



STAFF REPORT

DATE: 1/7/2020

REGULAR

TO: City Council
FROM: Ben Prchal, City Planner
AGENDA ITEM: Stillwater School District Conditional Use Permit Amendment
REVIEWED BY: Ken Roberts, Planning Director
Sarah Sonsalla, City Attorney
Planning Commission
City Council

BACKGROUND:

The Stillwater School District is requesting an amendment to its conditional use permit (“CUP”) to operate a school district transportation center (bus terminal) on its property located at 11530 Hudson Boulevard North. The CUP was issued by the City to the School District on July 17, 2019 through Resolution #2018-077. One of the conditions in the CUP is that “[t]he property shall be connected to City sewer and water prior to the operation of the bus terminal.” The School District’s property is part of the Four Corners 1st Addition plat that was approved by the City Council in 2018. A condition of the plat approval was that the developer (who is not the School District) was to construct sanitary sewer and water facilities which would have brought sanitary sewer and water service to the School District’s property. The developer was to complete these improvements no later than October 31, 2019. As of this date, construction has not yet commenced. The School District has made all of the improvements on the property that were required by the CUP conditions with the exception of connecting the property to sanitary sewer and water services. The City Council previously reviewed the request at the December 17, 2019 meeting and opted to table the request until January 7th, 2020.

ISSUE BEFORE THE CITY COUNCIL:

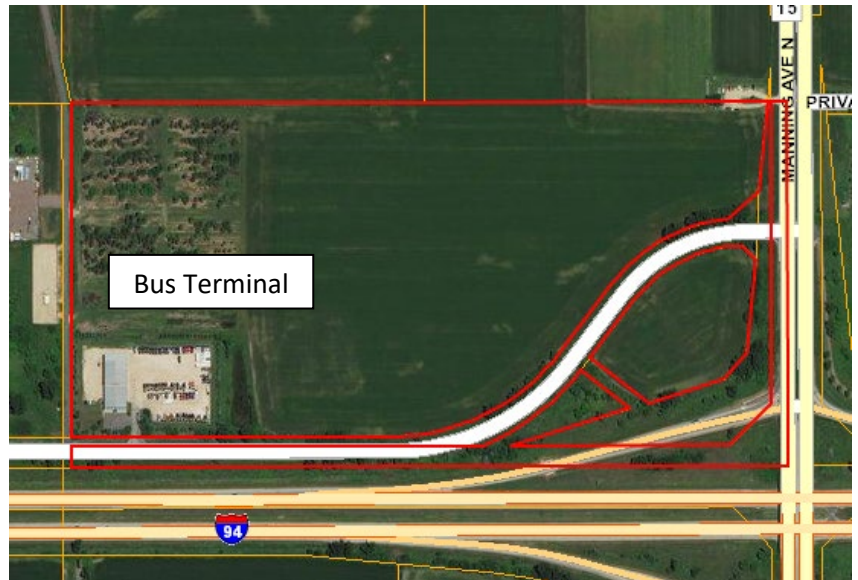
The School District is requesting an amendment to the CUP to amend Condition #9 of the CUP from “*the property shall be connected to City Sewer and Water prior to operation of the bus terminal*” to “*[t]he School District may operate its bus terminal at the property using the well and septic system (septic tank and temporary toilets) either until the School District connects to City sewer and water or until December 31, 2020, whichever comes first. The School District agrees to connect to City sewer and water within 30 days after it becomes available.*” The Council is being asked approve or deny the requested amendment to the CUP.

PROPOSAL DETAILS/ANALYSIS:

Applicants: Stillwater Area Public Schools (Kristen Hoheisel), 1875 Greeley Street South, Stillwater,
Property Owners: Stillwater School District
Location: 11530 Hudson Boulevard North (PID# 36.029.21.43.0001)
Request: Conditional Use Permit – Amendment
Existing Land Use: School Bus Terminal
Existing Zoning: BP – Business Park
Surrounding Land Use / Zoning: South – I-94 and Woodbury; West – Outdoor Storage (RT – Rural Development Transitional); East – Vacant land (RT – Rural Development Transitional); North – Vacant land (RT – Rural Development Transitional)
Comprehensive Plan Guidance: BP – Business Park
Deadline(s) for Action: Application Complete – 11/5/2019
60 Day Deadline – 1/4/2020
120 Day Deadline – 4/4/2020
Applicable Regulations: Article V: Zoning Administration and Enforcement
Article XIV: Commercial Districts

CONDITIONAL USE PERMIT

Previous Interim Use Permit. The School District's property previously operated with an interim use permit which was granted by City Council Resolution No. 2014-095, which was for a bus/truck terminal. The use was similar but focused more on the maintenance of larger trucks. This interim use permit would have expired on December 2, 2019. In this instance, the interim use permit was terminated upon the rezoning of the School District property which was affiliated with the Four Corners First Addition development. Another condition of the IUP was that a portion of the property would need to be used for agricultural purposes or left available for agriculture. Development discussions lead to the realization that this might not be practical; and so, the School District also no longer wanted to operate under the interim use permit for this reason.



Existing Conditions. The School District received an approved CUP on July 17th, 2018 and since has moved into the building/site and have been operating there since October/November of this year (see School District's narrative). The School District has completed all of the on-site improvements that were required by the CUP with the exception of the connection of the property to sanitary sewer and water, along with other various improvements in the amount of more than two million dollars. For sewage disposal, the School District has installed a temporary septic tank that is supplemented by temporary toilets (this has been approved by the County). For water, the School District has been using the existing well on the property (the well was approved by the Minnesota Department of Health for use). Currently, the School District is in violation of the CUP because Condition # 9 states that City sewer and water shall be connected to the building/site prior to the commencement of formal operations.

Current Building. The current building was constructed in the 1990s and was used for office space by E&H Earthmovers and also provided bus storage for the School District. It was then used by Kenworth Diesel Trucks for sales, repairs and service of diesel trucks. As mentioned earlier, the building and site has received a two-million-dollar investment by the School District over the course of the past year.

Previous Bus Terminal Operation. The previous location for the School District's bus terminal was in Oak Park Heights in the Old Junker Landfill.

Bus Washing. The School District indicated on its application that the property use will include washing buses. The School District has indicated that the buses will be washed at the facility's wash bay and that waste water from the wash bay will run in to an oil separator with all of the shop drains, which will go in to a holding tank, which is then disposed of by a sewer transport service. The oil separator is then emptied and maintained by a licensed transporter. The School District indicates that once the property is connected to the City's sanitary sewer system that the wastewater will go directly to the treatment plant after passing through the oil separator, and the oil separator will be emptied and maintained by a licensed transporter. The disposal of this water is addressed in the engineering comments.

City Engineer Review. Engineering concerns were finalized during the preliminary and final plat of Four Corners 1st Addition and the initial approval of the School District's CUP.

Fire Chief and Building Official Review. The Fire Chief and Building Official are concerned that that the building is sprinklered yet not connected to City water. Therefore, if there was a fire in the building, the sprinkler system would not function.

FINDINGS: Staff is recommending denial of the amendment to the CUP for the transportation center at 11530 Hudson Blvd N based on the following findings:

1. The developer of Four Corners 1st Addition has had more than one year to construct the sanitary sewer and water facilities that are needed for the School District's bus facility and has not done so. In fact, the developer has not started construction of the project. To date, there has been no written assurances given to the City by the developer of the Four Corners project that the sanitary sewer and water facilities that are needed for the operation of the bus terminal will be constructed at any time in the near future.
2. Properties that are within a MUSA district are required to connect to City water and sanitary sewer when they are developed. The School District's property is located within a MUSA district. Since it is not connected to City water and sanitary sewer services, it is in conflict with the requirements of the MUSA district, as outlined by the Comprehensive Plan and the use should not be allowed to continue due to this conflict.
3. The building on the property is sprinklered yet not connected to City water. There is a safety hazard to the occupants of the building if the building is allowed to operate without the sprinkler system functioning, even if it is for a limited amount of time.

Recommended Conditions of Approval.

None – All conditions from Resolution 2018-77 shall remain in place.

FISCAL IMPACT:

When the School District connects to City water and sanitary sewer, it will be required to pay the City sewer and water availability charges and will be responsible at its sole cost for bringing sewer and water into the site. The City will collect Sewer Accessibility Charges (SAC) and Water Accessibility Charges (WAC) and building permit fees.

OPTIONS:

The Council may:

- ❖ Recommend approval of the amendment to the CUP as proposed by the School District.
- ❖ Recommend approval of the amendment to the CUP with changes.
- ❖ Recommend denial of the amendment to the CUP.

If the request is denied by the City Council, it would mean that the School District would be in violation of Condition #9 of its CUP. The City Council could then take separate action to revoke the CUP by holding a public hearing on the revocation. If the City Council revokes the CUP, the School District would no longer be able to operate its bus terminal on the property.

CITY STAFF/PLANNING COMMISSION RECOMMENDATION:

Planning Commission Recommendation:

On December 9th, 2019 the Planning Commission held a public hearing and after discussion voted 6-0 to recommend approval of the amendment request with a change to their request. The Commission suggests striking “...~~within 30 days after it becomes available.~~” And replace it with “...as soon as practical.” City Staff believes this statement could potentially open up a conversation of “what becomes practical?” but is not concerned with there being difficulty enforcing the condition, if approved. The Commission further thought if the request had ground for approval. Furthermore, there was expressed sympathy for the District because they were at the mercy of the overall Four Corners developer falling through on their responsibilities. Which inevitably caused the need for an amendment.

City Staff Recommendation:

Staff acknowledges that the Commission generated good arguments but still maintains the original recommendation to deny the amendment to condition #9 of the CUP. Staff suggests the following motion;

“Motion to adopt Resolution 2020-004 denying the Stillwater School Districts request to amend condition number 9 of their existing Condition Use Permit, for the property at 11530 Hudson Boulevard”

ATTACHMENTS:

- Narrative
- Resolution 2018-77
- Resolution 2020-004
- Site Plan



November 5, 2019

Ken Roberts
Planning Director
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

11-5-19

RE: Stillwater Area Schools Amended CUP Application

Dear Mr. Roberts:

This letter is intended to supplement the information being submitted for a requested amendment to the School District's approved CUP, Resolution 2018-077. Enclosed you will find the following:

- Land Use Application Form
- Resolution 2018-077
- Escrow Agreement
- Acknowledgement of Responsibility Form
- Affirmation of Sufficient Interest
- Copy of Deed
- 10 copies of the Utility Plan – clean copy
- 10 copies of the Utility Plan – highlighted showing temporary and permanent utilities
- Address labels for property owners within 350 feet
- \$500 application fee

The Stillwater Area Public Schools now owns the property located at 11530 Hudson Blvd. N., in the City of Lake Elmo. Prior to the School District's ownership, the property was used as a bus/truck terminal pursuant to an Interim Use Permit. The IUP allowed the truck terminal to operate at the site with a well and septic system. The IUP was set to expire either on December 2, 2019 or *until any portion of the Property was rezoned* or when public sanitary sewer was provided to the site.

The School District applied for and received approval for the rezoning of the property to Business Park on July 17, 2018, thereby automatically terminating the IUP. At the same meeting, the School District was granted the CUP to use the property as a "School District Transportation Center."

One of the conditions in the approved CUP is that the School District connects to City sewer and water. (Condition No. 9, which states: "The property shall be connected to City sewer and water prior to operation of the bus terminal"). Unfortunately, the School District is dependent upon a developer to complete the extension of sewer and water to the property. As the City is aware, the developer has failed to perform these obligations as required by the developer's development agreement with the City.

Obviously, the default by the developer to timely perform under its development agreement with the City has caused significant and direct consequences to the School District. At the end of October, the School District was forced out of its former site due to the sale of that former site, and out of necessity, has moved its operations to the property. It is important to point out a few significant facts:

1. The School District will complete all of the on-site improvements by December 1, 2019, as required in its Site Improvement Agreement with the City. The School District has expended more than \$2 million for these improvements.
2. Prior to construction, the City informed the School District that it could request an extension of the IUP to operate at the property using a well and septic system for a temporary period of time. Based on that direction, the School District installed a temporary septic tank, supplemented by temporary toilets. The existing well has been approved by the Minnesota Department of Health and the temporary septic services have been approved by Washington County, pending acceptance by the City and a timeline for when City services will become available. The City and School District now know that the IUP was terminated upon the event of the rezoning, thereby making the extension of the IUP impossible.

The School District is, therefore, requesting an amendment to its existing Conditional Use Permit, specifically asking that condition No. 9 of the CUP be amended as follows:

The School District may operate its bus terminal at the property using the well and septic system (septic tank and temporary toilets) either until the School District connects to City sewer and water or until December 31, 2020, whichever occurs first. The School District agrees to connect to City sewer and water within 30 days after it becomes available.

The City already approved the transportation center use in 2018 and determined in its findings that the School District met the City's 12-factor test for the conditional use permit. This requested amendment provides a minor modification to one of the conditions in the already approved use as a transportation center. While proving that the School District's request meets the 12-factor test again is not required for an amendment to this condition in the approved CUP, City Staff requested that we address the 12-factor test specifically as it relates to the requested condition. To that end, we address the 12 factors as follows:

1. The temporary services will not be detrimental to or endanger the public health, safety or general welfare. The existing well has been tested and approved by MDH. The septic tank and temporary toilets are a short-term solution and have been accepted by Washington County, pending City approval and a timeline for connection to City sewer. Well and septic systems have long been used in this area and the School District's short-term solution will not endanger the public.
2. The temporary services conform to the Comp. Plan. The requirement that the property be connected to City sewer and water as soon as they become available is included in the proposed amended language and conforms to the Comprehensive Plan.
3. The temporary services are compatible with the existing neighborhood. The neighboring properties suffer the same predicament as the School District's property and they also await the availability of City services; therefore, the School District's situation is compatible with the existing neighborhood.

4. N/A (no development standards for temporary services)
5. N/A (not in a floodplain or shoreland area)
6. The temporary services have been designed and are being operated and maintained so as to be compatible with the intended character of the neighborhood and will not change the character of that area. As soon as the property is able to connect to City services, these temporary services will be removed, and the well will be sealed. The short-term solution will not alter the character of the area.
7. The temporary services will not create a nuisance to existing or neighboring structures. The septic tank is emptied every 10 days, (and can be emptied with 24-hours' notice) and is equipped with an alarm at 75% capacity. The temporary toilets are serviced on a weekly basis. The School District has contracted with service providers who will perform the necessary maintenance and will ensure that these temporary services will not create a nuisance.
8. The temporary service locations are situated such that there is easy access for maintenance. Essential services will not be hindered by the existence of these temporary services.
9. The temporary services will not create any additional requirements or costs for the City or the community. The School District will perform all needed maintenance in a timely manner, as described above.
10. The temporary services will not create excess traffic, noise, smoke, fumes, glare or odors in any way. There is a mandatory protocol for maintenance, and as stated above, the temporary services will be removed, and the well will be sealed upon connection to City services.
11. N/A (traffic congestion)
12. The location of the temporary services will not do any damage to natural or scenic features of the property. The septic tank was strategically placed on the south side of the building for easy removal upon connection to City services.

The School District is committed to performing its transportation operations pursuant to all of the City's approvals, however, in the short term, this interim solution is necessary in order to provide continuous bus service to the students in the Stillwater Area School District. We hope that this request is viewed favorably by the Planning Commission and the City Council and look forward to addressing any of their questions or concerns.

