountered, the bedding layer should be increased to 8-inches in thickness. We also recommend the removal of any cobbles/boulders in the trench bottoms to reduce the potential for the development of point loads on the pipe. Backfill for utility trenches should consist of on-site inorganic, debris-free, and cobble-free sands. It is important that utility backfill be compacted in thin lifts within a moisture content range that will allow for the soil to be properly densified.

Utility trench backfill should be placed per the requirements of MnDOT Specification 2106.3G.1 (Specified Density Method). Utility backfill should be compacted to at least 95% of its standard Proctor maximum dry density, unless located in areas supporting building or pavement loads with higher compaction requirements. If such compaction is not performed, settlement and subsequent damage could occur to utilities and pavements.

6.6 Stormwater Management

We understand a stormwater infiltration basin is planned to the southwest of the existing building. This area is characterized by Borings B-1 through B-3. Based on the preliminary grading plan, we anticipate the infiltration basin will have a bottom elevation of approximately 944 feet. Based on the soil boring logs, we anticipate the primary soil type in the planned stormwater basin is silty sand (SM) glacial till. Based on the Minnesota Storm Water Manual (MSWM) produced by the Minnesota Pollution Control Agency (MPCA), the infiltration rates for silty sands are estimated to be 0.45 inches per hour although they could be slower for the onsite soils.

More site-specific representative rates may be determined by performing in-situ testing via the Double-Ring Infiltrometer (DRI) method or Modified Phillip-Dunne (MPD) Infiltrometer method, if desired. This testing, if performed, should be conducted at or just below the bottom elevations of the proposed infiltration structures/devices. This testing should be used to document that the infiltration rates used by the design engineer are comparable with the in-place soils.

7.0 CONSTRUCTION CONSIDERATIONS

7.1 Potential Difficulties

7.1.1 Runoff Water in Excavation

Water can be expected to collect in the excavation bottoms during times of inclement weather or snow melt. To allow observation of the excavation bottoms, to reduce the potential for soil disturbance, and to facilitate filling operations, we recommend water be removed from within the



excavation during construction. Based on the soils encountered, we anticipate the groundwater can be handled with conventional sump pumping.

7.1.2 Disturbance of Soils

The on-site silty and clayey soils can be disturbed under construction traffic, especially if the soils are wet. If soils become disturbed, they should be subcut to the underlying undisturbed soils. The subcut soils can then be dried and recompacted back into place, or they should be removed and replaced with drier imported fill.

7.1.3 Cobbles and Boulders

While obstructions were not encountered during drilling, variations in soil composition could include cobbles and boulders. This may make excavating procedures more difficult than normal if they are encountered.

7.2 Excavation Backsloping

If excavation faces are not retained, the excavations should maintain maximum allowable slopes in accordance with OSHA Regulations (Standards 29 CFR), Part 1926, Subpart P, "Excavations" (can be found on www.osha.gov). Even with the required OSHA sloping, water seepage or surface runoff can potentially induce sideslope erosion or sloughing which could require slope maintenance. We recommend the contractor's Competent Person review this report and assess the soils onsite to determine the soil type designation for excavation safety.

7.3 Observation and Testing

The recommendations in this report are based on the subsurface conditions found at our test boring locations. Since the soil conditions can be expected to vary away from the soil boring locations, we recommend on-site observation by a geotechnical engineer/technician during construction to evaluate these potential changes. Soil density testing should also be performed on new fill placed in order to document that project specifications for compaction have been satisfied.

8.0 ASTM STANDARDS

When we refer to an ASTM Standard in this report, we mean that our services were performed in general accordance with that standard. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.



9.0 LIMITATIONS

Within the limitations of scope, budget, and schedule, we have endeavored to provide our services according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, express or implied, is intended. Important information regarding risk management and proper use of this report is given in Appendix B entitled "Geotechnical Report Limitations and Guidelines for Use."





Appendix A

Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Figure 1 - Borings Locations on Preliminary Site Plan
Figure 2 - Boring Locations Google Earth View
Subsurface Boring Logs
Gradation Curves

Appendix A Geotechnical Field Exploration and Testing Report No. P-0021413

A.1 FIELD EXPLORATION

The subsurface conditions at the site were 7 standard penetration test borings. The locations of the borings are provided on Figures 1 and 2, preceding the Subsurface Boring Logs in this appendix.

A.2 SAMPLING METHODS

A.2.1 Split-Spoon Samples (SS) - Calibrated to N₆₀ Values

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586 with one primary modification. The ASTM test method consists of driving a 2-inch O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30 inches. The sampler is driven a total of 18 inches into the soil. After an initial set of 6 inches, the number of hammer blows to drive the sampler the final 12 inches is known as the standard penetration resistance or N-value. Our method uses a modified hammer weight, which is determined by measuring the system energy using a Pile Driving Analyzer (PDA) and an instrumented rod.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in this system. This converted energy then provides what is known as an N_{60} blow count.

The most recent drill rigs incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. By using the PDA energy measurement equipment, we are able to determine actual energy generated by the drop hammer. With the various hammer systems available, we have found highly variable energies ranging from 55% to over 100%. Therefore, the intent of AET's hammer calibrations is to vary the hammer weight such that hammer energies lie within about 60% to 65% of the theoretical energy of a 140-pound weight falling 30 inches. The current ASTM procedure acknowledges the wide variation in N-values, stating that N-values of 100% or more have been observed. Although we have not yet determined the statistical measurement uncertainty of our calibrated method to date, we can state that the accuracy deviation of the N-values using this method is significantly better than the standard ASTM Method.

A.2.2 Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as "DS" or "SU" on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

A.2.3 Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

Determining the thickness of "topsoil" layers is usually limited, due to variations in topsoil definition, sample recovery, and other factors. Visual-manual description often relies on color for determination, and transitioning changes can account for significant variation in thickness judgment. Accordingly, the topsoil thickness presented on the logs should not be the sole basis for calculating topsoil stripping depths and volumes. If more accurate information is needed relating to thickness and topsoil quality definition, alternate methods of sample retrieval and testing should be employed.

Appendix A

Geotechnical Field Exploration and Testing Report No. P-0021413

A.3 CLASSIFICATION METHODS

Soil descriptions shown on the boring logs are based on the Unified Soil Classification (USC) system. The USC system is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil descriptions shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USC system, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

A.4 WATER LEVEL MEASUREMENTS

The groundwater level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- · Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

A.5 LABORATORY TEST METHODS

A.5.1 Water Content Tests

Conducted per AET Procedure 01-LAB-010, which is performed in general accordance with ASTM: D2216 and AASHTO: T265.

A.5.2 Particle Size Analysis (% Passing No. 200 Sieve)

Conducted per AET Procedure 01-LAB-060, which is performed in general accordance with ASTM: D1140 and AASHTO: T11.

A.5.3 Sieve Analysis of Soils (thru #200 Sieve)

Conducted per AET Procedure 01-LAB-040, which is performed in general conformance with ASTM: D6913, Method A.

A.6 TEST STANDARD LIMITATIONS

Field and laboratory testing is done in general conformance with the described procedures. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

A.7 SAMPLE STORAGE

Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

DRILLING AND SAMPLING SYMBOLS

Symbol	Definition
AR:	Sample of material obtained from cuttings blown out
	the top of the borehole during air rotary procedure.
B, H, N:	Size of flush-joint casing
CAS:	Pipe casing, number indicates nominal diameter in
	inches
COT:	Clean-out tube
DC:	Drive casing; number indicates diameter in inches
DM:	Drilling mud or bentonite slurry
DR:	Driller (initials)
DS:	Disturbed sample from auger flights
DP:	Direct push drilling; a 2.125 inch OD outer casing
	with an inner 11/2 inch ID plastic tube is driven
	continuously into the ground.
FA:	Flight auger; number indicates outside diameter in
1227	inches
HA:	Hand auger; number indicates outside diameter
HSA:	Hollow stem auger; number indicates inside diameter
* 0	in inches
LG:	Field logger (initials)
MC:	Column used to describe moisture condition of
NI (DDE)	samples and for the ground water level symbols
N (BPF):	Standard penetration resistance (N-value) in blows per
NO	foot (see notes)
NQ:	NQ wireline core barrel
PQ:	PQ wireline core barrel
RDA:	Rotary drilling with compressed air and roller or drag bit.
RDF:	Rotary drilling with drilling fluid and roller or drag bit
REC:	In split-spoon (see notes), direct push and thin-walled
	tube sampling, the recovered length (in inches) of
	sample. In rock coring, the length of core recovered
	(expressed as percent of the total core run). Zero
	indicates no sample recovered.
SS:	Standard split-spoon sampler (steel; 1.5" is inside
	diameter; 2" outside diameter); unless indicated
	otherwise
SU	Spin-up sample from hollow stem auger
TW:	Thin-walled tube; number indicates inside diameter in
	inches
WASH:	Sample of material obtained by screening returning
	rotary drilling fluid or by which has collected inside
	the borehole after "falling" through drilling fluid
WH:	Sampler advanced by static weight of drill rod and
TVID	hammer
WR:	Sampler advanced by static weight of drill rod
94mm:	94 millimeter wireline core barrel
<u>▼:</u>	Water level directly measured in boring

Estimated water level based solely on sample

TEST SYMBOLS

Symbol	Definition
CONS:	One-dimensional consolidation test
DEN:	Dry density, pcf
DST:	Direct shear test
E:	Pressuremeter Modulus, tsf
HYD:	Hydrometer analysis
LL:	Liquid Limit, %
LP:	Pressuremeter Limit Pressure, tsf
OC:	Organic Content, %
PERM:	Coefficient of permeability (K) test; F - Field;
	L - Laboratory
PL:	Plastic Limit, %
q_p :	Pocket Penetrometer strength, tsf (approximate)
q _c :	Static cone bearing pressure, tsf
q _u :	Unconfined compressive strength, psf
R:	Electrical Resistivity, ohm-cms
RQD:	Rock Quality Designation of Rock Core, in percent
	(aggregate length of core pieces 4" or more in length
	as a percent of total core run)
SA:	Sieve analysis
TRX:	Triaxial compression test
VSR:	Vane shear strength, remolded (field), psf
VSU:	Vane shear strength, undisturbed (field), psf
WC:	Water content, as percent of dry weight
%-200:	Percent of material finer than #200 sieve

STANDARD PENETRATION TEST NOTES

(Calibrated Hammer Weight)

The standard penetration test consists of driving a split-spoon sampler with a drop hammer (calibrated weight varies to provide N_{60} values) and counting the number of blows applied in each of three 6" increments of penetration. If the sampler is driven less than 18" (usually in highly resistant material), permitted in ASTM: D1586, the blows for each complete 6" increment and for each partial increment is on the boring log. For partial increments, the number of blows is shown to the nearest 0.1' below the slash.

