

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, February 19, 2019 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 5, 2019**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 LAKEFIELD VETERINARY GROUP - CASE NO. 19-04SC

Consider the following requests for the property located at 7109 and 7131-7135 Cahill Avenue

- a) A **preliminary and final plat** for a one lot subdivision

Planning Commission Action _____

- b) A **vacation** of existing perimeter drainage and utility easements in Winsor Ridge plat

Planning Commission Action _____

- c) A **conditional use permit** to expand a small animal veterinary clinic

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 5, 2019 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Brett Kramer
 Armando Lissarrague
 Elizabeth Niemioja
 Tony Scales
 Dennis Wippermann
 Pat Simon
 Annette Maggi
 Jonathan Weber

Commissioners Absent: Joan Robertson (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the January 15, 2019 Planning Commission meeting were approved as submitted.

BEREAN BAPTIST CHURCH - CASE NO. 19-03CUP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a church 28,800 square feet in size to operate out of an existing building located in a B-3, General Business District, for the property located at 5300 South Robert Trail. 4 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Berean Baptist Church is proposing to lease a portion of Salem Square Shopping Center. The property is zoned B-3; churches are allowed by CUP in that district. Staff recommends approval of the request.

Commissioner Simon asked if the property was served by City sewer and water.

Mr. Hunting replied in the affirmative.

Opening of Public Hearing

Tony Manning, Executive Pastor of Berean Baptist Church, 309 County Road 42 East, Burnsville, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Manning replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for a conditional use permit to allow a church 28,800 square feet in size to operate out of an existing building located in a B-3, General Business District, for the property located at 5300 South Robert Trail, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on February 11, 2019.

INVER GROVE BREWING CO – CASE NO. 19-01ZPA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a code amendment to add 'brew pub' to the list of allowed uses in the Arbor Pointe PUD, a PUD amendment to add an addition to the existing building, and a vacation of a portion of an existing drainage and utility easement, for the property located at 9051 Buchanan Trail. 16 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicants are requesting to amend the Arbor Pointe PUD Ordinance to allow a brew pub to be added to the list of permitted uses in the CSC district, to amend the PUD site plan for the former Ruby Tuesday restaurant site to allow a building addition and future outdoor patio area for a brew pub restaurant, and to vacate a portion of a drainage and utility easement near the northwest corner of the proposed building addition. The City has agreed to work with the applicant to close the problematic access point onto Buchanan closest to Broderick. The building will receive an internal and external remodel, and 'Arbor Pointe green' accents will be included in the design. Staff recommends approval of the request.

Chair Maggi asked if brew pubs were allowed to sell liquor off-sale.

Mr. Hunting replied in the affirmative, stating they can sell a certain amount of the beer they brew off-sale.

Chair Maggi asked if amending the ordinance would allow others to sell off-sale liquor within the Arbor Pointe PUD.

Mr. Hunting replied they would be allowed to sell off-sale within Arbor Pointe's CSC district.

Commissioner Simon noted that the public notice for the code amendment did not mention adding brew pub.

Mr. Hunting advised that it was covered as part of the ordinance amendment with the brew pub.

Commissioner Simon asked if there were any issues with the proximity of the brew pub to the new school in the former Rainbow building.

Mr. Hunting replied there was not as this was an established use before the school was in place.

Commissioner Simon asked if staff heard from any of the neighbors.

Mr. Hunting replied they did not.

Opening of Public Hearing

Don Seiler, 16164 Huron Court, Lakeville, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Seiler replied in the affirmative. He advised that per state and federal regulations each brew pub location is allowed to brew a maximum of 3,500 barrels per year. The proposed brewery will have the capacity to brew approximately 2,200 barrels per year, well below the threshold. A brew pub allows you to operate a restaurant, have a full bar, sell the beer you brew as well as other people's beer, and do off-sales of only your own beer.

Commissioner Weber asked if they would be selling crowlers rather than growlers.

Mr. Seiler replied in the affirmative. State law allows brew pubs to sell 64-ounce growlers in a bottle or 750 ml crowlers in a can off-sale. They will be selling 750 ml crowlers which is better for the beer and more compliant with state law as once it is opened it cannot be resealed and opened back up.

Commissioner Weber asked if Inver Grove Brewing would serve the same food as Lakeville Brewing.

Mr. Seiler replied the main difference would be the addition of wood fire pizzas at the Inver Grove location.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for a code amendment to add 'brew pub' to the list of allowed uses in the Arbor Pointe PUD, a PUD amendment to add an addition to the existing building, and a vacation of a portion of an existing drainage and utility easement, for the property located at 9051 Buchanan Trail.

Motion carried (8/0). This item goes to the City Council on February 11, 2019.

