



3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
www.lakeelmo.org

## **NOTICE OF MEETING**

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday October 22, 2018**  
**at 7:00 p.m.**  
**AGENDA**

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. October 10, 2018
4. Public Hearings
  - a. VARIANCE. Thomas and Linda Burns, owners of 7962 Hill Trail N. Lake Elmo, MN 55042 have submitted a request for variances from the following standards of the City Zoning Code: an increase in impervious surface within the shore land overlay district as well as allowed maximum width of a driveway. PID 05.029.21.44.0038
  - b. CONDITIONAL USE PERMIT AMENDMENT. A request by BDH & Young – Jeff Gears on behalf of Dr. John Baillie of Cedar Pet Clinic has submitted a request for an amendment to their current Conditional Use Permit, Resolution 2006-084. The applicant is looking to reconfigure their parking lot as well as place an addition onto the existing building.
5. Business Items
  - a. SUBDIVISION SKETCH PLAN REVIEW. A request by Pulte Homes of MN, LLC for a sketch plan review of 239 unit townhome development on 34.621 acres to be called Bentley Village.
6. Communications
  - a. City Council Updates – October 16, 2018
    - a. Four Corners Developer Agreement - passed
  - b. Staff Updates
    - a. Upcoming Meetings:
      - November 14, 2018
      - November 26, 2018
7. Adjourn

\*\*\*Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of October 10, 2018**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Dodson, Dorschner, Weeks, and Emerson

**COMMISSIONERS ABSENT:** Kreimer, Lundquist, Pearce, Hartley and Johnson

**STAFF PRESENT:** City Planner Prchal

**Approve Agenda:**

M/S/P: Dorschner/Emerson, move to approve the agenda as presented, ***Vote: 4-0, motion carried unanimously.***

**Approve Minutes:** September 10, 2018

M/S/P: Dorschner/Dodson, move to approve the September 10, 2018 Minutes as presented, ***Vote: 4-0, motion carried unanimously.***

**Public Hearing – Easement Vacation Request Zawadski Homes**

Prchal started his presentation regarding an easement vacation request to vacate a drainage and utility easement between 9829 and 9843 Whistling Valley Road in Whistling Valley 2<sup>nd</sup> addition to allow combination of the two lots. There is a sanitary sewer line that runs across the front of the two lots that will need to be kept in mind when building on the lot.

Emerson asked why the remaining part of the easement was retained. Prchal stated that maybe the applicant could address that. Dodson asked if the two lots were being combined, why that wasn't included as a motion. Prchal stated the lot combination would be done administratively. Dodson asked if this development is on community septic and if they have looked at the potential down side of having fewer homes on the system. Prchal stated that the president of the HOA stated that the HOA assessments are based on the number of lots, so this would change the division of that.

Jay Johnson, Zawadski Homes, stated that the vacation should be for the entire length of the lot and that must have been a surveyor error.

Public Hearing opened at 7:11 pm

Paul Torgerson, President of Whistling Valley HOA, there are some issues created when you take a grid of lots and change the configuration without planning for the potential impact. The HOA board has not met to discuss this since they became aware of this situation. Torgerson would request that the HOA have the opportunity to work with the City and the homeowner to work out those issues and how those should be handled. There is a total of 43 lots in the neighborhood. There are already a number of circumstances where homeowners own the adjacent lot and the vacant lots are billed differently.

Steve Zawadski, Zawadski Homes, they had anticipated this question a little bit. The client they are working with is open to talking about what would make sense.

Public Hearing closed at 7:17 pm

Dorschner doesn't have a problem with the easement vacation and lot combination. Dodson's concern that is with the approval, the HOA loses any leverage to negotiate terms. Weeks stated that she doesn't believe that at all. The City does not have anything to do with HOA business. Weeks feels that is a risk of a homeowner buying in a development that has an HOA to read and understand all of the HOA rules. Dorschner stated that he feels this can be resolved by just adding a recommended condition of approval that the applicant shall provide evidence that they have settled the combined lot dues assessment with the HOA.

Weeks doesn't think a condition of approval such as that is enforceable. Weeks thinks that the assessment of two vacant lots is as much as the assessment for an occupied lot.

Paul Torgerson stated that it isn't just the septic system, it is all of the costs of the common areas. The HOA structure provides for 43 lots and it would become 42 lots. The declarations provide for 43 lots and the City is intervening and changing the specs for what the HOA is doing. Torgerson is not saying that is inappropriate, but they need a step in there to change it. Torgerson's suggestion would be to put in the condition suggested by Commissioner Dorschner to protect the HOA.

M/S/P: Dorschner/Dodson, move to add a condition of approval that the applicant shall provide evidence that they have settled the issue of the discrepancy of the combined lot assessment of HOA dues for going from one lot to two lots, **Vote: 4-0, motion carried unanimously.**

Weeks is still not sure how the City would enforce this. The HOA could change how they do the assessments. For instance it could be based on square footage of homes or lots or something like that.

Dorschner stated that this is still going to the City Council and the City Attorney can advise on how enforceable this is. Dorschner stated that his concern is with the other people in the HOA who purchased lots based on the HOA bylaws and that should not change based on the decisions of the City.

Weeks stated that she will vote for this amendment based on the fact that this will probably be resolved by the time it gets to the City Council and if it isn't, they can be advised by the City Attorney if the condition is enforceable.

M/S/P: Dorschner/Dodson, move to recommend approval of the vacation of easements described as the east 5 feet of Lot 2, all in Block 1 Whistling Valley 2<sup>nd</sup> Addition, Washington County which lies north of the following described "Line A" and south of "Line B" as described on the survey, as approved by the City Engineer, being recorded, with the additional condition of approval, **Vote: 4-0, motion carried unanimously.**

Emerson is wondering if this will include vacating all of the easement. Prchal stated that he will work with the applicant to make sure that is corrected. It could be that the legal is correct and the graphic is wrong. Prchal will get that corrected when it goes to City Council.

#### **Business Item – Planned Unit Development Ordinance**

Prchal started his presentation regarding the Planned Unit Development Ordinance. The City Council has requested that the Planning Commission take another look in regards to why affordable housing would warrant 10 amenity points.

M/S/F: Dorschner/Weeks, move to send back to the City Council for a vote, **Vote: 1-3, motion fails.**

Dorschner feels that they have already spent enough time on this discussion. If the City Council doesn't like the suggestion of 10 amenity points, they can change it. Dorschner stated that the Comprehensive Plan is already out there. Dorschner did not feel the City Council gave a reason for sending it back.

Emerson is wondering if there was any reason why it was 10 points vs 5 points. Prchal stated that there was not a whole lot of discussion about it. Prchal stated that the Commission felt that 10 points was reasonable because it is encouraged by the Comprehensive Plan.

Weeks is wondering if Prchal has any other experience with what other Cities do with PUD ordinances and how they award amenity points. Prchal stated that Lake Elmo would not be unique to give incentives for amenities. Weeks thinks that the point system seems confusing, but understands the idea of giving incentives.

Emerson stated that the amenity points and how they are rewarded is pretty vague and open to interpretation. Weeks stated that is why she feels the amenity points are confusing.

Weeks stated that in the PUD ordinance, the City Council has the discretion to not allow a PUD on any given property. Dodson stated that he feels the amenity point system makes it a little more flexible. Dodson feels that the amenity points of 10 for affordable housing would be the upper limit of the points that would be awarded.

Emerson doesn't believe that the city will get a developer to come into this town with a proposal that includes affordable housing because of the cost of the land, lots, sewer, etc. Emerson asked if a PUD is allowed in Medium and High Density because the only place he sees affordable housing going in would be for an apartment building. Prchal stated that the parcel needs to be at least 5 acres and needs to meet certain criteria.

Weeks read the Comprehensive Plan and didn't think 10 points was too much of an incentive to give. Weeks feels there is a need to balance the housing types that would be affordable for younger and older people.

Dorschner stated that all of the points that have been are the reasons why the Planning Commission chose 10 amenity points in the first place. Dorschner does not see the value in continuing the discussion. Dorschner is wondering why the amenity points are not a range like some of the other categories. Depending on what type of affordable housing, different points could be awarded.

Dodson thinks the language on page 5 which states that some amenities may be awarded a range of amenity points needs to be clarified. Dodson wants to know if a category states a specific number, is it up to that number or is just that number. Dodson feels that all categories should be zero to the maximum, with the City having discretion. Prchal stated that this would give the City more flexibility and he doesn't see that as being a bad thing.

The Planning Commission would like to change the title in table 16 to say "points range" and for each amenity put a range from minimum to the maximum.

Dorschner is wondering if the amenities are standard for most communities or if these are unique to us. Dorschner stated that Lake Elmo is in a high radon area and he would like to see radon mitigation systems or vapor intrusion system installed in new homes in Lake Elmo. If amenity points were awarded, it would provide a safer house and it is cheaper for the homeowner to have it installed when the home is built. Dorschner would like to see a radon mitigation system or vapor intrusion system to be installed to be compliant with state standards added to the amenity table.

M/S/P: Dorschner/Dodson, move to add amenity points for the installation of active soil vapor intrusion systems (radon) into residential properties with a range of 1-5 amenity points, **Vote: 4-0, motion carried unanimously.**

**City Council Updates – September 18, 2018**

1. Environmental Performance Standards Tree Preservation – passed
2. Boulder Ponds 4<sup>th</sup> Addition – passed
3. Boulder Ponds 4<sup>th</sup> Addition Developer Agreement – passed
4. River Valley Christian Church CUP Amendment – Passed

**City Council Updates – October 2, 2018**

1. No Parking Ordinance Update -

**Staff Updates**

2. Upcoming Meetings
  - a. October 22, 2018
  - b. November 14, 2018 (Wed)

Meeting adjourned at 8:13 pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant

STAFF REPORT

DATE: 10/22/2018

**REGULAR**

ITEM #:4a

**MOTION**

**TO:** Planning Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Shoreland Variance Request to exceed the allowed impervious surface within the shoreland district as well as exceed the allowed maximum driveway width – 7962 Hill Trail.

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**BACKGROUND:**

The City has received a variance application from Thomas and Linda Bruns of 7962 Hill Trail N. to allow the construction of a driveway that would exceed the allowable width set within the code as well as exceed the allowed impervious surface limit for the shoreland overlay district.

**ISSUE BEFORE THE COMMISSION:**

The Planning Commission is being asked to hold a public hearing and make recommendation on the above-mentioned variance requests.

**PROPOSAL DETAILS/ANALYSIS:**

*Applicant:* Thomas and Linda Bruns  
*Property Owners:* Same as Applicant  
*Location:* 7962 Hill Trail N. PID# 05.029.21.44.0038, Subdivision name Demontreville County Club Lot(s) 400 Subdivisioncd 37445, Washington County  
*Request:* Variance from Shoreland Standards – Impervious surface as well as exception to maximum width of driveway standards.  
*Existing Land Use:* Single-Family Detached Residential Dwelling  
*Surrounding Land Use:* Surrounded by other single-family detached residential dwellings and abuts Lake Demontreville on the east property line.  
*Existing Zoning:* Rural Single Family/Shoreland Overlay District  
*Comprehensive Plan:* Rural Single Family  
*History:* The current home was rebuilt in 2013/2014 after the original structure was removed.  
*Deadline for Action:* Application Complete – 9/21/2018  
60 Day Deadline – 11/20/2018  
Extension Letter Mailed – N/A  
120 Day Deadline – N/A  
*Applicable Regulations:* Article V – Zoning Administration and Enforcement  
Article XIX – Shoreland Management Overlay District  
Article XI – Rural Districts  
Article IX – General Regulations

**Request Details.** The applicant is proposing to expand their main driveway so that easier access onto the private drive can be created. Due to the connection of their driveway onto the private drive and then the connection from there onto the main road, it has caused difficulty for the home owner to maneuver their vehicles in and out of the drive way. Beyond the connection of the drives the transition of elevations between them has increased the difficulty as well, as stated by the applicant. Also, the home owner opted to build a split level garage to take advantage of the previously existing (lower driveway) driveway and parking pad in the rear. The current configuration is small and as the applicant has stated in their narrative, they cannot back recreational vehicles etc. into the garage without driving onto the yard.

**The Applicant is seeking variances on the following items:**

**Structure Setbacks:**

Since the variance request is not related for alterations to the structure(s) onsite there will not be a formal review of those items. The review will only consist of the impervious surface and driveway standards.

**93.26 Driveway Standards**

*Maximum width* - All driveways shall have a maximum width of 26 feet within the public right-of-way. In the absence of platted right-of-way, the setback at which point the driveway width is measured shall be established by the prescriptive easement as determined by the City Engineer. Increased driveway width in the public right-of-way up to commercial standard (34 feet) will be considered for active farms or agricultural properties.

- The previously approved plans for the site allowed the applicant a main driveway width of 18ft. as well as the 12 ft. for the second smaller driveway. This also exceeds the allowed limit of 26ft. by 4 ft. The current proposal would exceed the limit by 16 ft.

*Number of Curb Cuts* – Up to two curb cuts may be allowed when neither access is onto a collector or arterial street, when the lots exceeds 150 ft. in width , when there is a minimum of 40 ft. spacing between the driveway curb radii, and when the total width of both driveways does not exceed 26 ft. The street would be classified as a local street. See table below for compliance with numerical figures.

- Though the driveway comes out onto a private drive the ROW technically extends the width of the front lot line (see graphics for visual). Being that this is the case the maximum width will still apply. Because of the topography of the driveway to the private drive the applicant has stated that they have had difficulty transitioning from the garage and driveway and then onto the private road (see section f. of the applicant’s narrative). Also, due to the layout of the lot the applicant states it made most sense to create a two level garage to utilize the smaller driveway that previously existed.

**Impervious surface within the Shoreland:** The shoreland code imposes a more restrictive standard when it comes to impervious surface. Normally a home within the Rural single Family zone would be allowed to have 25% of the property as impervious. However, being that this home falls within the shoreland district, un-sewered lots are limited to 15%. Unfortunately, the design did not allow the applicant to stay under the 15% threshold. The current proposal is requesting to exceed the allowed impervious surface limit by 1.5% or 664 sqft.

Code Location	Code Setbacks	Proposed Setbacks
Maximum Driveway Width 93.26 A. (b)	26 ft.*(combined width)	30 ft. (Main Driveway – proposing change)
		12ft. +apron(Second Driveway – no change)
Lot width 93.26 A. 1. (c)	150 ft.	219.76 ft.
Distance of Curb Radii	40 ft.	44 ft.
Impervious Surface 154.800 table 17-3	15% (Un-sewered Properties)	16.5%





**Adjacent Property Variances.** As far as staff is aware the City has not granted similar variances in regards to driveway widths in the area. However, there are many properties which exceed the allowed impervious surface limits in the area either by variance approval or grandfathering.

- 8114 Hill Trail 22.1% impervious
- 7972 Hill Trail 17% impervious surface
- 8130 Hill Trail – Was for septic and structure setbacks, impervious surface dropped from 27 to 25%
- 8056 Hill Trail 25.4% impervious (variance for setbacks, connected to City 201 system)

**Staff Comments:**

**Engineering Review.**

Generally the city would not want to allow an expansion beyond the established code regarding driveways. Allowing an increase in size will bring more of a cost to the City down the line compared to those that met the code as the City will often replace the driveway from the street to the edge of the ROW. Also, the new driveway should be required to drain, primarily to private yard areas, either north or south of the driveway. The extent of paved surface that drains directly to the street should be minimized since there is no existing drainage system within the street.

**Planning Review:**

As shown the driveway does technically fall within the City ROW which is why the variance is needed for an increased width, but instead of connecting to a public street the driveway comes out onto a private drive. After discussing the request with Public works it was stated that the City does not maintain the private drive. Because of this staff does not feel the impact of replacing the space between the ROW to the property line would be as impactful when discussing the larger driveway. Unless the street is reconfigured there would not appear to be an increased cost to the city when the street is repaired.

The applicant states in their narrative that due to the configuration of the lot, topography, and requirements that were applied at the time they were limited to the location of where the home could be placed. Because of this, the split in the roadways have proven difficult to access and leave the driveway. Also mentioned in the narrative is the cost which would be applied to the applicant if they had to use pervious pavers to complete the driveway. Staff would like to remind the commission that financial burden is not grounds to approve a variance request.

Staff is inclined to support the request for an expanded driveway width at the ROW. However, staff does not feel that the applicant has been able to meet certain criteria for variance approval as it relates to impervious surface. Because the applicant is the one who proposed the designed for the current home the burden of limited impervious surface has been created by the applicant. For example, a reduced house foot print could have been proposed, reconfigured pathways, etc. Findings for both driveway expanded width and impervious surface are provided. After reviewing the proposal staff does not see that the proposed parking pad in the rear of the home would need variance approval. Though, variance approval may be triggered by the impervious surface that it may bring to the lot.

**DNR Review:** Staff has not heard back from the DNR regarding the variance request. Generally speaking they are not in favor of allowing increased impervious surface beyond the approved limits.



### **RECOMMENDED FINDINGS:**

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.109 before an exception or modification to city code requirements can be granted. These criteria are listed below, along with recommended findings from Staff regarding applicability of these criteria to the applicant's request.

- 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.

**FINDINGS FOR DRIVEWAY:** *Staff does recognize that the expanded driveway is larger than what would normally be allowed, but because it does not directly connect to the public street it would not appear to be impactful on public infrastructure. Furthermore the current elevations, as stated in the narrative and review, have proven difficult for the applicant to access and leave the property. Because of this Staff feels this criteria is met.*

**FINDINGS FOR IMPERVIOUS SURFACE:** *Staff does recognize that it is a reasonable request to have adequately sized parking spaces/driveway surfaces that would allow property owners to achieve adequate use of their property/buildings. Given the impervious limitations, the applicant has not be able to utilize their current "parking pads" without pulling onto sections of their yard to back recreational vehicles into the lower section of the garage. Staff feels this criteria is met.*

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

**FINDINGS FOR DRIVEWAY:** *Because the ROW extends back further, is of a less standard design, elevations of the access, and the expanded drive does not directly connect to a public street staff is of the impression that this request fits the unique circumstances criteria. With all of these items combined the circumstances do seem to be more unique than not. Because of this staff feel this criteria is met.*

**FINDINGS FOR IMPERVIOUS SURFACE:** *Staff feels that by granting an increased driveway width, impervious surface increases are expected. However, the standards for impervious surface and driveway widths are separate. As discussed in the report staff feels the width standard has grounds for approval where the impervious surface does not. The difficulty of dealing with limited impervious surface does appear to be caused by the applicant. Being that they are the ones who proposed the initial figure of the impervious surface up to the threshold, staff does feel this difficulty is caused by the applicant. Because of this staff feels this criteria is not met.*

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

**FINDINGS FOR DRIVEWAY:** *Understanding that variances provide exceptions to the code, driveways can normally be any width and reduced down at the property line. Given that the connection is to the private drive the standard of width would not be the same as if direct connection the public road was provided. Because of this exception, staff does not feel the width will negatively impact the local character. Because of this staff feel this criteria is met.*

**FINDINGS FOR IMPERVIOUS SURFACE:** *Staff does not feel that the requested increase in impervious surface would be out of character for the area. There are many properties in the area that do exceed the 15% limitation. Staff feels this criteria is met.*

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.

Planning Commission

10/22/2018

***FINDINGS FOR DRIVEWAY:*** *The proposed improvements will not alter or impair supply of light or air to adjacent properties. Staff understands that larger openings generally provide better and more direct access onto the intended roadway/drive. Staff does not feel that the expanded driveway would cause a negative impact to either light, air, or congestion. Because of this staff feel this criteria is met.*

***FINDINGS FOR IMPERVIOUS SURFACE:*** *Staff has been unable to determine a reason as to why the requested increase in impervious surface would have an impact on either light, air, congestion, or property values within the area. Staff feels this criteria is met.*

**FISCAL IMPACT:**

None

**OPTIONS:**

The Planning Commission may:

- Recommend approval of the variance requests, subject to conditions of approval as recommended by Staff.
- Amend conditions of approval and recommend approval of the variance requests, subject to amended conditions of approval.
- Recommend denial of the variance requests.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the variance request in regards to the expanded driveway width. Staff does not feel they can support the difficulty of limited impervious surface as it seems to be caused by the home owner. Where the ROW, topography/elevations associated with the roadway are not. If the commission feels there are grounds to support the increase impervious surface, new findings may be presented and reworked for City Council.