The length of sample recovered, as shown on the "REC" column, may be greater than the distance indicated in the N column. The disparity is because the N-value is recorded below the initial 6" set (unless partial penetration defined in ASTM: D1586 is encountered) whereas the length of sample recovered is for the entire sampler drive (which may even extend more than 18").

appearance

UNIFIED SOIL CLASSIFICATION SYSTEM ASTM Designations: D 2487, D2488

AMERICAN **ENGINEERING** TESTING, INC.



				S	Soil Classification
Criteria for	r Assigning Group Syr	mbols and Group Nar	nes Using Laboratory Tests ^A	Group Symbol	Group Name ^B
Coarse-Grained Soils More	Gravels More than 50% coarse	Clean Gravels Less than 5%	Cu≥4 and 1≤Cc≤3 ^E	GW	Well graded gravel ^F
than 50% retained on	fraction retained on No. 4 sieve	$fines^C$	Cu<4 and/or 1>Cc>3 ^E	GP	Poorly graded gravel ^F
No. 200 sieve	on 110. I sieve	Gravels with Fines more	Fines classify as ML or MH	GM	Silty gravel ^{F.G.H}
		than 12% fines ^C	Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}
	Sands 50% or more of coarse	Clean Sands Less than 5%	Cu≥6 and 1≤Cc≤3 ^E	SW	Well-graded sand ¹
	fraction passes No. 4 sieve	fines ^D	Cu<6 and/or 1>Cc>3 ^E	SP	Poorly-graded sand ¹
		Sands with Fines more	Fines classify as ML or MH	SM	Silty sand ^{G.H.I}
		than 12% fines D	Fines classify as CL or CH	SC	Clayey sand ^{G.H.I}
Fine-Grained Soils 50% or	Silts and Clays Liquid limit less	inorganic	PI>7 and plots on or above "A" line ^J	CL	Lean clay ^{K.L.M}
more passes the No. 200	than 50		PI<4 or plots below "A" line ^J	ML	Silt ^{K.L.M}
sieve		organic	Liquid limit-oven dried <0.75	OL	Organic clay ^{K.L.M.N}
(see Plasticity Chart below)			Liquid limit – not dried		Organic silt ^{K.L.M.O}
	Silts and Clays Liquid limit 50	inorganic	PI plots on or above "A" line	СН	Fat clay ^{K.L.M}
	or more		PI plots below "A" line	МН	Elastic silt ^{K.L.M}
		organic	Liquid limit—oven dried <0.75	ОН	Organic clay ^{K.L.M.P}
			Liquid limit – not dried		Organic silt ^{K.L.M.Q}
Highly organic soil			Primarily organic matter, dark in color, and organic in odor	PT	Peat ^R

Notes ABased on the material passing the 3-in (75-mm) sieve.

BIf field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name. CGravels with 5 to 12% fines require dual symbols:

GW-GM well-graded gravel with silt GW-GC well-graded gravel with clay GP-GM poorly graded gravel with silt GP-GC poorly graded gravel with clay ^DSands with 5 to 12% fines require dual symbols:

SW-SM well-graded sand with silt SW-SC well-graded sand with clay SP-SM poorly graded sand with silt SP-SC poorly graded sand with clay

 $(D_{30})^2$ $ECu = D_{60} / D_{10}$ Cc = $D_{10} x D_{60}$

FIf soil contains ≥15% sand, add "with sand" to group name.

GIf fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^HIf fines are organic, add "with organic fines" to group name.

¹If soil contains ≥15% gravel, add "with

gravel" to group name.

If Atterberg limits plot is hatched area, soil is a CL-ML silty clay.

KIf soil contains 15 to 29% plus No. 200 add "with sand" or "with gravel", whichever is predominant.

¹If soil contains ≥30% plus No. 200, predominantly sand, add "sandy" to group name.

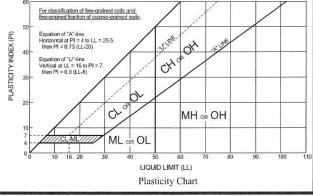
MIf soil contains ≥30% plus No. 200, predominantly gravel, add "gravelly" to group name.

NPl≥4 and plots on or above "A" line.

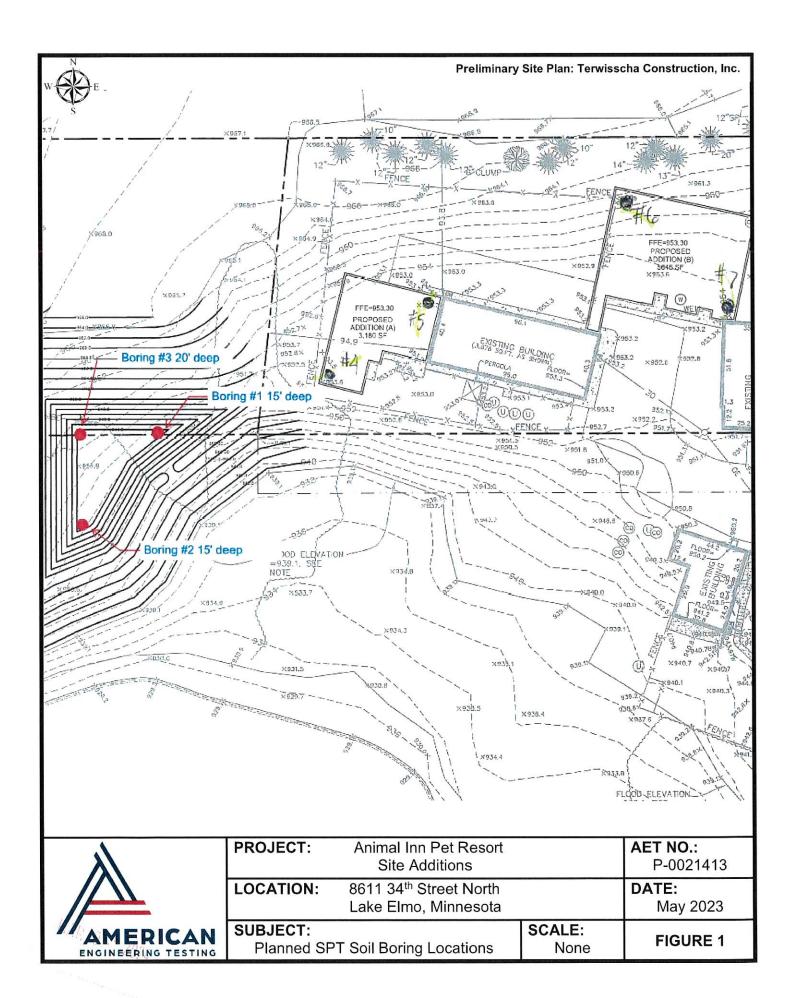
OPI<4 or plots below "A" line.
PPI plots on or above "A" line.

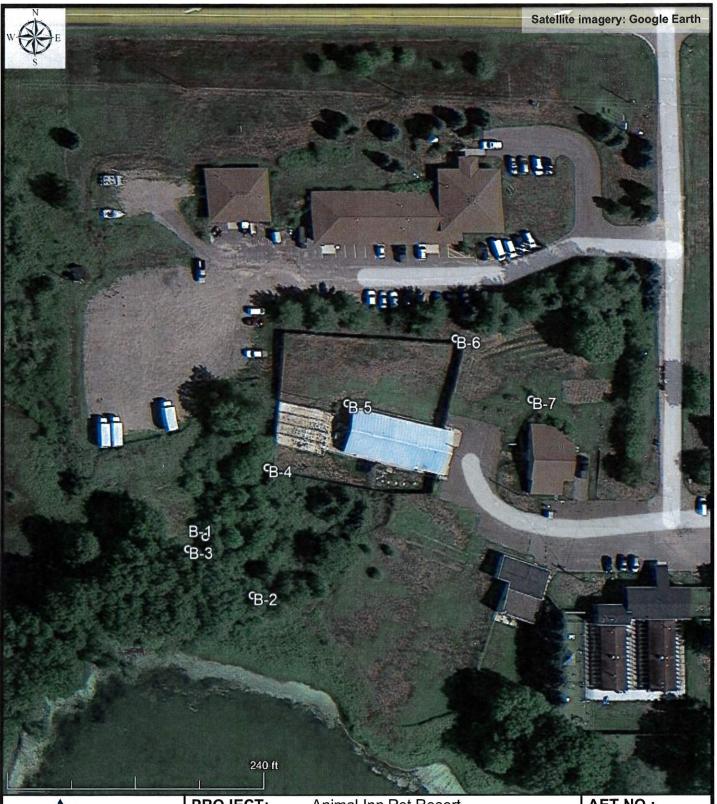
QPI plots below "A" line. RFiber Content description shown below.

80	M					20
60 -	\exists	Deo	= 15mm			B B B PERCENT RETAINED
40		1	Dx	= 2,5mm		RCENT
20						80 D ₁₀ = 0,075mi
0	Ш				0.1	100



Mod Pallor and Constant Proposed State of the Constant Propose	ADDITIONAL TERM	INOLOGY NO	OTES USED BY AE	ET FOR SOIL IDENTIFICATION AND DESCRIPTION							
<u>Term</u>	Grain Size Particle Size	Grave Term	l Percentages Percent	Consistenc Term	y of Plastic Soils N-Value, BPF	Relative Densit Term	y of Non-Plastic Soils N-Value, BPF				
Boulders Cobbles Gravel Sand Fines (silt & cla	Over 12" 3" to 12" #4 sieve to 3" #200 to #4 sieve Pass #200 sieve	A Little Grav With Gravel Gravelly	15% - 29% 30% - 50%	Very Soft Soft Firm Stiff Very Stiff Hard	less than 2 2 - 4 5 - 8 9 - 15 16 - 30 Greater than 30	Very Loose Loose Medium Dense Dense Very Dense	0 - 4 5 - 10 11 - 30 31 - 50 Greater than 50				
Moi D (Dry): M (Moist): W (Wet/ Waterbearing): F (Frozen):	isture/Frost Condition (MC Column) Absence of moisture, dusty, dry to touch. Damp, although free water not visible. Soil may still have a high water content (over "optimum"). Free water visible, intended to describe non-plastic soils. Waterbearing usually relates to sands and sand with silt. Soil frozen		Layers less than ½" thick of differing material or color. Pockets or layers greater than ½" thick of differing material or color.		Fiber Content (Visual Estimate) Greater than 67% 33 – 67% Less than 33%	Soils are described as and is judged to ha content to influence to Slightly organic used Root In With roots: Judged of roots propert Trace roots: Small reto be in	clusions to have sufficient quantity s to influence the soil				







CONTRACTOR OF THE SECOND		《大学》
PROJECT:	Animal Inn Pet Resort Site Additions	AET NO.: P-0021413
LOCATION:	8611 34 th Street North Lake Elmo, Minnesota	DATE: May 2023