OTHER BUSINESS

CITY OF INVER GROVE HEIGHTS

Steve Dodge, Assistant City Engineer, explained the request as detailed in the report. He advised that the Engineering Department is bringing forward four street, trunk watermain, and stormwater improvement projects. The Planning Commission is being asked to review these capital improvement projects for consistency with the comprehensive plan. All projects are anticipated to be completed in 2019.

Projects 2018-03 and 2015-03 include 65th Street roadway, drainage, and trunk watermain improvements. These projects would extend the watermain down 65th Street to future Argenta Trail. A 42-foot wide collector street would be built with a potential trail along one side, a boulevard on the other side, and a two-way left turn lane in the center of the road.

Commissioner Simon asked for clarification of which portions of the 65th Street extension would be done by the County.

Mr. Dodge replied that he was unsure but could review the project and get back to Commissioner Simon.

Project 2018-09F consists of the reconstruction of 55th Street Court and 55th Street, including some stormwater and water quality improvements.

Project 2018-09D consists of pavement replacement and stormwater quality improvements. The project will also address erosion issues between Lots 10 and 11. Both affected residents are in favor of this repair.

Motion by Commissioner Niemioja, second by Commissioner Scales, to find the four capital improvement projects consistent with the comprehensive plan.

Motion carried (8/0).

The meeting was unanimously adjourned at 7:42 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

HEARING DATE: February 19, 2019

CASE NO: 19-04SC

APPLICANT: Lakefield Veterinary Group

PROPERTY OWNER: Sanny Anderson and Best Friends Veterinary Service

REQUEST: A preliminary and final plat for a one lot subdivision, a conditional use permit amendment to expand a small animal veterinary clinic and vacation of existing perimeter drainage and utility easements

LOCATION: 7109 and 7131-7135 Cahill Avenue

COMPREHENSIVE PLAN: NC, Neighborhood Commercial

ZONING: B-1, Limited Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The owners of Inver Grove Animal Hospital located along Cahill Avenue are in the process of purchasing the property to the north of their site to expand the small animal veterinary clinic. The applicant is requesting a preliminary and final plat for a one lot subdivision, consolidating the existing two lots into one and a vacation of existing perimeter easements. With the new plat, easements on the original plat are not automatically erased when land is resubdivided. The old perimeter easements in Winsor Ridge need to be vacated as they run through the middle of the new plat.

The applicant is also requesting a conditional use permit amendment to add a 5,384 square foot building addition to the existing animal hospital. The addition would be located on the north side of the existing building. Other site improvements such as removing an existing inground pool and demoing the existing structure on the north parcel would also be done.

The specific request consists of the following:

- A.) A **preliminary and final plat** for a one lot subdivision to be known as Winsor Ridge 2nd Addition
- B.) A **vacation** of existing perimeter drainage and utility easements in the Winsor Ridge plat
- C.) A **conditional use permit amendment** to expand a small animal veterinary clinic

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Bank; Zoned B-1, Limited Business, guided NC, Neighborhood Commercial
East	Single family residential; zoned R-1C, Single-family Residential; guided LDR, Low Density Residential
South	Townhomes; zoned R-2, Two-family residential; guided LDR, Low Density
West	South Valley Park; zoned P, Public; guided Public Open Space

SITE PLAN REVIEW

Setbacks. The 5,384 square foot building addition meets and exceeds the required perimeter setbacks for the site.

Parking Lot. A new parking area for the veterinary clinic would be added to the site. The parking will be installed 20 feet from the front property line at the same setback as the existing parking lot on the northern parcel.

Access. Currently the existing site has two access points off Cahill Avenue and the new lot to the north has one access point (three total). With the proposed lot consolidation and building addition one of the access points will be eliminated leaving a total of two for the entire property.

Landscaping. A landscape plan has been submitted for review. The proposed building addition and new parking area requires the equivalent of 10 trees. The landscape plan reflects the equivalent of 12 trees, complying with code requirements.

Lighting: The proposed lighting complies with the flat lens recessed bulb standards and meets the maximum illumination allowed along Cahill Avenue.

Rooftop Equipment. If there are any changes made to existing roof top equipment, or adding equipment, all roof top equipment must be substantially screened from the street. Any large scale ground mechanical equipment must also be screened with adequate landscape material.

Exterior building material: The new addition would consist of vinyl siding in a color palate that would complement the existing building. The proposed materials comply with exterior standards.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. The majority of the site consists of steep vegetated slopes that have not been disturbed. The proposed site improvements include less than .10 acres of new impervious surface. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit review.

Signage: Signage is not approved as part of the CUP request. Signage on the property shall follow section 10-15E of the city code. A building permit is required for any new signs or changes to the existing signs.

PRELIMINARY/FINAL PLAT

Zoning and Comprehensive Plan Consistency. Both properties are currently zoned B-1, Limited Business and guided NC, Neighborhood Commercial. The proposed plat is consistent with the zoning and comprehensive plan designations.