Staff also recommends the following conditions of approval:

- 1) The Applicant shall secure any required permits and plan approvals from the City and other applicable jurisdictions.
- 2) The grading of the driveway shall be required to drain, primarily to private yard areas, either north of south of the driveway. The extent of paved surface that drains directly to the street should be minimized since there is no existing drainage system within the street.
- 3) It shall be a condition of approval that all outstanding items related to City of Lake Elmo New Construction Permit 2013-00393 be completed and approved before the release of any permits associated with this variance

The suggestion motion for taking action on the Staff recommendation is as follows:

**“Move to recommend approval of the request for a variance for an expanded driveway width, subject to conditions of approval as recommended by Staff”**

**ATTACHMENTS:**

- Applicants narrative and survey(s)

Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



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

### LAND USE APPLICATION

- Comprehensive Plan  Zoning District Amend  Zoning Text Amend  Variance\*(see below)  Zoning Appeal  
 Conditional Use Permit (C.U.P.)  Flood Plain C.U.P.  Interim Use Permit (I.U.P.)  Excavating/Grading  
 Lot Line Adjustment  Minor Subdivision  Residential Subdivision Sketch/Concept Plan  
 PUD Concept Plan  PUD Preliminary Plan  PUD Final Plan  Wireless Communications

SEP 27 10

Applicant: Thomas and Linda Burns  
Address: 7962 Hill Trail N, Lake Elmo, MN 55042  
Phone #: (651) 373-2412 / (651) 398-7807  
Email Address: tc.burns@comcast.net

Fee Owner: same as Applicant  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Property Location (Address): 7962 Hill Trail N, Lake Elmo, MN 55042  
(Complete (long) Legal Description): LOTS 400-410 & 736-746 LANES DEMONTREVILLE COUNTRY CLUB  
PID#: 05.029.21.44.0038

Detailed Reason for Request: Request expansion of 15% impervious surface to 18% impervious surface to enable us to install functional / safe to navigate driveways (primary for "upper" garage and "secondary" for lower garage). Also allow for 30' width of primary driveway where it meets the roadway to make it safer as we back out onto the private driveway that services us and our neighbors.

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: Due to the "split" in the roadway (Hill Trail / neighbors private drive) right in the middle of our primary driveway, the driveway design on the existing survey is not safe or functional to navigate. We are requesting the additional impervious surface and allowance for 30' width of the primary driveway at the roadway to widen the primary driveway. This will allow us to safely back onto the private drive (as we leave) and to also navigate safely onto the primary driveway from Hill Trail N (as we come home).

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: Thomas Burns / Linda Burns Date: 9/20/2018

Signature of fee owner: Thomas Burns Date: 9/20/2018

# 7962 Hill Trail – Variance Application

## Written Statements

9/19/2018

### a. Current Property Owners:

Thomas and Linda Burns

### b. Site Data:

**Parcel Number:** 05.029.21.44.0038

**Property Address:** 7962 HILL TRL N  
LAKE ELMO, MN 55042 [MAPS](#)

**Class:** RESIDENTIAL

**Legal Description:** LOTS 400-410 & 736-746 LANES DEMONTREVILLE COUNTRY CLUB WARNING: (SUBJ TO RESOLUTION 87-32 CITY OF LAKE ELMO THAT PROHIBITS TRANSFER OF REAL ESTATE IN THE LANES DEMONTREVILLE PLAT WITH- OUT CITY APPROVAL) SUBDIVISIONNAME LANE'S DEMONTREVILLE COUNTRY CLUB LOT 400 SUBDIVISIONCD 37445

Land Information	
<b>Square Feet</b>	<b>Acres</b>
44,913	1.031
<b>Occupancy</b>	
Single-Family / Owner Occupied	<b>Style</b>
	1 Story Frame

### c. Variance from Provisions:

#### ARTICLE 19. SHORELAND MANAGEMENT OVERLAY DISTRICT

§154.800 Shoreland Management Overlay District

Table 17-3: Shoreland Standards

Standards	Shoreland Classification		
	Recreational Development	Natural Environment	Tributary River
Maximum impervious lot coverage			
Sewered <sup>e</sup>		30%	
Unsewered		15%	

#### § 93.26 DRIVEWAY STANDARDS.

The following regulations shall apply to all driveways and curb cuts. All driveway work shall be constructed in accordance with the approved site plan. No deviations or changes shall be made in the field without first obtaining permission from the city.

(A) *Driveway width.* All driveways shall conform to the following requirements:

(1) *Residential districts.*

(a) *Minimum width.* All driveways shall have a minimum width of 12 feet.

(b) *Maximum width.* All driveways shall have a maximum width of 26 feet within the public right-of-way. In the absence of platted right-of-way, the setback at which point the driveway width is measured shall be established by the prescriptive easement as determined by the City Engineer. Increased driveway width in the public right-of-way up to commercial standard (34 feet) will be considered for active farms or agricultural properties.

#### d. Proposal:

We request the expansion of the 15% impervious surface limit (per 154.800 Unsewered Maximum impervious lot coverage) to 18% which will enable us to install functional / safe to navigate driveways (primary for the "upper" garage and "secondary" for lower garage). We also request the allowance of the primary driveway to flare out to 30' at the roadway to allow safe entry from Hill Trail N and safe backing onto the private driveway (used by us and the 7972 / 7978 / 7982 Hill Trail addresses) as we leave the property.

#### e. Pre-application Discussions with Staff:

Interaction with City Staff on this topic was done primarily with Ben Prchal starting in July 2018. After trading a few emails, we met to review the driveway project at the city office. Through numerous email exchanges after the initial meeting, we discussed various options from pervious pavers to other ways to stay below the impervious limits. Feeling like I had no other reasonable options, I requested several bids for a "pervious" paver primary driveway. After receiving bids of \$40K-60K for pervious pavers (which is significantly over our budget), we shifted the conversations to filing for a variance. Ben sent me the variance application packet and provided help in the completion of the documents.

## f. Practical Difficulties:

### Primary ("Upper") Driveway:

Because of the location of the "split" in the roadway between Hill Trail N and the private driveway that services our property as well as properties 7972 / 7978 / 7982 Hill Trail N, access to our driveway is challenging. In addition to the split, because Hill Trail is sloped upwards following the elevation of the hill (to the North) and the private driveway is sloped downward - there is an elevation change at that point that is too steep to drive over with standard vehicles.

The following two pictures illustrate this issue. The first image shows the elevation change from the middle of the proposed driveway. The second image shows how Hill Trail N slopes upward while the private driveway to the neighbors slopes downward.

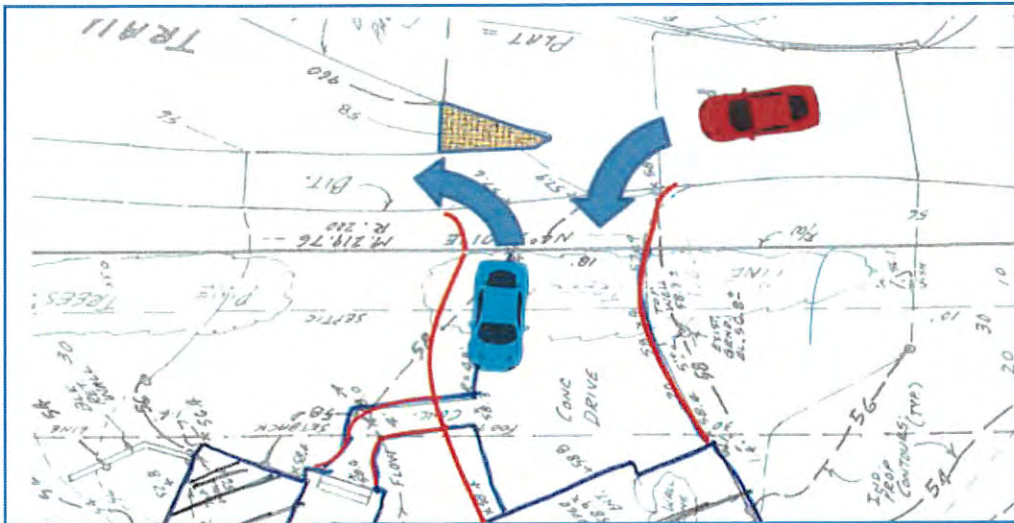




Primary Driveway  
for 7962 Hill Trail



Because of this situation, following is a depiction of how we currently enter the driveway traveling Northbound on Hill Trail (red car) and how we back out onto the private driveway to leave the property (blue car). This approach works currently because the existing red rock (temporary) driveway is wider than the driveway width drawn on the original survey. Note: The red driveway outline is similar to the newly proposed driveway and the blue line is the outline from the original survey (partially covered by the blue car). Because Hill Trail can be busy and it is difficult to see up the hill when backing up, it is not safe to back directly onto Hill Trail (plus it would be quite a navigational feat).



The two main issues with the upper driveway that was drawn on the original survey is that it's width narrows quickly to only 18' at the lot line and because of the impervious surface limits, it is too narrow to safely navigate backing onto the private driveway. As a test, we marked off the footprint of the driveway from the original survey and tried to back a car out of the right hand garage stall and onto the private driveway. It was very difficult to crank the wheel for the driveway bend near the house without nearly hitting the right hand side of the garage door frame and we usually ended up driving off the edge of the "marked" driveway where it was reduced to only 18' at the lot line. And this was my wife and I doing these tests - who utilize the driveway every day. It will be even more of an unsafe struggle for friends / visitors who would be unfamiliar with the difficult bends in the driveway.

Also, the width of the driveway where it meets the private driveway needs to be wide enough to allow entry from Hill Trail (red card in the previous picture) making sure to clear the "split" in the road and also provide a safe way to back onto the private driveway (blue car in the previous picture). After many trial attempts we found that 30' will provide enough width to meet both of these requirements. Interestingly, the originally approved survey had a width of 30' at the street.

### **Secondary ("Lower") Driveway:**

Because of the layout of the original lot, it made the most sense to create a two level garage with spancrete flooring on the upper level. To access the lower garage, we currently use a portion of the driveway that existed previously with the original house (that was demoed and replaced with the current structure). The lower garage is used for boat / trailer storage and the servicing of our automobiles / etc.

The main issue with the lower driveway that was drawn on the original survey is that because of the impervious size limits – it would be very difficult to back a boat / snowmobile trailer into the lower garage without the need to drive off of the driveway. It would also be difficult to pull a boat / snowmobile trailer out of the lower garage without driving off of the drawn driveway.

In addition to the issues with backing up and pulling a trailer, we would also like to use the lower driveway for guest parking and with the size and layout drawn on the survey, this would not be possible.

Increasing the size and layout of the lower driveway to the proposed 1427 sq ft would solve both of these issues and make this a functional driveway.

### **g. Property Circumstances:**

As previously stated, the major reason for the primary driveway size issue is due to the "split" in the roadway from Hill Trail N to the "local" private driveway. Because of the building setback requirements, there was no other location for the house on this lot - which as a result placed the primary driveway right in line with the roadway split.

### **h. Neighborhood Character:**

Since the upper and lower (temporary) driveways are currently crushed red rock, installing concrete for the upper and asphalt for the lower driveways will be an immediate improvement in the aesthetics of this property. And once the "final" driveways are installed, we will then be able to install the landscaping / trees / bushes / flowers / beds / etc which will further improve the look and value of the property.

And in comparison to other "local" neighbors, several have more than 25% impervious surfaces with the largest being over 33% (see the following pictures). The average of the 7 neighboring properties that were analyzed was 23% and none of the studied properties had less than 17.5% impervious surfaces. The three included properties in this application were granted variances in the years since the 15% ordinance change was approved.

Therefore, we believe that granting an increase of 3% to 18% impervious surfaces for our property will not negatively impact the essential character of the neighborhood.

7972 Hill Trail			
Category	Sq Ft	Item	Map Area
Lot	19777	Lot	1
Impervious	5066	House / Driveway	2
Percent Impervious	25.62%		
Comments	Filed for a variance in 2012 to build garage addition and was granted an increase from 17% to 25% impervious surfaces.		

8114 Hill Trail			
Category	Sq Ft	Item	Map Area
Lot	27870	Lot	1
Impervious	7033	House / Driveway	2
	311	Patio	3
	7344	Total	
Percent Impervious	26.35%		
Comments	Received a variance to build.		

8056 Hill Trail			
Category	Sq Ft	Item	Map Area
Lot	13933	Lot	1
Impervious	4610	House / Driveway	2
Percent Impervious	33.09%		
Comments	Received a variance to enlarge the structure as well as reconfigure the driveway.		

**BURNS SITE PLAN**

**Notes:**

- Ind. iron found.
- o Ind. #13774 iron pipe in place.
- Bearing system is assumed datum.
- "M." Ind. field measured value.
- "R." Ind. record value.
- "S" Ind. Septic Tank Cover in place.
- "SBL" Ind. Setback lines. Verify with the City of Lake Elmo.

**CERTIFICATE OF SURVEY**

BARRETT M. STACK  
STILLWATER, MINN. 55082  
MINNESOTA REGISTERED  
LAND SURVEYOR  
Tel. No. 439-5630

SHEET 1 ONLY:  
9-17-18 Revision Note:

Revised size and location of the Proposed Upper and Lower New Drive way locations and areas.  
Revised Impervious Area Total.  
BMS

**SURVEY MADE EXCLUSIVELY FOR:** Mr. Tom Burns, Property at 7962 Hill Trail No., Lake Elmo, Minnesota 55042

**DESCRIPTION:** Topography Survey of the Overall parcel shown and described on Sheet 2 of 3 Sheets of this survey, made a part of this survey by reference thereto.

**Notes:**

Contours, Lake Elevations and the BENCHMARK, shown hereon are referenced to National Geodetic Vertical Datum NGVD 1929 adjustment. Short dashed contour lines adjacent the existing house are approximate due to numerous small rock retaining walls that were not specifically mapped in conjunction with this survey. Underground or overhead, public or private utilities, on or adjacent the overall parcel, were not located in conjunction with this survey, unless shown or noted hereon. "Δ" Indicates center of tree trunk location, size and general type as noted. Tree canopies are not shown. Massed tree locations shown are approximate.

**Building and Septic Setbacks:** Verify with the City of Lake Elmo.

**Building:** Front: 30 feet: Side: 10 feet: From OHW El. 928.5: 100 feet

**Septic:** From OHW El. 928.5: 75 feet: Front and Side: 10 Feet.

**January 31, 2013 - Site Plan Notes:**

See House Plans prepared by Dale Mullenpoh & Assoc., dated 1-03-13, for specific house plans, proposed elevations and dimensions.

Prior to any construction or excavation on the overall parcel, install approved silt fencing as directed or approved by the City of Lake Elmo.

See Sheet 2 of 3 Sheets of this survey for specific overall parcel desc. and details of the described parcel boundary.

See Sheet 3 of 3 Sheets of this survey for existing site topography and improvements. Since that work was done, the frame portions of the old house and garage have been removed. The concrete floors and foundations for these old structures remain in place, but are not shown on this Sheet.

"x56.4" or "56x4" Indicate proposed spot or floor elevations, as noted. (typ.)  
"56.4" Indicates existing spot or ground elevation at tree, as noted. (typ.)

Use the BENCHMARK, as noted hereon, for future elevation control.

**Overall Parcel Area:** (to Shoreline as located 9-7-2012)  
44,179 sq. ft. or 1.0142 Acres, more or less. Permitted Impervious Surface Area is 6,627 sq. ft. (15% of overall parcel area)

**Proposed Impervious Area Tabulation:**

House Footprint: (incl. Elev. Screen Porch & w'ly steps)	3250 sq. ft.
Existing portion of Lower Driveway retained:	905 sq. ft.
Proposed new Lower Driveway:	(Rev.) 1427 sq. ft.
Proposed new Upper Driveway and sidewalk:	(Rev.) 1401 sq. ft.
Existing 16.1'x20.1' Elevated Shed Retained:	198 sq. ft.
Misc. Deck/sidewalk & Retaining Walls:	110 sq. ft.
<b>Proposed Impervious Area Total</b>	<b>7291 sq. ft. or 16.50% of overall parcel area.</b>

The new House location will require the removal of a total of 5 trees in the new house/driveway locations.

Extend Well Casing above the new proposed grade as required. Erect guard stakes to the well if desired.

See Septic Tests and system design by others. The Existing septic tanks shown on Sheet 3 of 3 Sheets are to be removed and possibly re-used, pending septic system design.

**PROPOSED/AS-BUILT STRUCTURE ELEVATIONS:** (Added 2-20-2013)

Proposed	Elev.	As-Built	Elev.
Top of Fnd. Wall	959.24	Elev.	
Garage Floor:	958.90	Elev.	
Boat Storage Floor:	948.90	Elev.	
Walkout Floor:	950.57	Elev.	
Main House Floor:	960.80	Elev.	
Lowest Floor Elev:	948.90	Elev.	

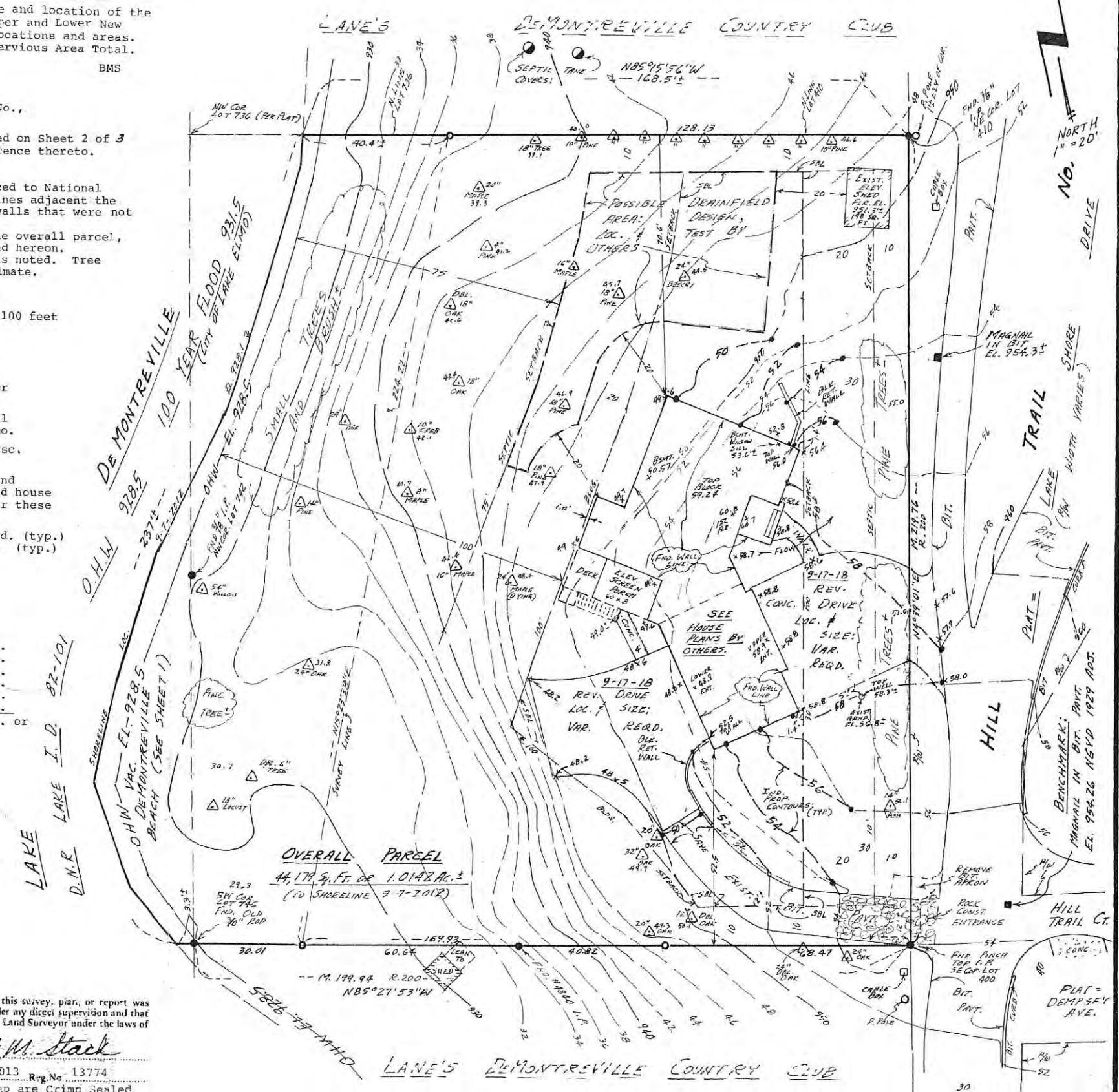
"R" Indicates proposed Rock Const. Entrance.