Very truly yours,



Kristen Hoheisel

Executive Director of Finance & Operations

Enclosures

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

RESOLUTION 2020-004

*A RESOLUTION APPROVING A REQUEST BY THE STILLWATER SCHOOL DISTRICT TO AMEND ITS
CONDITIONAL USE PERMIT (RESOLUTION 2018-77) TO OPERATE A SCHOOL DISTRICT
TRANSPORTATION CENTER FOR THE PROPERTY ADDRESSED AS 11530 HUDSON BOULEVARD
NORTH*

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

WHEREAS, Stillwater Area School District, 1875 Greeley Street South, Stillwater, MN 55082 (the “Applicant”) has submitted an application to the City for an amendment to the Applicant’s existing conditional use permit for the Applicant to operate a transportation center (bus terminal) (the “CUP”) located on the property at 11530 Hudson Blvd N (PID# 36.029.21.43.0004) (the “Property”); and

WHEREAS, by Resolution 2018-077, on July 17, 2018, the City Council approved the Applicant’s CUP to operate the transportation center on the Property; and

WHEREAS, one of the conditions in the CUP is that the Property must be connected to City sanitary sewer and water prior to the operation of the bus terminal; and

WHEREAS, the Property is a part of the Four Corners 1st Addition plat that was approved by the City Council in 2018 and a condition of the plat approval was that the developer was to construct sanitary sewer and water facilities in order to bring sanitary sewer and water service to the Property (the “Improvements”); and

WHEREAS, the developer of Four Corners 1st Addition was to complete the Improvements no later than October 31, 2019, but as of this date, construction has not commenced; and

WHEREAS, because the Improvements have not been installed and the Applicant has not been able to connect the Property to sanitary sewer and water, the Applicant requested an amendment to its CUP to amend Condition #9 of the CUP in order to allow the Applicant to operate the bus terminal on the Property using the well and septic system (septic tank and temporary toilets) either until the Applicant connects to City sewer and water or until December 31, 2020, whichever comes first; and

WHEREAS, notice of the Applicant’s proposed amendment to its CUP has been published, mailed, and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on December 9, 2019; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and its recommendation of approval of the amendment to the CUP to the City Council as part of a Staff Memorandum dated December 17, 2019; and

WHEREAS, the City Council considered said matter at its December 17, 2019 and January 7, 2020 meeting; and

NOW, THEREFORE, based on the testimony elicited, staff reports, information received, and the record presented, the City Council makes the following:

FINDINGS

- 1) That the procedures for obtaining an amendment to the CUP are found in the Lake Elmo Zoning Ordinance, Section 154.106.
- 2) That all the submission requirements of said Section 154.106 have been met by the Applicant.
- 3) That Applicant's proposed amendment to Condition #9 of the CUP consists of the following:

“[t]he School District may operate its bus terminal at the property using the well and septic system (septic tank and temporary toilets) either until the School District connects to City sewer and water or until December 31, 2020, whichever comes first. The School District agrees to connect to City sewer and water within 30 days after it becomes available.”

- 4) That the proposed amendment to the Applicant's CUP is approved for the following reasons:
 - a) The developer of Four Corners 1st Addition has failed to install the Improvements. This failure by the developer to install the Improvements is not something that is in the control of the Applicant.
 - b) Properties that are within a MUSA district are required to connect to City water and sanitary sewer when they are developed. With the Property being located within a MUSA district, this standard does apply to the Property. However, with Property being a subset of the overall development of Four Corners 1st Addition, the City does not believe it is reasonable to hold the Applicant accountable to the responsibilities of the developer. Given the requirements made of the developer of Four Corners 1st Addition, the City fully believes that the Property will become connected to sanitary sewer and water within the near future and does not find issue with allowing the Applicant to maintain use of the existing well and septic system (septic tank and temporary toilets) on the Property until sanitary sewer and water become available.
 - c) The Applicant has been able to meet all of the other requirements imposed on it by the CUP.
 - d) The City does not believe that by approving the amendment to the CUP that it will cause a burden to the City, the surrounding property owners, or the public.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby approves the request by Applicant for an amendment to the CUP.

Passed and duly adopted this 7th day of January 2020 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION 2020-004

*A RESOLUTION DENYING A REQUEST BY THE STILLWATER SCHOOL DISTRICT TO AMEND ITS
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WHEREAS, the developer of Four Corners 1st Addition was to complete the Improvements no later than October 31, 2019, but as of this date, construction has not commenced and the City has not received any written assurance from the developer that the Improvements will be constructed any time in the near future; and

WHEREAS, because the Improvements have not been installed and the Applicant has not been able to connect the Property to sanitary sewer and water, the Applicant requested an amendment to its CUP to amend Condition #9 of the CUP in order to allow the Applicant to operate the bus terminal on the Property using the well and septic system (septic tank and temporary toilets) either until the Applicant connects to City sewer and water or until December 31, 2020, whichever comes first; and

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- 4) That the proposed amendment to the Applicant's CUP must be denied for the following reasons:
 - a) The developer of Four Corners 1st Addition has had more than one year to construct the sanitary sewer and water facilities that are needed for the Applicant's bus terminal and has not done so. In fact, the developer has not started construction of the project. To date, there has been no written assurances given to the City by the developer of the Four Corners 1st Addition project that the sanitary sewer and water facilities that are needed for the operation of the Applicant's bus terminal will be constructed at any time in the near future.
 - b) Properties that are within a MUSA district are required to connect to City water and sanitary sewer when they are developed. The Property is located within a MUSA district. Since it is not connected to City water and sanitary sewer services, it is in conflict with the requirements of the MUSA district, as outlined by the Comprehensive Plan and the use should not be allowed to continue due to this conflict.
 - c) The building on the Property is sprinklered yet not connected to City water. There is a safety hazard to the occupants of the building if the building is allowed to operate without the sprinkler system functioning, even if it is for a limited amount of time.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby denies the request by Applicant for an amendment to the CUP.

Passed and duly adopted this 7th day of January 2020 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

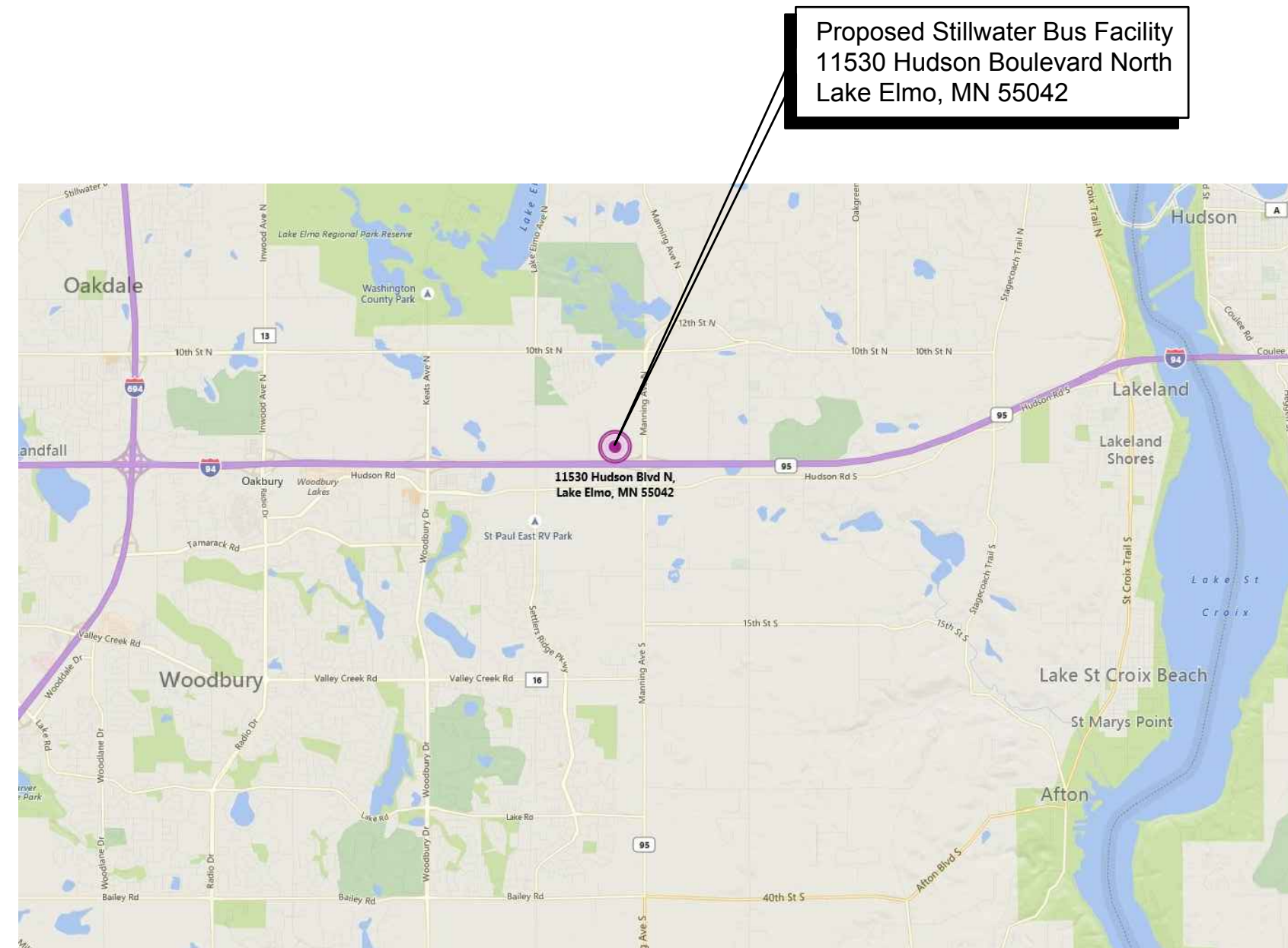
Julie Johnson, City Clerk

PROJECT: 2018 STILLWATER BUS FACILITY IMPROVEMENTS



STILLWATER AREA PUBLIC SCHOOLS
1875 SOUTH GREELEY STREET
STILLWATER, MINNESOTA 55082

VICINITY MAP



Proposed Stillwater Bus Facility
11530 Hudson Boulevard North
Lake Elmo, MN 55042

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C4	Utility Plan
C5	Details
C6	Details
C7	Details
C8	Details

PROJECT CONTACTS

Civil Engineer:
Greg A. Buchal, P.E.
Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
Tel: 651.481.9120
Fax: 651.481.9201

Surveyor:
Tim Freeman, P.L.S.
FFE Surveying LLC
12445 55th Street North
Lake Elmo, MN 55042
Tel: 651.439.8833
Fax: 651.430.9331

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
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www.larsonengr.com

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STILLWATER AREA PUBLIC SCHOOLS
1875 SOUTH GREELEY STREET
STILLWATER, MINNESOTA 55082

2018 STILLWATER BUS FACILITY IMPROVEMENTS
STILLWATER AREA PUBLIC SCHOOLS
STILLWATER, MN 55082

I hereby certify that this plan, specifications 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.

Greg A. Buchal
Greg A. Buchal, P.E.

Date: 04.30.18 Reg. No.: 23793

Rev.	Date	Description
1	06.06.18	Watershed Comments
2	09.14.18	City Resubmittal
3	10.12.18	City Resubmittal
4	11.06.18	City Resubmittal

Project #: 12176010
Drawn By: KJA
Checked By: GAB
Issue Date: 04.30.18

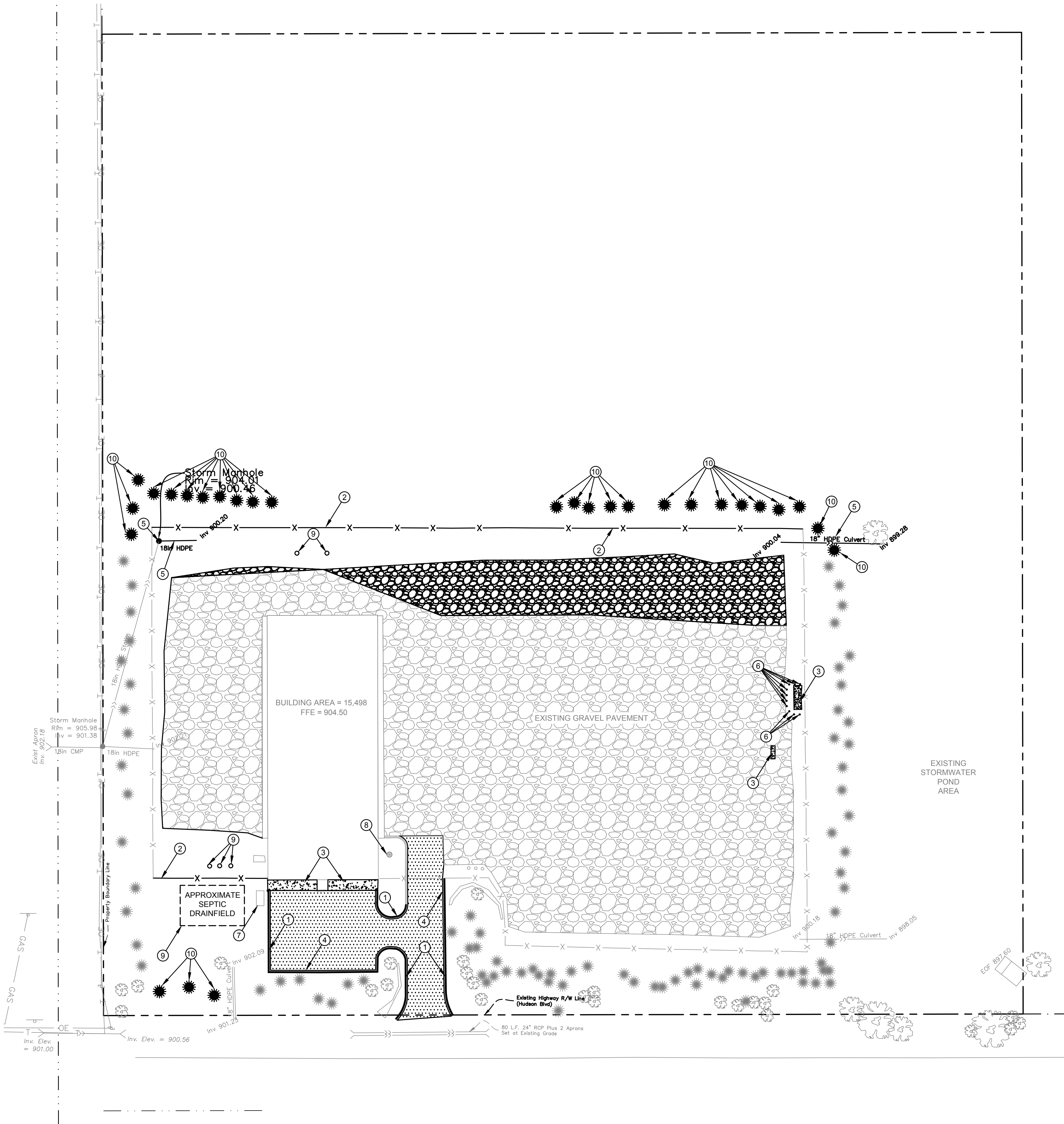
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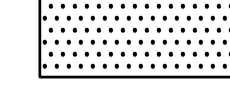
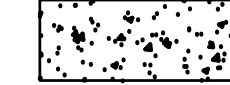

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SYMBOL LEGEND

-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
-  REMOVE AND DISPOSE OF EXISTING GRAVEL SECTION

KEY NOTES

- ① REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- ② REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE FABRIC, POSTS, AND FOOTINGS.
- ③ REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
- ④ SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION.
- ⑤ REMOVE AND DISPOSE OF EXISTING STORM SEWER.
- ⑥ REMOVE AND DISPOSE EXISTING CONCRETE BOLLARDS.
- ⑦ PROTECT EXISTING ELECTRICAL TRANSFORMER DURING CONSTRUCTION.
- ⑧ PROTECT WELL DURING CONSTRUCTION UNTIL NEW WATER SERVICE CONNECTION IS INSTALLED AND OPERATIONAL. WELL TO BE ABANDONED AFTER WATER SERVICE INSTALLATION.
- ⑨ PROTECT EXISTING SEPTIC SYSTEM TANKS AND DRAINFIELD DURING CONSTRUCTION. ABANDON AND DISPOSE OF ALL COMPONENTS AND ASSOCIATED SOILS PER WASHINGTON COUNTY REQUIREMENTS, AFTER SANITARY SERVICE CONNECTION IS OPERATIONAL.
- ⑩ REMOVE AND DISPOSE EXISTING TREES, STUMPS AND ROOTS.