Lots & Blocks. The applicant is requesting a one lot subdivision to be known as Winsor Ridge 2nd Addition. The plat would consolidate the existing two lots into one lot. The existing animal hospital site is 4.25 acres in size, the lot to the north is 1.58 acres in size for a total of a 5.83 +/- acre site, complying with the minimum requirements in the B-1 district. The lot width would be over 500 feet in length, exceeding the 100-foot minimum width requirement.

Park Dedication. Park dedication was paid in full for the property when the first permit was issued in 1989. No further park dedication would be required.

VACATION

Existing perimeter easements on the original plat are not automatically erased when land is replatted. The old perimeter easements in the plat of Winsor Ridge need to be vacated as they run through the middle of the new plat. The applicant shall provide a map and legal descriptions of the easements that need to be vacated. Engineering and Planning agree that the easements need to be vacated as they no longer serve a purpose as new perimeter easements will be dedicated with the plat of Winsor Ridge 2nd Addition.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is NC. Neighborhood Commercial and a veterinary clinic would be consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned B-1, limited business. The small animal veterinary clinic is consistent with the intent of the B-1 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the project. A veterinary clinic in the B-1 zoning district is an allowed conditional use.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This use does not appear to have any negative effects on City facilities or services. The Fire Marshal will review the plans at the time of building permit submittal.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

The proposed addition would complement the existing building material.

- ii. *Noise*

The expansion to the vet clinic will not generate noises that are inconsistent with the B-1 zoning.

- iii. *Fencing, landscaping and buffering*

The proposed landscaping complies with code requirements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The amount of traffic would not be out of the ordinary for a commercial area. The expansion of the building will have little effect on the surrounding properties.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Preliminary and Final Plat** of Winsor Ridge 2nd Addition subject to the following conditions:
 1. The final plat and development plans shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
 3. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
 - Approval of the **Vacation** of perimeter easements of Winsor Ridge subdivision subject to the following conditions:
 1. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
 2. The applicant shall provide a map and legal descriptions of the easements to be vacated.
 - Approval of a **Conditional Use Permit Amendment** to allow a 5,384 square foot building addition subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 01/21/19
Grading & Drainage Plan	dated 01/21/19
Landscaping Plan	dated 01/21/19
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

3. All final development plans shall be subject to the review and approval of the City Fire Marshal.
4. All refuse from the animal hospital shall be removed from the premises on a weekly basis.
5. The boarding of pets shall be prohibited with the exception that overnight boarding shall be permitted when required as part of the diagnostic and/or treatment process.
6. The animal hospital grounds shall, at all times, be completely sanitary and operated in accordance with all local, state, and other applicable health codes.
7. All signage requires a separate sign permit and shall conform to the sign requirements of the B-1 zoning district.
8. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
9. Any new roof top and/or ground utility equipment shall be substantially screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
10. A stormwater facility maintenance agreement and other agreements related thereto, shall be required to be executed between the City and the developer.
11. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
12. The developer shall meet the conditions outlined in the City Engineers review memo dated 01/29/19 and any subsequent correspondence.
13. Resolution 2001-74 and the conditions therein shall become null and void

B. Denial. If the Planning Commission does not favor the proposed application the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the requested preliminary and final plat, vacation of easements, and conditional use permit amendment to expand the small animal veterinary clinic.

Attachments: Location Map
 Narrative
 Plat
 Site Plan
 Landscape Plan
 Exterior Elevation
 Aerial Photo