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

*Barrett M. Stack*

Date: Jan. 31, 2013 Reg. No. 13774

Official copies of this map are Crimp sealed



NORTH  
" = 20'

TRAIL

HILL

HILL TRAIL CT.

LANE'S DE MONTREVILLE COUNTRY CLUB



## STAFF REPORT

DATE: 10/22/2018

**REGULAR**

ITEM #: 4b

**MOTION**

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

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### **BACKGROUND:**

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

### **ISSUE BEFORE COMMISSION:**

The Planning Commission is being asked to hold a public hearing and make recommendation on the request for approval to an amendment to an existing conditional use permit for Cedar Pet Clinic.

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

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

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

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

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

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

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

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

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

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

**154.404 General Site Design Considerations.**

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

**154.505 Development Standards for Specific Uses.**

*Veterinary Services*

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

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

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



**Parking Lot Screening Standards**

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

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

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

**Design Standards within the VMX District.**

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

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

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

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

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

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

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

**Landscaping Review:**

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

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

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

*systems and schools. The site currently has municipal water service and will be required to connect to sewer at the time that it becomes available.*

9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. *The use will not create excessive additional requirements at public cost nor will it be detrimental to the economic welfare of the community.*
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. *The use will not excessively produce traffic, noise, smoke, fumes, glare or odors.*
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. *Vehicular approaches to the property will not create and have not created traffic congestion or interfere with traffic. Traffic is limited to certain times and days of the weeks.*
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. N/A

#### **Recommended Conditions of Approval:**

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

- 11) Specific veterinary practices permitted by this CUP shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic.

**FISCAL IMPACT:**

None

**OPTIONS:**

The Commission may:

- Recommend approval of the Conditional Use Permit with recommended findings and conditions of approval.
- Recommend approval of the Conditional Use Permit with amended findings and conditions of approval.
- Recommend denial of the Conditional Use Permit, citing findings for denial.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Cedar Valley Conditional Use Permit Amendment:

*“Move to recommend approval of the Cedar Valley Pet Clinic Conditional Use Permit Amendment with recommended findings and conditions of approval as drafted by Staff.”*

**ATTACHMENTS:**

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



7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299  
bdhyoung.com

September 21, 2018

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

#### Project Narrative

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

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

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

The use of the current veterinary clinic will not change.





Sep 21, 2018 - 12:39pm Jnguyen Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civil\01 CAD files\01 SHEETS\15157\_C\_EXISTING.dwg  
 xref filename: \15157\_C\_base \15157\_2\4x36 Title Block \15157\_C\_base \15157\_R17\_Cedar Pet Clinic - level 01

**LEGEND**

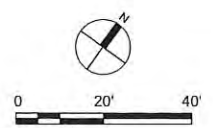
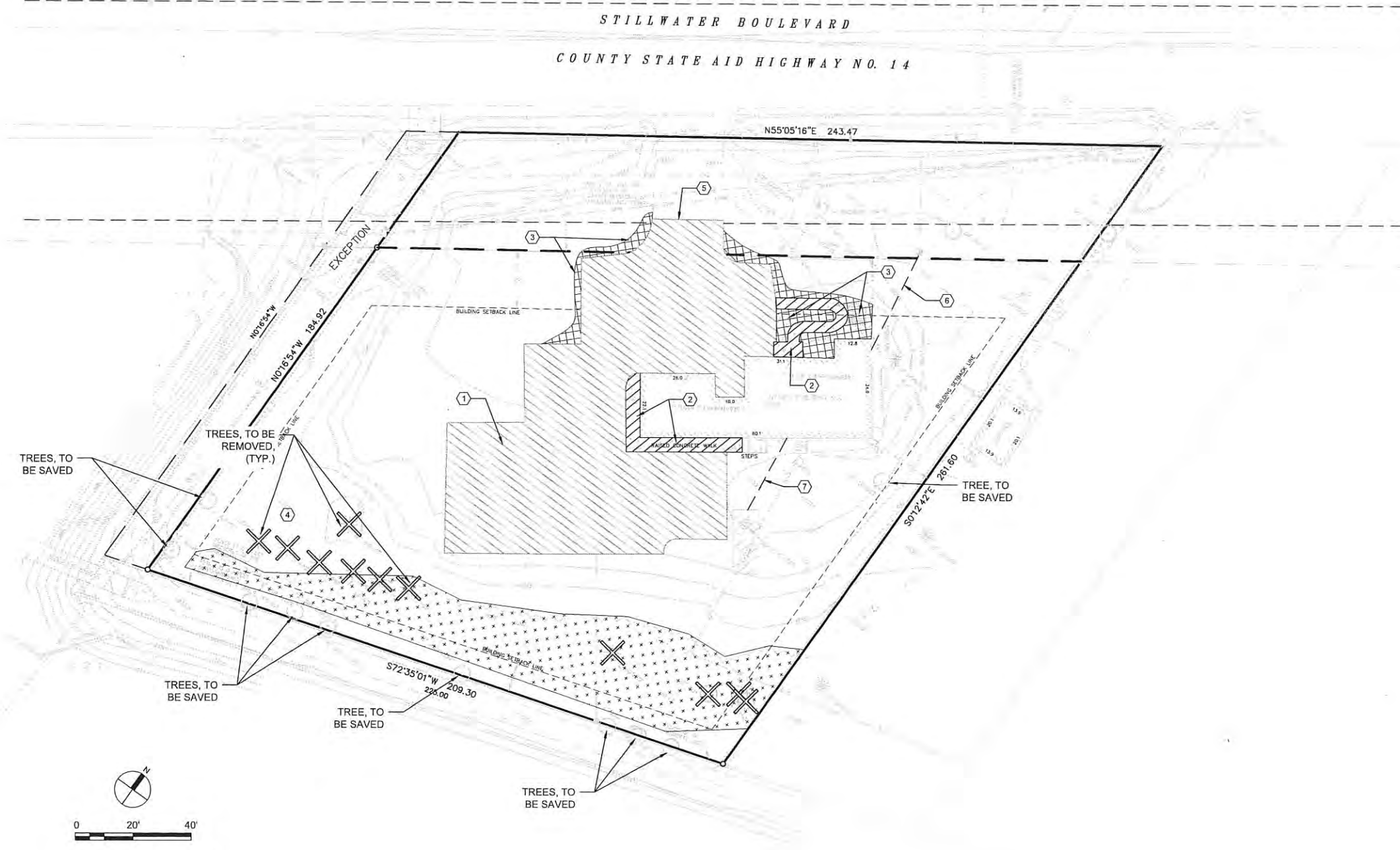
- ELECTRIC BOX
- GAS METER
- GUARD POST
- MAIL BOX
- LIGHT POLE
- SIGN
- FOUND IRON MONUMENT
- SET IRON PIPE
- ELECTRIC METER
- A/C
- CLEAN OUT
- TREES, TO BE REMOVED
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- WOOD FENCE
- GAS MAIN
- SANITARY SEWER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

**NOTES:**

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

**KEYNOTES:**

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



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5		DESIGNED:	RLS	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	<b>ANDERSON ENGINEERING</b>	Anderson Engineering of Minnesota, LLC 13605 1st Avenue North Suite 100 Plymouth, MN 55441 763-412-4000 (o) 763-412-4090 (f) www.ae-mn.com	<b>SCOTT BUILD</b>	12 Division Street Buffalo, Minnesota 55313 763-684-0000 www.scottbuild.com	<b>EXISTING CONDITIONS &amp; REMOVALS PLAN</b>	<b>CEDAR PET CLINIC LAKE ELMO, MINNESOTA</b>	COMM. NO. 15157	PLOTTED: DRAWING NO. <b>C1</b>
4		DRAWN:	JN	PRINT NAME: <b>ROBERT L. SWANSON</b>	<b>ANDERSON ENGINEERING</b>							
3		CHECKED BY:		SIGNATURE: <b>NOT FOR CONSTRUCTION</b>	<b>ANDERSON ENGINEERING</b>							
2		DATE	9/21/18	DATE 9/21/18	<b>ANDERSON ENGINEERING</b>							
1	9/21/18	CITY SITE PLAN SUBMITTAL		DATE 9/21/18	<b>ANDERSON ENGINEERING</b>							
NO.	DATE	DESCRIPTION OF REVISIONS		DATE	<b>ANDERSON ENGINEERING</b>							



Sep 21, 2018 - 12:40pm Jnguyen Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civil\01 CAD files\01 SHEETS\15157\_C\_SITE & PAVING.dwg  
 xref filename: \15157\_base\15157\_24436 Title Block\15157\_R17\_Cedar Pet Clinic - level 01

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

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

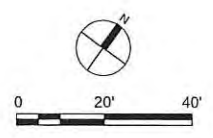
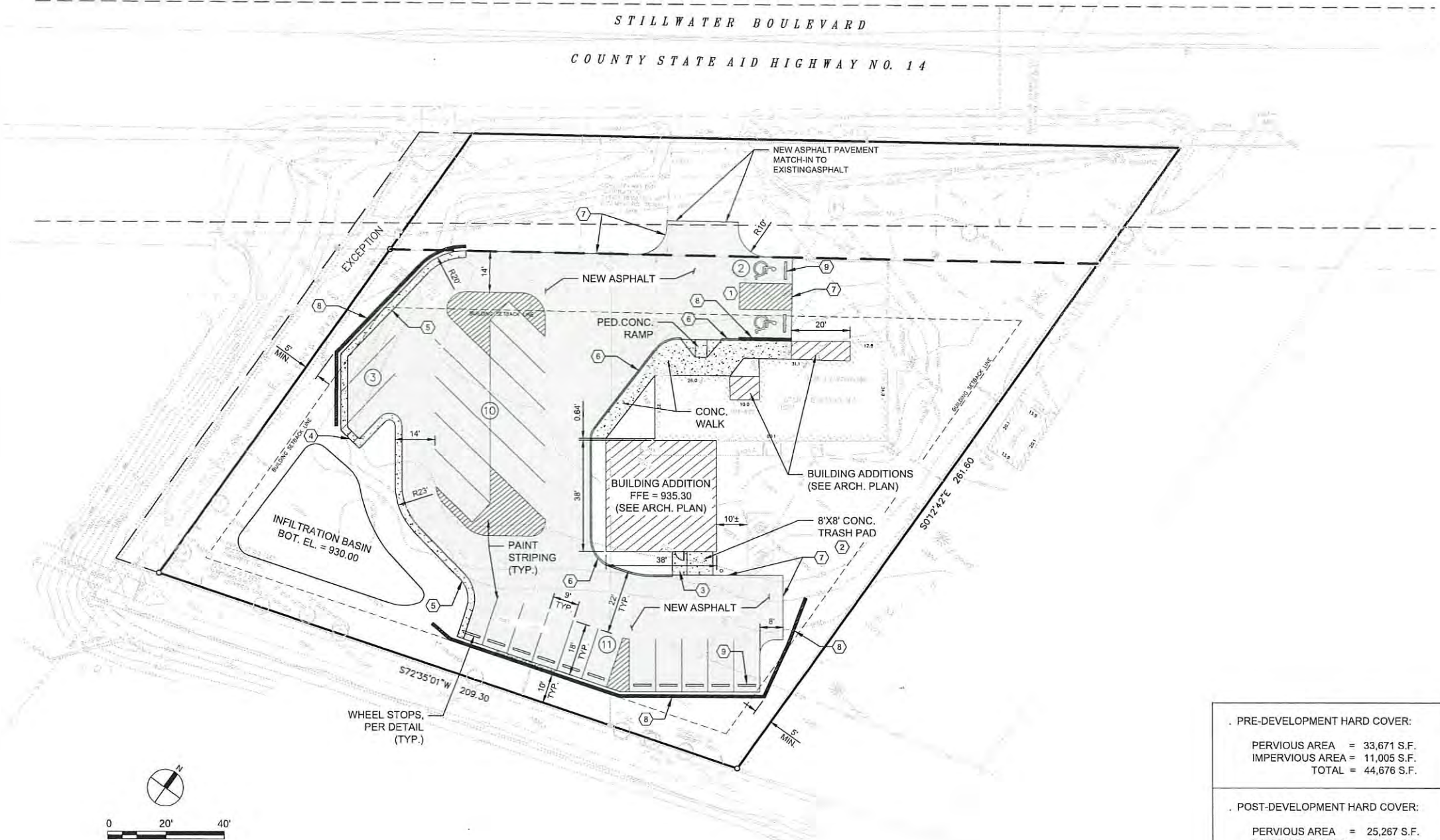
- KEYNOTES:**
- 1 PAVEMENT STRIPING TO DESIGNATE NO PARKING, HANDICAP PAVEMENT EMBLEMS SHALL CONFORM WITH STATE ADA CODES.
  - 2 DUMPSTER LOCATION. (SEE ARCHITECTURAL).
  - 3 CONCRETE STOOP (TYP.), SEE ARCH.
  - 4 PROVIDE CURB OPENING (FOR DRAINAGE) PER DETAIL.
  - 5 SURMOUNTABLE CONCRETE CURB & GUTTER.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

**PARKING STALLS:**

REQUIRED: 14

PROPOSED: 26 (INCLUDES 2 H.C.)

FUTURE: N/A



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

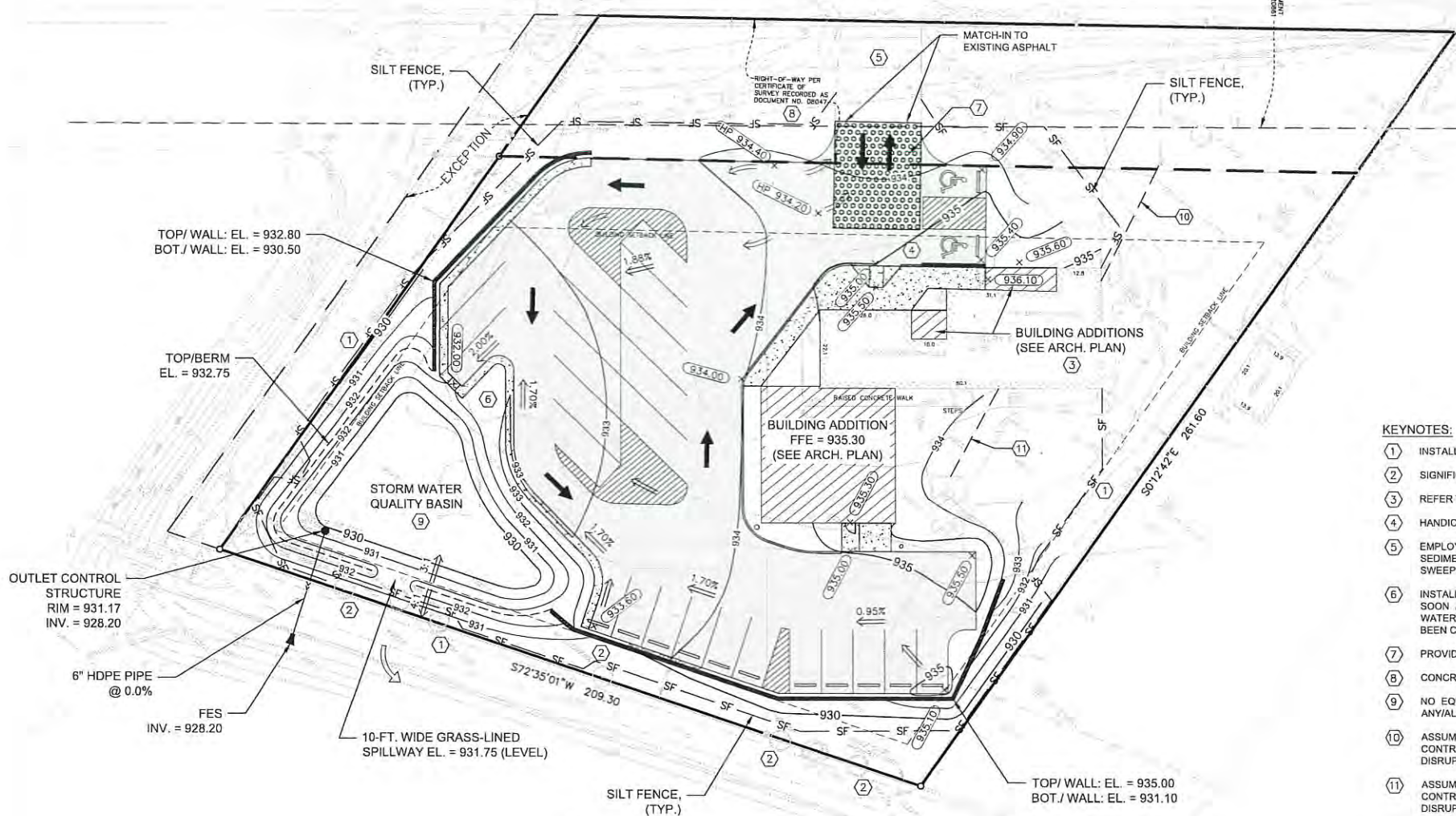
ZONED: VILLAGE MIXED USE (VMX)

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

NO.	DATE	DESCRIPTION OF REVISIONS	DESIGNED: RLS	DRAWN: JN	CHECKED BY:	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. PRINT NAME: <b>ROBERT L. SWANSON</b> SIGNATURE: <i>NOT FOR CONSTRUCTION</i> DATE: <b>9/21/18</b> LICENSE # <b>24094</b>	 <b>ANDERSON ENGINEERING</b> ENGINEERING • ARCHITECTURE • LAND SURVEYING ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE	Anderson Engineering of Minnesota, LLC 13605 1st Avenue North Suite 100 Plymouth, MN 55441 763-412-4000 (o) 763-412-4090 (f) www.ae-mn.com	 <b>SCOTT BUILD</b> 12 Division Street Buffalo, Minnesota 55313 763-684-0000 www.scottbuild.com	<b>SITE GEOMETRY &amp; PAVING PLAN</b>	<b>CEDAR PET CLINIC LAKE ELMO, MINNESOTA</b>	COMM. NO. 15157 PLOTTED:	DRAWING NO. <b>C2</b>
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Sep 21, 2018 - 12:40pm Jiquyen Y:\15157\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civil\01 CAD Files\15157\_C\_Grading.dwg  
 Xref Filename: \15157\_24436 Title Block\15157\_c\_base\15157\_JR17\_Color Pat Clinic - level 01

**STILLWATER BOULEVARD**  
**COUNTY STATE AID HIGHWAY NO. 14**



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

**KEYNOTES:**

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

**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

5. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.  
 SEED MIX: MNDOT NO. 25-131 220#/ACRE  
 MULCH: TYPE 1 2 TONS/ACRE (DISK ANCHORED)  
 FERTILIZER: 150#/ACRE RATE OF APPLICATION 20-10-10
6. ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES.  