SUBJECT:
Final SPT Soil Boring Locations

SCALE:
As shown

FIGURE 2



AET 1	No: P-0021413		_			Lo	og of	Во	ring No	o		B-1 (р. 1 о	f 1)	
Projec	Animal Inn Pet R	esort; 861	1 34th St	reet No	orth; Lake E	lmo,	MN								
DEPTH IN FEET	Surface Elevation MATERIAL I	964.1 DESCRIPTIO	N		GEOLOGY	N	МС	SĄ	AMPLE TYPE	REC IN.	FIELI	DEN	BORAT LL		ΓESTS %-#200
1 —	CLAYEY SAND WITH C trace roots, dark brown, so	ft (SC)			TOPSOIL	3	M	V	SS	12	30				
2 —	SANDY LEAN CLAY, a l roots, dark brown to brown		TILL	3	IVI	\bigwedge	33	12	19						
3 —					7	M	\backslash	SS	14	17					
4 —	CLAYEY SAND, a little g	wayal bean	m stiff					1							
5 — 6 —	laminations of silty sand (S	SC)	n, sun,			11	M	\bigvee	SS	18	11				
7 —	SILTY SAND, a little grav dense (SM)	el, brown,	medium					<u>R</u>							
8 —	delise (Sivi)					12	M	X	SS	20					
9 —	CLAYEY SAND, a little g	ravel brow	n stiff to					<u> </u>							
10 —	very stiff, laminations of si	C)			12	M	X	SS	16	14					
11 -								/\ {{							
12 -						16	M	V	SS	24	11				
14 -								\triangle							
15 —	SILTY SAND, a little grav dense (SM)	vel, brown,	medium			30	M	\mathbb{V}	SS	20					
16 -	dense (Sivi)							1							
17 —								}							
18 —								1							
19 —	-					21	M	X	SS	24					31.3
20 -	END OF BORING							/ \							
DEF	PTH: DRILLING METHOD			WATI	ER LEVEL MEA	SURI	EMEN	TS					NOTE:	REFE	ER TO
	-18' 3.25" HSA	TIME	SAMPI DEPT	ED CASING H DEPTH	CA' DE	VE - IN PTH	FI	DRILLII LUID LE	NG VEL	WAT LEVI	ER EL	THE ATTACHED			
0		20.0	18.0	1	9.8				Non		SHEE				
DODD.	1R 0 6 2024												EXPLA		
	NG LETED: 5/4/23											1			GY ON
DR: S	D LG: GH Rig: 69C												11	IIS LO	G HR-06



AET No: P-0021413								Log of Boring No. B-2 (p. 1 of 1)							
Projec	ct: Animal Inn Pet R	esort; 86	11 34th St	reet N	orth; Lake F	Elmo,	MN								
DEPTH IN FEET	Surface Elevation	934.1 DESCRIPTION	NC		GEOLOGY	N	МС	SA	MPLE TYPE	REC IN.	FIELI	D& LA	BORAT		TESTS
1 -	FILL, mostly sandy silt wi roots, dark brown, moist, v FILL, mostly clayey sand, roots, dark brown, soft	ery loose		7	FILL	4	М	M	SS	24	24 19				
2 3 4	LEAN CLAY WITH SAN trace roots, dark brown, so	D, slightly ft (CL)	organic,		TOPSOIL	3	M		SS	10	31				
5 — 6 —	CLAYEY SAND, a little g stiff, lenses and lamination			5	M <u>_</u>	<u> </u>	SS	24	18				41.1		
7 — 8 — 9 —						12	W		SS	20	11				
10 —	SILTY SAND, a little grav dense (SM)	el, brown,	medium			16	W	R	SS	24					
12 — 13 — 14 —						14	W	<u>{</u>	SS	20	12				
	END OF BORING			11.1											
DEP 0-12															
DEP	TH: DRILLING METHOD			WAT	ER LEVEL MEA	ASURE	EMEN'	TS		L			NOTE:	REF	ER TO
0-12	12½' 3.25" HSA			SAMPI DEPT	H DEPTH	DE	/E-IN PTH		ORILLIN UID LE		WATE	ER EL	THE A	TTAC	HED
		5/4/23	8:40	9.0		-	1.0	-		-	6.4		EXPLA		
BORIN	G LETED: 5/4/23	5/4/23	9:02	14.5	5 12.5	14	4.4				12.6	,	ERMIN	10LO	GY ON
DR: SI	D LG: GH Rig: 69C												TH	IS LO	Ú



AET 1	No: P-0021413			Log of Boring No. B-3 (p. 1 of								f 1)				
Projec	Animal Inn Pet R	esort; 861	1 34th St	reet N	orth	; Lake E	lmo,	MN	X							
DEPTH IN FEET	Surface Elevation	964.0			GE	EOLOGY	N	MC	SA	AMPLE FYPE	REC IN.			BORAT		1
FEET	MATERIAL I						1,4	IVIC		1 YPE	IN.	WC	DEN	LL	PL	% - #20
1 -	FILL, mixture of silty sand little gravel, trace roots, da	l and clayey rk brown	y sand, a		FILI	L	4	М	M	SS	15	18				
2 - 3 -	FILL, mostly silty sand wit brown	th gravel, tr	race roots,				4	М		SS	16					
4 —									/\ {{							
5 — 6 —	SILTY SAND, a little grav medium dense to dense (SI	vel, brown, M)	loose to		TIL	L	10	М	V	SS	16					
7 -									/ \ {{							
8 —							22	M		SS	16					30.0
9 —									/\ {{							
10 -							28	М	\bigvee	SS	16					
11 -									/\ {}							
12 -							39	М	V	SS	16					
14 -							39	IVI		من ا	10					
15 —							50/2	N.f	1	SS	2					
16 -							50/.2	M	\bigvee	33	3					
	END OF BORING Obstructed to HSA at 16.3	,		7.7.1												
DEF	PTH: DRILLING METHOD					EVEL MEA	1		1			99000 NAVA		NOTE:	REF	ER TO
0-1	6.3' 3.25" HSA	DATE	TIME	SAMP DEP	LED IH	CASING DEPTH	CAV	/E -I N PTH	FI	DRILLI LUID LE	NG EVEL	WAT LEVI	ER EL	THE A		
	MAR 0 5 2021	5/3/23	1:05	16.	3	16.3	10	6.3				None		SHEETS FOR AN		
BORIN	NG								-							ON OF GY ON
	NG PLETED: 5/3/23					ļ			-				¹		IS LO	
DR: S	D LG: DA Rig: 69C													11	10 00	J



AET 1	No: P-0021413					L	og of	Во	ring N	0		B-4	(p. 1 c	f 1)	
Projec	et: Animal Inn Pet I	Resort; 86	11 34th St	treet N	orth; Lake I	Elmo.	, MN								
DEPTH IN FEET	Surface ElevationMATERIAL	953.2 DESCRIPTION	 ON		GEOLOGY	N	МС	SĄ	AMPLE TYPE	REC IN.	FIELI	DEN	BORA		TESTS
1 -	FILL, mostly silty sand wi little gravel, trace roots, da FILL, mostly silty sand wi	th organic ark brown	fines, a		FILL	6	M	X	SS	15					100 100 100 100 100 100 100 100 100 100
2 — 3 —	SILTY SAND, a little gra to loose (SM)	vel, brown,	very loose		TILL	2	М		SS	15					
4 — 5 —						5	М	₹ \ \	SS	16					15.2
6 — 7 —	CLAYEY SAND, a little	gravel, bro	wn, stiff,					/\ 社							
8 — 9 —	lens of sand with silt (SC)					11	M	X 社	SS	16					
10 — 11 —	SILTY SAND, a little gra to medium dense (SM)	vel, brown,	, very loose			4	М		SS	16					
12 - 13 -								1							
14 —						14	M		SS	18					
	END OF BORING														
DEP'	TH: DRILLING METHOD			WATI	ER LEVEL MEA	SURI	EMEN'	TS			*		NOTE:	REFE	ER TO
0-12	2½' 3.25" HSA	SAMPI DEPT	LED CASING H DEPTH	CAV DE	/E - IN PTH	FL	ORILLIN UID LE	NG VEL	WATE LEVE	ER EL	THE A	TTAC	HED		
		14.5	5 12.5	13	2.7				Non	e	SHEETS FOR AN				
DODE														NATION OF	
	G LETED: 5/3/23									_					GY ON
DR. SI	I.G. DA Rig. 69C	1			1			1					TH	IS LO	U

03/2011

AET_CORP P-0021413.GPJ AET+CPT+WELL.GDT 5/25/23

01-DHR-060



AETN	No: P-0021413						Lo	g of	Boı	ring No	o		B-5 (p. 1 o	f 1)	
Projec	t: Animal Inn Pet R	esort; 861	1 34th St	reet N	orth	; Lake E	lmo,	MN								
DEPTH	Surface Elevation	953.1			GE	EOLOGY			SA	MPLF	REC	FIELD) & LA	BORAT	ORY	rests
DEPTH IN FEET	MATERIAL D	DESCRIPTIO)N		GL	JOEGG 1	N	МС	T	MPLE TYPE	ÎN.	WC	DEN	LL	PL	% - #20(
1 -	FILL, mostly clayey sand v little gravel, trace roots, dan	rk brown			FILI	L	16	М	M	SS	15					
2 -	FILL, mostly sand with silt	and grave	l, brown						$\left\langle \cdot \right\rangle$							
3 - 4 -	EILL mostly anarally and	with all l					10	M	Å	SS	16					
5 — 6 —	FILL, mostly gravelly sand	with silt, t	orown				19	М		SS	2					8.6
7 - 8 -	SILTY SAND, a little grav dense (SM)	el, brown,	medium		TILI	L	12	М	<u>R</u>	SS	15					
9 - 10 - 11 -							14	М	招 人	SS	18					
12 — 13 —							22	M		SS	18					
14 —	END OF BORING								$/\setminus$							
DEP DEP DEP DEP DEP DEP DEP DEP																
DEP	TH: DRILLING METHOD			WAT	ER LI	EVEL MEA	SURE	EMEN	TS					NOTE:	REFE	R TO
d d d d d d d d d d d d d d d d d d d	2½' 3.25" HSA	DATE	TIME	SAMP DEP	LED TH	CASING DEPTH	CAV DE	/E - IN PTH	FL	DRILLI UID LE	NG EVEL	WATI LEVE	ER EL	THE A	TTAC	HED
21413.	10 -	5/3/23	9:45	14.		12.5		4.5				Non		SHEE	rs fo	R AN
200	ut 6 , 2024															ON OF
BORIN COMPI	G LETED: 5/3/23												T			GY ON
DR: SI	D LG: DA Rig: 69C													TH	IS LO	G