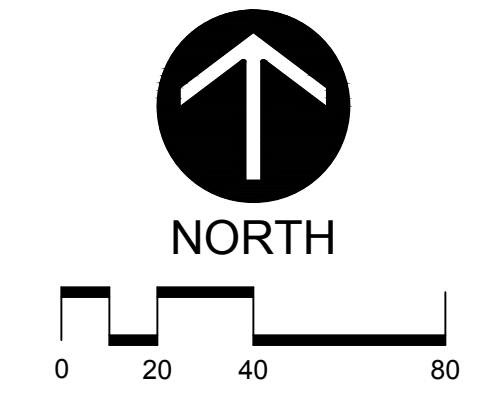
DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

LOT SIZE

Total Lot Size: 478,997 s.f. = 11.00 Acres

Breakdown:
 Existing Building: 15,498 s.f. = 3.23%
 Existing Gravel Surfaced Pavement Areas: 91,861 s.f. = 19.18%
 Existing Concrete and Bituminous Pavement: 9,022 s.f. = 1.88%
 Existing Open Space: 362,616 s.f. = 75.71%



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STILLWATER AREA PUBLIC SCHOOLS
 1875 SOUTH GREELEY STREET
 STILLWATER, MINNESOTA 55082

2018 STILLWATER BUS FACILITY IMPROVEMENTS
 STILLWATER AREA PUBLIC SCHOOLS
 STILLWATER, MN 55082

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Greg A. Buchal
 Greg A. Buchal, P.E.
 Date: 04.30.18 Reg. No.: 23793

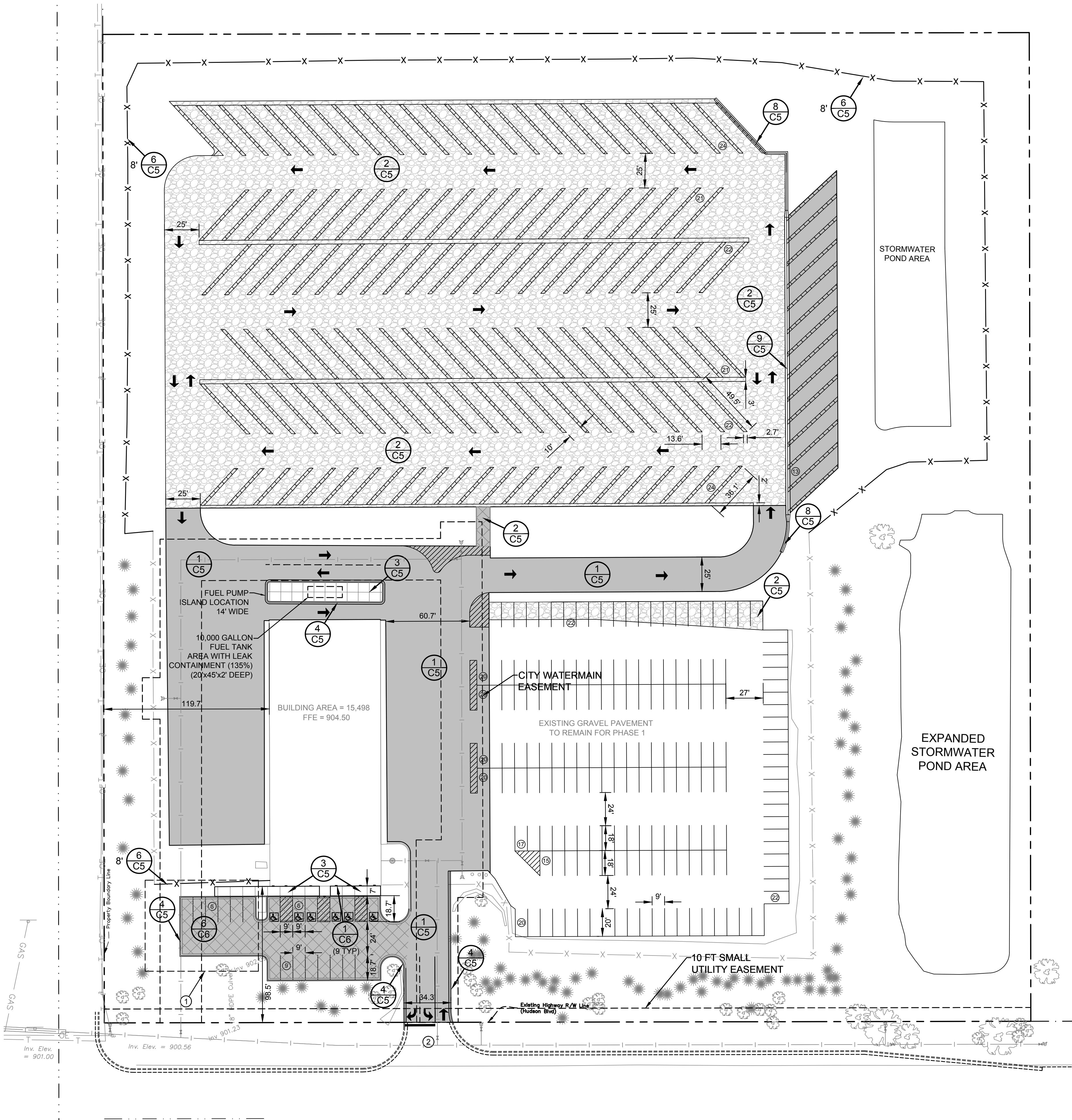
Rev.	Date	Description
▲	06.06.18	Watershed Comments
▲	09.14.18	City Resubmittal
▲	10.12.18	City Resubmittal
▲	11.06.18	City Resubmittal

Project #: 12176010
 Drawn By: KJA
 Checked By: GAB
 Issue Date: 04.30.18
 Sheet Title:


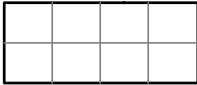
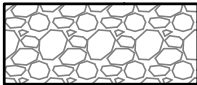
DEMOLITION PLAN

C1

Sheet:



SYMBOL LEGEND

-  NEW 6" BITUMINOUS PAVEMENT OVER NEW 8" CRUSHED AGGREGATE BASE OVER 24" GRANULAR BACKFILL SEE DETAIL 1/C5
-  NEW 6" CONCRETE PAVEMENT OVER NEW 6" CRUSHED AGGREGATE BASE SEE DETAIL 3/C5
-  NEW 10" AGGREGATE OVER NEW 24" GRANULAR BACKFILL SEE DETAIL 2/C5

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

PARKING STALL COUNT

- ADA STALLS REQUIRED = 6
- ADA STALLS PROVIDED = 6
- AUTOMOBILE STALLS = 177
- SCHOOL VAN STALLS = 20
- SHORT BUS STALLS = 24
- LARGE BUS STALLS = 123
- ⊗ - INDICATES STALL COUNT IN ROW

LOT SIZE

Total Lot Size: 478,997 s.f. = 11.00 Acres

Breakdown:
 Proposed Building: 15,498 s.f. = 3.24%
 Proposed Gravel Pavement Areas (Phase 1): 182,980 s.f. = 38.20%
 Proposed Concrete and Bituminous Pavement (Phase 1): 61,563 s.f. = 12.85%
 Proposed Open Space: 218,956 s.f. = 45.71%

Proposed Total Impervious Space = 54.29%
 Business Park Max Impervious = 75%

Parking Lot Area = 244,993 s.f.
 5% Landscaped Area Required = 12,249 s.f.
 Landscaped Area Provided = 16,830 s.f.

All gravel pavement surface (existing and proposed) in Phase 1 is going to be paved in Phase 2 of the project. A timeline for Phase 2 has not yet been established but is anticipated in 2 to 3 years.

PLAN NOTES

- ① Automobile parking lot to be constructed after septic drainfield is abandoned.
- ② Entrance drive paving, and curb and gutter to match new construction for Hudson Blvd.

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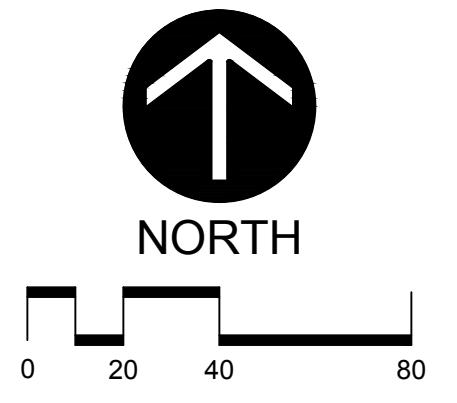
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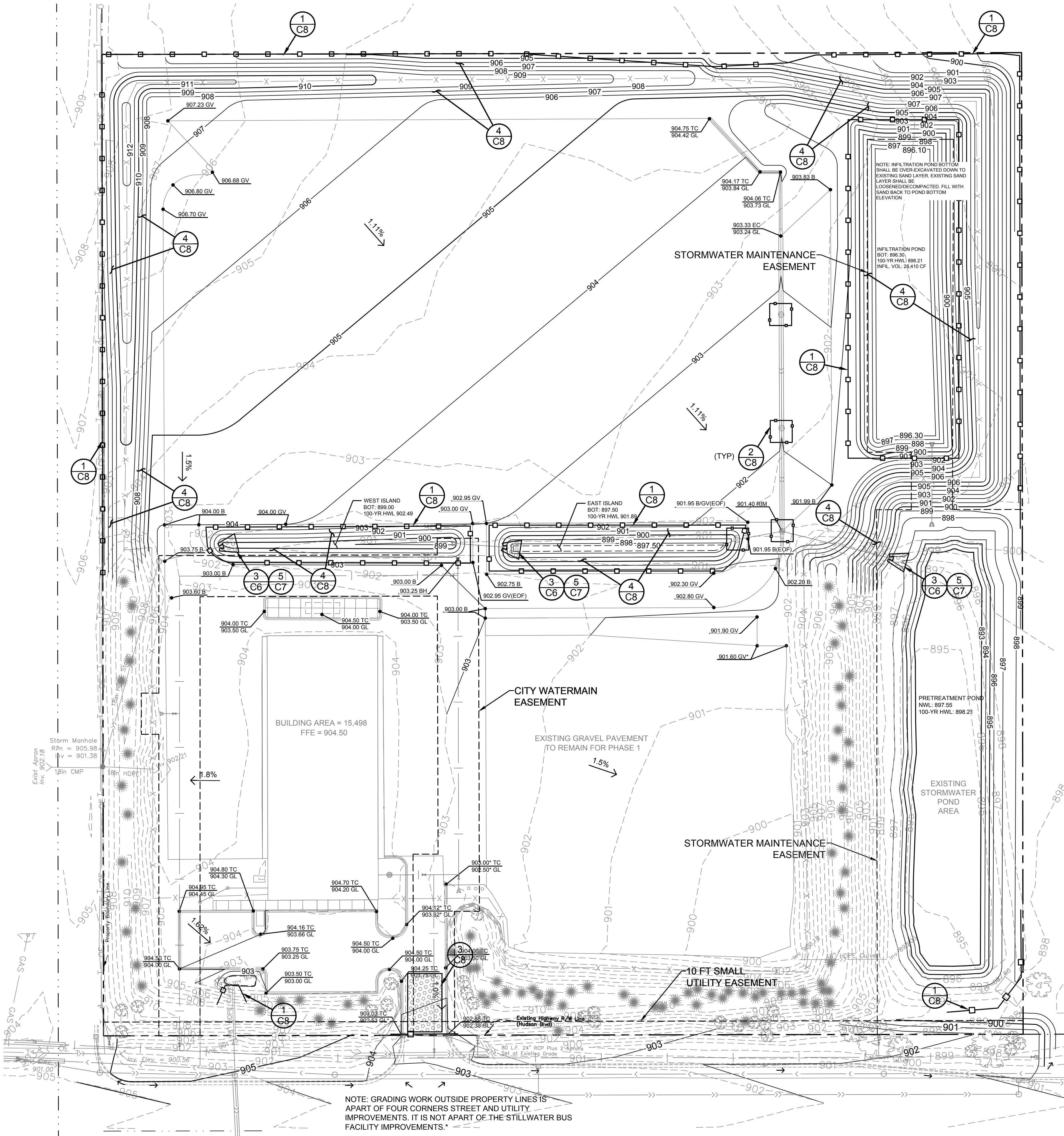
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PAVING AND DIMENSION PLAN

C2





NOTE: GRADING WORK OUTSIDE PROPERTY LINES IS APART OF FOUR CORNERS STREET AND UTILITY IMPROVEMENTS. IT IS NOT APART OF THE STILLWATER BUS FACILITY IMPROVEMENTS.

EROSION CONTROL NOTES

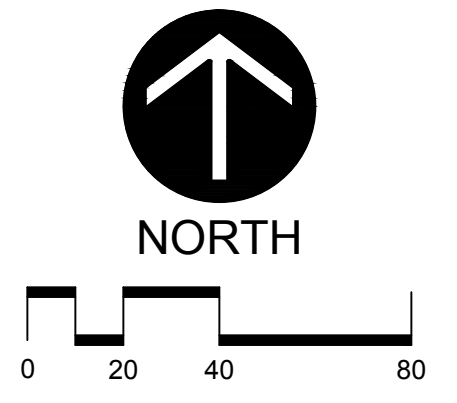
- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All areas with 4:1 slope or steeper shall have erosion control blankets placed on them when grading is complete.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

LEGEND

- 950 EXISTING CONTOURS
 - 950 PROPOSED CONTOURS - MAJOR INTERVAL
 - 949 PROPOSED CONTOURS - MINOR INTERVAL
 - GRADE BREAK LINE
 - 2.0% GRADE SLOPE
 - SILT FENCE
 - RIP-RAP
 - INLET PROTECTION
 - CONCRETE WASHOUT STATION
 - 950.00 TC
949.50 GL
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
 - GL - GUTTER LINE
 - B - BITUMINOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (F/G)
 - BH - BASE OF HYDRANT
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 6" of good quality topsoil and seed or sod.
- All construction shall be performed in accordance with state and local standard specifications for construction.
- To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
- Raise grade around all hydrants to provide positive grade away from each hydrant.



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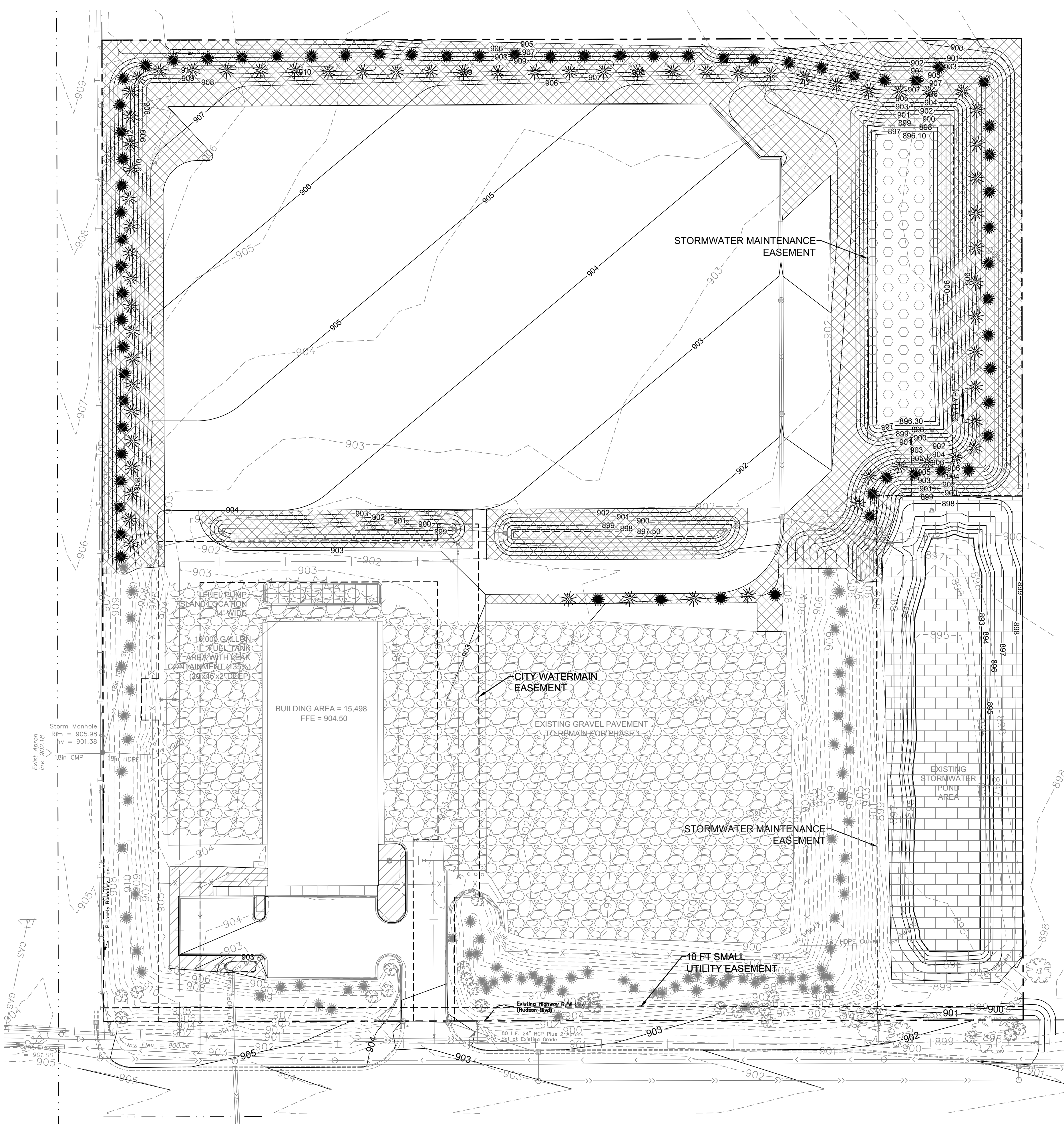
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Project #: 12176010
 Drawn By: KJA
 Checked By: GAB
 Issue Date: 04.30.18