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

**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

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

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

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

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1		

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

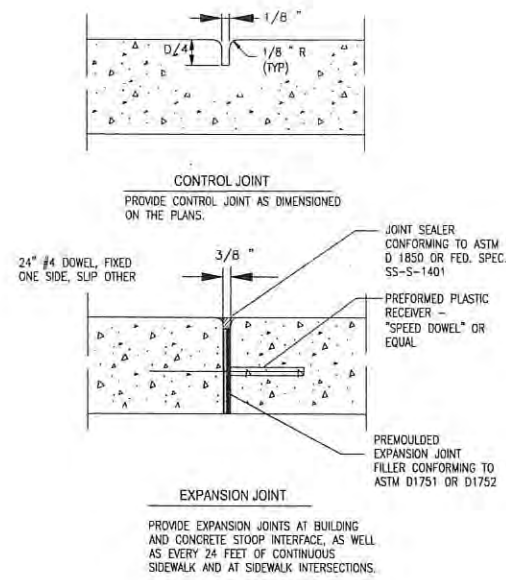
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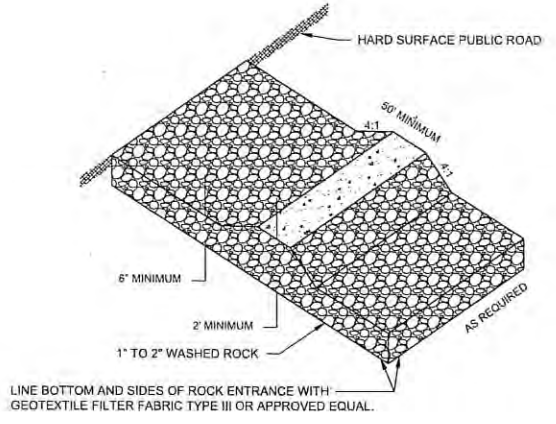
**GRADING DRAINAGE & EROSION CONTROL PLAN**

**CEDAR PET CLINIC**  
**LAKE ELMO, MINNESOTA**

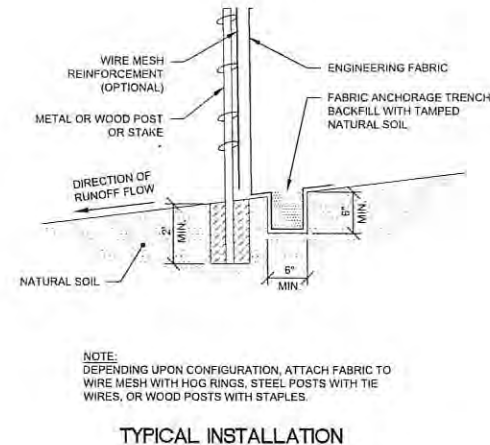
COMM. NO. 15157  
 PLOTTED: DRAWING NO. **C3**



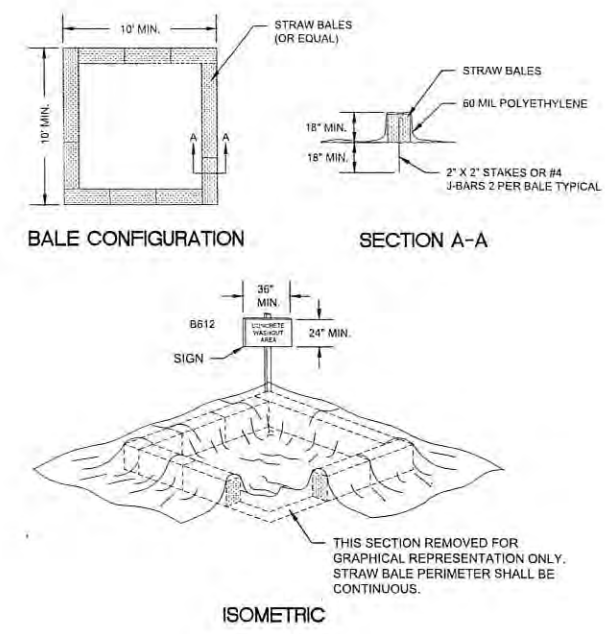
1 CONCRETE JOINTS  
SCALE: N.T.S.



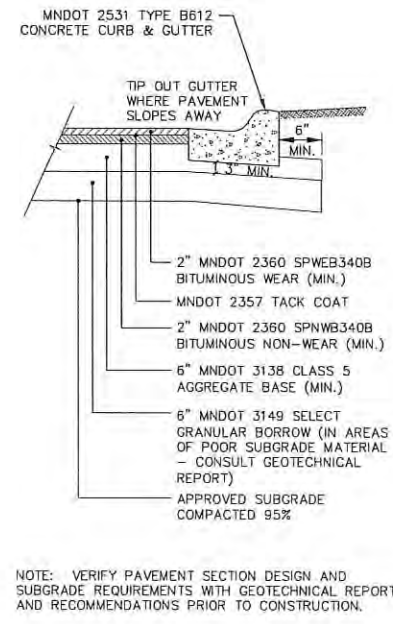
2 ROCK CONSTRUCTION ENTRANCE  
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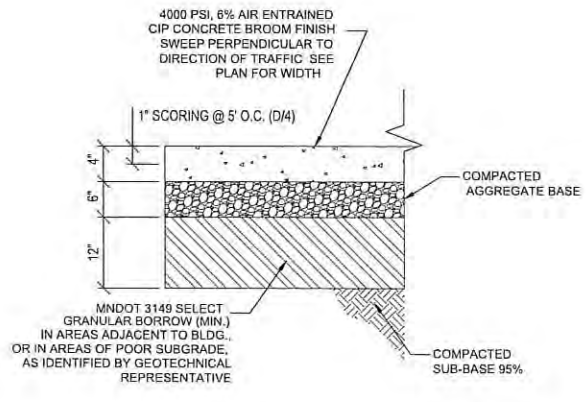
3 SILT FENCE INSTALLATION DETAIL  
SCALE: N.T.S.



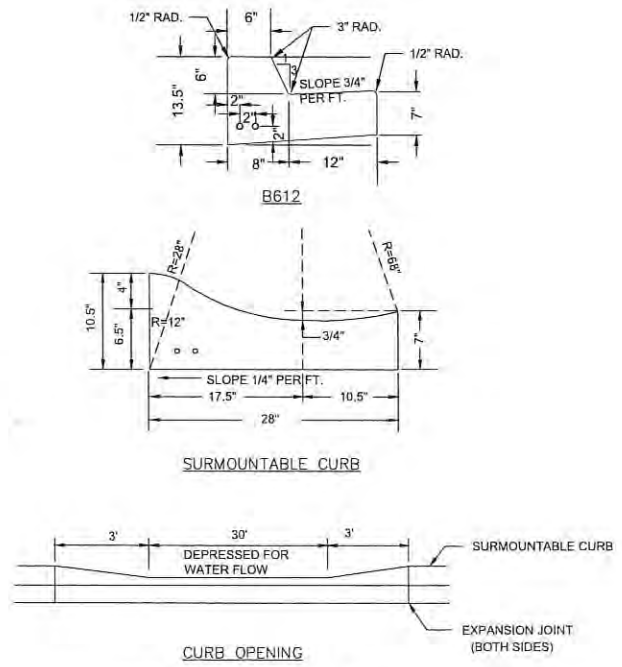
4 CONCRETE WASHOUT DETAIL  
SCALE: N.T.S.



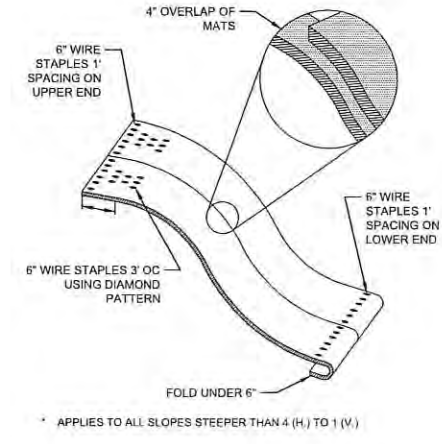
5 BITUMINOUS PAVEMENT SECTION  
SCALE: N.T.S.



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



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



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

Sep 21, 2018 - 12:40pm - jshuyuen  
 xref filename: \\15157\_24\36 Title Block  
 Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\06 Civil\01 CAD files\01 SHEETS\15157\_C\_DETAILS.dwg

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

DESIGNED:	RLS
DRAWN:	JN
CHECKED BY:	

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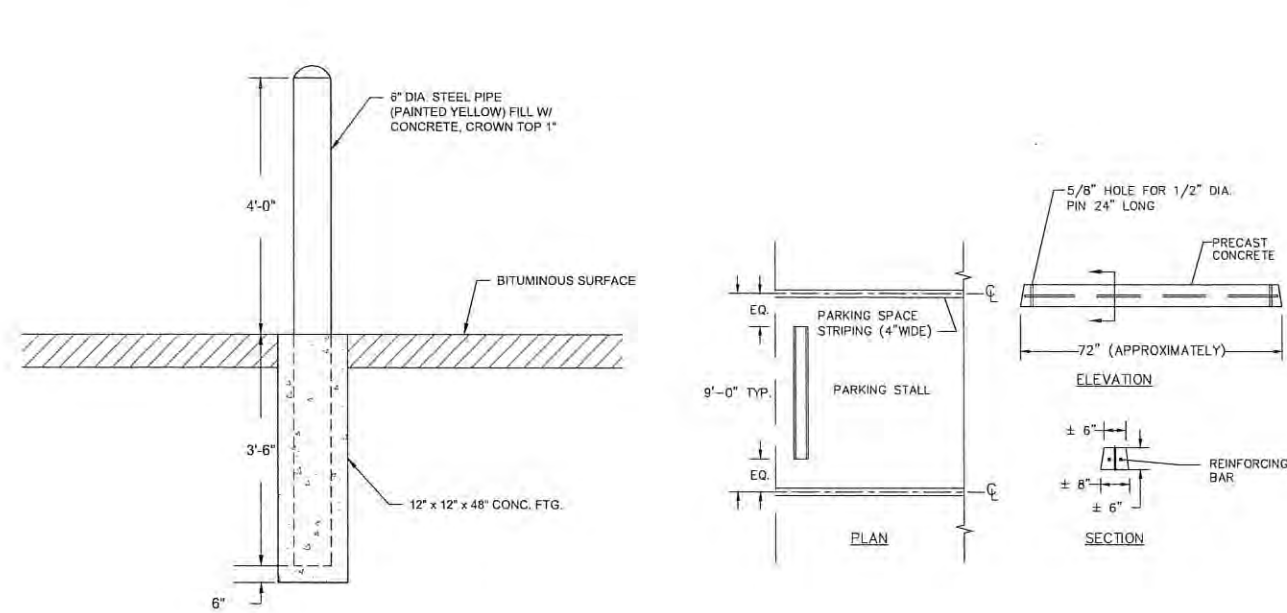
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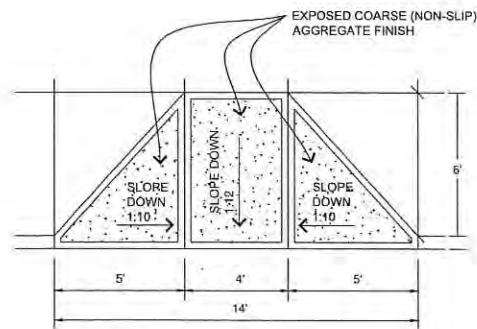
CEDAR PET CLINIC  
 LAKE ELMO, MINNESOTA

COMM. NO.	15157
PLOTTED:	
DRAWING NO.	C4

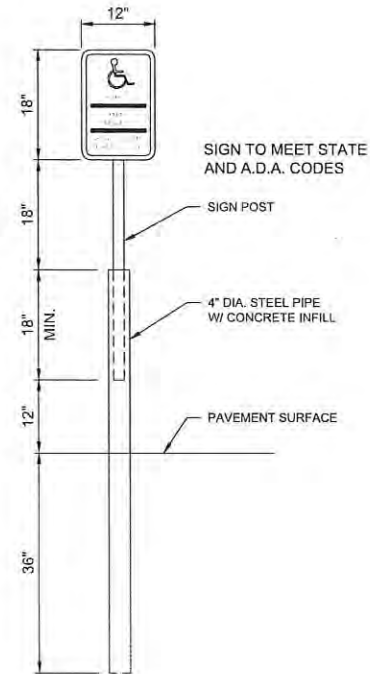


1 PIPE BOLLARD  
SCALE: N.T.S.

2 WHEEL STOP  
SCALE: N.T.S.

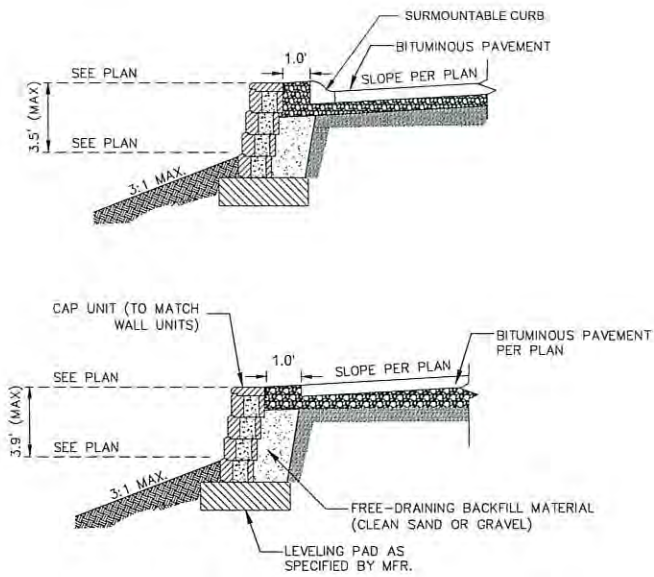


4 PEDESTRIAN RAMP DETAIL  
SCALE: N.T.S.



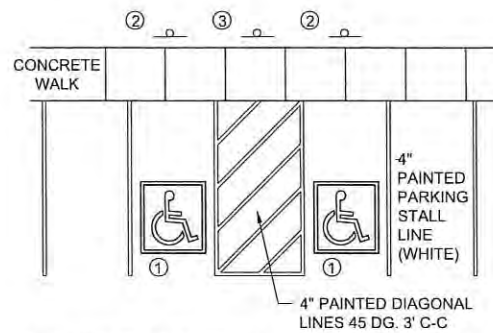
NOTES:  
1 ALL SITE SIGNAGE SHALL REQUIRE A SEPERATE PERMIT.

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



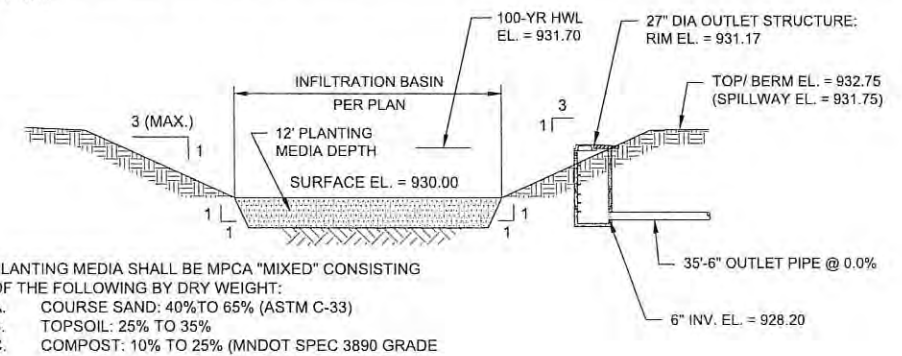
RETAINING WALL NOTES:  
1. RETAINING WALL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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



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

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



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

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

Sep 21, 2018 - 12:40pm jnguyen  
 Y:\15100\15157 SCOTT BUILDERS - 11051 STILLWATER BLVD N - LAKE ELMO\_06 CWA\_01 CAD Files\01 SHEETS\15157\_C\_DETAILS.dwg  
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5			DESIGNED:	RLS
4			DRAWN:	JN
3			CHECKED BY:	
2			SIGNATURE:	ROBERT L. SWANSON
1	9/21/18	CITY SITE PLAN SUBMITTAL	DATE:	9/21/18
NO.	DATE	DESCRIPTION OF REVISIONS		

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 PRINT NAME: ROBERT L. SWANSON  
 SIGNATURE: *NOT FOR CONSTRUCTION*  
 DATE: 9/21/18 LICENSE # 24094



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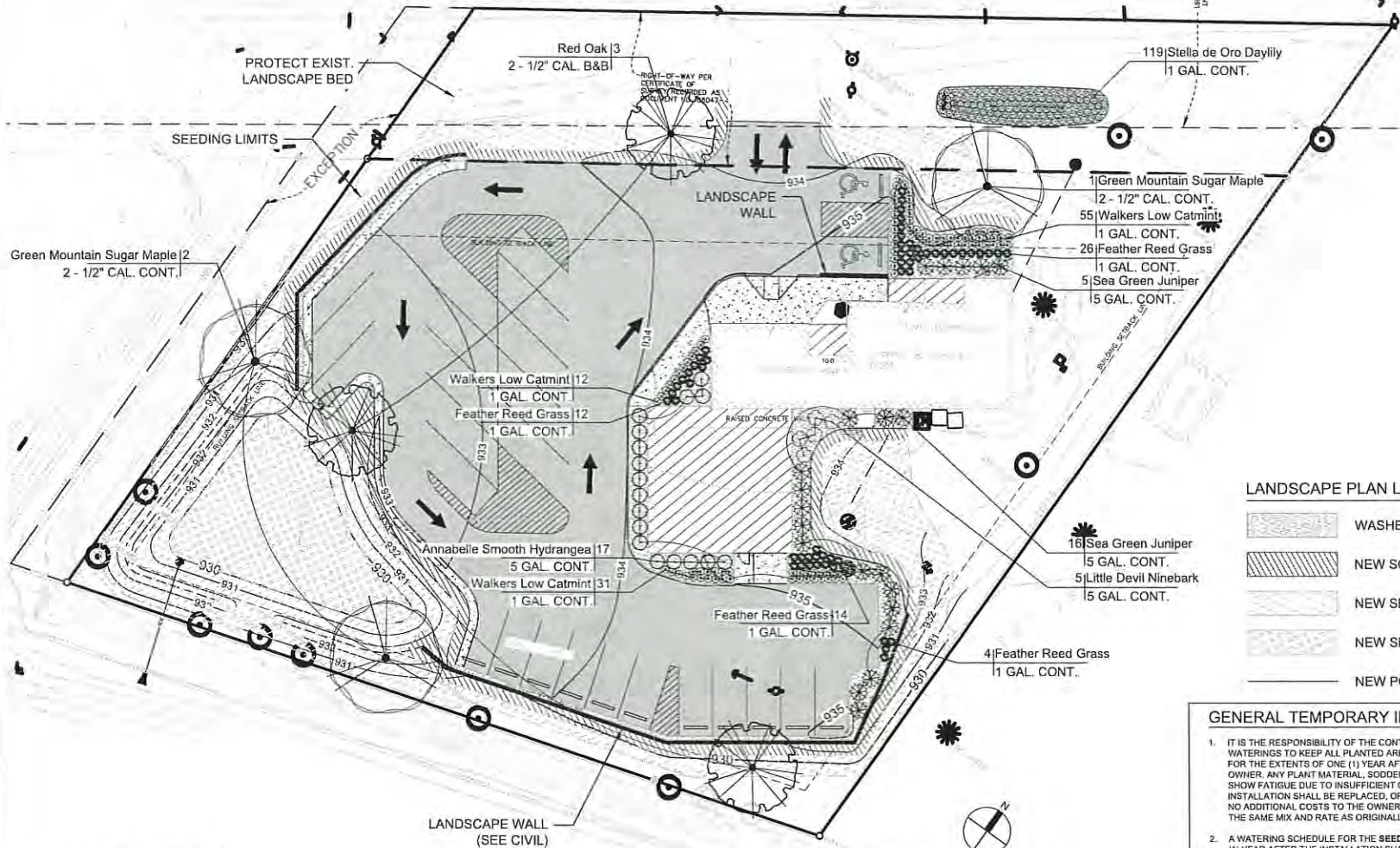
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 763-684-0000  
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CIVIL DETAILS 2

CEDAR PET CLINIC  
LAKE ELMO, MINNESOTA

COMM. NO.	15157
PLOTTED:	
DRAWING NO.	C5

STILLWATER BOULEVARD  
COUNTY STATE AID HIGHWAY NO. 14



PLANT SCHEDULE PLAN

TREES	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	3	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM 'GREEN MOUNTAIN TM	CONT.	2 - 1/2" CAL.	SINGLE STRAIGHT LEADER, NO "Y" CROTCHES
	3	RED OAK QUERCUS RUBRA	B&B	2 - 1/2" CAL.	SINGLE STRAIGHT LEADER, NO "Y" CROTCHES

SHRUBS	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	17	ANNABELLE SMOOTH HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT.	5 GAL.	MIN. 5 CANES @ 18" HT.
	21	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	CONT.	5 GAL.	
	5	LITTLE DEVIL NINEBARK PHYSCARPUS OULIFOLIUS 'DONNA MAY' PP22.634	CONT.	5 GAL.	MIN. 5 CANES 18" HT.