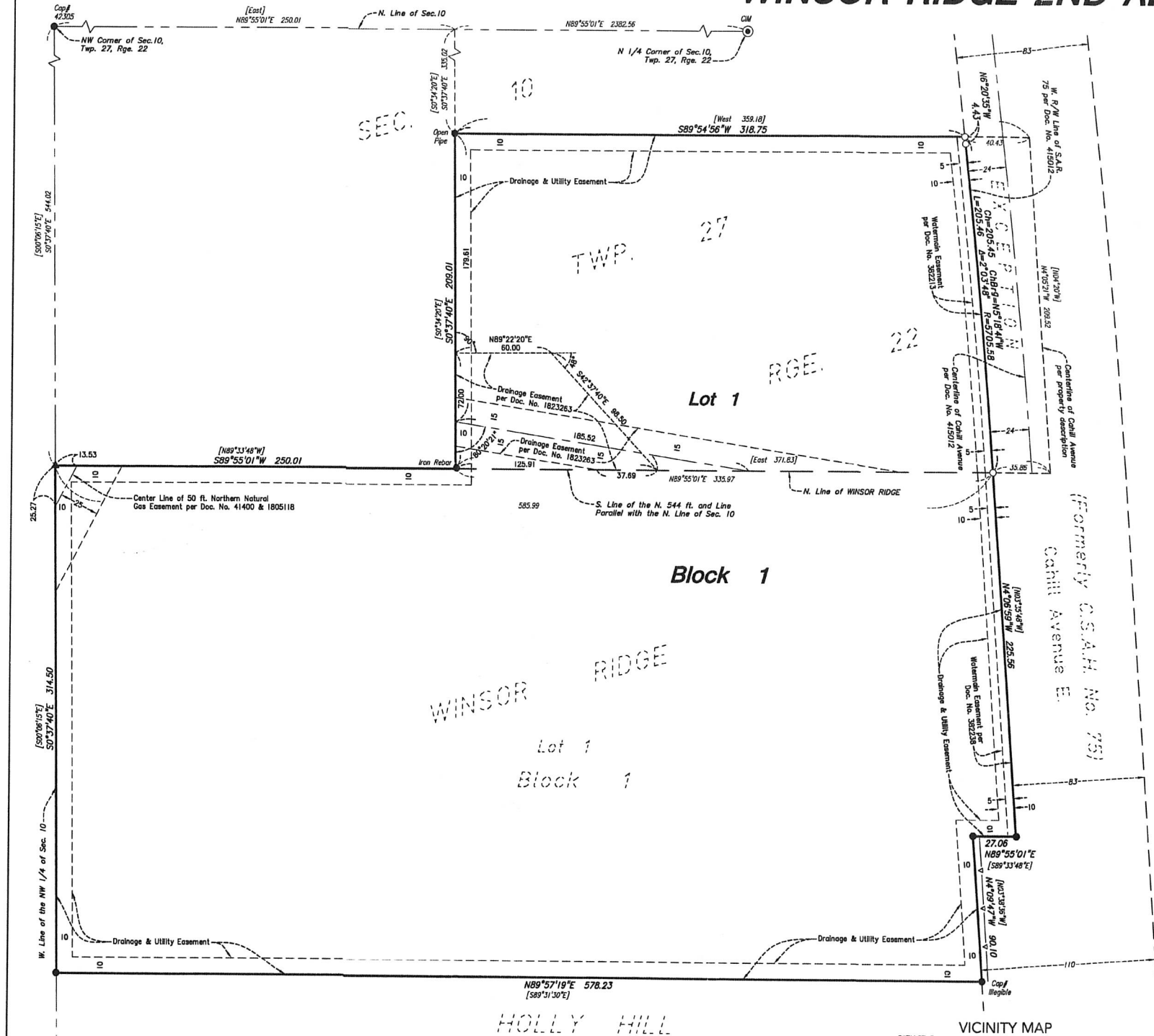


Lakefield Vet Clinic Expansion in Inver Grove Heights Summary

This is a project in the City of Inver Grove Heights MN. The site is just South of 70th St East off of Cahill Avenue. The existing site consists of a house that was previously used as office space and a parking lot. The proposed project is an expansion on the North side of the existing vet clinic and a new parking lot. The surrounding site to the north is the Deerwood Bank Property with 70th St. E on its north side. The south side of the site is a row of residential duplexes.

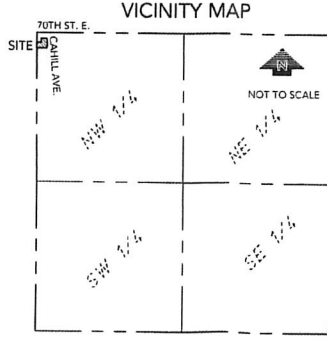
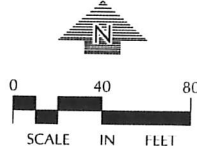
The proposed expansion to the clinic will add 5384 SQ. FT of space providing an ADA accessible lobby, more patient rooms, feline and dog separated waiting areas, and an overall higher level of service for the community. The additional stalls provided by the new parking lot will allow space for staff to park on site opposed to the current system of being shuttled in from an offsite location.

WINSOR RIDGE 2ND ADDITION



○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "LS 48988"
● DENOTES 1/2 INCH IRON MONUMENT FOUND, CAPPED "LS 16099", UNLESS OTHERWISE SHOWN
[] PER RECORD DOCUMENT
—Δ— DENOTES CONTROLLED ACCESS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SEC. 10, TWP. 27, RGE. 22 HAVING A BEARING OF N89°55'01"E.