GRADING AND EROSION CONTROL PLAN

C3

Sheet:

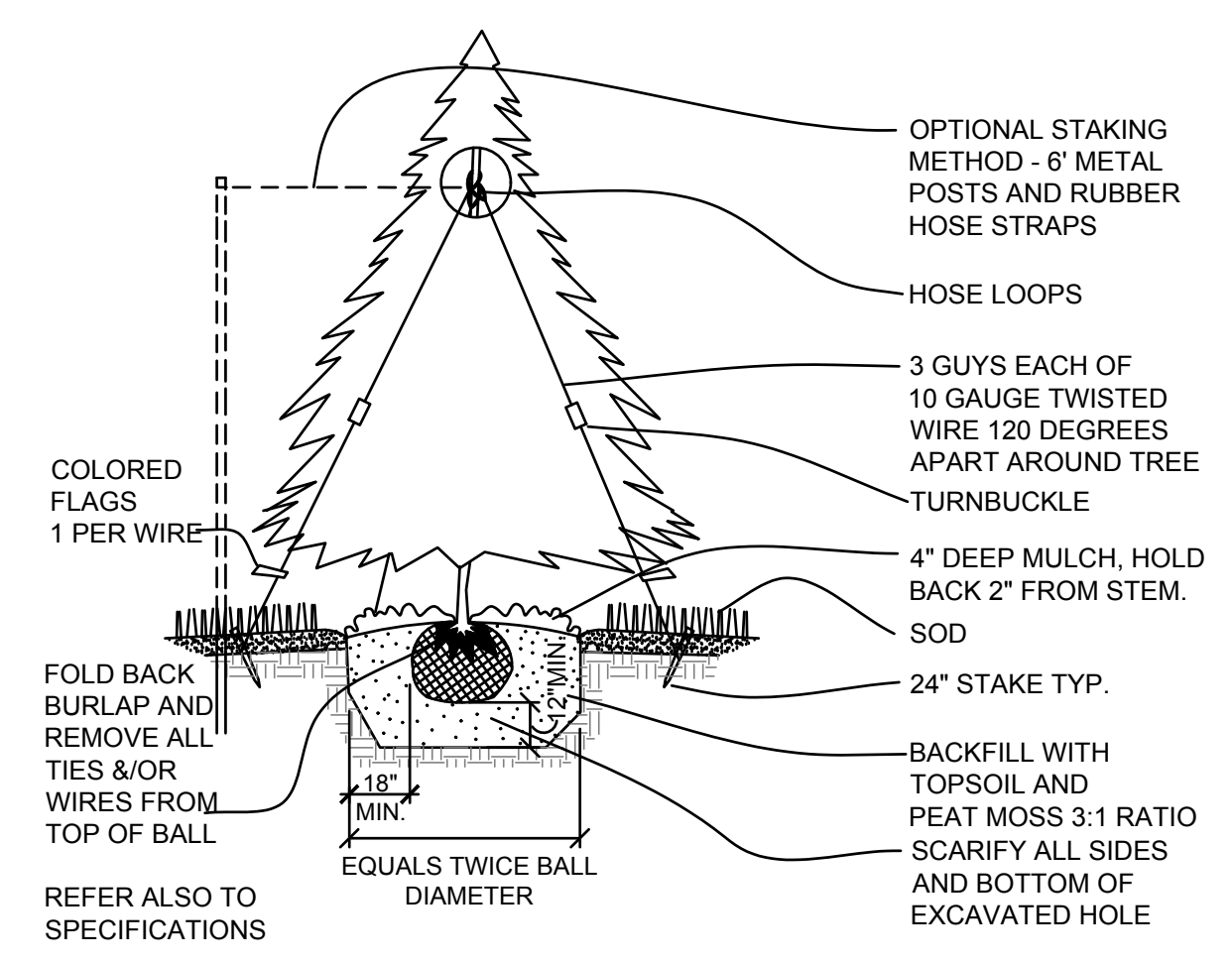


TREE REQUIREMENTS

- 1 TREE FOR EVERY 15 STALLS
345 STALLS = 23 TREES REQUIRED
- 1 TREE FOR EVERY 50' OF ROAD FRONTAGE
670' OF ROAD FRONTAGE = 14 TREES REQUIRED
- 1 TREE FOR EVERY 50' OF FRONTAGE STRIP
1812' OF FRONTAGE STRIP = 37 TREES REQUIRED
- 5 TREES FOR EVERY ACRE DEVELOPED
11 ACRES DEVELOPED = 55 TREES REQUIRED
- TOTAL TREES REQUIRED = 129
- TOTAL TREES PROVIDED = 129
- NOTE: EXISTING TREES ALONG PERIMETER BERMS ARE NOT SHOWN. ONLY NEW TREES.

LEGEND

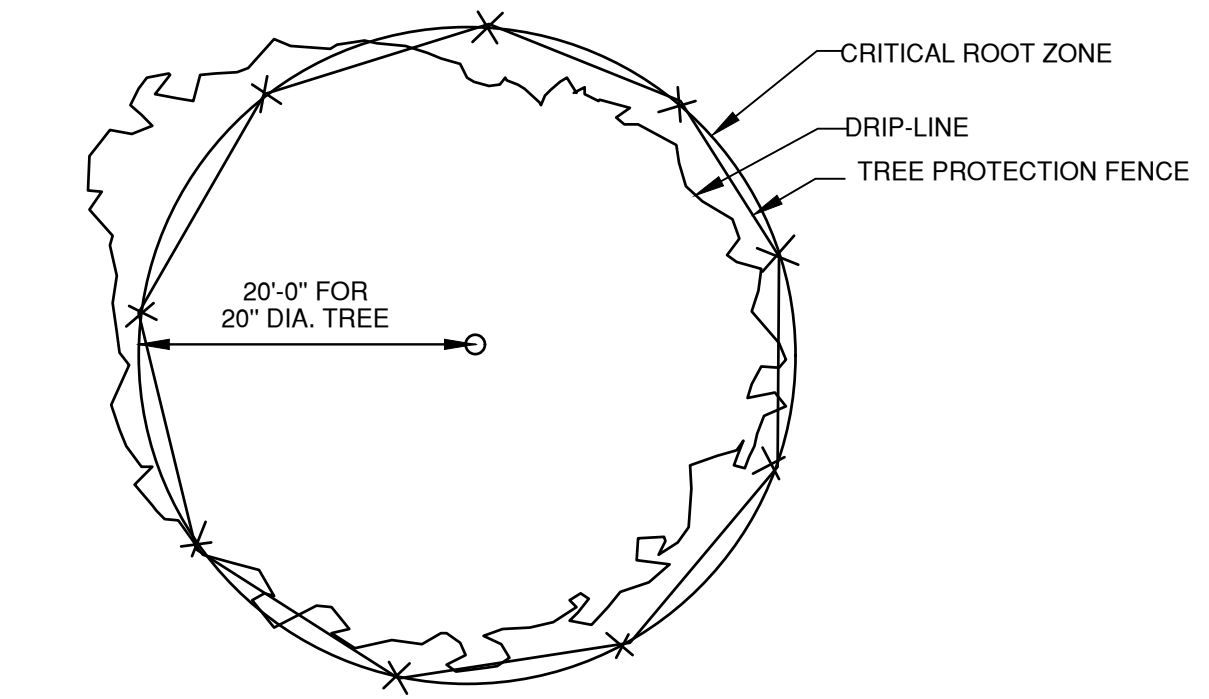
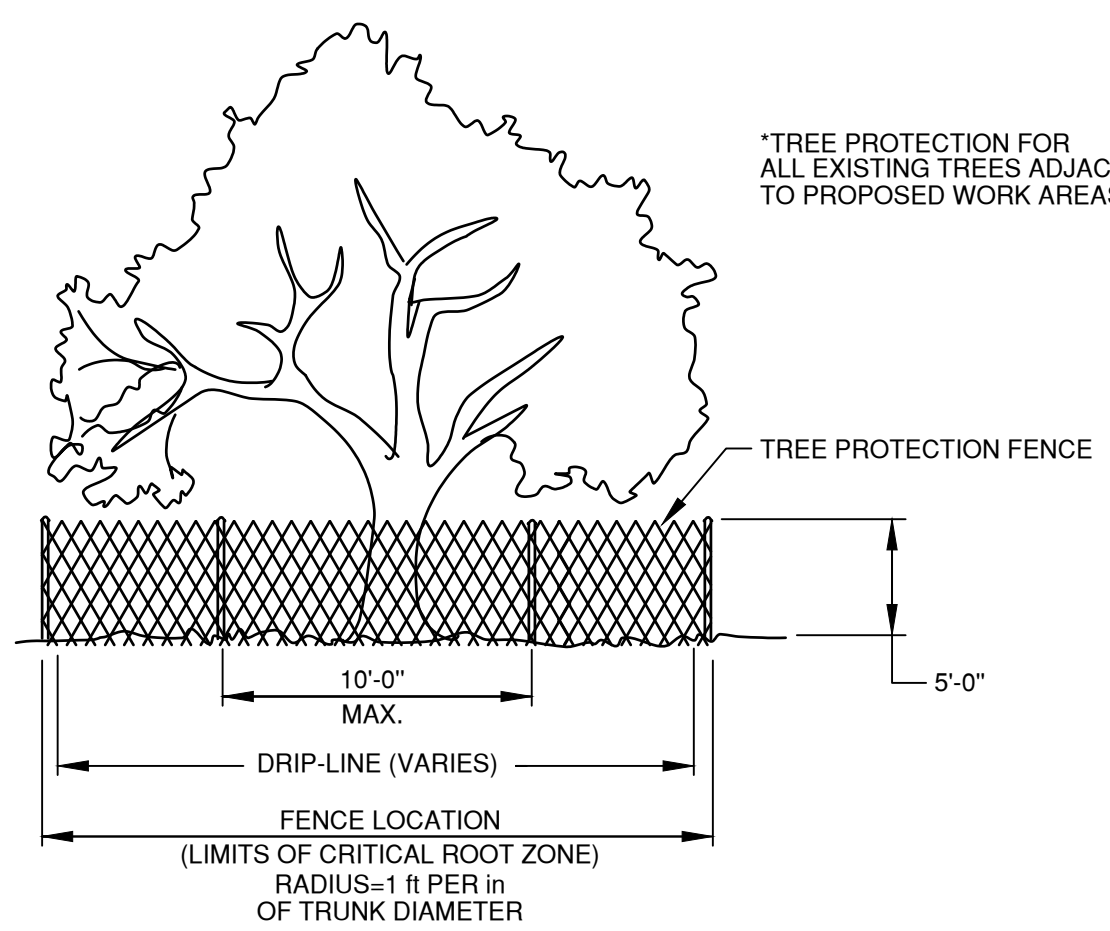
- NORWAY SPRUCE (PICEA ABIES): 6' TALL, 64 TOTAL (49.61%)
- COLORADO BLUE SPRUCE (PICEA PUNGENS): 6' TALL 65 TOTAL (50.39%)
- SOD MATERIAL
- NATIVE PRAIRIE SEED RESTORATION
BWSR MIX 34-241(MESIC PRAIRIE)
36.5 LB/AC
- INFILTRATION POND SEED
BWSR MIX 34-271 (WET MEADOW)
12 LB/AC
- WET POND SEED
BWSR MIX 34.181 (EMERGENT WETLAND)
5 LB/AC



CONIFEROUS TREE PLANTING DETAIL

1
C3.1

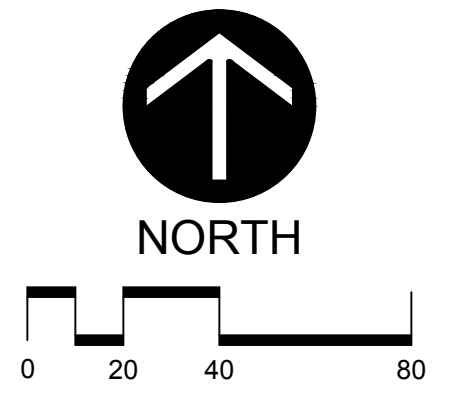
NO SCALE



TREE PROTECTION

2
C3.1

NOT TO SCALE



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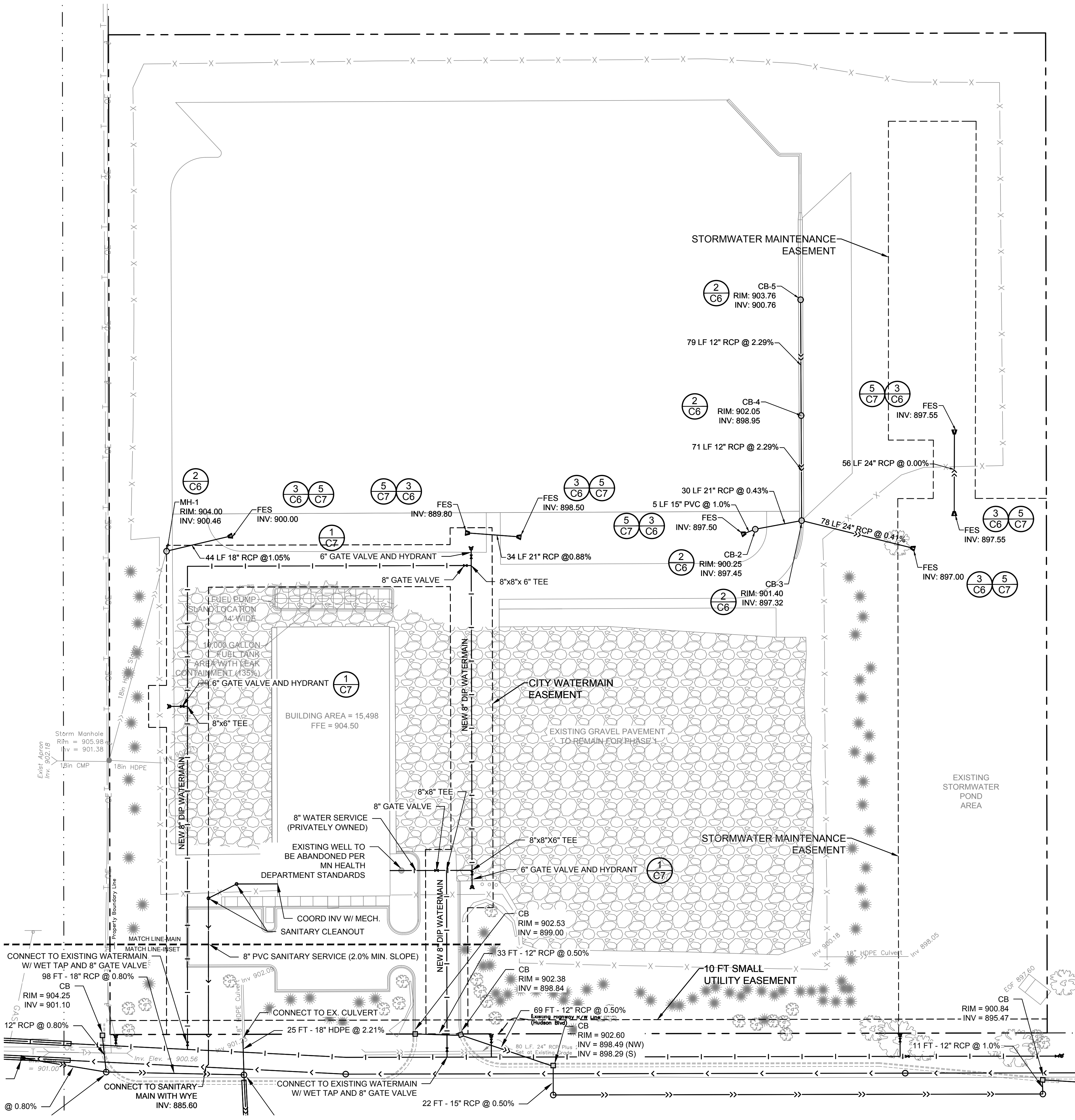
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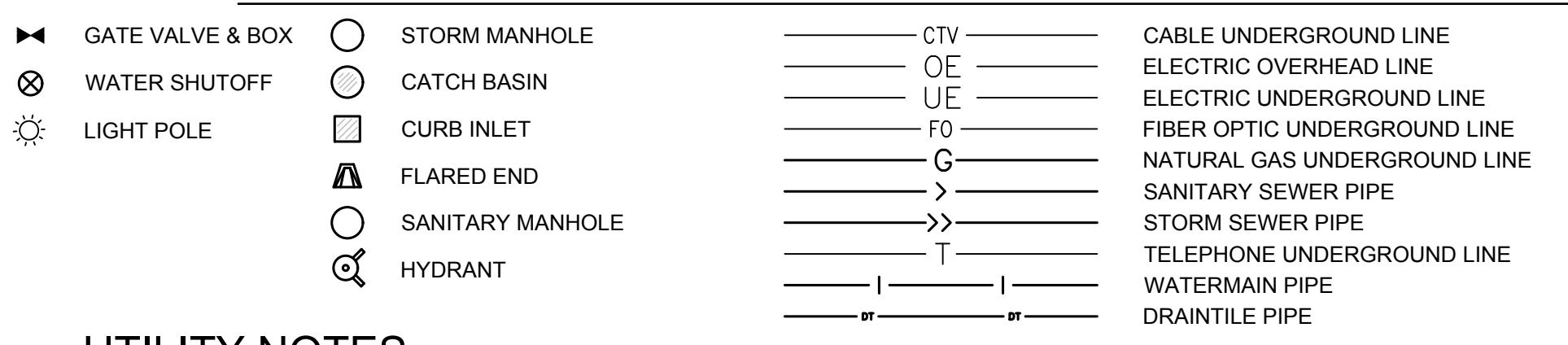
LANDSCAPE PLAN

C3.1

Sheet:



LEGEND



UTILITY NOTES

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.