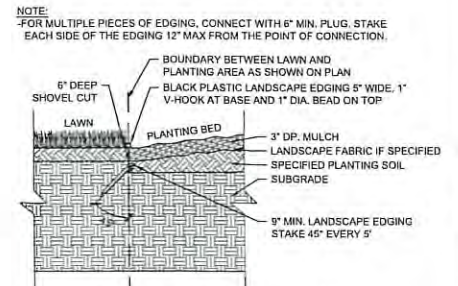
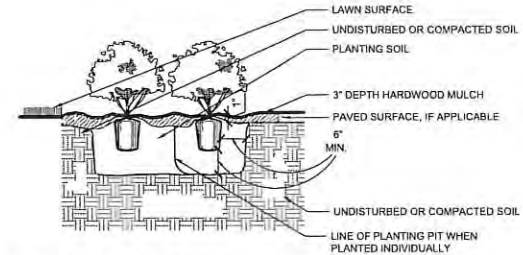
  

ANNUALS/PERENNIALS	QTY	COMMON NAME	CONT.	SIZE	REMARKS
	56	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	1 GAL.	
	119	STELLA DE ORO DAYLILY HEMEROCALLIS X 'STELLA DE ORO'	CONT.	1 GAL.	
	98	WALKERS LOW CATMINT NEPETA X FAASSENI 'WALKERS LOW'	CONT.	1 GAL.	



**GENERAL TEMPORARY IRRIGATION NOTES:**

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



1 LANDSCAPE PLAN  
SCALE: 1" = 20'

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC., TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS, AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.

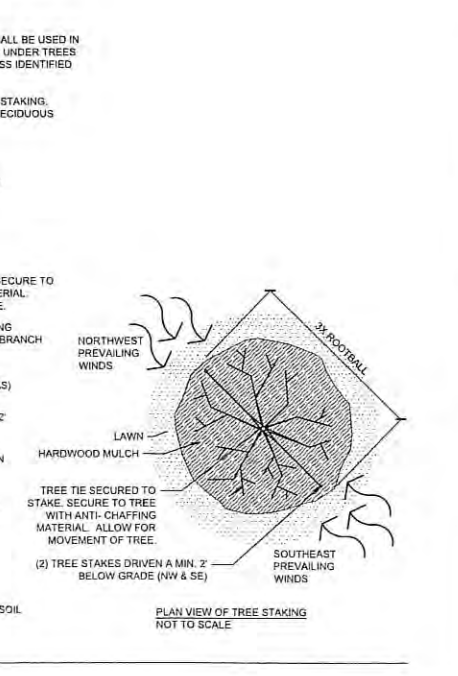
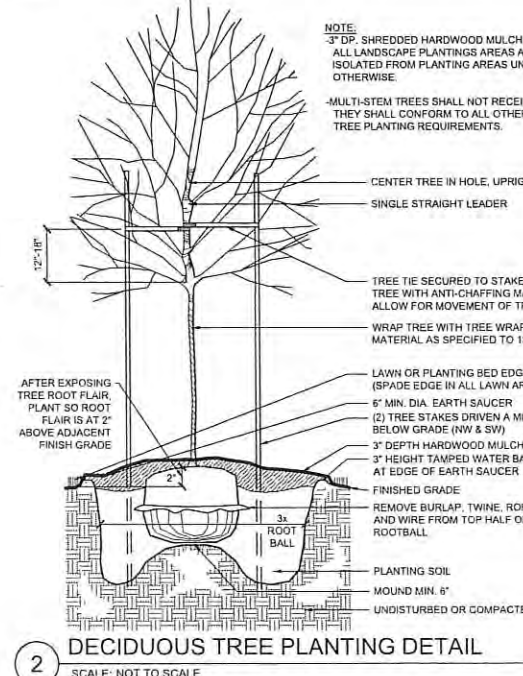
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEARABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
- 3" DEPTH 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PLANS & DETAILS.
- CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- CRABAPPLE TREES SHALL HAVE NO BRANCHES BELOW 30" ABOVE THE ROOT BALL, AND HAVE NO "Y" CROTCHES.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
- SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR MUST NOTIFY THE CITY OF SHAKOPEE NATURAL RESOURCES DIVISION BEFORE INSTALLATION TAKES PLACE AND AGAIN WHEN LANDSCAPING IS COMPLETE. THE WARRANTY PERIOD SHALL NOT BEGIN UNTIL INSPECTION AND CITY ACCEPTANCE IS COMPLETE. CONTACT 952-233-9371 OR JBUSIAHN@SHAKOPEEMN.GOV
- SOIL COMPACTION FOR ALL NON-STRUCTURAL LANDSCAPED AREAS (INCLUDING LANDSCAPING ISLANDS) SHALL BE BETWEEN 75%-80% OF STANDARD PROCTOR OR NOT TO EXCEED 300 PSI FOR A MINIMUM OF THE TOP 18" OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. THEY ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE'S NATURAL RESOURCES DEPT. BEFORE INSTALLATION OF LANDSCAPING BEGINS. SAMPLES SHALL BE RANDOMLY TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPED AREAS. SUBMIT SAMPLE RESULTS TO THE SHAKOPEE NATURAL RESOURCES DEPT. - JBUSIAHN@SHAKOPEEMN.GOV OR 952-233-9371
- SOILS NOT MEETING THIS REQUIREMENT ARE REQUIRED TO BE SUBSOILED TO RELIEVE COMPACTION
- TREES SHALL NOT BE PLANTED IN A LOCATION THAT WILL INTERFERE WITH INFRASTRUCTURE OR BE IN EXTREME COMPETITION FOR RESOURCES WITH OTHER TREES AT MATURITY. MINIMUM SPACING BETWEEN NON-ORNAMENTAL TREES IS 20 FEET
- NO TREES SHALL BE PLANTED WITHIN EASEMENTS OR RIGHT OF WAYS WITHOUT PERMISSION FROM THE CITY'S ENGINEERING, NATURAL RESOURCES DEPARTMENT, AND SHAKOPEE PUBLIC UTILITIES.
- IRRIGATION DESIGN NOT PROVIDED

GENERAL SODDING, SEEDING & TOPSOIL NOTES:

- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
  - SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 3" CAL. TREE & 6 OZ. PER SHRUB)
  - SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL)
- ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
  - 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
  - 45% ORGANIC MATTER (TYPE I SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0)
  - 10% SAND (FINE CLEAN MASONRY SAND)
- AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BEDS) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
- AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- ALL AREAS SPECIFIED AS 'GENERAL TURF' TO BE SEEDING WITH PREMIUM SUNNY SEED MIX INCLUDING:
  - 20% RAVEN STAR KENTUCKY BLUEGRASS 10% MIDNIGHT STAR KENTUCKY BLUEGRASS 15% WASHINGTON KENTUCKY BLUEGRASS 5% THERMAL BLUE GRASS 35% SPLENDID PERENNIAL RYEGRASS 15% ZODIAC CHEWINGS FESCUE/SEED MIX AVAILABLE AT GERTENS 1-651-450-1501). SEED SHALL BE APPLIED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING & MULCHING IS AN ACCEPTABLE ALTERNATE.
- ALL AREAS SPECIFIED AS 'WET AREA SEED' TO BE SEEDING WITH MNDOT MIX 310. BROAD CAST, DRILL, AND/OR HYDROSEED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. SEED MIX SHALL BE ABLE TO WITHSTAND PERIODIC FLOODING.

3 DECIDUOUS SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE

4 PLASTIC EDGING DETAIL  
SCALE: NOT TO SCALE



Sep 21, 2018 - 12:40pm jrguyen  
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 Xref Filename: 15157\_2.dwg Title Black R17\_Cedar Pet Clinic - Floor Plan 15157\_2.dwg  
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NO.	DATE	DESCRIPTION OF REVISIONS	CHECKED BY:
5			RLS
4			RLS
3			DJS
2			DJS
1			DJS

DESIGNED: RLS  
DRAWN: DJS  
CHECKED BY: DJS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PRINT NAME: DEREK J. SEIFERT  
SIGNATURE: \_\_\_\_\_  
DATE: 9/21/18 LICENSE # 56013

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LANDSCAPE PLAN

CEDAR PET CLINIC  
LAKE ELMO, MINNESOTA

COMM. NO. 15157	PLOTTED:
DRAWING NO. L1	



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 fax 952-893-9299  
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**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR CONSTRUCTION



**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

**Sheet Title**

RENDERING

**Sheet Information**

Job Code 01373  
 Drawn By TLK Reviewed By JG  
 Date  
 09.12.2018 **PR01**



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**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR  
 CONSTRUCTION

**Issue Record**

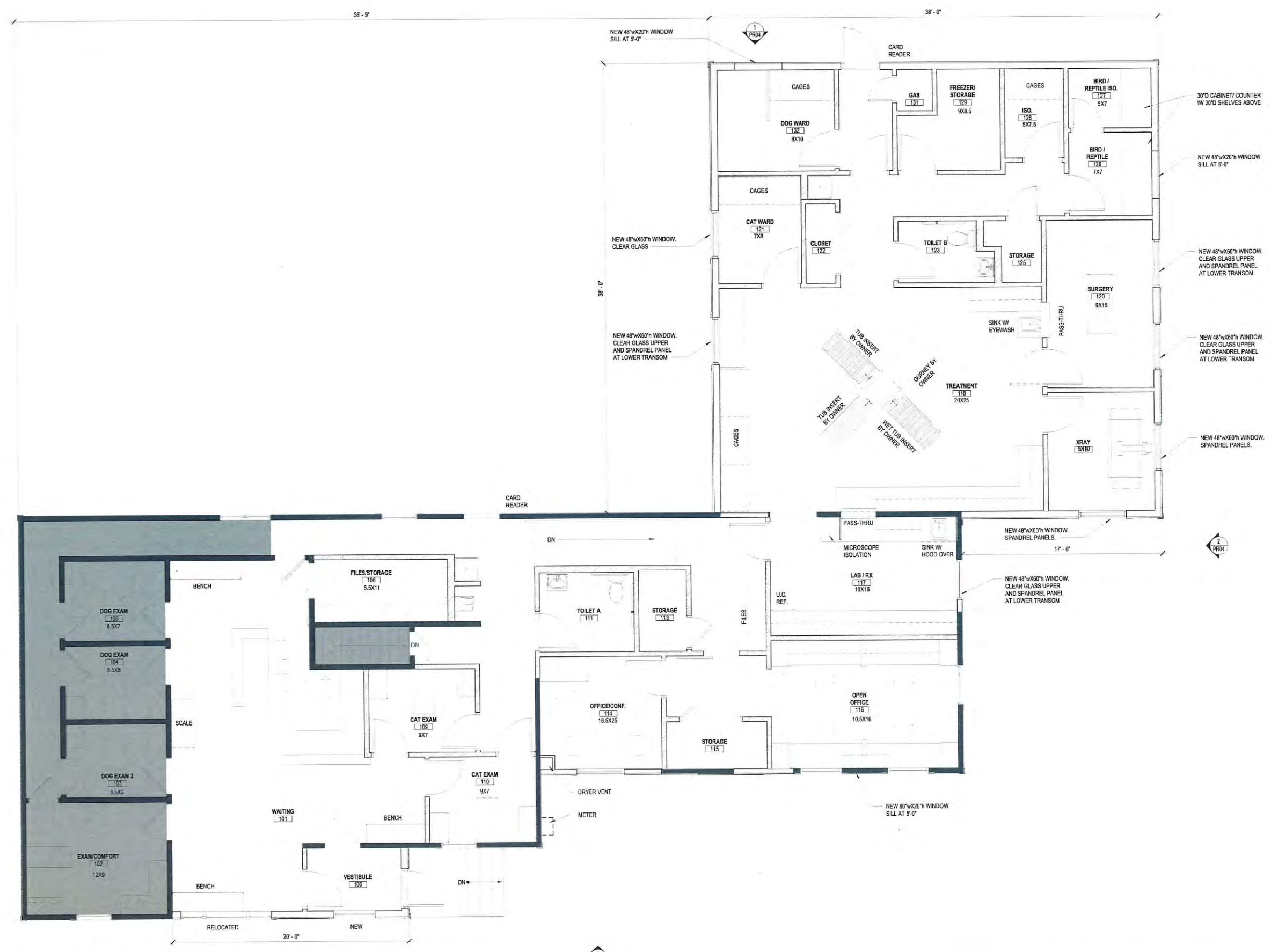
No.	Date	Description
	09/21/2018	PLAN REVIEW

**Sheet Title**  
 FLOOR PLAN - LEVEL 01 - PLAN REVIEW

**Sheet Information**

Job Code 01373  
 Drawn By TLK Reviewed By JG  
 Date  
 09.12.2018

PR02



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

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**Project Information**

CEDAR PET CLINIC

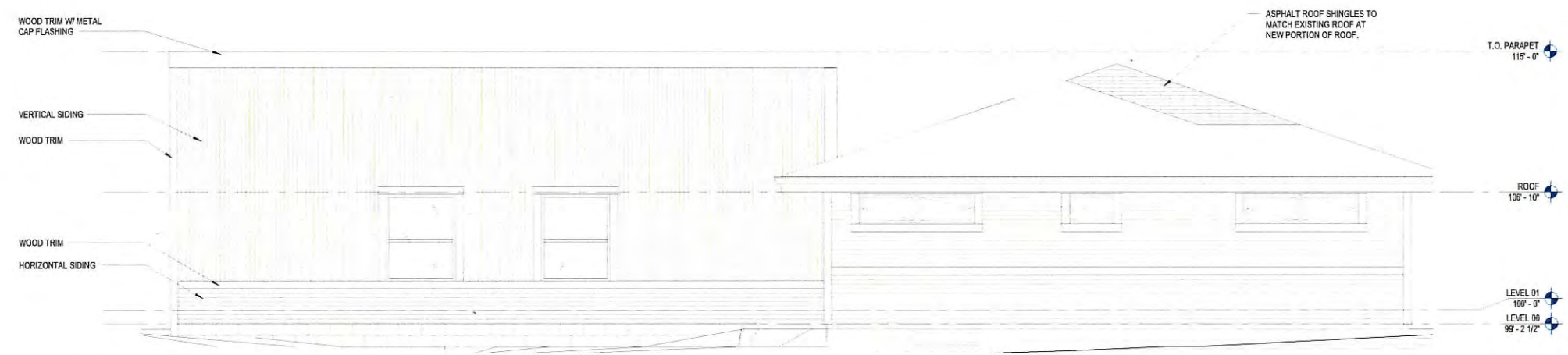
REMODEL / EXPANSION

11051 STILL WATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR  
 CONSTRUCTION



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



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

**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

Sheet Title  
 ELEVATIONS

**Sheet Information**

Job Code 01373  
 Drawn By TLK Reviewed By JG  
 Date  
 09.12.2018

PR03

D:\2017\Remodel\2017\_CedarPetClinic\2017\_Elevations



**Project Information**

CEDAR PET CLINIC

REMODEL / EXPANSION

11051 STILLWATER BOULEVARD  
 LAKE ELMO, MN 55042

NOT FOR CONSTRUCTION

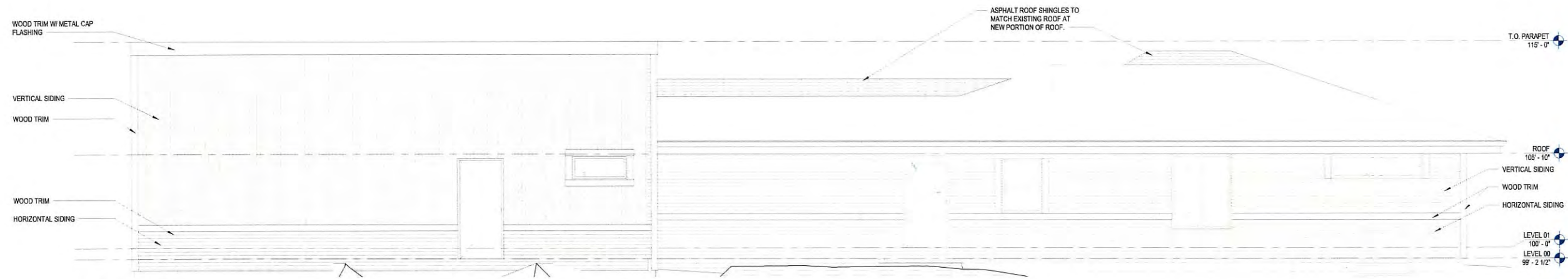
**Issue Record**

No.	Date	Description
	09/21/2018	PLAN REVIEW

Sheet Title  
 ELEVATIONS

**Sheet Information**

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



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



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

<b>Lake Elmo City Council August 15, 2006</b>	<b>Agenda Section: Planning, Land Use and Zoning</b>	<u>No. 9B</u>
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**Agenda Item:** Conditional Use Permit/Site Plan – 11051 Stillwater Blvd. (Baillie/Harty)

**Background Information for August 15, 2006:**

The Planning Commission will conduct a Public Hearing and (likely) adopt a recommendation to the City Council on this matter at its **August 14**, 2006 meeting. Due to the unusual juxtaposition of Commission/Council meeting dates this month (one being the day after the other) we are extending a courtesy to the applicant by placing this matter on the Council agenda before we have a recommendation from the Commission.

The applicant proposes relocation of a veterinary clinic from its present Lake Elmo Avenue location to the former Harty Insurance building on Stillwater Blvd. Applications for a Conditional Use Permit to locate a veterinary clinic in the GB zone and a Site Plan to modify the parking arrangement on the site have been presented to the City. A previously approved Site Plan (2005) to enlarge and remodel this site has been abandoned by those applicants.

For purposes of this agenda we have attached a draft Resolution for approval of the Conditional Use Permit/Site Plan consistent with the Planning Staff Report. We will report the Commission's Findings and recommendation on August 15. Should the Commission recommend denial of the Conditional Use Permit, staff will bring a denial resolution with the Commission's Findings to the Council meeting as well.

<p><b><u>Action items:</u></b></p> <p>Motion to adopt either the attached resolution of approval or an alternative Resolution of Denial for a Conditional Use Permit and Site Plan to locate a veterinary clinic at 11051 Stillwater Blvd.</p>	<p><b><u>Person responsible:</u></b></p>  <p>City Planner</p>
--	---

<p><b><u>Attachments:</u></b> <span style="margin-left: 100px;">084</span></p> <ol style="list-style-type: none"> <li>1. Draft Resolution #2006 - Approving CUP/Site Plan</li> <li>2. Planning Staff Report with Attachments</li> </ol>	<p><b><u>Time Allocated:</u></b></p>
---	--------------------------------------



# MEMORANDUM

# FOCUS ENGINEERING, inc.

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

Date: October 16, 2018

To: Ben Prchal, City Planner  
Cc: Rob Weldon, Public Works Director  
Chad Isakson, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer  
Re: Cedar Pet Clinic: 11051 Stillwater Boulevard  
Engineering Site Plan Review

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

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

Engineering review comments are as follows:

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

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



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

**Submittals**

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

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

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

**Surrounding Land Use Concerns:** None.

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

**Tree Preservation:**

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

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

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

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



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

**Landscape Requirements:**

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

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

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

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

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

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

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

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

**Ben Prchal**  
Planner  
City of Lake Elmo  
October 12, 2018



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

**Findings:**

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

**Recommendation:**

It is recommended that a condition of approval include:

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

Sincerely,

A handwritten signature in cursive script that reads 'Lucius Jonett'.