03/2011

01-DHR-060

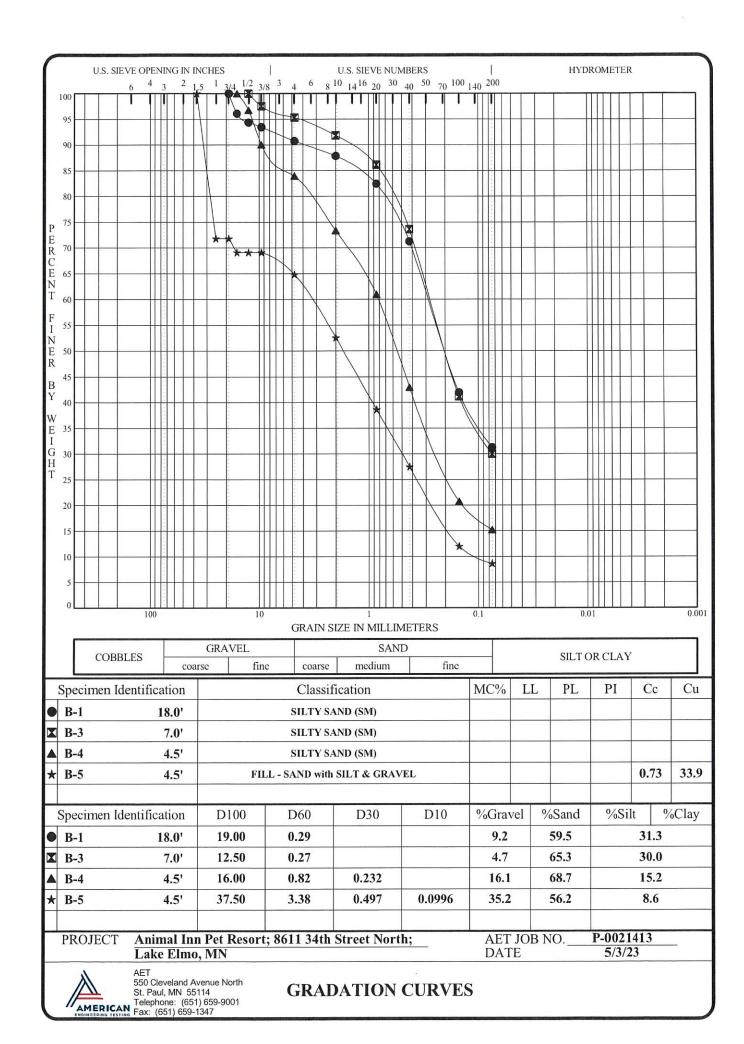


AET N	No: P-0021413						Lo	og of	Во	ring N	0		B-6 (р. 1 о	f 1)	172
Projec	t: Animal Inn Pet R	Resort; 86	11 34th St	reet N	orth	; Lake E	lmo,	MN								
DEPTH IN FEET	Surface Elevation	963.8 DESCRIPTION	ON		GE	OLOGY	N	МС	SĄ	AMPLE FYPE	REC IN.	FIELI	0 & LA DEN	BORAT		TESTS %-#200
1 -	FILL, mostly clayey sand gravel, trace roots, dark br	with organi own	ic fines and	I	FILL		4	М	M	SS	4	20				
3 -	FILL, mostly silty sand wi	th gravel, b	prown				16	M	M	SS	16					
4 — 5 — 6 —	FILL, mostly gravelly sand	d with silt,	brown		_		15	М	<u> </u>	SS	14					2.6
7 - 8 -	CLAYEY SAND, a little g	gravel, brov	wn, stiff		TILI	_	12	М	₹ \ \ \	SS	16	15				
9 – 10 – 11 –	SILTY SAND, a little grav dense (SM)	vel, brown,	medium				18	M	₹₹ \ \ \ \ \	SS	16					
12 - 13 - 14 -							30	М		SS	16					
14	END OF BORING								/ \							
DEP	TH: DRILLING METHOD	D.A.TE	TIME			CASING				DRILLIN	NG	WATE		NOTE:		
0-12	½' 3.25" HSA	DATE	TIME	SAMPI DEPT	_	CASING DEPTH		PTH	FL	DRILLIN UID LE	VEL	WATE		THE A		
		5/3/23	11:30	14.5	5	12.5	14	1.4				Non	C	EXPLA		
BORING	ETED: 5/3/23													ERMIN		
DEPT 0-12 BORING COMPL DR: SI														TH	IS LO	G



AET	No: P-0021413						Lo	og of	Во	ring N	0	Se	B-7 (р. 1 о	f 1)	
Projec	ct: Animal Inn Pet R	esort; 861	 1 34th St	reet N	orth;	; Lake E	lmo,	MN			10-					
DEPTH IN FEET	Surface Elevation	954.2			GE	OLOGY	N	MC	SĄ	AMPLE FYPE	REC IN.) & LA			
FEET	MATERIAL D FILL, mostly clayey sand, a				FILL				/			WC	DEN	LL	PL	%- #20
1 -	roots, dark brown	2 - 2					7	М		SS	14	17				
2 - 3 - 4 -	SILTY CLAY, dark brown	, soft (CL)	i		FINE	E UVIUM	3	М	\bigvee	SS	18	25				
5 - 6 -	LEAN CLAY, brown, stiff	C(CL)					9	М	12	SS	18	27				96.1
7 - 8 - 9 -	SAND WITH SILT AND (medium grained, brown, m (SP-SM)	GRAVEL, oist, medit	fine to im dense		COA	IRSE UVIUM	19	М	\$1 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	SS	18	26				
10 -	GRAVELLY SAND WITH fine grained, brown, waterl dense (SP-SM)	H SILT, mo	edium to edium				20	<u>▼</u> M/W	, \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	SS	10					
12 13 14	SILTY SAND, a little grav	el, brown,	loose (SM)	TILL	æ)	9	M/W	}}	SS	16		· 4			
	END OF BORING			11:41	-											
DEI 0-1 BORIN COMP																
+ DE	DELL DELL'INC METHOD			WAT	EDIE	EVEL ME A	CLID	MEN	TC					0.0040400000	Sharing to the same	
DEI	PTH: DRILLING METHOD	DATE	TDAT			EVEL MEA CASING	CAN	/F - IN	Т.	DRILLI	NG	WATI	7D	NOTE:		
0-1	2½' 3.25" HSA	DATE 5/3/23	TIME	SAMPI DEP		CASING DEPTH	DE	PTH		UID LE		LEVE	EL	THE A		
170071	1018 U - 2024	5/3/23 5/3/23	8:50 9:00	11.		9.5		1.2 0.6	-			10.9	<u></u>	EXPLA		
BORIN	NG PLETED: 5/3/23	5/3/23	9:15	14.	C208	12.5		2.5				We		ERMIN	OLOG	GY ON
DR: S	Aures at 12.5 Aures and a second and a second and a second at a se	5/3/23	9:10	14.		12.5		2.8				We	t	TH	IS LO	G

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Appendix B

Geotechnical Report Limitations and Guidelines for Use



Appendix B Geotechnical Report Limitations and Guidelines for Use Report No. P-0021413

B.1 REFERENCE

This appendix provides information to help you manage your risks relating to subsurface problems which are caused by construction delays, cost overruns, claims, and disputes. This information was developed and provided by GBA¹, of which, we are a member firm.

B.2 RISK MANAGEMENT INFORMATION

B.2.1 Understand the Geotechnical Engineering Services Provided for this Report

Geotechnical engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical engineering services is typically a geotechnical engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

B.2.2 Geotechnical Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client.

Likewise, geotechnical engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- · for a different client;
- · for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Geoprofessional Business Association, 15800 Crabbs Branch Way Suite 300, Rockville, MD 20855 Telephone: 301/565-2733: www.geoprofessional.org, 2019

Appendix B Geotechnical Report Limitations and Guidelines for Use Report No. P-0021413

B.2.3 Read the Full Report

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. Read and refer to the report in full

B.2.4 You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- · the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- · the composition of the design team; or
- · project ownership.

As a general rule, always inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

B.2.5 Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

B.2.6 This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations only after observing actual subsurface conditions exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.

B.2.7 This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- · confer with other design-team members;
- help develop specifications;
- · review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Appendix B Geotechnical Report Limitations and Guidelines for Use Report No. P-0021413

B.2.8 Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical engineering report, along with any attachments or appendices, with your contract documents, but be certain to note conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, only from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and be sure to allow enough time to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

B.2.9 Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

B.2.10 Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical engineering study. For that reason, a geotechnical engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated subsurface environmental problems have led to project failures. If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

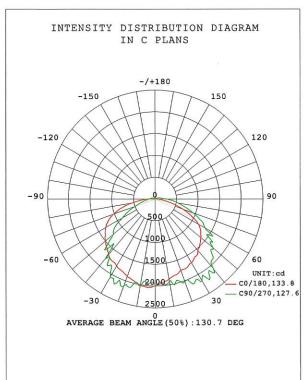
B.2.11 Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

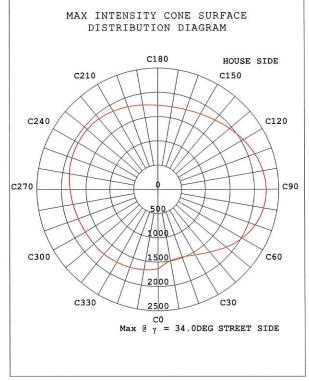
While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. Geotechnical engineers are not building-envelope or mold specialists.

STREETLIGHT PHOTOMETRIC TEST REPORT

'est:U:121.6V I:0.4014A P:48.58W PF:0.99	54 Freq:59.98Hz Lamp Flux:	7282.6x1 lm
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.:ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:

DATA OF LAM	P		PHOTOME	TRIC DATA Eff: 14	9.89 lm/W
MODEL ASD-WLP01S-50	DAC-5000K	Imax (cd)	2241	η street_up(%)	2.5
NOMINAL POWER (W)	50	LOR (%)	100.0	η street_down(%)	57.5
RATED VOLTAGE (V)	120-277	TOTAL FLUX(lm)	7283	η house_up(%)	1.7
NOMINAL FLUX(lm)	7282.6	MAXIMUM @(C,γ)	90,34.0	η house_down(%)	38.3
LAMPS INSIDE	1	η up(%)	4.2	76 FLASHAREA (m2)	
TEST VOLTAGE(V)	120	η down(%)	95.8	SLI	





γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364 Humidity:51%

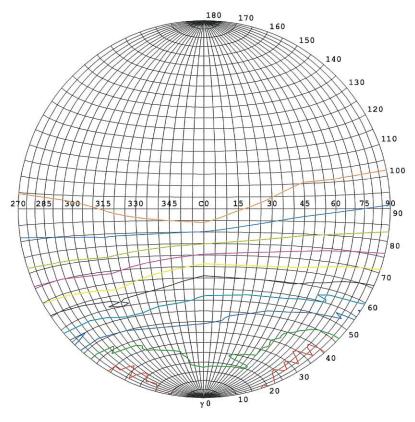
Test Distance: 6.500m [K=1.0000]

Remarks:

C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG Operators:wudashuai Test Date:2022-01-20 H.AR O 6 2024