2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.

3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.

4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.

5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.

6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.

7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.

8. BUTTERFLY VALVES SHALL BE MUELLER LINESAL III OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C.3.

9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.

10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.

11. HYDRANTS SHALL BE WATEROUS "PACER" MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FN 800 SERIES FLEX STAKE AND PAINTED RED.

12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END GATE.

13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

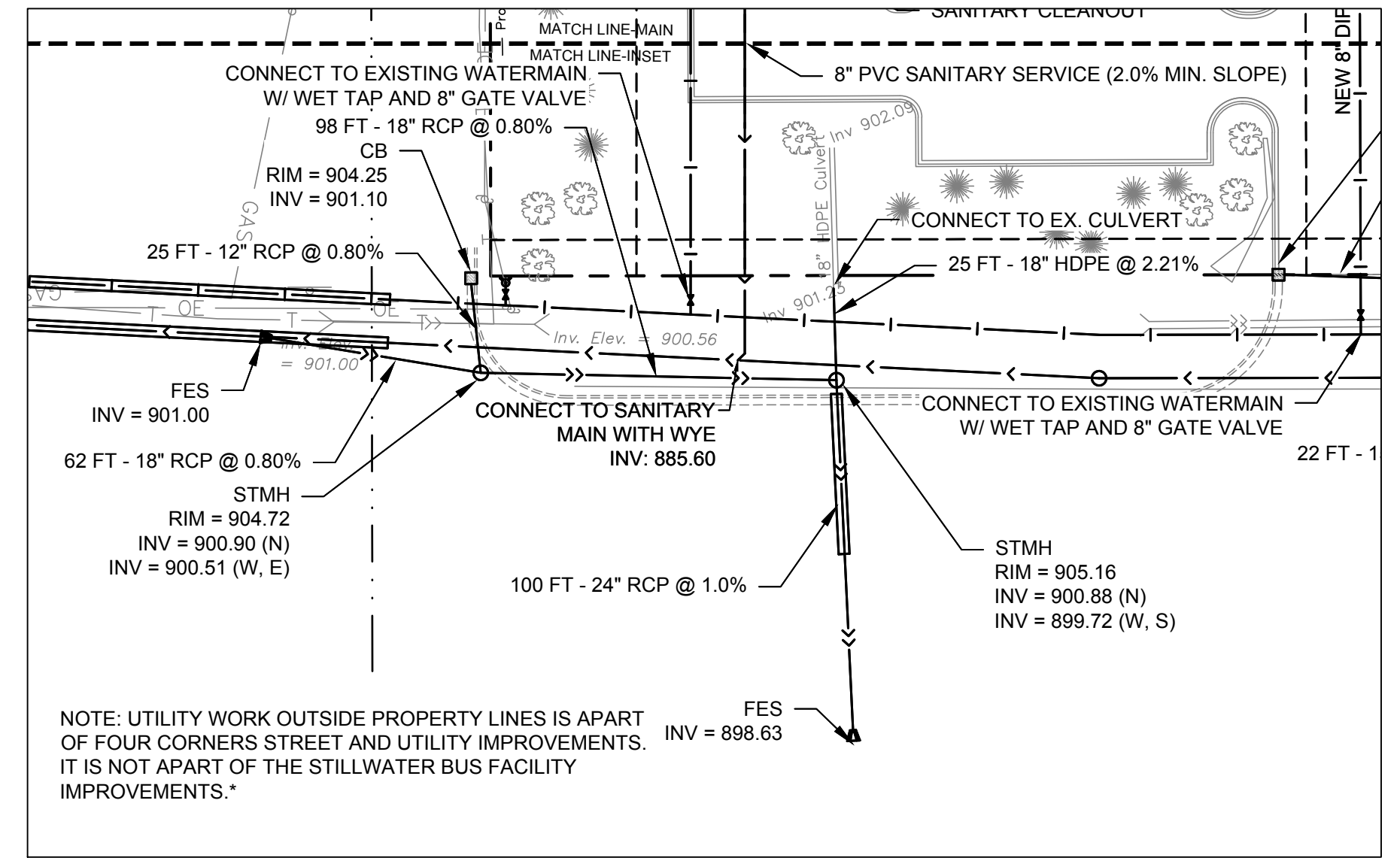
STANDARD PLAN NOTES
WATERMAIN PLANS

MARCH 2017

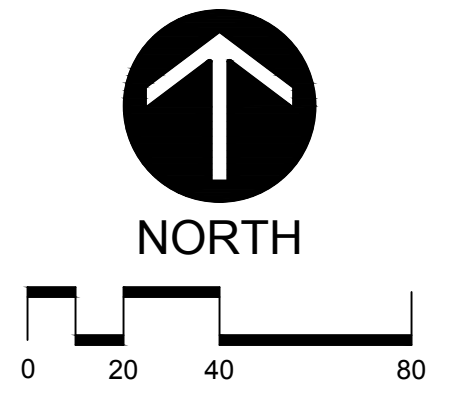
CITY OF LAKE ELMO

STANDARD DRAWING NO.
200A
LAKE ELMO

For additional utility notes, see sheet C8.



INSET



NOTE: UTILITY WORK OUTSIDE PROPERTY LINES IS APART OF FOUR CORNERS STREET AND UTILITY IMPROVEMENTS. IT IS NOT APART OF THE STILLWATER BUS FACILITY IMPROVEMENTS.*

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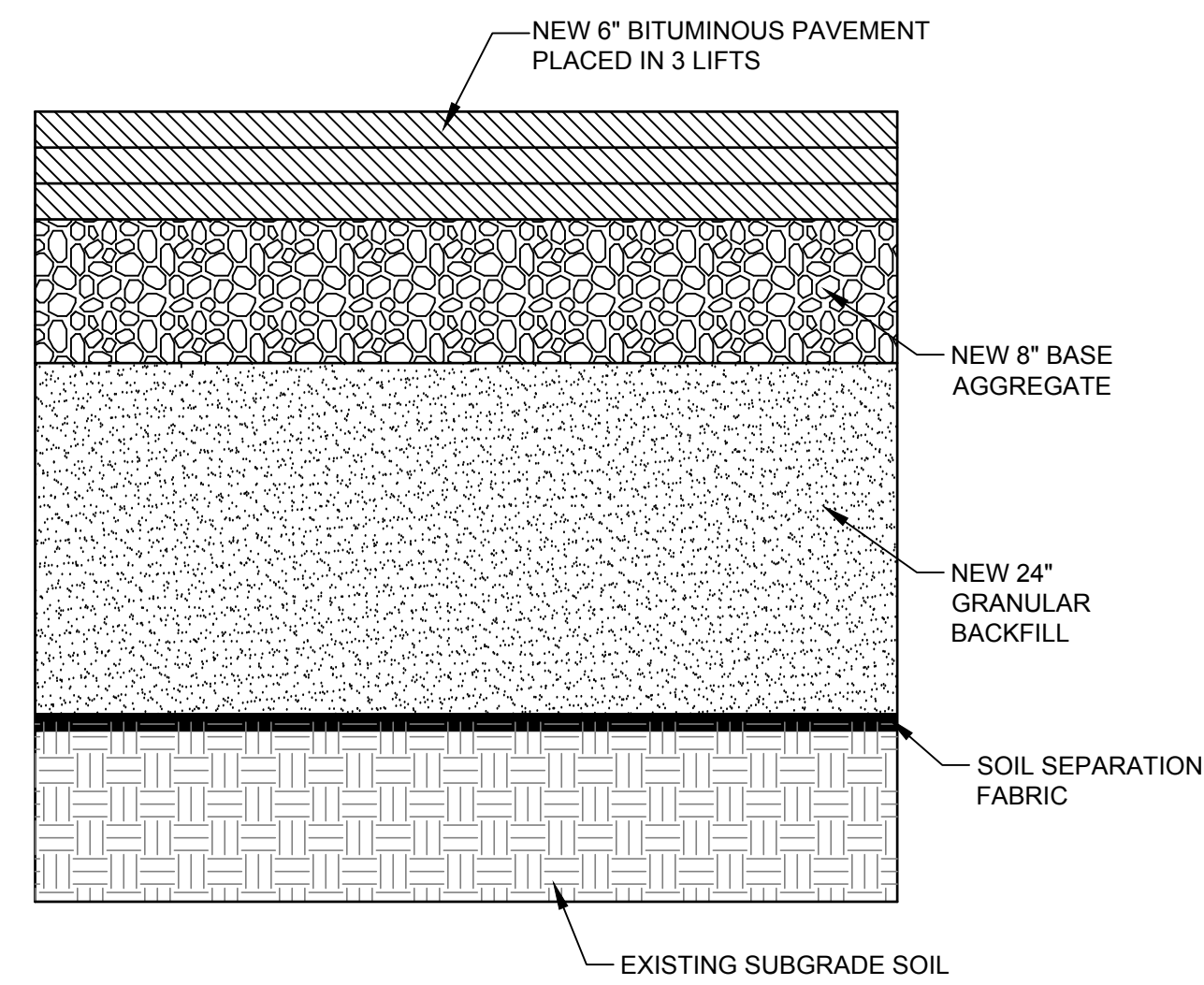
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UTILITY PLAN

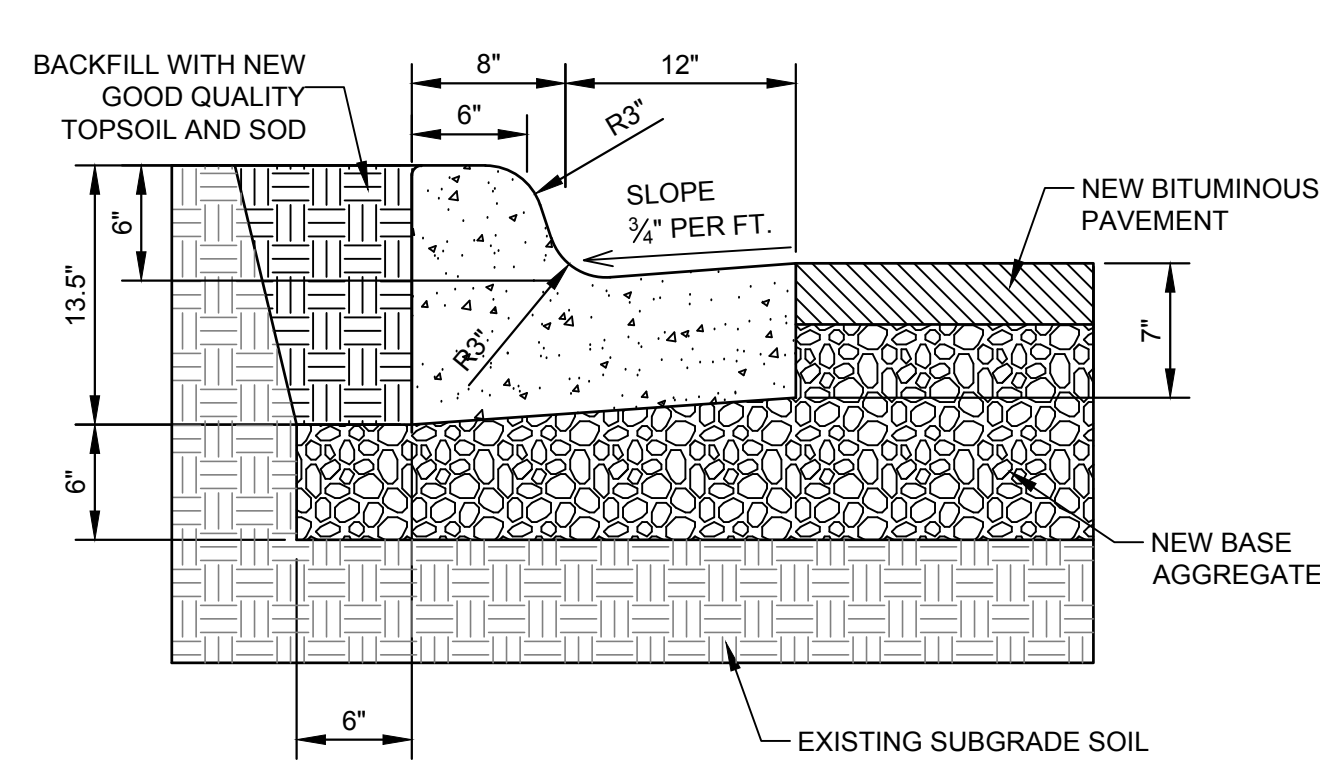
C4

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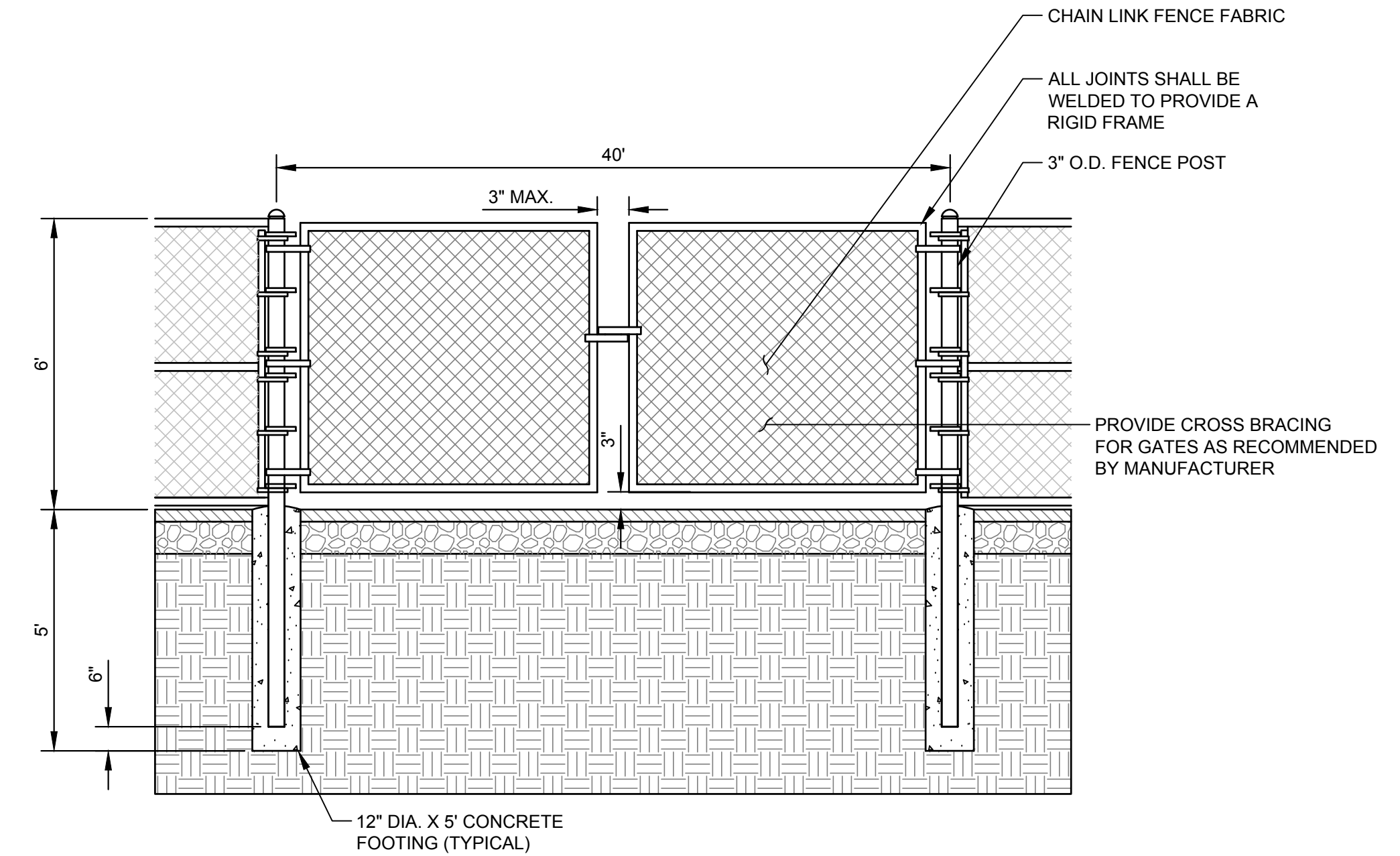
HEAVY-DUTY BITUMINOUS PAVEMENT SECTION