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

Recorded Doc.  
# 3606461

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-084

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

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

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

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

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

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

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

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE SAFETY OF THE BUILDING OR ITS OCCUPANTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE.

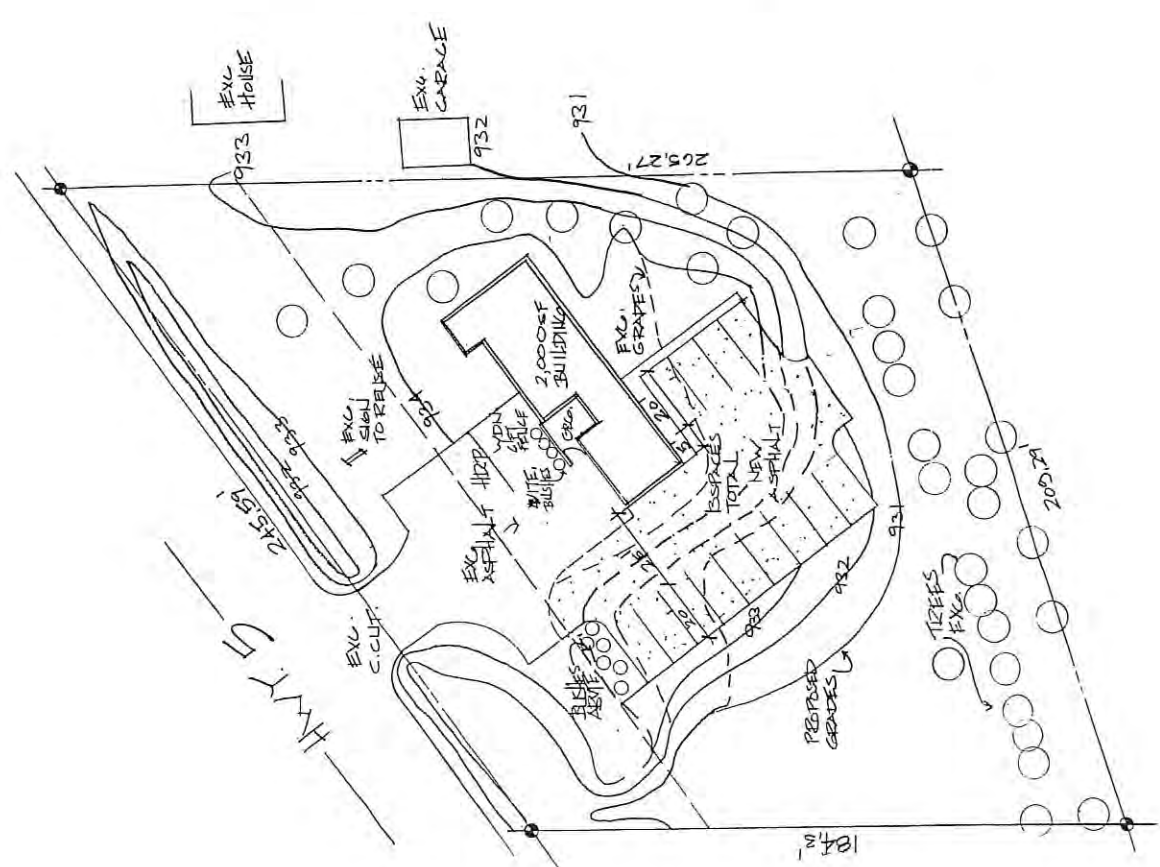
NEW LOCATION  
CEDAR FET CLINIC 11051  
SILVER STAR BLVD.

ARCHITECTS  
B L A Y  
11111 11th Street  
Suite 100, Silver Star  
Ft. Worth, TX 76114  
Tel: (817) 491-1111  
Fax: (817) 491-1111

NO.	DATE	DESCRIPTION
1	7/27/06	SITE PLAN

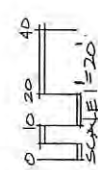
PROJECT NO.:  
SHEET NO.:

DATE: 8/19/06  
SCALE: 1" = 20'  
NORTH



8/19/06  
SITE AREA 1.03 ACRES  
ROW 24 ACRES  
NET AREA 34,600 SF / 79 X 435  
PKG. RIGHT 14 SPACES  
1 / 150 SF. BLDG.  
1 HOOP SPACE

I hereby certify that this site plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Texas.  
[Signature]  
Architect Registration No. 22322



**TO:** Planning Commission

**FROM:** Jennifer Haskamp, City Planning Consultant

**ITEM:** Bentley Village Sketch Plan Review

**REVIEWED BY:** Ben Prchal, City Planner  
Emily Becker, Former Planning Director  
Jack Griffin, City Engineer

**BACKGROUND:**

The Planning Commission is being asked to review a Sketch Plan for a proposed residential subdivision to the south of the existing Savona neighborhood. The Sketch Plan includes 239 attached townhomes on a total site area of 34.621 acres. A Sketch Plan review requires no formal action by the Planning Commission.

**General Information**

*Applicant:* Paul Heuer, Pulte Homes, 7500 Flying Cloud Drive, Suite 670,  
Eden Prairie, MN 55344

*Property Owners:* Alan Dale, Stonehenge USA, 6007 Culligan Way,  
Minnetonka, MN 55345

*Location:* Part of the southwest quarter of the southeast quarter of Section 13,  
Township 29 North, Range 21 West, PID: 13.029.21.43.0001

*Request:* Sketch Plan Review

*Existing Land Use:* Vacant

*Existing Zoning:* RT – Rural Development Transitional

*Surrounding Area:* North – Savona (Urban Low Density Residential);  
West – Multi-tenant strip mall and Lampert’s lumber yard  
(Commercial);  
East – Vacant land (Commercial) and Savona townhomes (Urban  
Medium Density);  
South – Vacant land (Rural Development Transitional guided for  
Commercial development in 2030 Comprehensive Plan and Mixed-  
Use Commercial in the City’s draft 2040 Comprehensive Plan)

*Comprehensive Plan:* Urban Medium Density Residential (4.5-7 units per acre)

*Proposed Zoning:* Urban Medium Density Residential

*History:* Vacant property

*Deadline for Action:* Application Complete – 9/21/2018  
60 Day Timeline – 11/20/2018  
Extension Sent – N/A

*Applicable Regulations:* Article XII – Urban Residential Districts (LDR)  
Chapter 153: Subdivision Regulations

### **BACKGROUND:**

The Planning Commission is being asked to review the proposed Sketch Plan and provide feedback.

### **REVIEW/ANALYSIS:**

**Sketch Plan Review Process.** The Lake Elmo Subdivision Ordinance requires a Sketch Plan be prepared and reviewed by the Planning Commission as part of the pre-application process for a new subdivision. The Ordinance notes that the purpose of the Sketch Plan review is as follows:

***Sketch Plan.** In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other City ordinances or plans, prior to the development of a preliminary plat, applicants are required to submit a sketch plan to the City for review.*

Per the Ordinance, the Planning Commission is not being asked to take formal action as part of the Sketch Plan Review. The purpose of this process is for the Planning Commission to receive the information submitted and to provide general feedback and comments regarding the proposed subdivision. Staff has completed an internal review of the Sketch Plan which is described in subsequent sections of this staff report and in the identified attachments.

**Sketch Plan Review.** The following staff report provides a high-level review of the proposed Sketch Plan and contemplated subdivision. At this stage in the process, a detailed site plan and engineering data is not required so staff has noted the additional items required as part of any future Preliminary and Final Plat processes. The following sections focus on how the proposed subdivision is consistent or inconsistent with the City's Comprehensive Plan and City Code.

**Zoning Map Amendment.** If the Applicant moves forward with the subdivision process, the property will be required to be rezoned from RT – Rural Development Transitional to MDR – Urban Medium Density Residential. The request for rezoning will be evaluated concurrently to the Preliminary Plat process.

**Density.** The proposed development includes 239 units. The site is a total of 34.621 acres with no wetland, proposed parkland, or arterial right-of-way. The net density is therefore 6.9 units per acre. This meets the density requirements for the Urban Medium Density Residential land use densities of 4.5-7 units per acre.

**Buffer Areas.** The proposed development is not located in an area that is subject to required buffering. However, the Zoning Code does require more intensive uses to be screened from less intensive land uses. Because the property to the north is single-family detached residential use and the proposed development is single-family attached residential uses, screening will be required in the subject development. Acceptable screening includes masonry wall or fencing in combination with landscape material that is at least six feet in height and provides a 90% opaque screen on a year-round basis. Acceptable landscape material includes trees planted at a minimum of one deciduous or



coniferous tree per 40 linear feet along the property line. Additional landscape material such as shade trees or trellises may be required to partially screen views mentioned above.

**Land Use.** The proposed single-family attached homes are a permitted use in the Urban Medium Density Residential zoning district. The proposed residential use is consistent with the City's Comprehensive Plan.

**Park Dedication.** The proposed development is within a Neighborhood Park search area as identified in the Comprehensive Plan. Since the adoption of the Comprehensive Plan, Savona Park was dedicated and developed. Staff has determined and recommends to the Planning Commission that this neighborhood park fulfills the projected park needs of the area, and that proposed project will have adequate access to the park which is located approximately 500-feet from the northern border of the proposed project. Given the proximity of the park from the proposed project, the Applicant has proposed to fulfill the City's park dedication requirements through fee-in-lieu. As per the City's Subdivision Regulations, the required cash equivalent payment shall be an amount equal to the fair market value of the percentage land dedication for the zoning district in which the subdivided property is located (the MDR zoning district requires 10% of the total acreage being developed), and the amount is to be determined by reference to current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser. In summary, the Applicant will be required to 10% of the value of land as park dedication.

**Trails.** Sidewalks are shown on the Sketch Plan on one side of each proposed street. The Sketch Plan also identifies one off-road trail through the eastern common area that would provide access to a potential private community gathering/potential pool area. The proposed development identifies a "Future Roadway" near the center of the site that will eventually connect 5<sup>th</sup> Street North to Hudson Boulevard North south of the proposed development. The City's trail plan identifies a trail connection between these two roadways, and the proposed development should provide a trail connection consistent with the City's plans.

**Amenities.** As stated in the Applicant's narrative, the type of private neighborhood amenities that would best support and fit the proposed development have not yet been determined, but will be as their market research will help determine appropriate amenities. At this time they are considering a pool and fire pit gathering area. There are several open space areas shown on the Sketch Plan that could accommodate these private amenities. At this time, the Applicant has conceptually shown the private pool in the eastern open space area. Ultimately whatever private amenity is proposed, any such improvements will be managed and maintained through the neighborhood Homeowners' Association.

**Townhome Design.** The proposed development consists of two-story attached single-family townhomes (row homes) that include between 4 and 6 units. The Applicant's narrative states that the design of each unit is "individualized and stylized" so that each unit will differ in architecture and color scheme from the other units within the same building to ensure visual interest and break the potential monotony that sometimes occurs within townhome developments. The Applicant submitted concept renderings/photos of the proposed design of the units which are provided as an attachment to this memo. Additional diversity will also be achieved within the interiors, and buyers will also be able to choose from a range of options for floor plans. Some of the options contemplated within this Sketch Plan include three bedrooms with the option of four; a loft; and a rooftop terrace. Homeowners' association fees will include maintenance of the yard, snow removal, and exterior of the building.

**Access.** Two access points are proposed from 5<sup>th</sup> Street North, one directly across from Jasmine Road North and one directly across from Junco Road North. An additional access will be provided from a

street connecting to 5<sup>th</sup> Street and ultimately Hudson Boulevard North. The location of the proposed street is a planned connection between 5<sup>th</sup> Street North and Hudson Boulevard North. Staff recommends that the Applicant either construct the portion of this street adjacent to the development with a temporary turn-around or consider exploring the potential of working with the future development to the south to construct the planned street.

**Restrictive Easements.** There is a 50-foot wide natural gas pipeline easement that bisects the western portion of the property. No buildings or other structural improvements can be constructed within the easement. There are no lots proposed within this easement, and the Applicant should be aware that any potential encroachment into the easement area will be required to acquire appropriate approvals and evidence of the permitted encroachment from the gas pipeline. There is also a 21-inch diameter storm sewer pipe with a 30-foot wide easement on the eastern edge of the property. The Sketch Plan shows some of this storm sewer and easement to remain in its current location and proposes to realign a portion of the storm sewer as part of the subdivision process.

**Streets.** Streets are proposed to have a 50-foot right-of-way with 28-foot wide streets. The Applicant will be required to provide a cross section detailing the proposed 50-foot right-of-way with the preliminary plat application since this is a departure from the City's Engineering Design Standards that require a 60-foot right-of-way. If the streets are 28-feet wide or more, parking will be allowed on both sides of the streets. All portions of the 5<sup>th</sup> Street right-of-way located on the Applicant's property will be required to be dedicated with the final plat. A more thorough analysis can be found in the City Engineer's Memo which is attached to this Staff Report for review and consideration.

**Utilities – Municipal Water Supply and Municipal Sanitary Sewer.** Public water and sanitary sewer service will be extended to the site. The Preliminary Plat will need to include detailed utility construction plans that meet City engineering standards. Additional review is provided in the City's Engineer's Memo which is attached to this Staff Report for review and consideration.

**Grading.** All grading activities shall meet the approval of the City Engineer.

**Environmental Review.** An Environmental Assessment Worksheet (EAW) is not required for a development with less than 375 attached units. The proposed development as shown on the Sketch Plan identifies 239 units, and does not meet the threshold for a mandatory EAW per MN Statute 4410.4300.

**Storm Water Management.** The proposed development is located in two watershed districts, the western half is in the South Washington Watershed District (SWWD) and the eastern half is in the Valley Branch Watershed District (VBWD). Staff recommends early planning/coordination meetings with the SWWD and the VBWD to ensure the Preliminary and Final Plat designs are consistent with both watershed district regulations. In addition to the requirements of SWWD and VBWD, the design of the storm water management systems must comply with the City of Lake Elmo Storm Water Management Ordinance, and the City of Lake Elmo design standards manual. The Applicant should note that the City's storm water and erosion control ordinance standards are different, and in some cases more stringent, than the watershed districts. The storm water facilities must be platted as Outlots and deeded to the City for maintenance purposes. Additional review is provided in the City's Engineer's Memo which is attached to this Staff Report for review and consideration.

**City Engineer Review.** The City Engineer's review comments are attached as well as incorporated throughout this Staff Report.

**Standards for Single-Family Attached Dwellings (Townhomes), MDR District.** The following outlines standards for single-family attached dwellings and provide an explanation as to how these standards are met within the proposed Sketch Plan:

1. A maximum of 8 units shall be permitted within a single building. Buildings with more than 8 units may be allowed as a conditional use.
  - *The maximum number of units proposed within a single building is six.*
2. Townhouses shall be located on lots in such a way that each individual unit has a minimum of 15 feet of street frontage. No parking shall be located in the front yard or between the front façade and the street.
  - a. Townhouses that do not meet the minimum requirements for frontage along a street or that have frontage along a private street may be allowed as a conditional use.
    - *As noted on Sheet 1 of 3 of the Applicant's submittal, the "Typical Townhome Lot Detail" identifies a minimum of 24-feet of frontage for interior units.*
3. The primary entrance shall be located on the façade fronting a public street unless the townhouses are approved as a Conditional Use under division §154.454 (G) (2)(a) above; an additional entrance may be provided on the rear or side façade.
  - *Public streets are being proposed, and based on the Sketch Plan and submitted conceptual photos/renderings, the primary entrance for each unit is from the street.*
4. New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than 1/4 of the lineal frontage of a developed block (measured around the entire block perimeter) may be converted to townhouse units, and no further townhouse, two-family or higher-density development is permitted once this threshold is reached.
  - *This is a new development not replacing existing housing.*
5. Townhouse units shall be designed to reflect the general scale and character of existing buildings on surrounding blocks, including front yard depth, height and roof pitch, primary materials, facade detailing and size and placement of window and door openings.
  - *The townhomes are comparable in scale and character of the existing Savona townhomes to the east of the development and provide architectural interest with a variety of townhome styles that will vary with each unit within each building.*
6. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise a minimum of 500 square feet per unit.
  - *A minimum of 539 square feet is provided per unit.*

**Lot Dimensions and Bulk Requirements.** The Sketch Plan does not provide a lot layout, but does identify a "Typical Townhome Lot Detail" (Lot Detail). It is assumed that the typical townhome lot detail generally depicts the lot sizes and orientation that would apply to the Sketch Plan. The following table identifies the dimensions as shown in the "Typical Townhome Lot Detail" and references where the Sketch Plan appears to differ.

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>Minimum Lot Area</b>	4,000 square feet per unit	1,836-2,065 square feet; or 6,310 square feet if the average is used (Note: Additional Description Below)
<b>Minimum Lot Width</b>	25 feet per unit	24 feet (interior) 27 feet (end lot)
<b>Maximum Impervious Surface</b>	50%	46%
<b>Minimum Front Yard Setback</b>	25 feet	Narrative indicates this will be met; Typical Townhome Lot Detail shows 22-feet
<b>Minimum Interior Sideyard Setback (principal buildings)</b>	10 feet	Narrative indicates this will be met
<b>Minimum Interior Sideyard Setback (accessory structures)</b>	5 feet	Narrative indicates this will be met
<b>Minimum Corner Sideyard Setback</b>	15 feet	Narrative indicates this will be met; note additional description below
<b>Minimum Rear Yard Setback</b>	20 feet	Narrative indicates this will be met

On the attached Applicant's Sketch Plan submittal, sheet 1 of 3 identifies a conceptual layout of the units overlaid on an aerial, and identifies a "Typical Townhome Lot Detail." Staff notes that the dimensions shown on the Lot Detail do not meet some of the ordinance requirements, and also are inconsistent with the information shown on the Sketch Plan. Additionally, Staff notes that the Typical Townhome Lot Detail shows interior lots with a lot area of 1,836 SF, and end units with approximately 2,065 SF. If each unit is platted with an individual lot then the proposed lots do not meet the ordinance, unless open spaces can be averaged into the analysis. However, if individual lots are not proposed as shown on the conceptual layout of the units, then the City's ordinance allows for the lot area to be calculated based on density. If this calculation is performed, then the lot area would average approximately 6,310 SF and would meet the City's ordinance. This should be clarified by the Applicant at the time of preliminary plat, and regardless of the approach taken, the proposed configuration must meet the City's lot and bulk standards.

**Lot Easements.** Lot easements (front, rear and side yard) need to be shown on the Preliminary Plat that meet the City's requirements.

**Landscaping.** A landscape plan is not a requirement of the Sketch Plan review process, and the Applicant did not submit any details regarding contemplated landscaping within the proposed project. The Applicant should note that a landscape plan meeting the City's Landscape Requirements must be submitted with an application for Preliminary Plat.

**Next Steps.** To proceed with the proposed subdivision shown in the Sketch Plan, the Applicant will need prepare a Preliminary Plat application. The Preliminary Plat application process will include additional detail and supporting information as identified and noted throughout this memo. A public hearing will be held as part of the Preliminary Plat process.

**FISCAL IMPACT:**

There is no fiscal impact to the City at this time. The Applicant will be required to pay for any amendments needed, if applicable, to accommodate the increase in REC units. Sketch Plan review does not grant the Applicant any development rights or entitlements. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and any other applicable fees.