SECTION 10, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Best Friends Veterinary Services, Inc., a Delaware corporation, owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 27, Range 22, described as follows: Commencing at the Northwest corner of Section 10, Township 27, Range 22; thence East (assumed bearing) along the North line of Section 10 a distance of 250.01 feet; thence South 0 degrees 34 minutes 20 seconds East parallel with the West line of Section 10 a distance of 335.02 feet to the point of beginning of the property to be described; thence South 0 degrees 34 minutes 20 seconds East 209.01 feet to a point which is 544 feet South of the North line of Section 10; thence East and parallel with said North line 371.83 feet to the centerline of Cahill Avenue (also known as County Road No. 75); thence North 4 degrees 02 minutes West along Cahill Avenue 209.52 feet; thence West 359.18 feet to the beginning; Excepting there from all that part of the above described property which lies Easterly of the Westerly right-of-way line of S.A.R. No. 75 (formerly Dakota County Highway No. 25) as established prior to December 1, 1971, Dakota County, Minnesota, according to the Government Survey thereof.

And

Lot 1, Block 1, WINSOR RIDGE, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as WINSOR RIDGE 2ND ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Best Friends Veterinary Services, Inc., a Delaware Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

BEST FRIENDS VETERINARY SERVICES, INC.

SIGNED: _____

By: Alexandre Desmarais, as Chief Culture Officer, Owner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alexandre Desmarais, as Chief Culture Officer, Owner of Best Friends Veterinary Services, Inc., a Delaware Corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

SURVEYORS CERTIFICATION

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

Dated this _____ day of _____, 20____.

Max L. Stanislawski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Max L. Stanislawski, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires January 31, 2020

CITY PLANNING COMMISSION, CITY OF INVER GROVE HEIGHTS, MINNESOTA

Approved by the planning commission of the city of Inver Grove Heights, Minnesota, this _____ day of _____, 20____.

By: _____, Chair

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, MINNESOTA

This plat was approved by the City Council of the city of Inver Grove Heights, Minnesota, this _____ day of _____, 20____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, Dakota County, Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____, Todd Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, Dakota County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021 Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____.

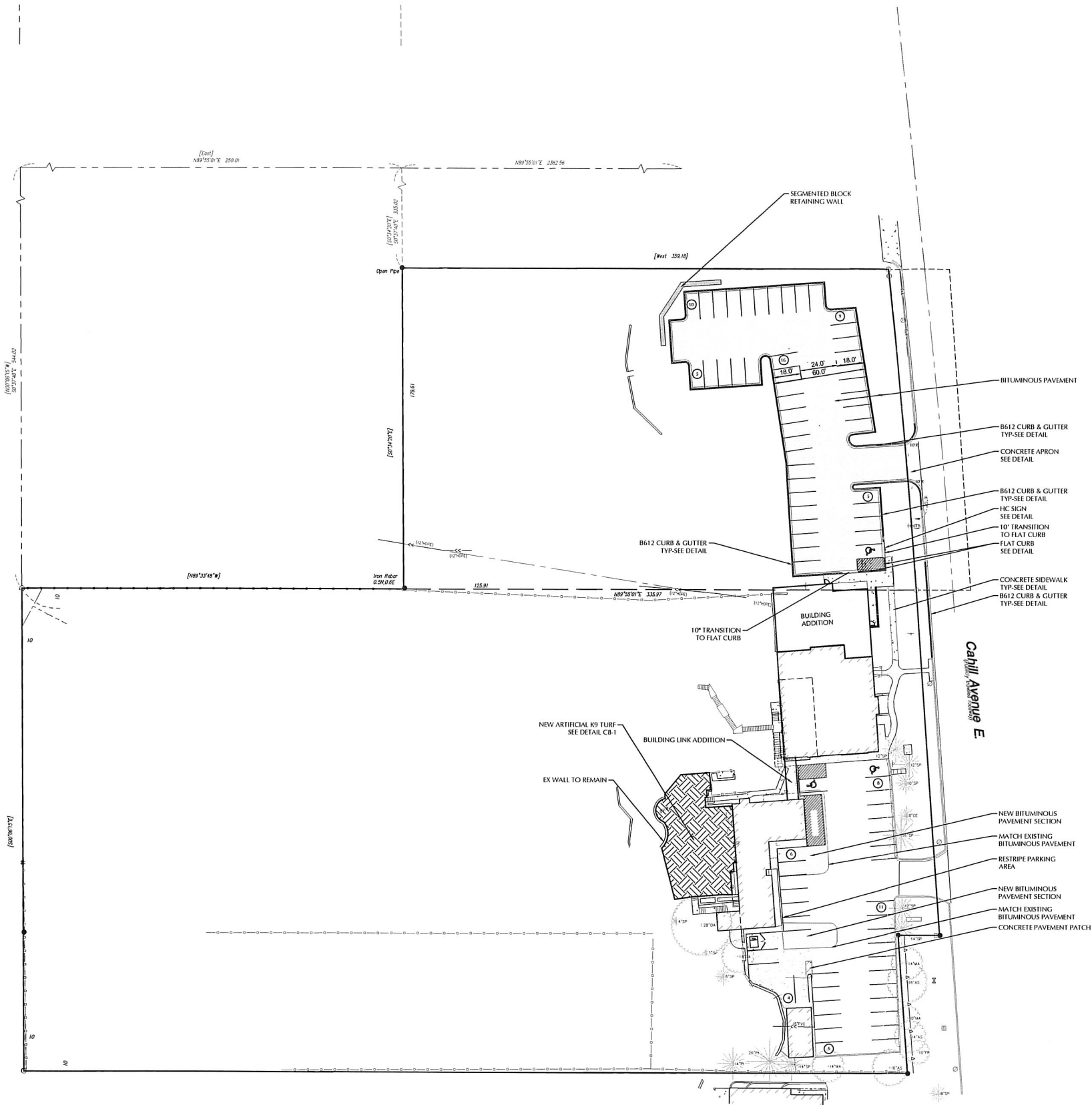
By: _____, Department of Property taxation and Records By: _____, Deputy