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C5
NOT TO SCALE



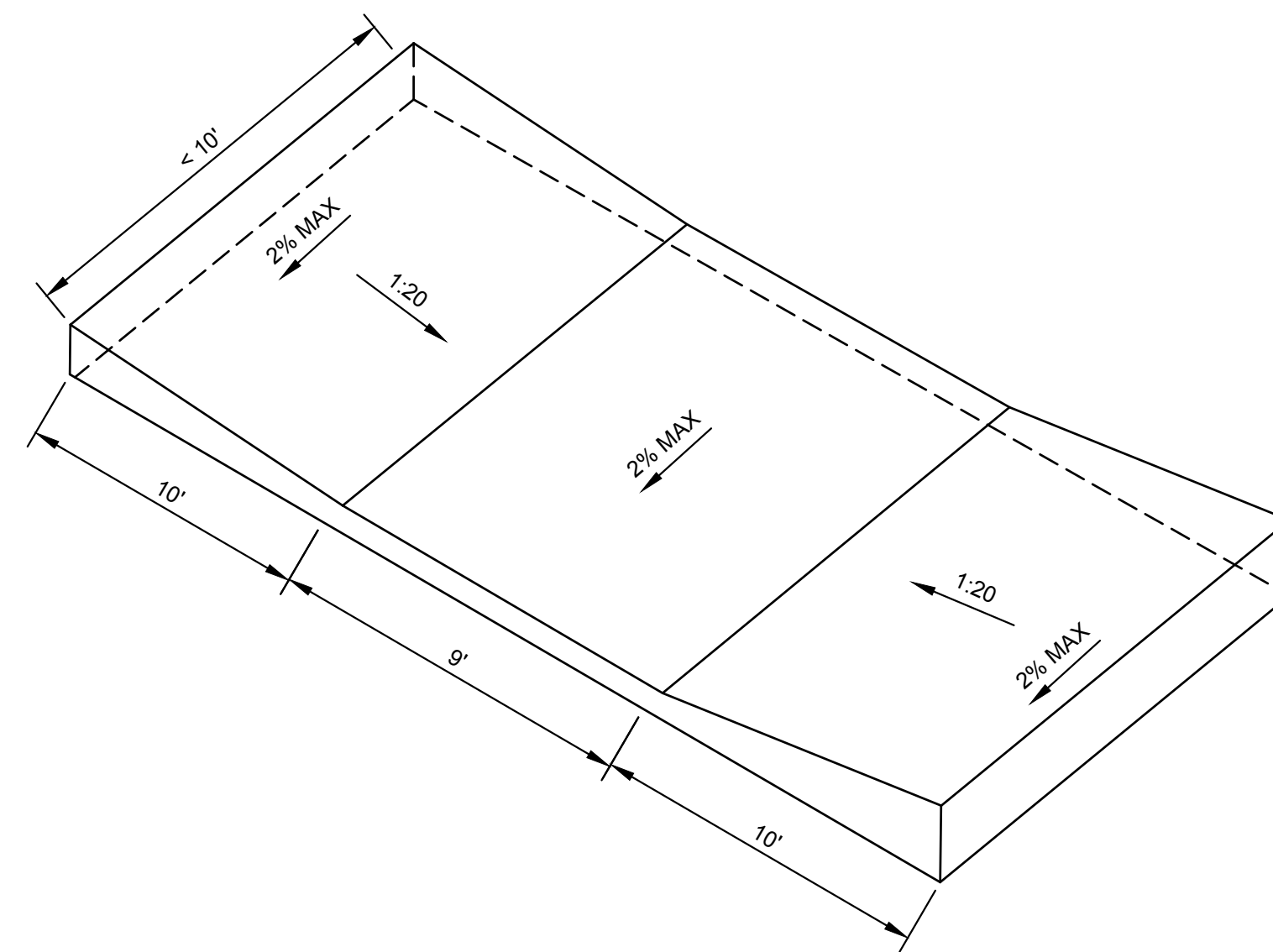
B612 CONCRETE CURB & GUTTER DETAIL

4
C5
NOT TO SCALE



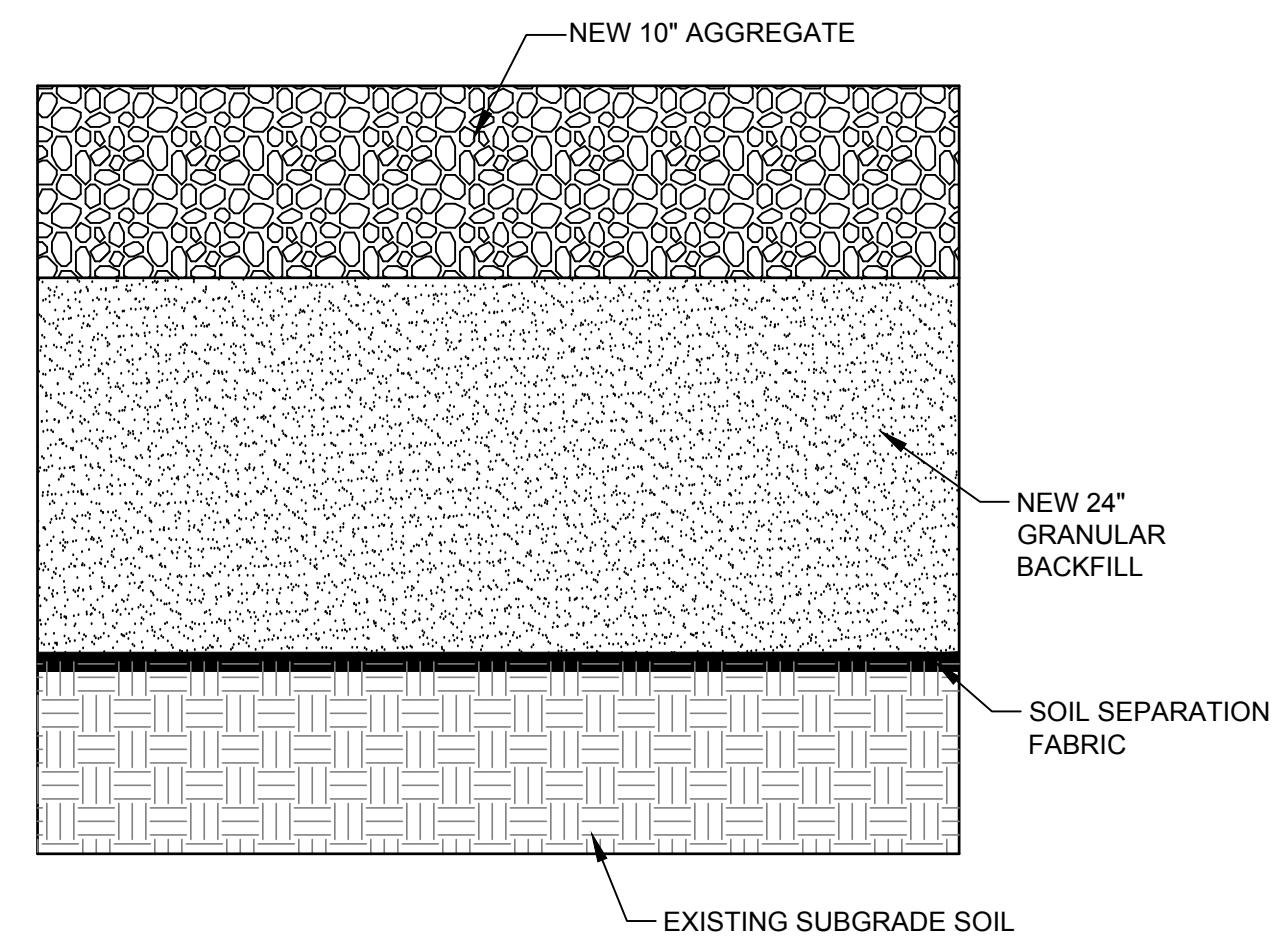
DOUBLE SWING GATE DETAIL

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C5
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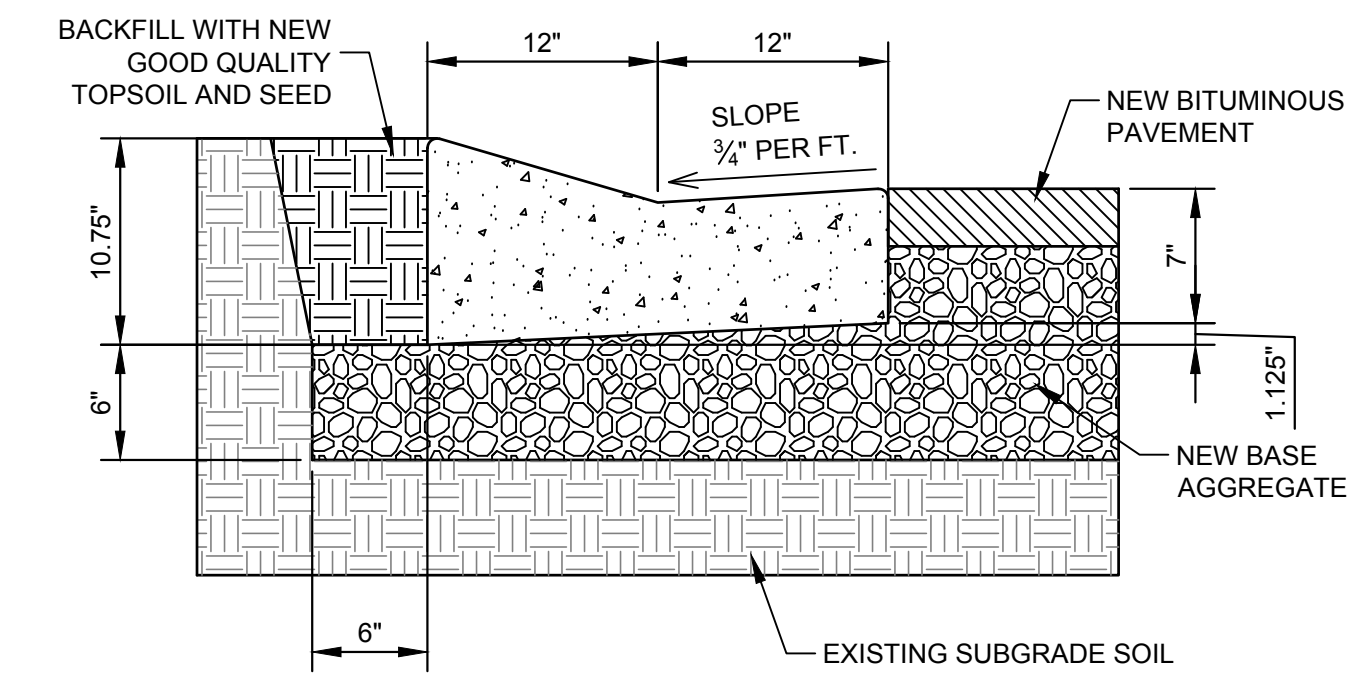
ACCESSIBLE RAMP DETAIL