STREETLIGHT ISOCANDELA DIAGRAM

est:U:121.6V I:0.4014A P:48.58W PF:0.99	54 Freq:59.98Hz Lamp Flux:	7282.6x1 lm
AME: ASD Lighting Corp	TYPE:	WEIGHT:
PEC.:ASD-WLP01s-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:



Classification:

IES:Type VS - Very Short CIE:Narrow - Short IES:None cut-off CIE:Semi-cut-off Max.At80:85.11cd/klm Max.At90:40.03cd/klm Max.80-90:85.11cd/klm

ISOCANDELA DIAGRAM		
UNI	T	cd
Imax=	100%	2241
	90%	2017
_	80%	1793
	70%	1569
	60%	1345
	50%	1121
	40%	896
	30%	672
	20%	448
	10%	224
	5%	112

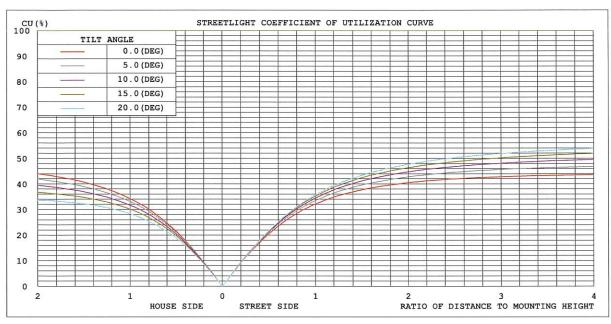
C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature:22.3DEG Operators:wudashuai Test Date:2022-01-20 $\begin{array}{lll} \gamma & \text{Range:} & 0 & \text{-} & 180\text{DEG} \\ \gamma & \text{Interval:} & 1.0\text{DEG} \end{array}$

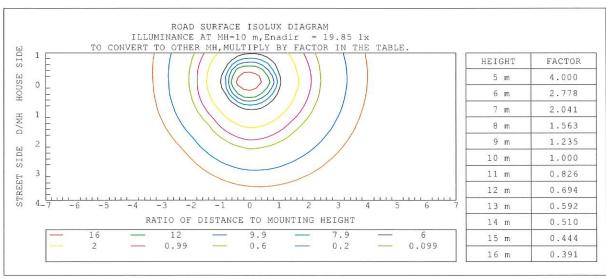
Test System: EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

COEFFICIENT OF UTILIZATION CURVE AND ISOLUX DIAGRAM





C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature:22.3DEG Operators:wudashuai Test Date:2022-01-20 γ Range: 0 - 180DEG γ Interval: 1.0DEG

Test System: EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

ZONAL FLUX DIAGRAM

Test:U:121.6V I:0.4014A P:48.58W PF:0.99		2 Olimpia Maldina Colo - Asiman
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.: ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:

γ	C0	C45	C90	C135	C180	C225	C270	C315	γ	Φ zone	Φ total	%lum,lam
10	1872	1893	1914	2009	2012	1934	2031	1851	0- 10	185.7	185.7	2.59,2.59
20	1745	1783	2024	1909	1893	1966	2123	1897	10- 20	546.4	732.1	10.1,10.
30	1688	1784	2169	1918	1782	1984	2078	1784	20- 30	P88.9	1621	23.3,12.
40	1544	1705	2078	1878	1671	1785	1802	1539	30- 40	1145	2766	38,38
50	1384	1463	1731	1745	1496	1347	1262	1119	40- 50	1233	3999	54.9,54.
60	1152	1104	1327	1375	1327	992.5	888.9	804.0	50- 60	1155	5155	70.8,70.
70	693.1	773.9	941.0	986.1	1032	643.5	502.8	465.9	60- 70	934.3	6089	83.6,33.
80	228.2	423.3	540.2	619.8	561.9	321.6	242.3	197.4	70- 80	599.5	6688	91.5,91.
90	72.32	173.7	248.7	291.5	140.5	135.7	137.2	110.8	80- 90	285.9	6975	95.9,95.
100	49.76	114.3	122.5	143.3	61.46	103.9	90.93	89.11	90-100	133.2	7109	97.6,97.
110	29.67	73.17	56.28	90.39	34.03	76.68	46.09	59.57	100-110	83.90	7193	98.8,36.
120	21.30	25.45	30.04	38.97	15.55	33.94	30.15	20.92	110-120	41.20	7234	99.3,99.
130	13.76	13.74	11.26	12.86	14.28	15.49	12.45	13.70	120-130	15.91	7251	99.6,39.
140	13.76	12.93	12.32	11.95	12.62	13.65	13.96	14.11	130-140	10.04	7261	99.7,99.
150	15.16	14.30	13.84	13.61	14.14	14.61	15.12	15.34	140-150	8.668	7269	99.8,99.
160	16.25	15.47	15.22	15.11	15.71	15.98	16.34	16.43	150-160	7.004	7276	99.9,99.
170	17.13	16.67	16.64	16.53	16.94	17.00	17.32	17.21	160-170	4.635	7281	100,100
180	17.51	17.38	17.48	17.37	17.54	17.36	17.51	17.35	170-180	1.638	7233	190,100
DEG				LUMIN	OUS INTENS	ITY:cd				UNI	T:1m	

C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG Operators:wudashuai

Test Date:2022-01-20

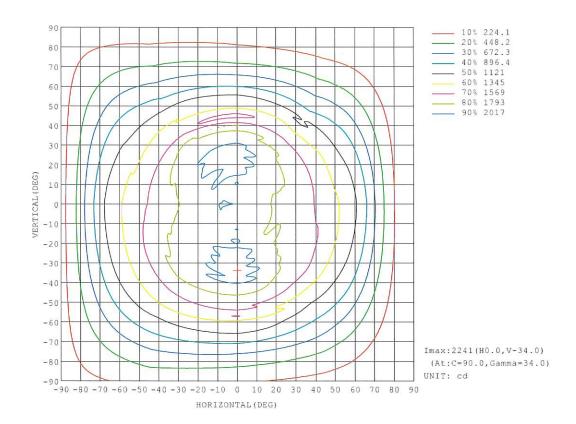
 γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

ISOCANDELA DIAGRAM

Test:U:121.6V I:0.4014A P:48.58W PF:0.9	9954 Freq:59.98Hz Lamp Flux:7282.	6x1 lm
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.:ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:



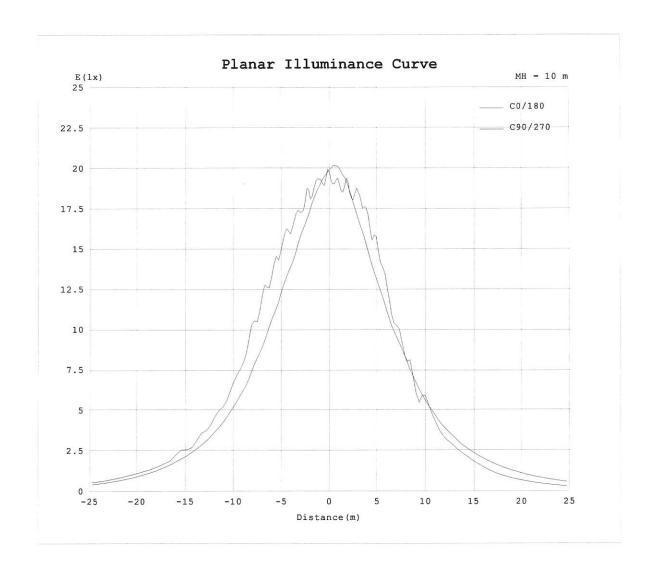
C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG Operators: wudashuai Test Date:2022-01-20

 γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

Planar Illuminance Curve



C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH

Temperature:22.3DEG Operators:wudashuai Test Date:2022-01-20

γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System: EVERFINE GO-2000A_V1 SYSTEM V2.0.364

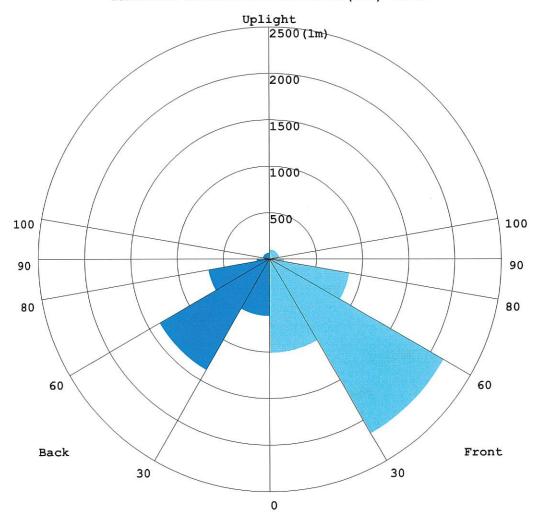
Humidity:51%

Test Distance: 6.500m [K=1.0000]

LCS REPORT

Test:U:121.6V I:0.4014A P:48.58W PF:0.99	954 Freq:59.98Hz Lamp Flux:7282	.6x1 1m
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.: ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:

LUMINAIRE CLASSIFICATION SYSTEM(LCS) GRAPH



C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG

Operators:wudashuai Test Date: 2022-01-20

γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364 Humidity:51%

Test Distance: 6.500m [K=1.0000]

BUG REPORT

Test:U:121.6V I:0.4014A P:48.58W PF:0.9	954 Freq:59.98Hz Lamp Flux:7282	.6x1 lm
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.:ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.: 0.32x0.25m	Shielding Angle:

IESNA Luminaire Flux Distribution Table:

Zone	Lumens	Luminaire %
FL - Front-Low(0-30)	1007.4	13.8
FM - Front-Medium(30-60)	2161.7	29.7
FH - Front-High(60-80)	863.9	11.9
FVH - Front-Very High(80-90)	151.1	2.1
Total Forward Light	4368	60.0
		T
BL - Back-Low(0-30)	613.53	8.4
BM - Back-Medium(30-60)	1372.1	18.8
BH - Back-High (60-80)	669.83	9.2
BVH - Back-Very High(80-90)	135.82	1.9
Total Back Light	2914.6	40.0

UL - Uplight-Low(90-100)	133.22	1.8
UH - Uplight-High(100-180)	173.98	2.4
Total Up Light	307.2	4.2

200 (200), op / 01210/ 1.2011.g	BUG(Back, Up, Glare) Rating	B2-U3-G2
---------------------------------	-----------------------------	----------

Zone	Downward	Upward	Total
	Lumens	Lumens	Lumens
House Side	2791.2	123.36	2914.6
Street Side	4184.1	183.85	4368

C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG

Operators:wudashuai Test Date:2022-01-20

 γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364

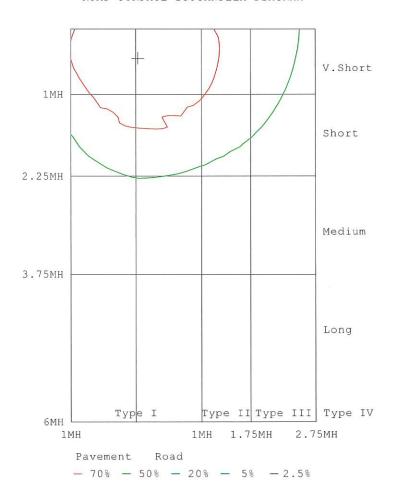
Humidity:51%

Test Distance: 6.500m [K=1.0000]