COUNTY RECORDER, Dakota County, Minnesota

I hereby certify that this plat of WINSOR RIDGE 2ND ADDITION, was file in the Office of the County Recorder for public record this _____ day of _____, 20____, at _____ o'clock _____M. as Document No. _____.

By: _____, County Recorder By: _____, Deputy

LOUCKS



PAVEMENT TYPES	
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET CB-1 OR CB-2 FOR TYPE AND DEPTH INFORMATION.

SITE DATA	
TOTAL SITE AREA:	1.48 AC
EXISTING IMPERVIOUS AREA:	0.91 AC (61.51%)
PROPOSED IMPERVIOUS AREA:	0.95 AC (64.25%)
DISTURBED AREA:	0.70 AC

DEVELOPMENT AND DESIGN STANDARDS	
MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):	
PARKING SPACE WIDTH	= 9.0 FT
PARKING SPACE LENGTH	= 18 FT
DRIVE AISLE WIDTH	= 24 FT

OFF-STREET PARKING CALCULATIONS	
EXISTING PARKING	= 43 STALLS
EXISTING PARKING REMOVED	= -0 STALLS
PROPOSED PARKING	= 80 STALLS
TOTAL PARKING PROVIDED	= 80 STALLS

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
 - ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
 - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
 - TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
 - ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
 - BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SIGNAGE AND STRIPING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
 - CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
 - ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
 - ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
 - ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
 - ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1666

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRE, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**BEST FRIENDS
VETERINARY
SERVICES, INC.**

**BEST FRIENDS
VETERINARY
SERVICES, INC.,
D/B/A LAKEFIELD
VETERINARY GROUP**

10172 42ND AVENUE SOUTH
SUITE 100
MINNETONKA, MN 55345

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
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CADD QUALIFICATION

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SUBMITTAL/REVISIONS

DATE

PROFESSIONAL SIGNATURE

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.