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NOT TO SCALE



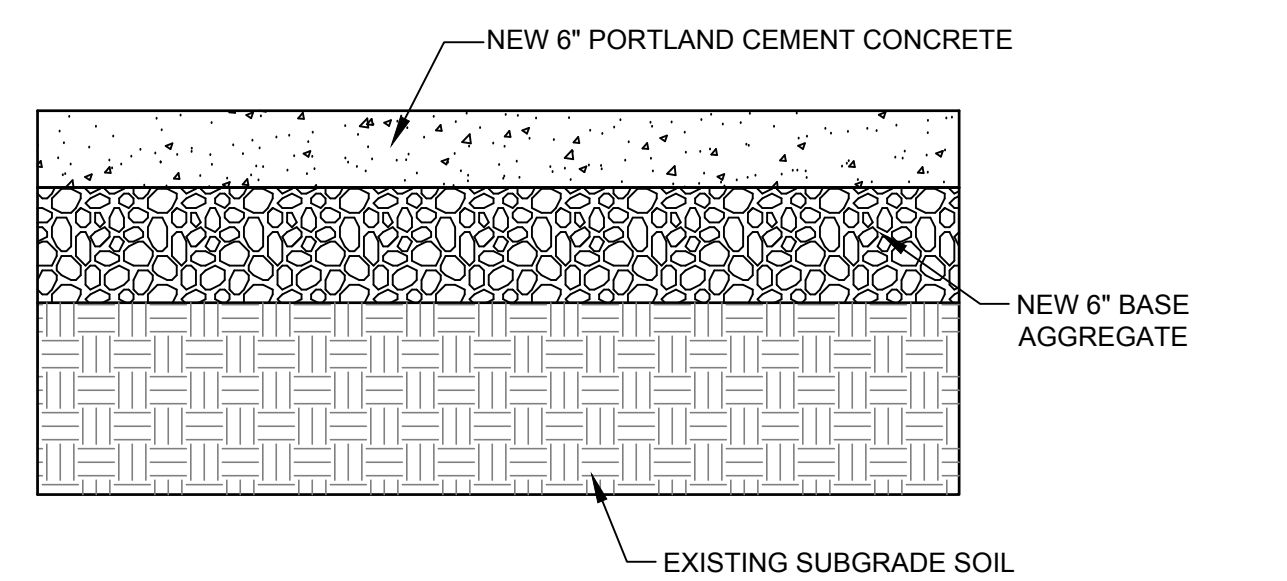
GRAVEL SECTION

2
C5
NOT TO SCALE



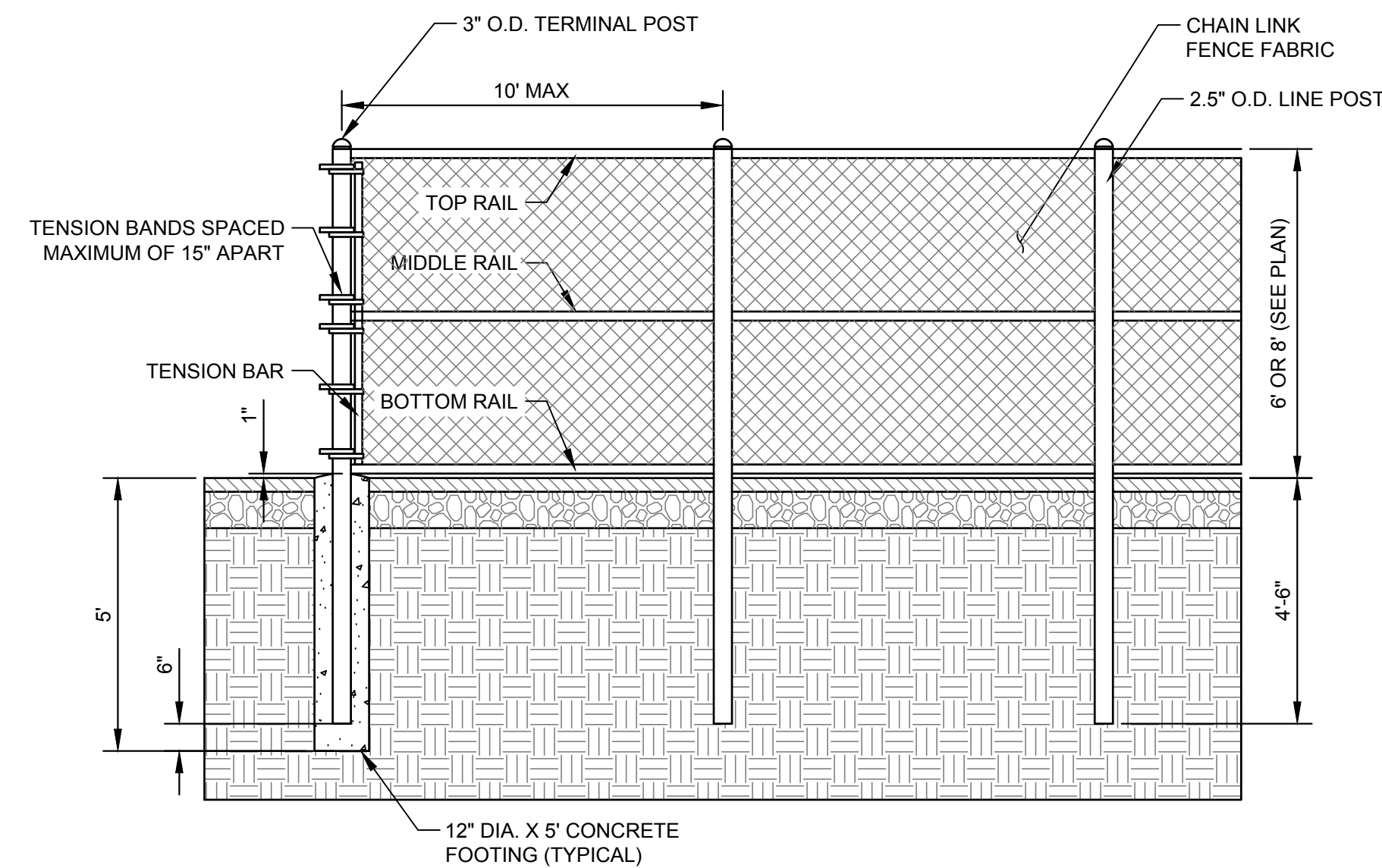
SURMOUNTABLE CURB & GUTTER DETAIL

8
C5
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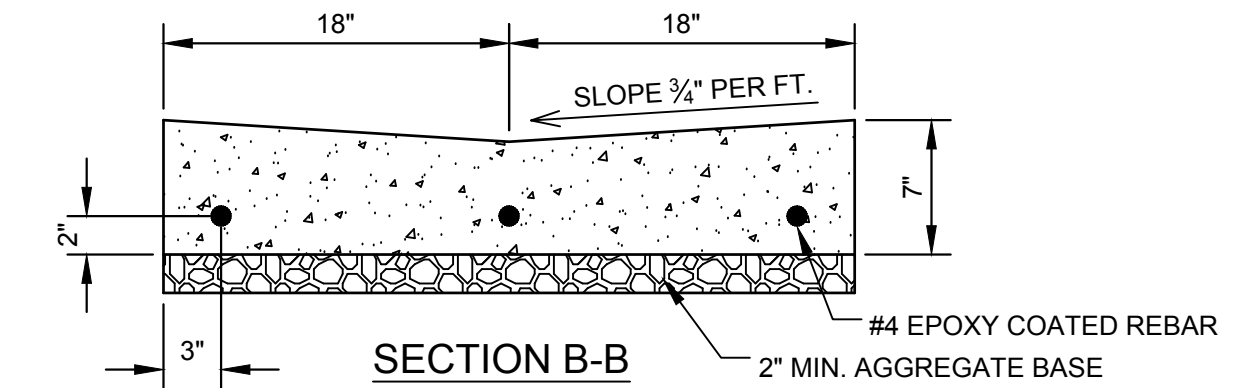
CONCRETE SIDEWALK CONSTRUCTION DETAIL

3
C5
NOT TO SCALE



FENCE DETAIL

6
C5
NOT TO SCALE



CONCRETE VALLEY GUTTER

9
C5
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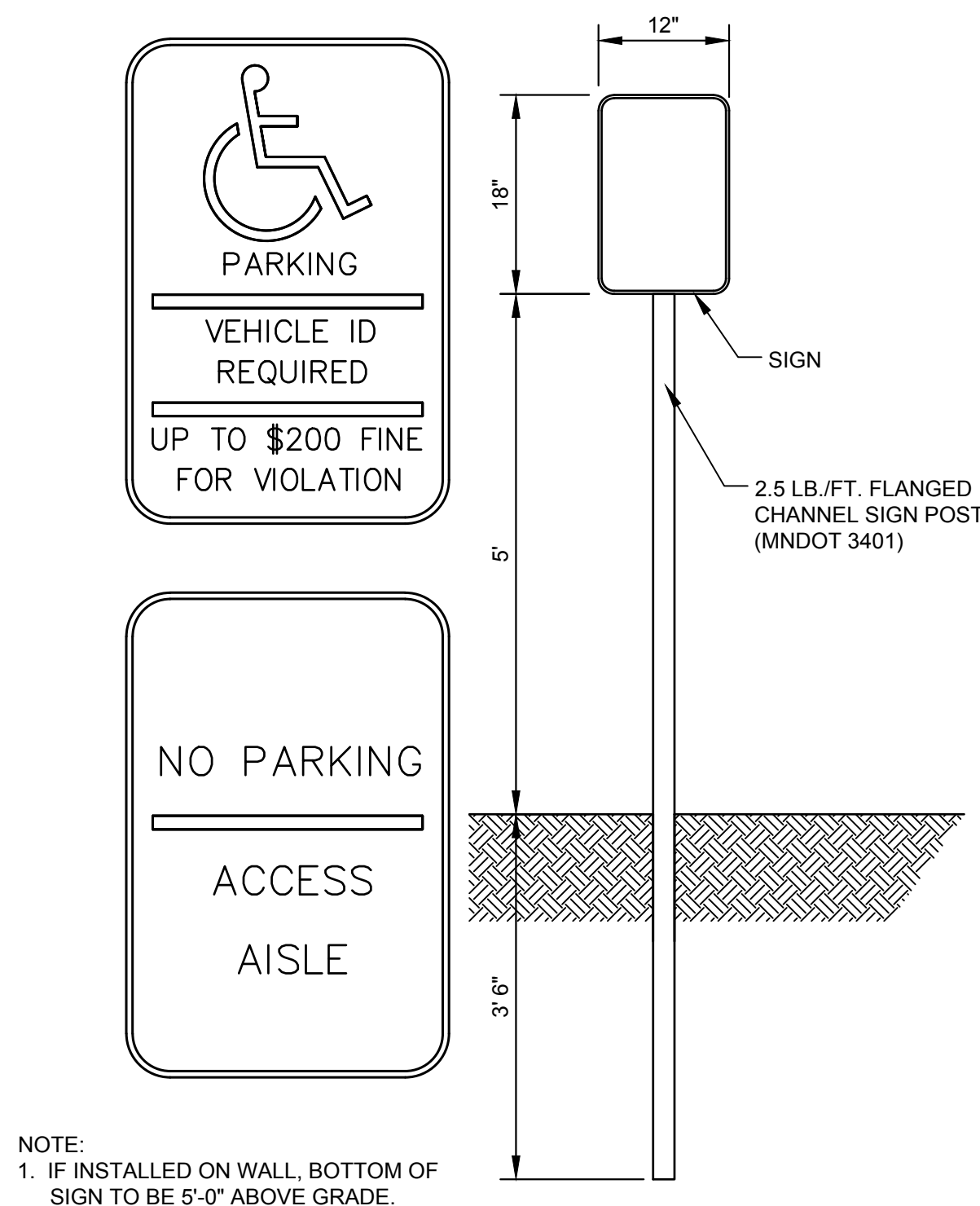
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▲	06.06.18	Watershed Comments
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▲	10.12.18	City Resubmittal
▲	11.06.18	City Resubmittal

Project #: 12176010
Drawn By: KJA
Checked By: GAB
Issue Date: 04.30.18

Sheet Title:
DETAILS

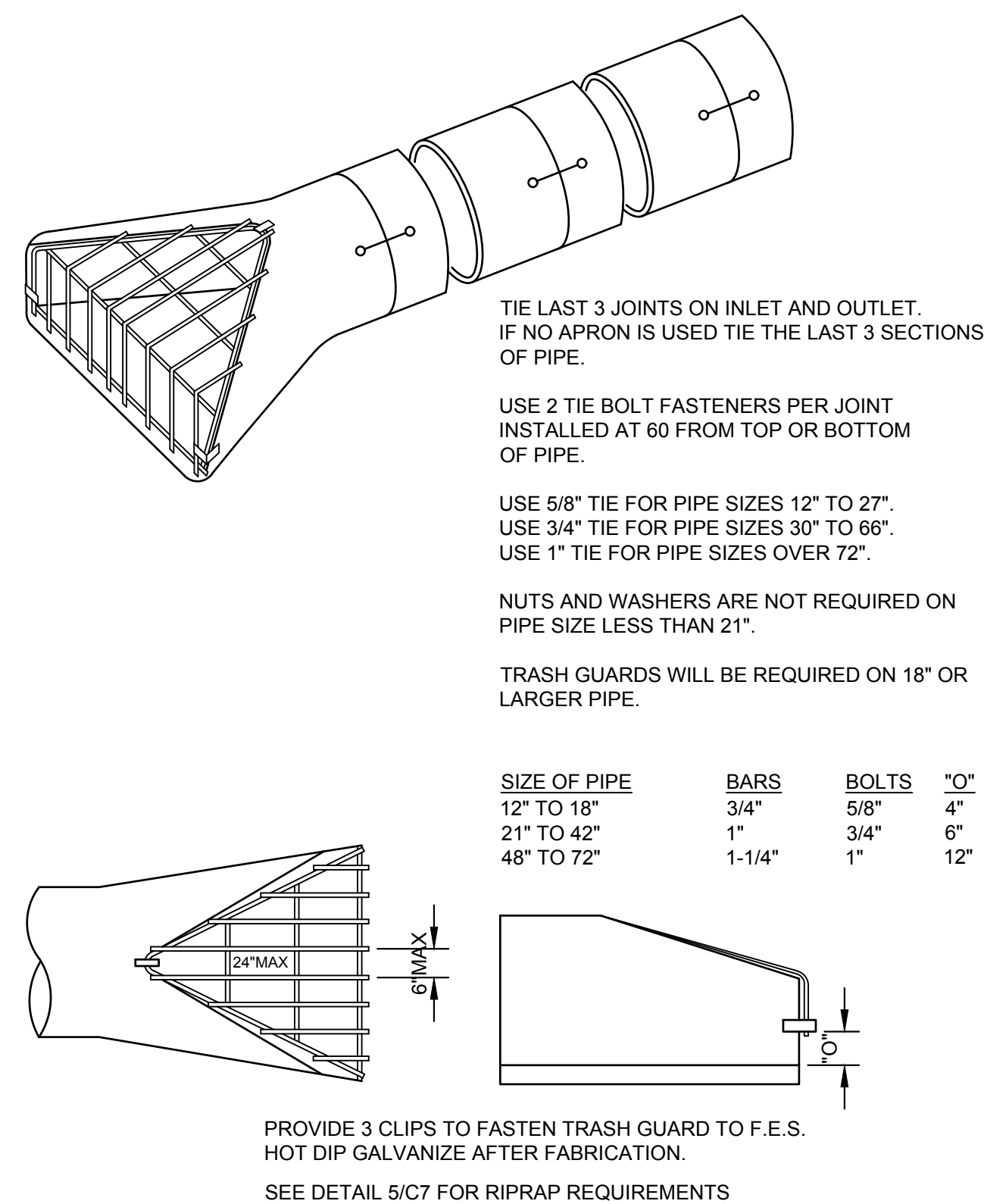
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ACCESSIBLE PARKING SIGN DETAIL

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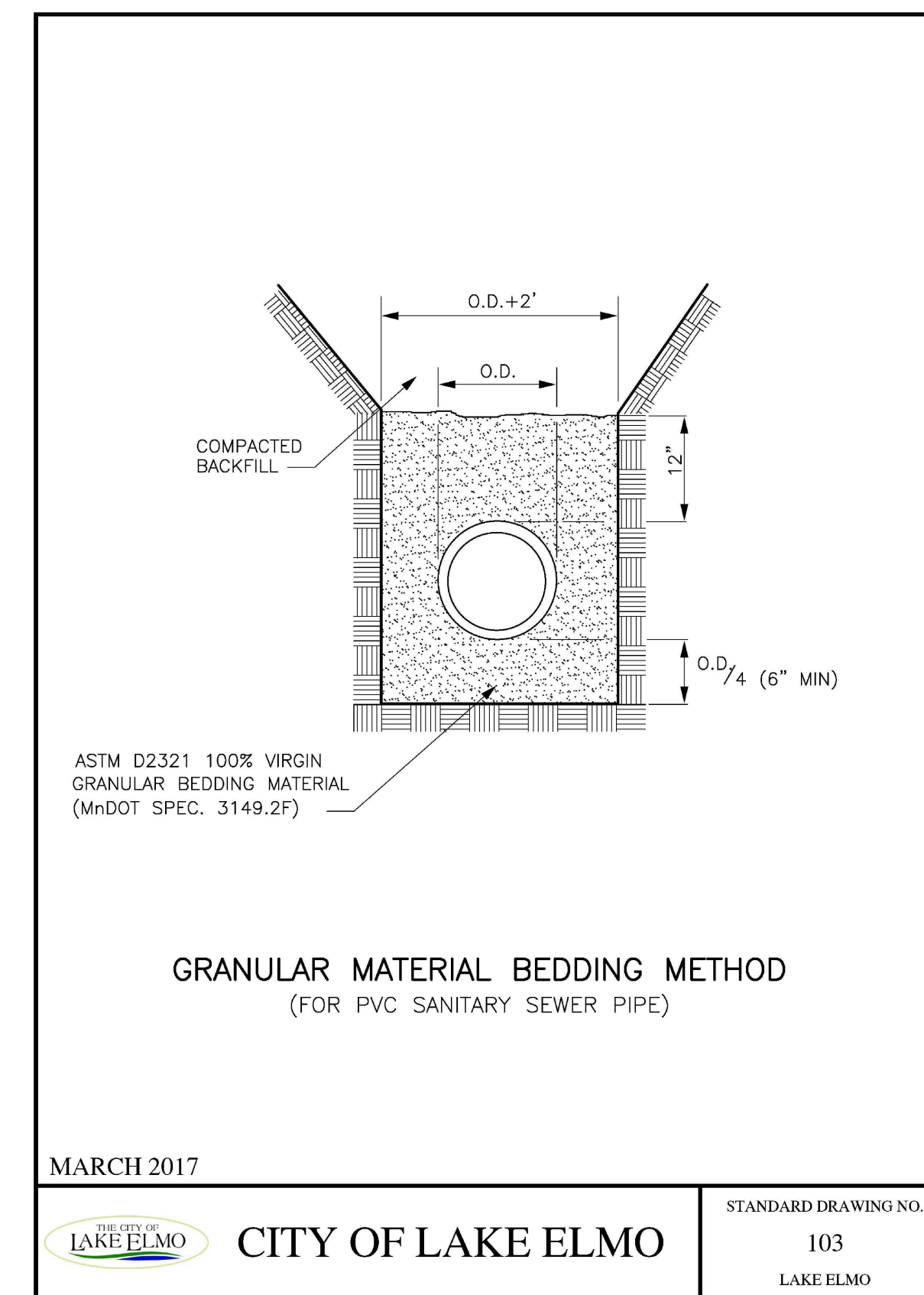
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FLARED END SECTION DETAIL