ROAD ISOCANDELA REPORT

Test:U:121.6V I:0.4014A P:48.58W PF:0.9	954 Freq:59.98Hz Lamp Flux:7282	.6x1 lm
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.: ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:

ROAD SURFACE ISOCANDELA DIAGRAM



C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature:22.3DEG

Temperature: 22.3DEG Operators: wudashuai Test Date: 2022-01-20 γ Range: 0 - 180DEG γ Interval: 1.0DEG

Test System: EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

Remarks:

-- HAR O A 2024

LUMINOUS DISTRIBUTION INTENSITY DATA

Test:U:121.6V I:0.4014A P:48.58W PF:0.9	954 Freq:59.98Hz Lamp Flux:7282	.6x1 lm
NAME: ASD Lighting Corp	TYPE:	WEIGHT:
SPEC.: ASD-WLP01S-50DAC-5000K	DIM.:	SERIAL No.:
MFR.: ASD Lighting Corp	SUR.:0.32x0.25m	Shielding Angle:

Table1												UN	IT: cd	
C (DEG)														
y (DEG)	0	45	90	135	180	225	270	315						
0	1992	1979	1979	1979	1992	1979	1979	1979						
5	1934	1866	1951	1950	2036	1951	1961	1901						
10	1872	1893	1914	2009	2012	1934	2031	1851						
15	1810	1799	1934	1898	1945	2058	2049	1896						
20	1745	1783	2024	1909	1893	1966	2123	1897						
25	1742	1830	2141	1960	1825	2022	2129	1859						
30	1688	1784	2169	1918	1782	1984	2078	1784						
35	1622	1765	2205	1887	1739	1921	1866	1720						
40	1544	1705	2078	1878	1671	1785	1802	1539						
45	1469	1635	1891	1848	1585	1522	1657	1374						
50	1384	1463	1731	1745	1496	1347	1262	1119						
55	1287	1257	1443	1525	1411	1130	1142	1013						
60	1152	1104	1327	1375	1327	992	889	804						
65	946	959	1165	1165	1198	817	700	632						
70	693	774	941	986	1032	644	503	466						
75	441	601	721	809	812	471	355	315						
80	228	423	540	620	562	322	242	197						
85	100	272	387	452	327	199	177	133						
90	72.3	174	249	291	140	136	137	111						
95	56.8	138	166	180	79.2	113	110	103						
100	49.8	114	122	143	61.5	104	90.9	89.1						
105	45.0	94.0	95.4	117	50.7	91.2	78.2	75.9						
110	29.7	73.2	56.3	90.4	34.0	76.7	46.1	59.6						
115	24.7	47.0	42.5	64.4	18.8	51.0	36.8	38.7						
120	21.3	25.5	30.0	39.0	15.5	33.9	30.2	20.9						
125	17.1	16.0	20.2	20.0	12.8	21.1	21.6	15.0						
130	13.8	13.7	11.3	12.9	14.3	15.5	12.5	13.7						
135	13.0	13.0	11.5	11.3	12.8	14.2	13.2	13.6						
140	13.8	12.9	12.3	12.0	12.6	13.6	14.0	14.1						
145	14.5	13.7	13.1	12.8	13.2	13.9	14.6	14.8						
150	15.2	14.3	13.8	13.6	14.1	14.6	15.1	15.3						
155	15.7	14.9	14.5	14.4	15.0	15.3	15.7	15.9						
160	16.2	15.5	15.2	15.1	15.7	16.0	16.3	16.4						
165	16.8	16.1	16.0	15.9	16.4	16.6	16.9	16.9						
170	17.1	16.7	16.6	16.5	16.9	17.0	17.3	17.2						
175	17.4	17.1	17.1	17.0	17.3	17.3	17.5	17.4						
180	17.5	17.4	17.5	17.4	17.5	17.4	17.5	17.4						

C Range: 0 - 360DEG C Interval: 45.0DEG Test Speed: HIGH Temperature: 22.3DEG Operators:wudashuai Test Date:2022-01-20

 γ Range: 0 - 180DEG γ Interval: 1.0DEG Test System:EVERFINE GO-2000A_V1 SYSTEM V2.0.364

Humidity:51%

Test Distance: 6.500m [K=1.0000]

Total Arrivals and Departures: 134.

Time	# of Staff Cars	# of Client	# of Clients	Total Cars
Tille		Cars	Checking In/Out/Total Clients	
6:00	4	0	3/0/3	4
6:15	4	0	1/0/1	4
6:30	4	0	5/0/5	4
6:45	4	0	1/0/1	4
7:00	5	2	11/0/11	4
7:15	5	2	4/0/4	4
7:30	5	0	10/0/10	4
7:45	5	0	3/0/3	4
8:00	5	3	7/0/7	4
8:15	5	1	4/0/4	4
8:30	5	2	3/1/4	7
8:45	5	2	0/0/0	7
9:00	5	2	3/0/3	7
9:30	8	0	5/0/5	8
10:00	8	2	3/3/6	10
10:30	9	1	1/0/1	10
11:00	12	1	1/0/1	13
11:30	14	2	0/0/0	16
12:00-2 (we are	14	0 <mark>(2TS clients)</mark>	0/0/0	14
closed)				
2:00	14	2	1/2/3	16
2:30	14	1	0/4/4	15
3:00	11	1	1/3/4	12
3:30	10	2	1/4/5	12
4:00	10	3	2/10/12	13
4:15	10	4	0/4/4	14
4:30	10	2	1/13/14	12
4:45	10	4	0/1/1	14
5:00	10	1	0/6/6	11
5:15	10	1	0/3/3	11
5:30	10	1	0/3/3	11
5:45	10	5	0/4/4	15
6:00	10	2	0/2/2	12

Date: 3/7/24

Total Arrivals and Departures: 116

Time	# of Staff Cars	# of Client Cars	# of Clients Checking In/Out/Total	Total Cars
6:00	3	0	Clients 3/0/3	3
6:15	3	0	1/0/1	3
6:30	3	0	2/0/2	3
6:45	3	0	1/0/1	3
7:00	3	1	4/0/4	4
7:15	3	1	1/0/1	4
7:30	3	1	6/0/6	4
7:45	3	2	1/0/1	5
8:00	3	3	6/1/7	6
8:15	3	5	0/0/0	8
8:30	4	0	8/0/8	4
8:45	4	2	2/0/2	6
9:00	4	3	9/1/10	7
9:30	6	3	1/2/3	9
10:00	6	3	4/0/4	9
10:30	6	3	2/0/2	9
11:00	8	1	2/0/2	9
11:30	12	2	2/2/4	14
12:00-2 (we are closed)	12	2	0/0/0	14
2:00	12	4	0/1/1	16
2:30	12	1	3/6/9	13
3:00	11	3	2/1/3	14
3:30	11	2	0/4/4	13
4:00	11	3	0/7/7	14
4:15	10	0	0/3/3	10
4:30	9	3	0/3/3	12
4:45	9	5	2/4/6	14
5:00	10	3	0/8/8	13
5:15	10	4	0/1/1	14
5:30	10	1	0/8/8	11
5:45	9	2	0/2/2	11
6:00	9	0	0/0/0	9

Date: 3/8/24

Total Arrivals and Departures: 30

TS=Animal Inn Training School customers

Date: 3/9/24

Time	# of Staff Cars	# of Client Cars	# of Clients Checking In/Out/Total Clients	Total Cars
6:00	4	0	0/0/0	4
6:15	4	0	0/0/0	4
6:30	4	0	0/0/0	4
6:45	4	0	0/0/0	4
7:00	4	0	0/0/0	4
7:15	4	0	0/0/0	4
7:30	4	0	0/0/0	4
7:45	4	0	0/0/0	4
8:00	4	3	3/0/3	7
8:15	4	0	0/1/1	4
8:30	4	1	3/0/3	5
8:45	4	1	0/0/0	5
9:00	4	1	1/0/1	5
9:30	4	2	0/3/3	6
10:00	4	2	1/1/2	6
10:30	4	0	1/2/3	4
11:00	5	O(2TS clients*)	1/0/1	5
11:30	10	1 <mark>(3 TS</mark> clients)	3/3/6	11
12:00-2 (we are closed)	11	0 (3 TS clients)	0/0/0	12
2:00	11	2 <mark>(1 TS</mark> client)	0/2/2	13
2:30	11	0 <mark>(1 TS</mark> client)	1/1/2	11
3:00	11	0 (1 TS client)	0/0/0	11
3:30	9	1	0/0/0	10
4:00	7	0	0/0/0	7
4:15	7	0	0/0/0	7
4:30	6	0	0/0/0	6
4:45	6	1	0/0/0	7
5:00	6	1	1/1/2	7
5:15	6	1	0/0/0	7
5:30	6	0	0/1/1	6
5:45	8	0	0/0/0	8
6:00	7	0	0/0/0	7

Total Arrivals and Departures: 30

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	4	0	0/0/0	4
6:15	4	0	0/0/0	4
6:30	4	0	0/0/0	4
6:45	4	0	0/0/0	4
7:00	4	0	0/0/0	4
7:15	4	0	0/0/0	4
7:30	4	0	0/0/0	4
7:45	4	0	0/0/0	4
8:00	4	0	0/0/0	4
8:15	4	0	0/0/0	4
8:30	4	0	0/0/0	4
8:45	4	0	0/0/0	4
9:00	4	0	0/0/0	4
9:30	4	0	0/0/0	4
10:00	4	0	1/0/1	4
10:30	4	0	0/0/0	4
11:00	6	1	4/15/19	7
11:30	7	0	1/1/2	7
12:00-2 (we are	8	0	0/0/0	8
closed)				
2:00	8	0	0/0/0	8
2:30	7	0	0/0/0	7
3:00	5	0	0/1/1	5
3:30	5	0	3/0/3	5
4:00	5	0	0/0/0	5
4:15	5	0	2/0/2	5
4:30	5	0	1/0/1	5
4:45	5	0	0/0/0	5
5:00	5	0	0/0/0	5
5:15	5	0	0/0/0	5
5:30	5	0	0/0/0	5
5:45	5	0	1/0/1	5
6:00	5	0	0/0/0	5