Michael J. St. Martin - PE
License No. 24440
Date 01/21/19

QUALITY CONTROL

Loucks Project No. 18036
Project Lead MUS
Drawn By BMM
Checked By
Review Date

SHEET INDEX

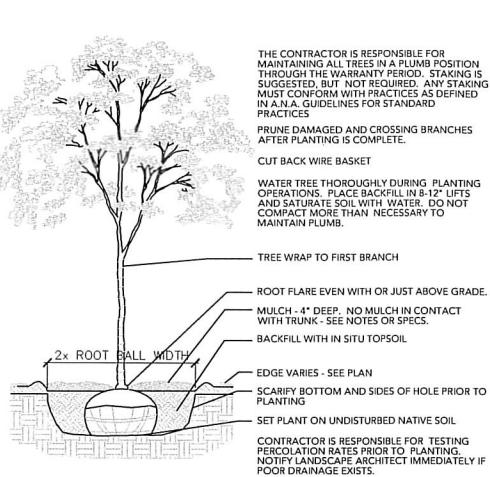
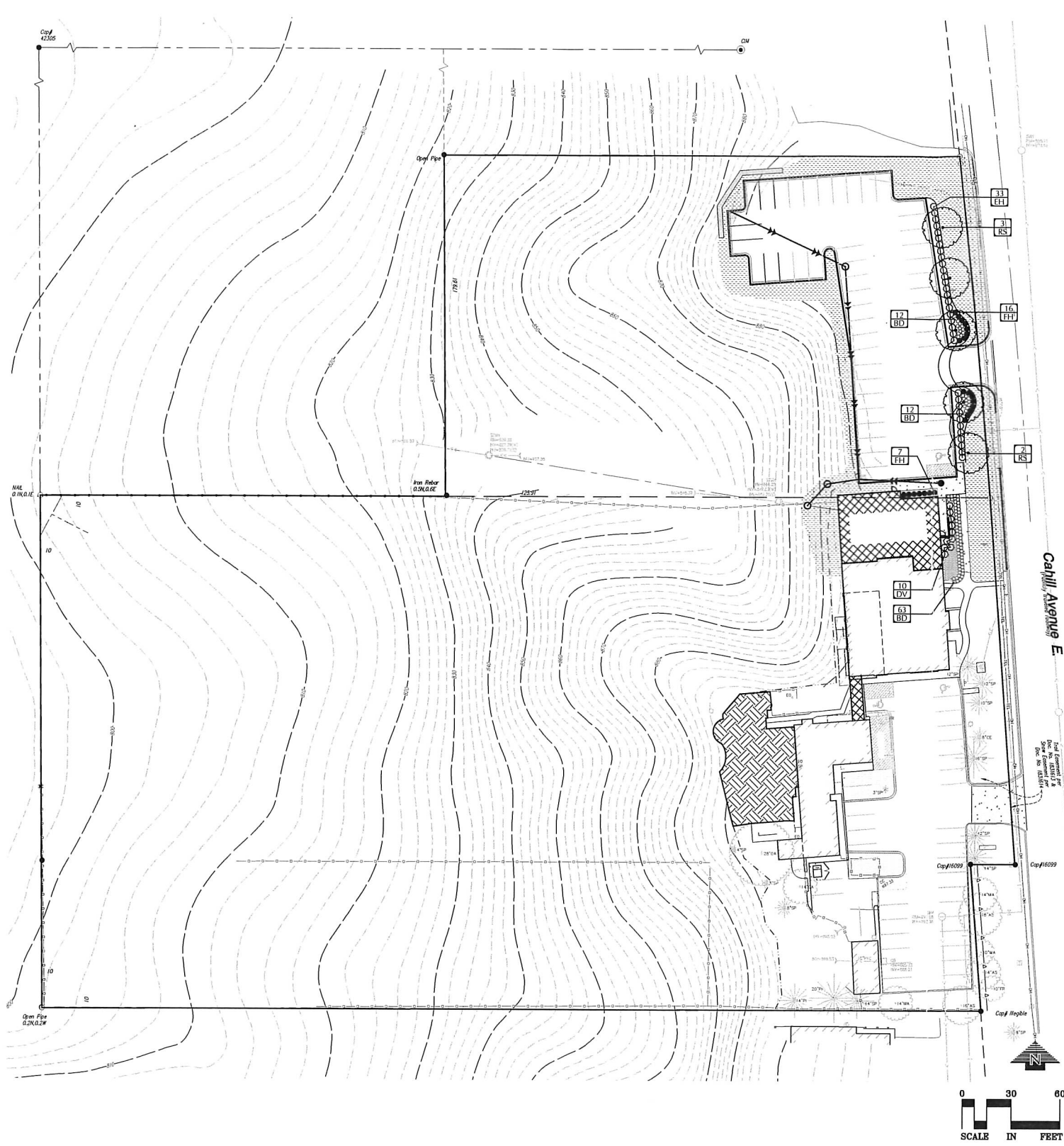
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NOT FOR
CONSTRUCTION

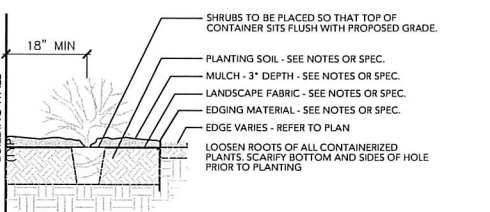
SITE PLAN

C2-1

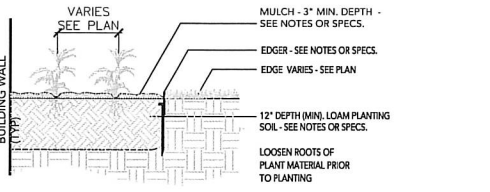
Printed: 01/22/2019 8:18 AM W:\2018\18036\CAD\DATA\LANDSCAPE.dwg Sheet: Sheet Title: L1-1 Landscape Plan



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



3 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- OVERSTORY TREES
- DECIDUOUS SHRUBS
- GRASSES / PERENNIALS
- IRRIGATION LIMITS

GROUND COVER LEGEND

- SOD / TOPSOIL - SEE NOTES
- ROCK MULCH - 1-1/2\"/>

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
RS	5	RED SUNSET MAPLE	Acer rubrum 'Franksred'	2-1/2" CAL B.B.	H 45' W 35'
EH	33	EMERALD MOUND HONEYSUCKLE	Lonicera xylosteum 'Emerald Mound'	#5 CONT	H 2-3' W 4-6'
DV	10	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	#5 CONT	H 24" W 2-3'
FH	23	FRANCEE HOSTA	Hosta 'Francee'	#1 CONT	24" O.C.
BD	87	BRIGHT SUNSET DAYLILY	H. 'Bright Sunset'	#1 CONT	24" O.C.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING PERENNIALS SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL, CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 3-1.