**RECOMMENDATION:**

Staff is recommending that the Planning Commission review the proposed Sketch Plan provided by Pulte Homes of MN, LLC for a 239-unit single-family attached residential development.

**ATTACHMENTS:**

1. Application Forms
2. Narrative
3. Subdivision Sketch Plan
4. City Engineer Review Memorandum 10/15/2018

Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



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

### LAND USE APPLICATION

- Comprehensive Plan  Zoning District Amend  Zoning Text Amend  Variance\*(see below)  Zoning Appeal
- Conditional Use Permit (C.U.P.)  Flood Plain C.U.P.  Interim Use Permit (I.U.P.)  Excavating/Grading
- Lot Line Adjustment  Minor Subdivision  Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan  PUD Preliminary Plan  PUD Final Plan  Wireless Communications

Applicant: ROUTE HOMES OF MINNESOTA, LLC - PAUL HEUER  
Address: 7560 FLYING CLOUD DRIVE, SUITE 670, EDEN PRairie, MN 55344  
Phone #: 952-229-0722  
Email Address: PAUL.HEUER@ROUTE6GROUP.COM

Fee Owner: STONEHENGE USA - ALAN DALE DPS - LAKE ELMO, LLC  
Address: 6007 CULLIGAN WAY, MINNETONKA, MN 55345  
Phone #: 952-298-2261  
Email Address: ADALE@

Property Location (Address): PART OF 9450 HUDSON BOULEVARD N, LAKE ELMO, MN 55072  
(Complete (long) Legal Description): 34-029-21-43-0003  
34-029-21-37-0006  
PID#: \_\_\_\_\_

Detailed Reason for Request: SEEKING FEEDBACK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:  
NA  
\_\_\_\_\_  
\_\_\_\_\_

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: [Signature] Date: 9-21-18  
Signature of fee owner: Alan Dale Date: 9-20-18



## **“Bentley Village”**

**APPLICATION FOR:  
SKETCH PLAN REVIEW**

**LAKE ELMO, MINNESOTA  
September 21, 2018**

### **Introduction**

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application for Sketch Plan review.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie and will sell over 500 homes in the Twin Cities this year, all under the Pulte Homes brand.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Paul Heuer, Director of Land Planning & Entitlement  
7500 Flying Cloud Drive, Suite 670  
Eden Prairie, MN 55344  
952-229-0722  
[Paul.Heuer@PulteGroup.com](mailto:Paul.Heuer@PulteGroup.com)

The owner of the property is:

Stonehenge USA – Alan Dale  
6007 Culligan Way  
Minnetonka, MN 55345  
952-288-2201  
[adale@stonehenge-usa.com](mailto:adale@stonehenge-usa.com)

### **The Property**

#### **Legal Description:**

West property - THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, WASHINGTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID

SECTION 34; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 472.55 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 1315.91 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 714.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 212.38 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 37 SECONDS, A RADIUS OF 1100.00 FEET FOR AN ARC DISTANCE OF 558.56 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 01 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 224.27 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 68 DEGREES 21 MINUTES 23 SECONDS, A RADIUS OF 760.00 FEET FOR AN ARC DISTANCE OF 906.71 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 410.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 17 SECONDS, A RADIUS OF 1060.00 FEET FOR AN ARC DISTANCE OF 385.20 FEET; THENCE NORTH 71 DEGREES 28 MINUTES 52 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 202.22 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 13 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 1517.53 FEET TO A LINE PARALLEL WITH AND DISTANT 217.80 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 12; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A LINE PARALLEL WITH AND DISTANT 200.00 FEET WEST OF SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 13 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 173.18 FEET TO THE NORTH LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43; THENCE SOUTH 89 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 1875.94 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 230.61 FEET TO THE EAST LINE OF THE WEST 333.00 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE A DISTANCE OF 599.99 FEET TO THE NORTH LINE OF THE SOUTH 675.00 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 333.00 FEET TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, ALONG SAID WEST LINE A DISTANCE OF 774.53 FEET TO THE POINT OF BEGINNING. Section 34 Township 29 Range 21

East property - THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 34, TOWNSHIP 29, RANGE 21, WASHINGTON COUNTY, MINNESOTA: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 472.55 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 1315.91 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 531.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76 DEGREES 35 MINUTES



34 SECONDS EAST, A DISTANCE OF 156.54 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 15 DEGREES 36 MINUTES 34 SECONDS, A RADIUS OF 1060.00 FEET FOR AN ARC DISTANCE OF 288.78 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 01 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 597.77 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 68 DEGREES 21 MINUTES 23 SECONDS, A RADIUS OF 760.00 FEET FOR AN ARC DISTANCE OF 906.71 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 410.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 17 SECONDS, A RADIUS OF 1060.00 FEET FOR AN ARC DISTANCE OF 385.20 FEET; THENCE NORTH 71 DEGREES 28 MINUTES 52 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 202.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 13 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 1517.53 FEET TO A LINE PARALLEL WITH AND DISTANT 217.80 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 12; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A LINE PARALLEL WITH AND DISTANT 200.00 FEET WEST OF SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 13 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 173.18 FEET TO THE NORTH LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43; THENCE SOUTH 89 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 1875.94 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 230.61 FEET TO THE EAST LINE OF THE WEST 333.00 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE A DISTANCE OF 599.99 FEET TO THE NORTH LINE OF THE SOUTH 675.00 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 333.00 FEET TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST, ALONG SAID WEST LINE A DISTANCE OF 958.38 FEET TO THE POINT OF BEGINNING. Section 34 Township 029 Range 21

### **Property Identification Numbers:**

34-029-21-34-0006 west property  
34-029-21-43-0003 east property

### **Addresses:**

9450 Hudson Boulevard, Lake Elmo, MN 55042 – west property  
East property has no address

### **Key Facts**

- Existing zoning is R2-PUD
- Comprehensive Plan indicates Urban Medium Density with a density range of 4.5 to 7 units/acre

- Proposed zoning is MDR Urban Medium Density Residential
- Proposed use - 239 attached townhomes with homeowner's association maintenance
- Area calculations:
  - West property = 15.727 acres
  - East property = 18.894 acres
  - Total = 34.621 acres
- Gross density = 239 units/34.621 acres = 6.90 units/acre
- Public utilities and streets
- Streets are 28-foot wide within a 50-foot right-of-way
- Dimensions
  - 25-foot setback to 5<sup>th</sup> Street North right-of-way
  - 25-foot setback to future north/south collector street
  - 20-foot setback to east, south, and west property lines (side or rear yards)
  - 20-foot building separation
  - 25-foot front setback
  - 15-foot side yard setback to internal street right-of-way
  - 20-foot rear setback
- Open space/unit requirement = 500 sf
- Minimum open space/unit provided = 539 sf
- Impervious surface requirement = 50% maximum
- Impervious surface provided = 46%

## Neighborhood Vision

This property is in a very attractive location. It is conveniently located near freeways, parks, and retail. However, its proximity to I-94 (as near as 700 feet) leads to higher levels of noise. This, in addition to having a commercial property immediately to the south is an indicator that this property is not a strong candidate for detached homes. The ideal use for this property is attached housing as a natural transition between commercial properties to the south and single-family properties to the north. Townhome buyers tend to be more tolerant of freeway noise.

Our vision is to create an attractive townhome neighborhood with a focus on convenient access to regional amenities and privately owned recreational amenities within the neighborhood:

1. **Access** – Bentley Village is very short drive to I-94 and 494, leading to high level of convenience for homeowners.
2. **Parks** – Lake Elmo Park Reserve is just over one mile from Bentley Village, offering a wide variety of recreational opportunities such as walking trails, swimming, archery, fishing, horseback riding, camping, and cross-country skiing. A City park with a playground is just to the north of 5<sup>th</sup> Street North with trail access leading to it. 5<sup>th</sup> Street North has a trail along the north side and a sidewalk along the south side. Bentley Village has a wide range of recreational activities nearby.
3. **Retail** – A wide variety of retail properties are just blocks away from the neighborhood, including restaurants, Target, Walmart, Trader Joe's, Cabela's, and many others.
4. **Possible Private Amenities** – More market research is required, but we are considering creating private amenities for the use of Bentley Village residents. Not only are such amenities attractive for homebuyers, but they also help to create a sense of neighborhood identity and social interaction in a neighborhood.

# The Sketch Plan

We have carefully studied the market, the City's Comprehensive Plan, the property, and the surrounding uses and have worked diligently to create a sketch plan that is ideally suited for this property. We are very pleased with how our vision and the resulting plan have come together. Below is a description of the various components involved in creating the plan.

## Access

The trunk transportation network serving this property is in place. What remains is to connect to the existing network at the safest locations.

We are making two connections to 5<sup>th</sup> Street North directly across from Jasmine Road North and Junco Road North. By connecting at these locations, we will not introduce any additional connection points to 5<sup>th</sup> Street North. This results in the safest possible access to 5<sup>th</sup> Street North.

We are also planning for a 100-foot wide right-of-way to accommodate a future collector street which will connect 5<sup>th</sup> Street North to the commercial properties to the south and ultimately to Hudson Boulevard North. We plan to connect to this street to serve both the west and east properties.

Combined, both the west and east properties have two access points with strong internal connectivity between the access points.

## Physical Constraints

Near the west edge of the west property, a natural gas pipeline bisects the property. Buildings cannot be placed within this existing 50-foot wide easement. We have worked around this easement.

Near the east edge of the east property, an existing 21-inch diameter storm sewer pipe within an existing 30-foot wide easement runs through a portion of the property. The sketch plan results in some of this storm sewer and easement to remain in place and some to be realigned.

## Parks

It is our understanding that the parks and open space dedicated within properties to the north of 5<sup>th</sup> Street North satisfy park needs for the area. Therefore, we anticipate paying park dedication fees to satisfy our park requirements.

## Building Orientation

One important design attribute that can make a townhome neighborhood feel more "livable" is to vary the orientation of the buildings. This prevents the feeling of "barracks" that can sometime occur if attention is not placed on the geometric layout of the neighborhood. We are utilizing this strategy most powerfully at the primary intersection of 5<sup>th</sup> Street North and the future collector road. Additionally, we have purposely created internal streets that do not run in parallel, thereby preventing the "barracks" feel. This variation in the orientation of the buildings is a key component in making a townhome neighborhood feel "livable."

## **Private Amenities**

A key part of creating new neighborhoods is understanding our customers and anticipating their desires. This property is blessed with a very strong location, surrounded by a variety of recreational, retail, and convenience-oriented amenities. One area where it is lacking is a private, social gathering place. This is an important priority for many of our customers, and the size of the neighborhood is large enough to economically sustain such an amenity. Additional market research is necessary, but we are considering constructing a pool, fire pit gathering area, and/or other amenities that will be owned and maintained by the neighborhood homeowner's association.

## **Our Homes**

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this Life Tested®. We have built prototypical rooms and homes in warehouses across the country and have paid members of the public to walk through and provide written feedback on the homes. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "Building Consumer Inspired Homes and Communities to Make Lives Better".

## **Townhome Design**

Our overall approach in designing these two-story townhomes was to "individualize and stylize" each unit. The result is individual units which differ in architecture from all other units within the same building and which vary in color scheme. The result is that each unit will appear unique and distinct within each building and to a substantial degree within the new community. Attached you will find photos of the buildings that we will construct in Bentley Village.

## **Innovative Approach to Rowhome Floor Plans**

It is worth noting that our approach to "individualized and stylized" rowhome units extends to the interior as well. Buyers are also able to choose from a range of options that were not typically seen in the previous generation of townhome floor plans:

- a. 3 bedrooms with options for a 4th
- b. Loft
- c. Rooftop terrace

We find that this versatile townhome appeals to a much broader spectrum of demographics than the previous generation of townhomes. This two-story townhome appeals to young, first time homebuyers, young families, and even empty nesters in search of homeowner's association maintenance of the yard, snow removal, and exterior of the buildings.

# Phasing & Schedule

The following preliminary schedule for development is envisioned based on current knowledge and information.

Fall/Winter 2018	Sketch plan review
Winter/Spring 2019	Preliminary plat
2019	Development of Phase 1
2020	Development of Phase 2
2021	Development of Phase 3
2022	Development of Phase 4
2023-2025	Full build out

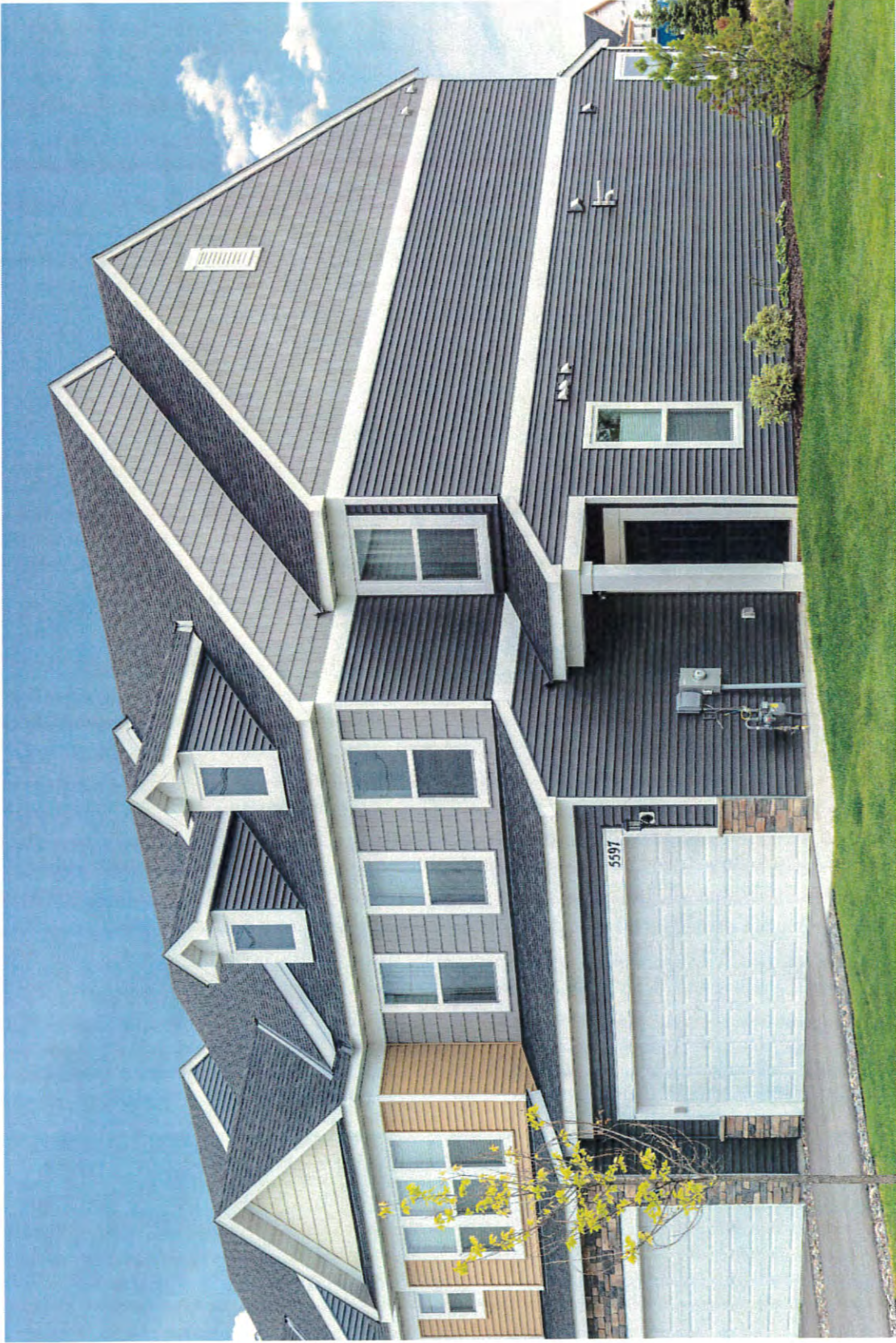
*This submittal includes:*

- *This narrative*
- *Land Use application*
- *Application fee of \$500*
- *Escrow of \$3,500*
- *Sketch Plan – West*
- *Sketch Plan – East*
- *Sketch Plan – Both West and East*

# Example Photos of Elevations



Example Photos of Elevations



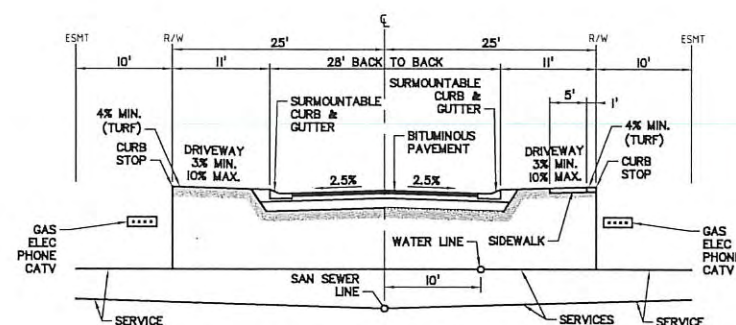
# Example Photos of Elevations



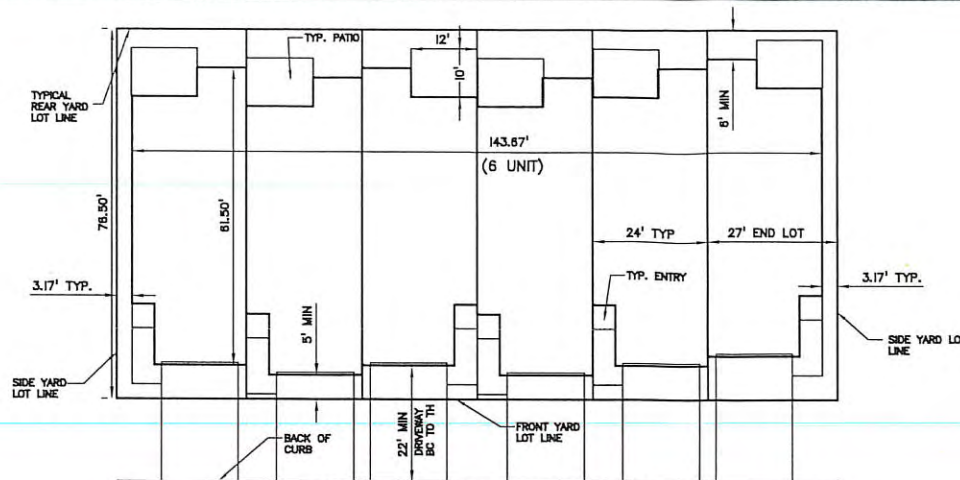


# Example Photos of Elevations





TYPICAL PUBLIC ROAD SECTION



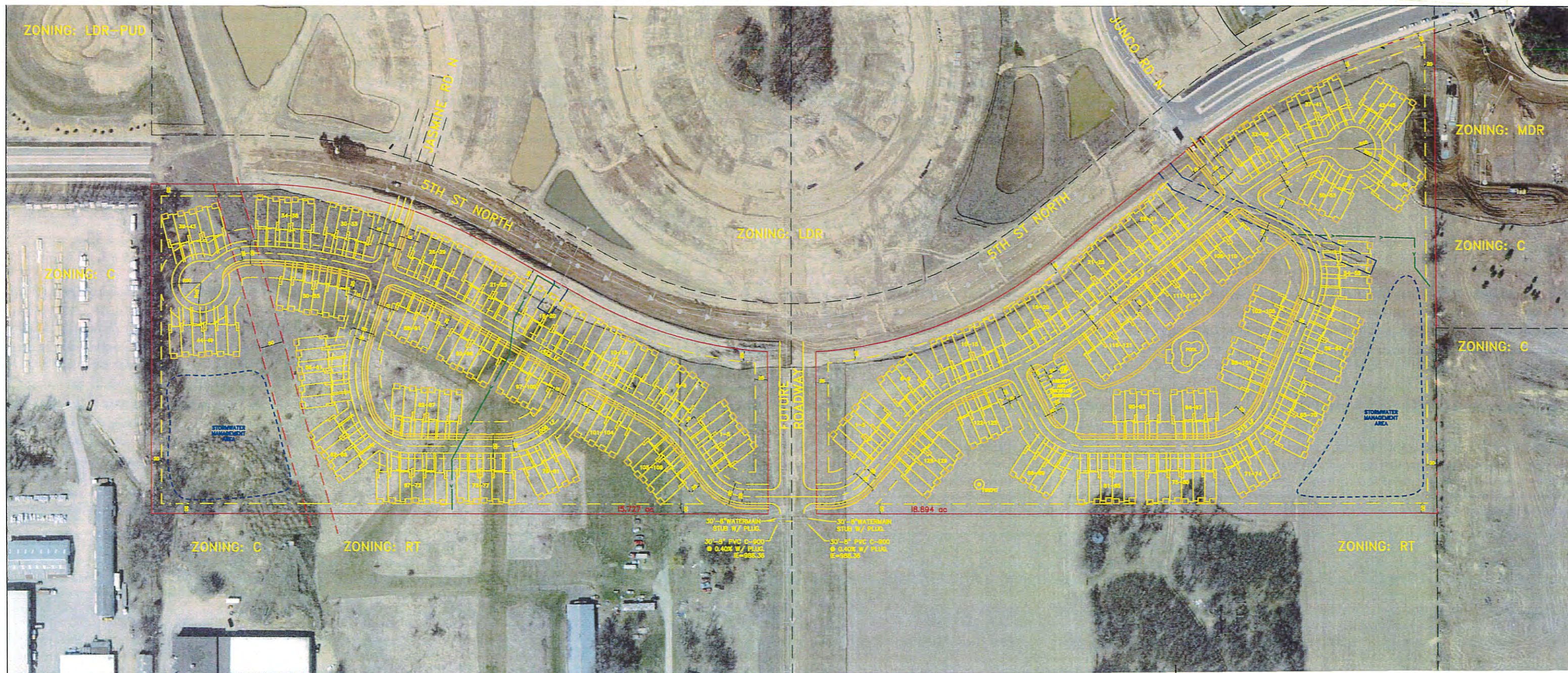
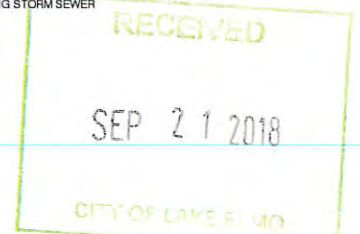
TYPICAL TOWNHOME LOT DETAIL