Date: 3/10/24

Total Arrivals and Departures: 131

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	4	0	5/0/5	4
6:15	4	0	0/0/0	4
6:30	4	0	5/0/5	4
6:45	4	0	0/0/0	4
7:00	5	0	7/0/7	5
7:15	5	2	4/0/4	7
7:30	5	1	8/0/8	6
7:45	5	2	4/0/4	7
8:00	5	0	5/0/5	5
8:15	5	1	3/0/3	6
8:30	5	1	3/0/3	6
8:45	5	0	2/0/2	5
9:00	5	2	8/2/10	7
9:30	7	0	4/0/4	7
10:00	7	0	2/1/3	7
10:30	8	0	0/0/0	8
11:00	9	2	1/0/1	11
11:30	11	1	2/5/7	12
12:00-2 (we are	11	0	0/0/0	11
closed)				
2:00	11	4	2/1/3	15
2:30	11	1	0/2/2	12
3:00	10	1	0/5/5	11
3:30	9	1	1/4/5	10
4:00	9	1	0/3/3	10
4:15	8	0	0/5/5	8
4:30	8	0	0/9/9	8
4:45	8	3	0/8/8	11
5:00	8	2	0/6/6	10
5:15	8	2	0/2/2	10
5:30	8	4	0/11/11	12
5:45	8	2	0/0/0	10
6:00	8	1	0/1/1	9

Date: 3/13/24

Total Arrivals and Departures: 128

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	4	0	4/0/4	4
6:15	4	0	1/0/1	4
6:30	4	0	3/0/3	4
6:45	4	0	4/0/4	4
7:00	5	0	6/0/6	5
7:15	5	1	2/0/2	6
7:30	5	2	9/0/9	7
7:45	5	2	1/0/1	7
8:00	5	1	5/1/6	6
8:15	5	1	1/0/1	6
8:30	5	2	8/0/8	7
8:45	6	1	4/0/4	7
9:00	6	0	4/1/5	6
9:30	8	2	3/1/4	10
10:00	7	0	5/2/7	7
10:30	8	1	0/3/3	9
11:00	9	0	1/1/2	9
11:30	14	0	0/1/1	14
12:00-2 (we are	13	0	0/0/0	13
closed)				
2:00	11	2	0/3/3	13
2:30	12	2	0/1/1	14
3:00	10	0	0/3/3	10
3:30	10	0	0/4/4	10
4:00	10	4	0/6/6	16
4:15	9	1	0/1/1	10
4:30	9	1	0/2/2	10
4:45	9	0	0/1/1	9
5:00	9	3	0/12/12	12
5:15	9	2	0/6/6	11
5:30	9	7	0/12/12	16
5:45	9	4	0/5/5	13
6:00	9	1	0/1/1	10

Date: 3/14/24

Total Arrivals and Departures: 124

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	4	0	1/0/1	4
6:15	4	1	1/0/1	5
6:30	4	1	2/0/2	5
6:45	4	0	1/0/1	4
7:00	4	1	5/0/5	5
7:15	4	2	3/0/3	6
7:30	4	0	5/0/5	4
7:45	4	3	3/0/3	7
8:00	4	3	13/0/13	7
8:15	5	1	1/0/1	6
8:30	5	1	2/0/2	6
8:45	5	0	4/1/5	5
9:00	5	0	7/2/9	5
9:30	6	2	2/3/5	8
10:00	7	1	1/1/2	8
10:30	7	2	2/0/2	9
11:00	7	1	3/3/6	8
11:30	12	3	3/0/3	15
12:00-2 (we are	12	1	0/0/0	13
closed)				
2:00	10	1	2/1/3	11
2:30	10	1	0/1/1	11
3:00	9	1	1/5/6	10
3:30	8	1	1/4/5	9
4:00	8	2	0/6/6	10
4:15	8	3	0/3/3	11
4:30	8	3	0/6/6	11
4:45	8	2	0/1/1	10
5:00	8	2	0/7/7	10
5:15	8	1	0/2/2	9
5:30	8	2	0/10/10	10
5:45	7	2	0/5/5	9
6:00	7	3	0/0/0	10

Date: 3/15/24

Total Arrivals and Departures: 36

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	5	0	0/0/0	5
6:15	5	0	0/0/0	5
6:30	5	0	0/0/0	5
6:45	5	0	0/0/0	5
7:00	5	0	0/0/0	5
7:15	5	0	0/0/0	5
7:30	5	0	0/0/0	5
7:45	5	0	0/0/0	5
8:00	5	0	0/0/0	5
8:15	5	0	0/0/0	5
8:30	5	0	1/0/1	5
8:45	5	1	1/0/1	6
9:00	5	0	1/1/2	5
9:30	5	0	2/2/4	5
10:00	5	0	0/0/0	5
10:30	5	1	1/0/1	6
11:00	5	0	2/3/5	5
11:30	9	2	3/2/5	11
12:00-2 (we are	9	0	0/0/0	9
closed)				
2:00	8	2	2/0/2	10
2:30	8	3	0/2/2	11
3:00	7	0	0/0/0	7
3:30	7	0	0/2/2	7
4:00	7	0	0/1/1	7
4:15	6	0	0/1/1	6
4:30	6	0	0/0/0	6
4:45	6	0	0/1/1	6
5:00	5	0	1/1/2	5
5:15	5	2	2/2/4	7
5:30	5	1	0/2/2	6
5:45	5	1	0/0/0	6
6:00	6	0	0/0/0	6

Date: 3/16/24

Total Arrivals and Departures: 31

Time	# of Staff Cars	# of Client	# of Clients Checking In/Out/Total	Total Cars
		Cars	Clients	
6:00	4	0	0/0/0	4
6:15	4	0	0/0/0	4
6:30	4	0	0/0/0	4
6:45	4	0	0/0/0	4
7:00	4	0	0/0/0	4
7:15	4	0	0/0/0	4
7:30	4	0	0/0/0	4
7:45	4	0	0/0/0	4
8:00	4	0	0/0/0	4
8:15	4	0	0/0/0	4
8:30	4	0	0/0/0	4
8:45	4	0	00/0/0	4
9:00	4	0	0/0/0	4
9:30	4	0	0/0/0	4
10:00	4	0	1/0/1	4
10:30	4	0	0/0/0	4
11:00	5	4	2/6/8	9
11:30	9	5	3/8/11	14
12:00-2 (we are	8	0	0/0/0	8
closed)				
2:00	8	0	0/0/0	8
2:30	6	0	0/1/1	6
3:00	6	2	1/3/4	8
3:30	5	2	0/3/3	7
4:00	5	0	0/2/2	5
4:15	5	0	0/0/0	5
4:30	5	0	0/1/1	5
4:45	5	0	0/0/0	5
5:00	5	0	0/0/0	5
5:15	5	0	0/0/0	5
5:30	5	0	0/0/0	5
5:45	5	0	0/0/0	5
6:00	5	0	0/0/0	5

Date: 3/17/24

Total Arrivals and Departures: 63

Time	# of Staff Cars	# of Client	# of Clients	Total Cars
		Cars	Checking In/Out/Total	
6.00	4		Clients	
6:00	4	0	2/0/2	4
6:15	4	1	0/0/0	5
6:30	4	0	3/0/3	4
6:45	4	0	1/0/1	4
7:00	4	0	3/0/3	4
7:15	4	0	6/0/6	4
7:30	4	0	4/0/4	4
7:45	4	2	3/0/3	6
8:00	4	1	1/1/2	5
8:15	4	1	0/0/0	0
8:30	4	1	1/0/1	5
8:45	4	1	1/0/1	5
9:00	4	1	4/0/4	5
9:30	5	1	0/0/0	6
10:00	6	0	2/0/2	6
10:30	6	0	1/0/1	6
11:00	7	4	0/1/1	11
11:30	10	0	1/1/2	10
12:00-2 (we are	9	0	0/0/0	9
closed)				
2:00	9	0	0/1/1	1
2:30	9	0	0/0/0	9
3:00	9	0	0/2/2	9
3:30	8	0	0/1/1	8
4:00	8	1	0/5/5	9
4:15	8	1	0/3/3	9
4:30	8	1	0/4/4	9
4:45	8	2	0/1/1	10
5:00	8	0	0/4/4	8
5:15	9	1	0/2/2	10
5:30	7	1	0/2/2	8
5:45	7	3	0/2/2	10
6:00	7	0	0/0/0	10

Date: 3/18/24

Total Arrivals and Departures: 116

Time	# of Staff Cars	# of Client	# of Clients	Total Cars
		Cars	Checking In/Out/Total Clients	
6:00	5	1	4/0/4	6
6:15	5	0	1/0/1	5
6:30	5	2	1/0/1	7
6:45	5	0	1/0/1	5
7:00	6	0	7/0/7	6
7:15	6	4	5/0/5	10
7:30	6	0	7/0/7	6
7:45	6	0	1/0/1	6
8:00	6	1	6/0/6	7
8:15	6	1	0/1/1	7
8:30	6	0	4/0/4	6
8:45	6	0	5/0/5	6
9:00	7	1	5/0/5	8
9:30	8	3	3/1/4	11
10:00	8	1	2/0/2	9
10:30	8	0	0/0/0	8
11:00	9	0	0/0/0	9
11:30	12	0	1/0/1	12
12:00-2 (we are	12	0	0/0/0	12
closed)				
2:00	12	1	1/0/1	13
2:30	12	1	0/5/5	13
3:00	10	0	2/2/4	10
3:30	10	5	0/9/9	15
4:00	10	2	0/6/7	12
4:15	10	1	0/3/3	11
4:30	9	0	0/6/6	9
4:45	9	2	0/2/2	11
5:00	9	2	2/9/11	11
5:15	8	3	0/3/3	11
5:30	8	0	0/6/6	8
5:45	8	1	0/4/4	9
6:00	8	0	0/0/0	8

Date: 3/19/24

Animal Inn Parking Study Averages

Time	# of Staff	# of	Total Cars	# of Clients
	Cars	Client		Checking In/Out
		Cars		
6:00	4.1	0.1	4.2	2
6:15	4.1	0.2	4.3	0.5
6:30	4.1	0.3	4.4	1.9
6:45	4.1	0	4.1	0.8
7:00	4.5	0.4	4.9	3.9
7:15	4.5	1.1	5.6	2.3
7:30	4.5	0.4	4.9	4.5
7:45	4.5	1	5.5	1.5
8:00	4.5	1.4	5.9	4.5
8:15	4.5	1	5.5	1
8:30	4.6	0.7	5.3	3.1
8:45	4.7	0.7	5.4	1.8
9:00	4.8	0.9	5.7	4.5
9:30	5.9	1.2	7.1	2.9
10:00	6	0.8	6.8	2.7
10:30	6.3	0.7	7	1.2
11:00	7.5	1.3	8.8	4.2
11:30	10.9	1.5	12.4	3.8
12:00-2 (we	10.8	0.3	11.1	0
are closed)				
2:00	10.4	1.6	12	1.7
2:30	10.2	0.9	11.1	2.5
3:00	9	0.7	9.7	2.9
3:30	8.4	1.3	9.7	3.7
4:00	8.2	1.5	9.7	4.5
4:15	7.8	0.9	8.7	2.3
4:30	7.5	0.9	8.4	4.2
4:45	7.5	1.7	9.2	1.9
5:00	7.5	1.3	8.8	5.3
5:15	7.5	1.5	9	2.1
5:30	7.4	1.5	8.9	5
5:45	7.4	1.8	9.2	1.2
6:00	7.3	0.6	7.9	0.4

Explanation of Findings of Parking Study

As you can see by looking at the average number of both employee and customer cars, a majority of cars belong to employees. This is for a few reasons.