COMMERCIAL GRADE 5" BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD UNLESS NOTED OTHERWISE.

MULCH SHALL BE CLEAN SHREDDED HARDWOOD MULCH WITH UNIFORM PIECE SIZE. ALL ANNUAL AND PERENNIAL BEDS TO RECEIVE 3" OF MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP MULCH WITH A FIBER MAT WEED BARRIER. ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

ROCK MULCH SHALL BE 1"-1-1/2" GREY TRAP ROCK, 4" DEEP OVER A FIBER MAT WEED BARRIER.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

WARRANTY (ONE FULL GROWING SEASON FOR SHRUBS AND PERENNIALS, TWO FULL GROWING SEASONS FOR OVERSTORY TREES) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

IRRIGATION NOTES

VERIFY EXISTING AND PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM SHALL NOT ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM IF A RAIN SYSTEM IS NOT ALREADY INSTALLED ON THE EXISTING SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.

BEST FRIENDS VETERINARY SERVICES, INC.

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BEST FRIENDS VETERINARY SERVICES, INC.

D/B/A LAKEFIELD VETERINARY GROUP

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SUBMITTAL/REVISIONS

DATE	DESCRIPTION

PROFESSIONAL SIGNATURE

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.

Michael J. St. Martin - PE
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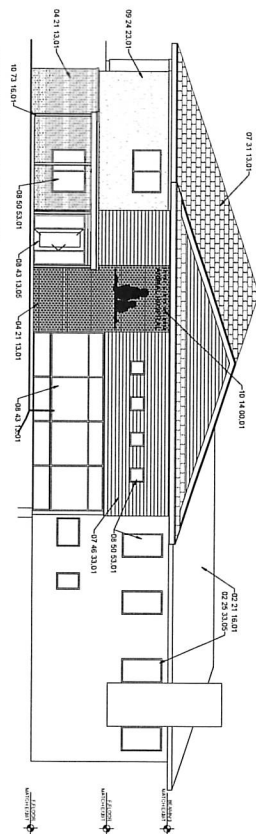
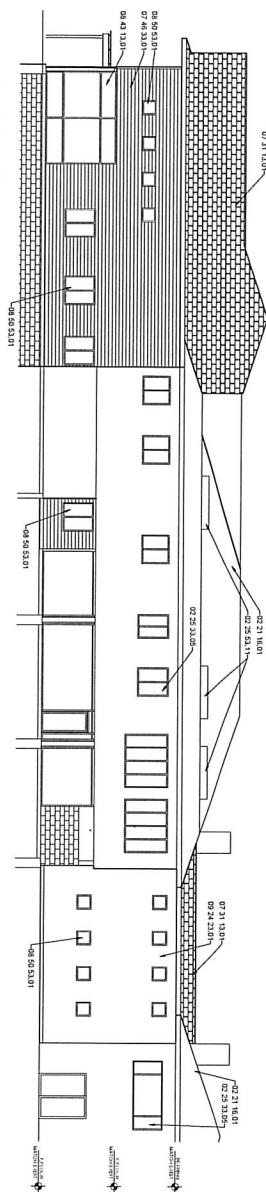
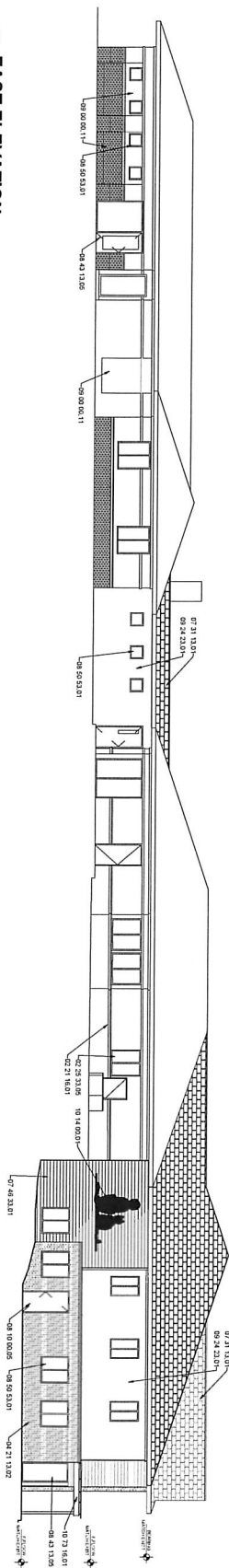
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NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L1-1



REFERENCE KEYNOTES

- [illegible]

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EXTERIOR ELEVATIONS

	REV.#	DATE	COMMENTS
REVISION:	*		
REVISION:	*		
REVISION:	*		

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ANIMAL HOSPITAL**
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Case No.19-04SC



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Aerial Photo

Map not to scale