SITE DATA

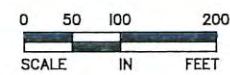
- INCLUDED PARCELS = EAST AND WEST
- NET CONCEPT PLAN AREA
  - EAST PARCEL = 18.894 AC
  - WEST PARCEL = 15.727 AC
  - = 34.621 AC
- IMPERVIOUS COVERAGE
  - EAST PARCEL = 8.821 AC
  - WEST PARCEL = 7.215 AC
  - = 16.036 AC
- TOTAL UNITS
  - = 130 TOWNHOME UNITS - EAST (6.88 UPA)
  - = 109 TOWNHOME UNITS - WEST (6.93 UPA)
  - = 239 TOTAL TOWN-HOMES
- EXISTING ZONING = MDR - MULTI-FAMILY BUILDING DISTRICT
- PROPOSED ZONING = MDR - MULTI-FAMILY BUILDING DISTRICT
- EXISTING LAND USE = RURAL AREA DEVELOPMENT
- PROPOSED LAND USE = URBAN MEDIUM DENSITY

LEGEND

- PROPOSED CONCEPT PLAN BOUNDARY
- PROPOSED PROPERTY LINES, CURB, DRIVEWAYS, BUILDINGS, ETC
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED PRIMARY STRUCTURE SETBACK
- PROPOSED SIDEWALKS / WALKWAYS / TRAILS
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER



**BENTLEY VILLAGE - SKETCH PLAN SUBMITTAL**  
LAKE ELMO, MINNESOTA



DATE: 9-21-18 CITY SUBMITTAL



733 Marquette Ave Ste 700  
Minneapolis, MN 55402  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com

Drawing name: X:\2018\160165\concepts\Lake Elmo Concept.dwg Sep 21, 2018 - 11:49am

IR-PUD

JASMINE RD N

5TH ST NORTH

ZONING: LDR

**SITE DATA**

WEST PARCEL  
 GROSS WEST PARCEL AREA = 15.727 AC  
 WEST PARCEL IMPERVIOUS COVERAGE = 7.215 AC (45.9%)  
 TOTAL UNITS = 109 TOWNHOME UNITS - WEST (6.93 UPA)

**LEGEND**

- PROPOSED CONCEPT PLAN BOUNDARY
- PROPOSED PROPERTY LINES, CURB, DRIVEWAYS, BUILDINGS, ETC
- - - PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED PRIMARY STRUCTURE SETBACK
- PROPOSED SIDEWALKS / WALKWAYS / TRAILS
- PROPOSED STORM SEWER
- - - EXISTING WATERMAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER



ZONING: C

ZONING: RT

15.727 ac

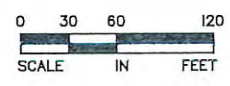
18.894 ac

30" - 8" WATERMAIN  
 STUB W/ PLUG.  
 30" - 8" PVC C-900  
 @ 0.40% W/ PLUG.  
 IE=988.36

30" - 8" WATERMAIN  
 STUB W/ PLUG.  
 30" - 8" PVC C-900  
 @ 0.40% W/ PLUG.  
 IE=988.36



**BENTLEY VILLAGE - WEST PARCEL - SKETCH PLAN SUBMITTAL**  
 LAKE ELMO, MINNESOTA



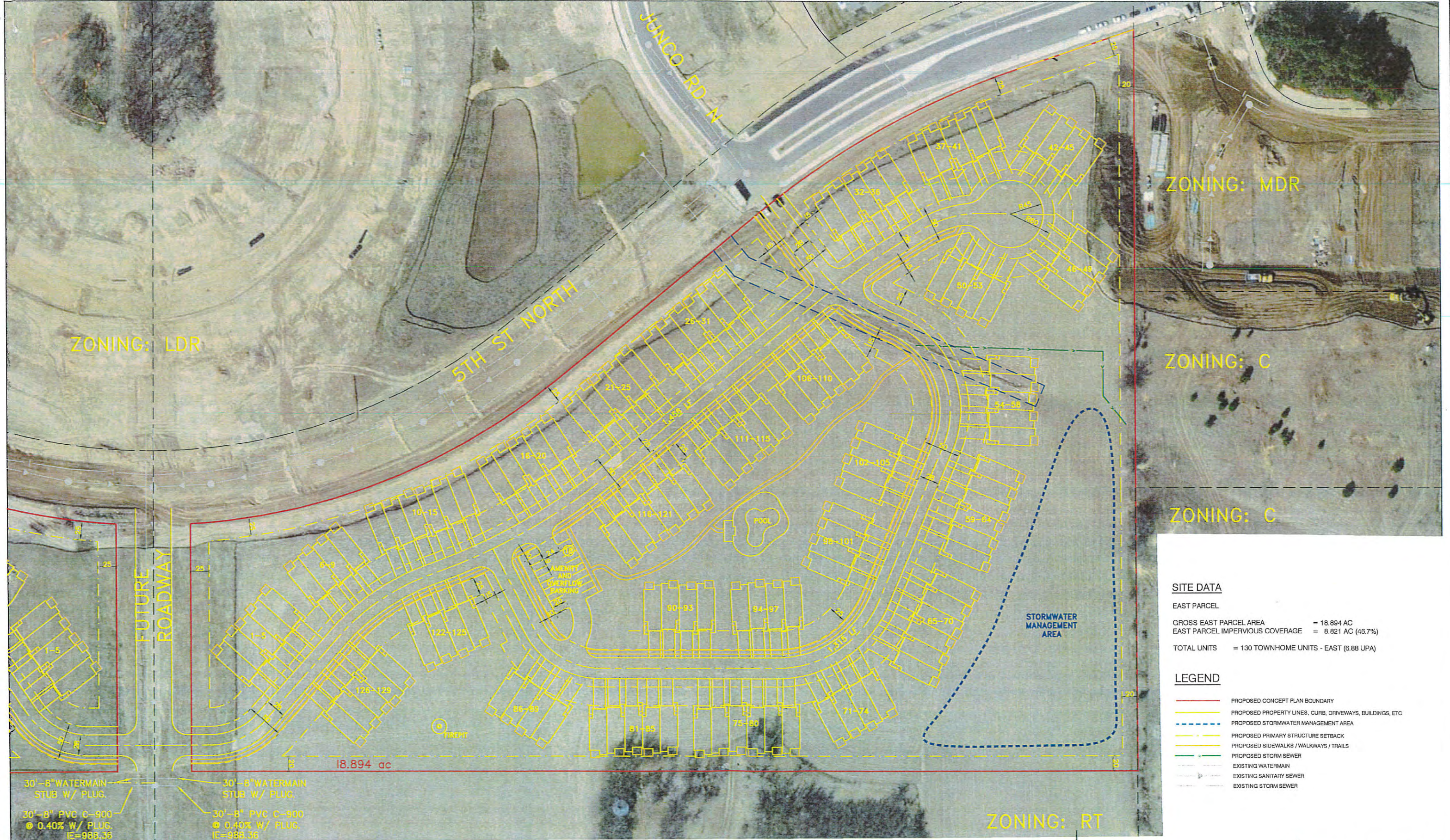
DATE: 9-21-18 CITY SUBMITTAL



733 Marquette Ave Ste 700  
 Minneapolis, MN 55402  
 612.758.3080 MAIN  
 612.758.3099 FAX  
 www.alliant-inc.com

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Drawing name: X:\2018\180165\concepts\Lake Elmo Concept.dwg Sep 21, 2018 - 11:50am



ZONING: MDR

ZONING: LDR

ZONING: C

ZONING: C

ZONING: RT

18.894 ac

30'-8" WATERMAIN STUB W/ PLUG.  
 30'-8" PVC C-900 @ 0.40% W/ PLUG. IE=988.36

30'-8" WATERMAIN STUB W/ PLUG.  
 30'-8" PVC C-900 @ 0.40% W/ PLUG. IE=988.36

**SITE DATA**

EAST PARCEL

GROSS EAST PARCEL AREA = 18.894 AC  
 EAST PARCEL IMPERVIOUS COVERAGE = 8.821 AC (46.7%)

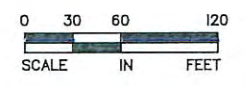
TOTAL UNITS = 130 TOWNHOME UNITS - EAST (6.88 UPA)

**LEGEND**

- PROPOSED CONCEPT PLAN BOUNDARY
- PROPOSED PROPERTY LINES, CURB, DRIVEWAYS, BUILDINGS, ETC
- - - PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED PRIMARY STRUCTURE SETBACK
- PROPOSED SIDEWALKS / WALKWAYS / TRAILS
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER



**BENTLEY VILLAGE - EAST PARCEL - SKETCH PLAN SUBMITTAL**  
 LAKE ELMO, MINNESOTA



DATE: 9-21-18 CITY SUBMITTAL



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# MEMORANDUM

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Date: October 15, 2018

To: Jennifer Haskamp, SHC, LLC  
Cc: Kristina Handt, City Administrator  
Ben Prchal, City Planner  
Chad Isakson, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer  
Re: Bentley Village  
Concept Plan Review

An engineering review has been completed for the Bentley Village Concept Plan. The submittal consisted of the following documentation received on September 25, 2018:

- Concept Site Plans dated September 21, 2018, prepared by Alliant Engineering.
- Concept Plan Narrative dated September 21, 2018, prepared by Pulte Homes.

Engineering has the following review comments:

All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website dated March, 2017.

## TRANSPORTATION IMPROVEMENTS

- 5th Street North Right-of-Way Dedication. The existing collector street to the north of the site (5th Street North) was constructed by Lennar within a permanent roadway easement. This easement area must be dedicated to the City as public right-of-way as part of this development. Per the City design standards for 5th Street, a 10 ft. utility easement corridor along the south side of the 5th Street right-of-way must also be reserved for small utilities.
- 5th Street North Site Access. The concept plan proposes three new public street intersections with 5th Street North; one at Junco Road North, one at Jasmine Road North and the construction of a new north-south collector street that will eventually connect 5th Street North with Hudson Boulevard. All proposed intersections are consistent with approved access configuration along 5th Street North.
- Additional Site Access. The new public streets proposed for this development will each have secondary access to the new north-south collector street that will eventually connect 5th Street North with Hudson Boulevard. Access spacing appears to be acceptable along the new collector street.
- New North-South Collector Street Alignment. The proposed north-south collector street is consistent with the City's planning efforts and the proposed street is shown in the approximate location as planned. However, there are existing sanitary sewer and watermain utilities located in the corridor. The design for this new collector street must therefore consider the existing location of these utilities and must be consistent with City right-of-way and boulevard design standards.
- New North-South Collector Street Typical Section. The concept plan shows no street width dimensions located within a 100-foot wide right-of-way. The typical section for this street needs to be determined by the City to be incorporated into the preliminary plan submittal and may require revisions for a wider/narrower street and/or right-of-way. In addition, per City design standards, 10-foot utility easements must be provided along each side of the new R/W. An 8-foot wide bituminous trail should be

provided along one side to connect to the future Hudson Boulevard trail corridor and a 6-foot sidewalk provided on the other.

- 5th Street North Turn Lanes. A traffic study should be completed to review and evaluate the turn lane infrastructure along 5th Street North necessary to support the development. Eastbound right turn lanes (RTL) along 5th Street are in place at the intersections of the new collector road and at Junco Road. A westbound left turn lane (LTL) along 5th Street is in place at the new collector road intersection. An evaluation should be completed to determine if a westbound LTL is required at Jasmine Road and/or Junco Road and if an eastbound RTL is required at Jasmine Road.
- Turn Lanes Required at intersection with 5th Street. A northbound RLT and LTL must be constructed along each of the new intersections at 5th Street North (Jasmine Road, New Collector Street, and Junco Road).
- Turn Lanes Required at intersection with New Collector Street. Dedicated RTL should be provided along each of the new development streets at the intersection with the New Collector Street.

#### RESIDENTIAL STREETS

- The proposed internal street network is well interconnected creating multiple access routes into and out of the development.
- All streets must be public streets and must be designed to meet the City's Engineering Design Standards including street width (28-feet) and cul-de-sac radii. All right-of-way width must be 60-feet unless a detailed typical section can be provided that demonstrates a workable boulevard design using right-of-way widths less than 60 feet.
- Typical Public Roadway Section. The concept plan proposes a public street typical section with a 50-foot right-of-way width. The plan as presented does not yet demonstrate a workable boulevard plan. The City standard setback from back of curb to hydrants and street lights is 5-feet. Sidewalks must therefore be a minimum of 7-feet from back of curb to maintain a 2-foot clear zone. This results in a minimum 12.5-foot boulevard or 53-foot R/W (sidewalks both sides), or minimum 13.5-foot boulevard or 55-foot R/W (sidewalk on one side).
- Six (6) foot sidewalks must be provided along all residential streets and as may be required for connectivity. Sidewalks may be 5-feet in width if provided along both sides of the public street. In the past, the City has required sidewalks on both sides of public streets along collector roadways (future north-south roadway) and within multi-family areas.
- The City Standard boulevard must be a 4% grade to the street. The driveway grades shown on the concept plan typical section are applicable outside of the right-of-way only.
- Typical Townhome Lot Detail. The typical detail should be revised to provide a minimum 25-foot setback from back of sidewalk to garage door, or back of curb to garage door if there is no sidewalk.
- Coordinated landscape plans. The boulevard layout does not accommodate boulevard trees within the public right-of-way. No boulevard trees can be placed within the 10-foot utility easements. Landscaping requirements/plans must be planned accordingly.
- All street intersections must be at 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%. Streets must also meet City standards for horizontal and vertical curvature. Residential maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks. The first intersection south of Junco Road and 5th Street North must be revised accordingly.
- Surmountable concrete curb and gutter shall be installed along areas with future driveways and B618 curb installed along entrance roadways and roadway stretches with no lots.
- Standard 10-foot small utility easement corridors. City standard 10-foot utility easements are required along both sides of all public streets, including 5th Street North, the future north-south roadway, and around cul-de-sacs. Small utility corridor easements must be shown on the plat/plans and typical sections and must be provided at max. 4% boulevard grades.
- Driveway connections to City Streets. The preliminary plans should include a detailed driveway plan for each cul-de-sac showing each driveway connection, the placement of each hydrant, each no parking sign,

each street light, and mail box placement to demonstrate sufficient area to accommodate all boulevard needs. The concept plan appears to propose too many housing units for the proposed street geometry.

- Snow Storage. The preliminary plans should include a detailed snow storage plan to address the high density and clustering of paved driveways along the City streets to ensure enough snow storage is available for each property to prevent the placement of snow onto City streets after they have been plowed. The cul-de-sacs are of particular concern.
- Traffic Impact Study should be completed and submitted as part of the preliminary plat application to determine the timing and extent of improvements required for the CSAH 19 and 5th Street intersection including but not limited to turn lanes and traffic signals. A financial contribution to CSAH 19/5th Street intersection and traffic signal should be considered.

#### MUNICIPAL SANITARY SEWER

- The proposed site is guided in the City's Comprehensive Plan for Phase I of the Regional Sewer Staging Plan and would discharge to the MCES WONE Interceptor (Woodbury, Oakdale, Northdale and East Oakdale). Sanitary sewer service is therefore readily available to the site. The development is proposing 239 REC units.
- The applicant will be responsible to connect to the City sanitary sewer system located along the alignment for the future collector roadway and extend sanitary sewer into the property at applicant's sole cost. Reconfiguration of the sanitary sewer connection points will be required. In addition, the applicant may be required to stub sanitary sewer mains to adjacent properties if needed to maintain sewer access to all adjacent parcels (to be reviewed with preliminary plans).
- Existing Utility Easements. The existing sanitary sewer utility easements along the new north-south collector street must be shown with the preliminary plan submittal and plan revisions may be required to avoid encroachments/conflicts with these easements.
- Any main sewer lines not installed within public right-of-way will require minimum 30-foot easements centered over the pipe (or wider dependent upon the sewer depths) dedicated to the City and in the form of the City's Utility Easement Agreement.

#### MUNICIPAL WATER SUPPLY

- The applicant will be responsible to extend municipal water into the development at its sole cost and will be required to construct a looped watermain network with multiple connection points.
- It is assumed that all of the property can be served by the City's high pressure zone. The watermain is available to be extended to the property by connecting to the existing watermain at the intersections of 5th Street with Jasmine Road (existing high pressure zone 8-inch watermain), Junco Road (existing high pressure zone 8-inch watermain), and the new collector road (existing high pressure zone 12-inch watermain).
- The applicant may be required to provide watermain stub(s) to adjacent properties if needed to maintain water access to all adjacent properties (to be reviewed with preliminary plans).
- The existing water system has sufficient capacity for domestic service for the proposed 239 REC units. System capacity is likely adequate for fire suppression as well. However, during preliminary planning the applicant must provide fire flow demands so that staff may verify adequate fire suppression capacity.
- No watermain pipe oversizing is anticipated at this time. Further review will be completed as the application moves forward through the process.
- The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants shall be owned and maintained by the City.
- Any watermain lines and hydrants placed within the development will require minimum 30-foot easements centered over the pipe. Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.

## STORMWATER MANAGEMENT

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules.
- Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
- Overland emergency overflows or outlets are required as part of the site plan.
- To the extent adjacent properties are impacted by storm water management discharges, written permission from those properties must be submitted as part of the development applications.
- Stormwater facilities will likely need to include both storm water ponds (detention) and infiltration basins. No infiltration basins have been shown on the concept plan. The 100-year high water flood level (HWL) for each basin must be fully contained within private property.
- The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- Even as privately owned and maintain facilities, maintenance access roads meeting the City engineering design standards must be provided for all storm water facilities.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet. Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.