- 1. Most pets staying the night are not just at Animal Inn for one night, many stay for a week or more. Customers only use the parking lot for boarding dogs at pick up and drop off, not each day. These dogs do not need additional parking during their stay aside from staff as no one else will be coming daily to the business for them.
- 2. Drop off and pick ups are stream lined to be as quick as possible. In particular daycare drop offs usually are just a quick hand off between staff and the pet parent and then they leave. For this reason, while we may have a lot of daycare dogs it doesn't really add up to too many cars in the parking lot.

You may notice as you read through the study that 3/11/24 and 3/12/24 are not included in the study. We closed our daycare to help prevent any illness spreading during spring break these two days. As there was no daycare for these two days, they were not an accurate representation of parking requirements and thus were removed from the study.

For the timing of this study, it was conducted during a spring break week which means there is a higher amount of boarding check ins than normal and this would be considered our peak time. Boarding check ins also tend to take longer than our daycare check-ins. Even with this in mind, the most cars in our lot at any point in time was 16 during the study (12 of which were staff vehicles) and the highest average number of cars in any time slot was 12.4 total cars (of which an average of 11.4 were staff vehicles). Adding additional dogs to the facility will not significantly increase the need for parking and this goes to show that Animal Inn Pet Resort already has sufficient parking available for the proposed projects.

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION 2019-018

A RESOLUTION APPROVING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A COMMERCIAL KENNEL FOR THE PROPERTYS AFFILIATED WITH AMINAL INN. (8633 34th STREET N. PID. 16.029.21.42.0010, 16.029.21.43.0012, 16.029.21.43.0006, 16.029.21.42.0005, and 16.029.21.42.0001)

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

WHEREAS, Joan Tauer of Animal Inn. Pet Resort &Spa Inc., 8633 34th, Lake Elmo, MN 55042, (the "Applicant") has submitted an application to the City of Lake Elmo (the "City") for an amendment to the existing Conditional Use Permit to further clarify the allowed uses through the updated conditional use permit and apply it towards the properties listed as 16.029.21.42.0010, 16.029.21.43.0012, 16.029.21.43.0006, 16.029.21.42.0005, and 16.029.21.42.0001 (the "Property"); and

WHERE AS, The listed properties have been rezoned to the same classification and will be consolidated; 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 February 25, 2019, recommended approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report dated March 19, 2019 to the City Council; and

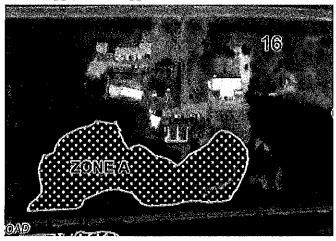
WHEREAS, the City Council considered said matter at its March 19, 2019 meeting.

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.

- 1. The use has been in existence on this site since the early 1970's. Staff does not believe that this amendment will directly cause a negative impact to the surrounding neighborhood.
- 1. The property is guided for Limited Commercial which is how it will be rezoned. The Comprehensive plan categorizes the properties as Limited Business, which constitutes commercial users that are less intense and not needing sewer or water.
- 2. The use is compatible with the existing neighborhood and has been in existence since the early 1970's. There also is a neighboring property that is operating as an obedience training facility.
- 3. The applicant is not proposing to develop or redevelop any part of the property at this time.
- 4. There is a pond on site which causes part of the property to fall within a flood zone. However, the land use table (150.254) lists kennels in the General Business District (LC) as an allowed use with a Conditional Use Permit.
- 5. The applicant is not proposing any changes on site. However, going forward the zoning code and design standards would apply where applicable.



- 6. It is not anticipated for the use to become a nuisance.
- 7. 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.
- 8. The site has access to an existing 16-inch Trunk Watermain but has not connected.
- 9. The use will not create additional requirements at public cost nor will it be detrimental to the economic welfare of the community.
- 10. The use will not excessively produce traffic, noise, smoke, fumes, glare or odors.
- 11. Vehicular approaches to the property will not create and have not created traffic congestion or interfere with traffic.
- 12. The amendment and use will not result in the destruction, loss or damage of the natural environment.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicant's application for an Amendment to the Conditional Use Permit, clarifying the allowed uses and apply the conditional use permit to the properties identified as 16.029.21.42.0010, 16.029.21.43.0012, 16.029.21.43.0006, 16.029.21.42.0005, and 16.029.21.42.0001 is granted, subject to the following conditions:

- 1) The total number of dogs boarded at any point in time shall not exceed 150.
- 2) The total number of cats boarded at any point in time shall not exceed 10.
- 3) All past permits affiliated with the properties shall now be null and void.
- 4) The properties shall be re-zoned to Limited Commercial and consolidated into one property for tax identification purposes.
- 5) The property shall be readdressed to 8611 34th St., City of Lake Elmo.
- 6) The Main buildings defined as Animal Inn, Animal Hospital, and Kennel may be used for boarding. The two storage buildings labeled as shed and storage shall not be used for boarding.
- 7) No outdoor kenneling shall be permitted on the property. This does not mean dogs cannot run freely in fenced areas.
- 8) All existing fencing shall remain in place. Any desire to expand or erect new fencing shall constitute the need for a CUP amendment (site plan review). General repair and replacement of fencing does not need an amendment.
- 9) There shall not be more than 3 principle buildings and 2 accessory buildings on the property.
 - a. Principle buildings are labeled as Animal Inn, Animal Hospital, and Kennel.
 - b. Accessory buildings are labeled as shed and storage.
- 10) The caretaker quarters located in the main building, identified as the Animal Inn building on the Survey, can remain. Expansions of the dwelling space will require an amendment to the CUP, other zoning or building codes may also apply.
- 11) Uses are stated and defined:
 - a. Boarding Daily stay (Not overnight) and Long term stay (defined as being overnight)
 - b. Grooming Grooming services (baths, clipping, etc.) that do not extend into veterinary service.
 - c. Pet Cemetery Shall be maintained and operated as cemetery for deceased pets.
 - d. Obedience training Standard training and socializing of dogs.
 - e. Storage Storage for items or products associated with the Animal Inn business.

Passed and duly adopted this 19th day of March, 2019 by the City Council of the City of Lake Elmo, Minnesota.

Michael Pearson, Mayor

Julie Johnson, City Clerk

LAKE ELMO FIRE DEPARTMENT - OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education

March 7, 2024

LAKE ELMO

Sophia Jensen, Planner City of Lake Elmo

Re: Animal Inn Conditional Use Permit Amendment and Variance

Prepared by: Anthony Svoboda, Fire Marshal

Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

Fire Department Comments:

Roads, Drive Lanes, and Parking Areas

- All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments.
- An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. Onstreet parking shall be provided in approved locations following review by Engineering and Public Works. Parking shall be prohibited on both sides of private drive lanes.
- All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

Fire Detection and Suppression

- A fire sprinkler system installed in accordance with the Minnesota State Fire Code Section 903 and Minnesota Building Code Section 1306 is required in all new and existing structures proposed for remodel.
- Fire hydrants shall be provided in approved locations following review by Engineering and Public works.
- A fire alarm system shall be installed in accordance with the Minnesota State Fire Code Section 907.

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education



Address and Street Naming Systems

- Building address numbers shall be plainly visible from the street fronting the property and shall be contrasting color from the background.
- Size and placement of address numbers shall be approved by the fire and planning departments.
- Address reassignments are necessary for this site which hosts several individual building using the same address.

Gates, Locks, and Access

- Project construction phasing shall accommodate emergency access to the entire construction zone at all times, generally meaning two separate means of entrance/exit as defined in the code. Phasing plan to be approved by the fire department prior to construction.
- A KNOX rapid access key box is required on all buildings containing fire suppression or detection systems. Individual boxes are required for each address.
- Any gate must be accompanied with a KNOX rapid access keyway or lock.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

Anthony Svoboda | Assistant Chief

Lake Elmo Fire Department Fire Station #1 - 3510 Laverne Ave N. | Lake Elmo, MN | 55042 651-747-3907 office | www.lakeelmo.org

"Proudly Serving Neighbors and Friends"

MEMORANDUM



Date: March 9, 2024

Cc:

To: Sophia Jensen, City Planner Re: Animal Inn at 8611 34th Street North

Chad Isakson, P.E., Assistant City Engineer

CUP and Variance Applications

Engineering Review Comments

From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Animal Inn CUP and Variance applications located at 8611 34th Street North.

STATUS/FINDINGS: If approved, any proposed Site Improvement Plans must be submitted for city engineering review and approval.

- 1. The building expansions and additions as proposed exceed an increase in impervious surface by more than 6,000 SF, which requires a VBWD stormwater management permit and stormwater management onsite mitigation. The applications indicate that a stormwater infiltration basin will be constructed to meet these requirements. However, the plans submitted could not be reviewed as presented.
- 2. If connection to City water is proposed or required as part of the site improvements, the site plans must be revised to depict such improvements and submitted for City review and approval.
- 3. City review and approval of the grading and stormwater management improvements will be required prior to the start of any construction onsite and a VBWD permit will be required.
- 4. The site plans included with the CUP and Variance applications could not be reviewed as the drawings were incomplete, not scaled and not legible. Scaled site plans must be submitted and must be fully detailed, dimensioned and labeled consistent with the City Engineering Standard format requirements.

From: <u>Daniel Elder</u>
To: <u>Sophia Jensen</u>

Subject: RE: Lake Elmo Land Use Review - March 1st Batch

Date: Tuesday, March 12, 2024 3:05:33 PM

Caution: This email originated outside our organization; please use caution.

Sophia,

Animal Inn Conditional Use Permit Amendment and Variance

The county would like to comment that the present intersection does not currently have turn lanes at this location and is not planning for future signal or turn lane improvements. Introducing a signal or turn lanes in the future will result in a city cost share per the county cost-share policy.

Kelli at admin will be providing comments regarding the comp plan amendment.

*I will be out of the office on parental leave from March 20th to May 1st. Please get in touch with Lyssa Leitner with questions after March 20th.

Daniel Elder | Planner II Washington County Public Works Department 11660 Myeron Road North, Stillwater, MN 55082

Office: 651-430-4307

A great place to live, work, and play...today and tomorrow

 From:
 John P. Hanson

 To:
 Sophia Jensen

 Subject:
 Animal Inn

Date: Sunday, March 17, 2024 11:23:56 AM

Attachments: <u>image002.png</u>

Caution: This email originated outside our organization; please use caution.

Hi Sophia,

I missed the deadline. I've spoken to the owners and their representative about the Animal Inn proposal. They'll need a VBWD permit and haven't submitted one yet. John

John P. Hanson, PE
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org