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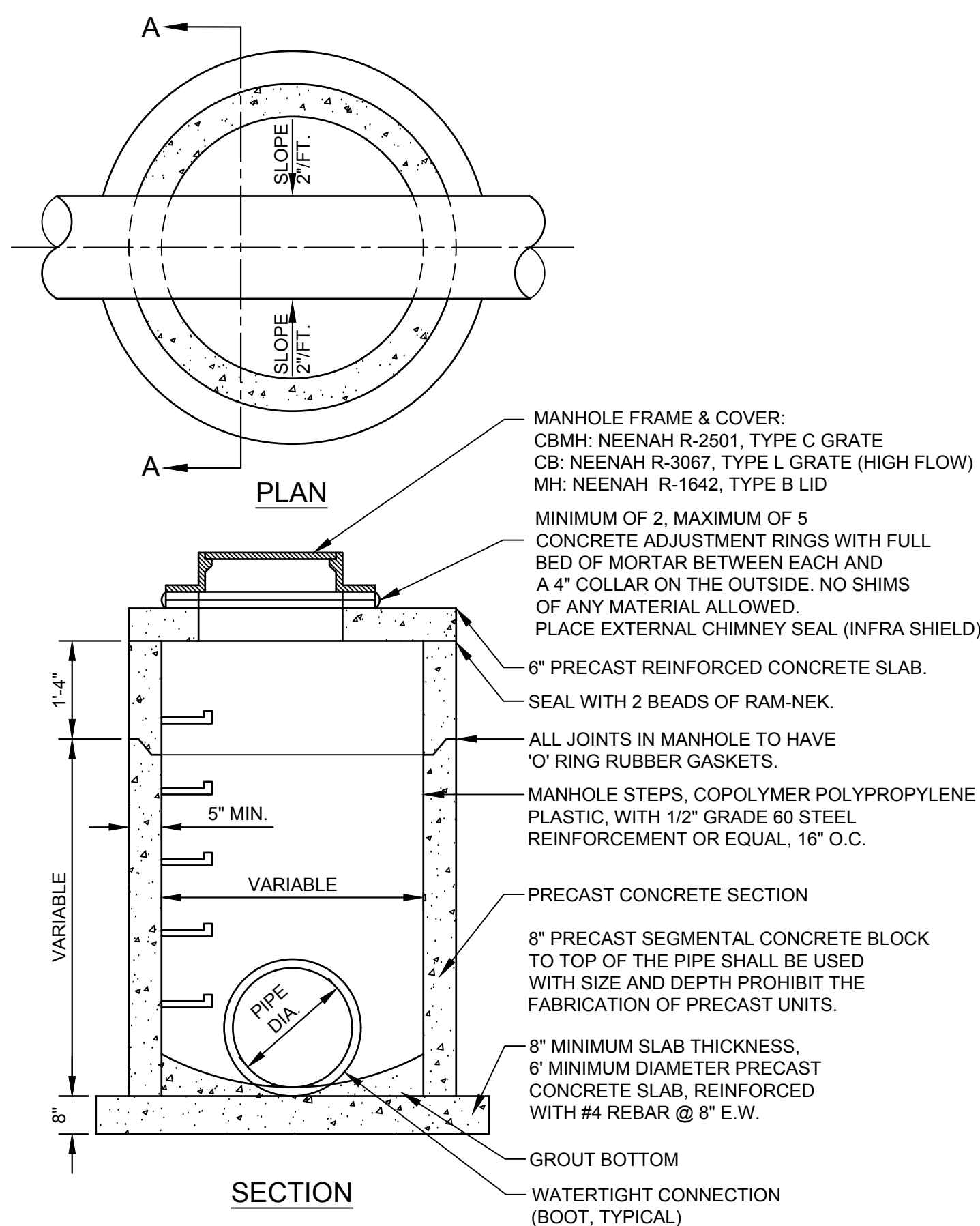
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CITY DETAIL

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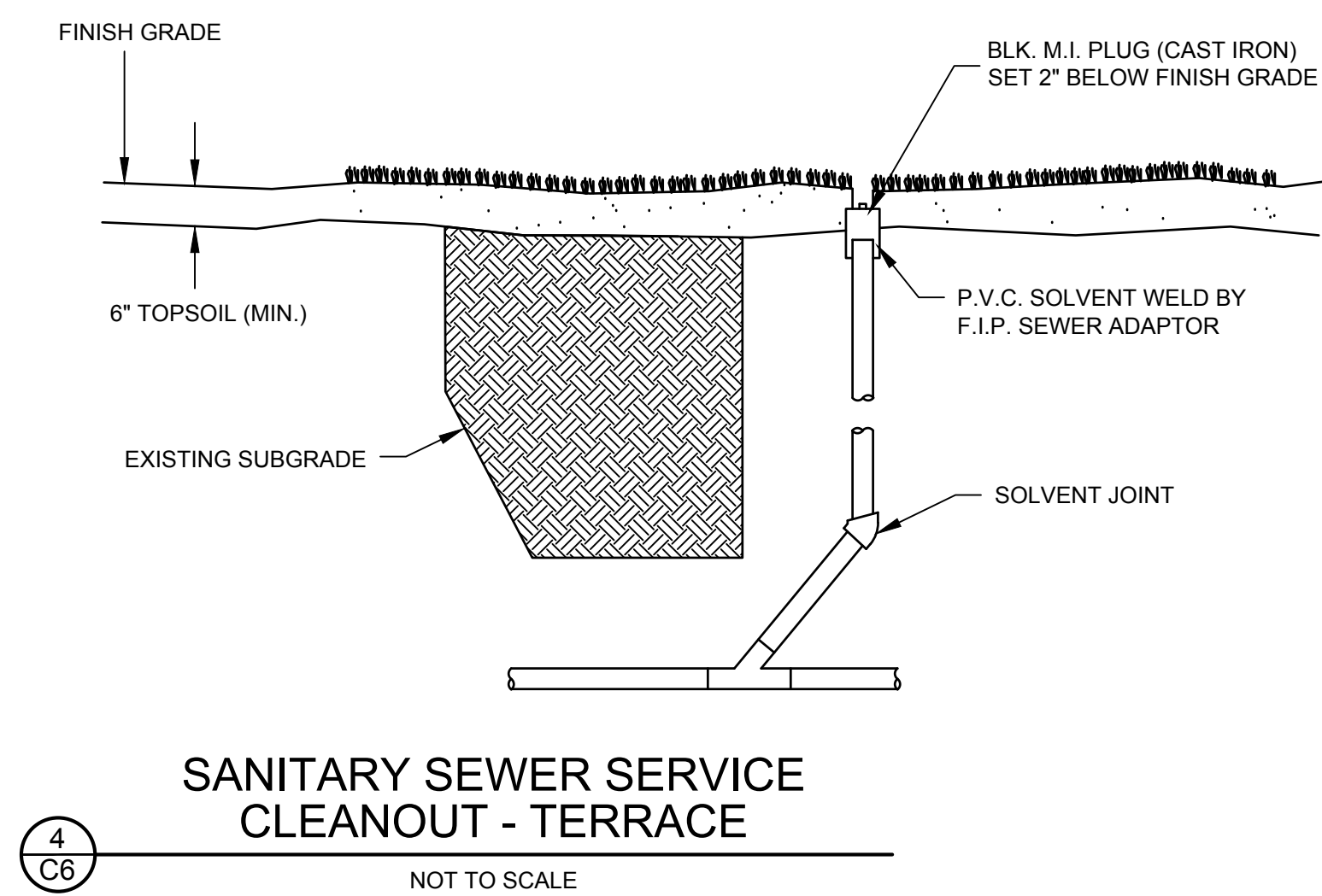
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STORM MANHOLE DETAIL

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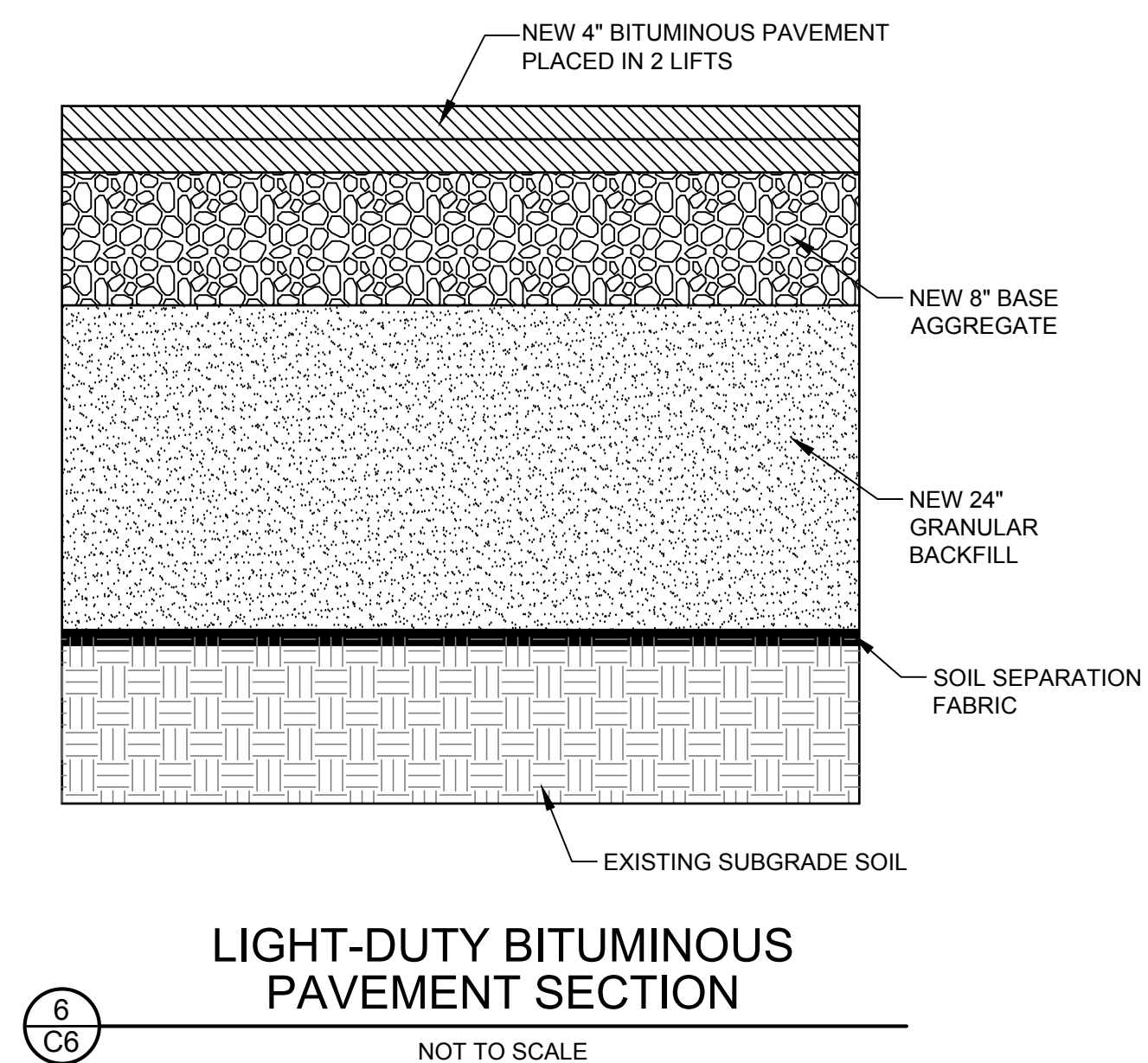
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SANITARY SEWER SERVICE CLEANOUT - TERRACE

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C6

NOT TO SCALE



LIGHT-DUTY BITUMINOUS PAVEMENT SECTION

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C6

NOT TO SCALE

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Client: **STILLWATER AREA PUBLIC SCHOOLS**
1875 SOUTH GREELEY STREET
STILLWATER, MINNESOTA 55082

Project Title: **2018 STILLWATER BUS FACILITY IMPROVEMENTS**
STILLWATER AREA PUBLIC SCHOOLS
STILLWATER, MN 55082

I hereby certify that this plan, specifications 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.

Greg A. Buchal
Greg A. Buchal, P.E.
Date: 04.30.18 Reg. No.: 23793

Rev.	Date	Description
▲	06.06.18	Watershed Comments
▲	09.14.18	City Resubmittal
▲	10.12.18	City Resubmittal
▲	11.06.18	City Resubmittal

Project #: 12176010
Drawn By: KJA
Checked By: GAB
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Sheet Title:

DETAILS

C6

Sheet:

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

EXISTING CONCRETE CURB & GUTTER
TOOLED CONSTRUCTION JOINT
3" (MIN)
1" (MIN)
CONCRETE SPLASH PAD

HYDRANT FLAG
FLEX STAKE - FH 800 SERIES OR APPROVED EQUAL
WATERLOUS PACER HYDRANT WITH STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP
ATTACH TRACER WIRE TO BREAKAWAY FLANGE (WHEN APPLICABLE)
18" LONG 3/4" PVC CONDUIT (TRACER WIRE ONLY)
TRACER WIRE (WHEN APPLICABLE)
POLYETHYLENE ENCASMENT AROUND FULL LENGTH OF HYDRANT
COVER WITH GEOTEXTILE FABRIC MNDOT 3733 TYPE III
CONCRETE BLOCK REACTION BACKING TO VIRGIN SOIL
1 1/2" WASHED ROCK ALL AROUND MIN. 1 C.Y.
MANHOLE BLOCK
SEE STD. DWG. 203

USE "MEGA LUG" BRAND MECHANICAL JOINT THRUST RETAINER GLANDS AT ALL JOINTS.

NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE.
2. USE COR-BLUE T BOLTS ON ALL FITTINGS.
3. IF WEEP HOLES ARE PLUGGED, PUMPER NOZZLE CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE HYDRANT STAINING IRON HOLES PLUGGED.
4. SUPPLY EXTRA FLEX STAKE FOR EVERY 10 HYDRANTS INSTALLED. MINIMUM ONE PER PROJECT.
5. SUPPLY 1" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
6. SUPPLY 1 1/2" HYDRANT WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
8. CONCRETE SPLASH PAD SURFACE SHALL HAVE BROOMED FINISH.
**EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	201
	LAKE ELMO

1
C7
CITY DETAIL
NOT TO SCALE

GATE VALVE ADAPTER

1/4" STEEL GATE VALVE ADAPTER W/ PROTECTIVE COATING AS MANUFACTURED BY ADAPTER, INC. OR EQUAL
1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	204
	LAKE ELMO

3
C7
CITY DETAIL
NOT TO SCALE

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.3	3.2	20.6	0.3	4.6	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.8	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	18	45.9	1.1	10.1	50.8	1.6	15.8	55.1	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	28.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP	GRANULAR FILTER UNDER RIPRAP
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
24	12	26.5	0.5	5.2	30.2	0.7	8.5	31.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
42	16	45.8	1.1	9.2	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4

PLAN
SECTION A-A
SECTION B-B

NOTES:
1. REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS SHALL BE PRESENTED IN THE PLANS.
2. PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
3. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5".
4. GRANULAR FILTER FOR SPEC. SIZE SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER BEDS.
5. SPREADSHEET IS GIVEN ON STANDARD PLATES 200 AND 203.
6. GRANULAR FILTER FOR SPEC. SIZE SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER BEDS.
7. GRANULAR FILTER BE PLACED UNDER THE RIPRAP.
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MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	411
	LAKE ELMO

5
C7
CITY DETAIL
NOT TO SCALE

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.

10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER FROM THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	600B
	LAKE ELMO

7
C7
CITY DETAIL
NOT TO SCALE

GATE VALVE INSTALLATION

SET STANDARD PAVING COVER 1/2" BELOW HARD SURFACES, FLUSH IN TURF AREAS
CURB
GATE VALVE BOX
COVER AS SPECIFIED
WITH BOLTS
INSTALL VALVE BOX ADAPTER (SEE DETAIL 204)
GATE VALVE
1 1/2" WASHED ROCK ALL AROUND, MIN. 1/3 C.Y. (MIN. 1 C.Y. IN IMPERVIOUS SOILS)
TEE
USE "MEGA LUG" BRAND MECHANICAL JOINT THRUST RETAINER GLANDS AT ALL JOINTS. SUPPLEMENT MEGA LUGS WITH 2-3/4" STAINLESS STEEL TIE RODS AS DIRECTED BY ENGINEER.
CONCRETE MANHOLE BLOCK
MNDOT 3733 TYPE 3 GEOTEXTILE FABRIC MIN. 1 LAYER ATTACH TO TOP OF BONNET

NOTES:
1. SUPPLY ONE GATE VALVE KEY PER PROJECT, AS DIRECTED BY THE ENGINEER. EXTRA KEYS SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.
2. MAXIMUM DEPTH OF OPERATING NUT ON VALVE TO BE 10 FT.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	203
	LAKE ELMO

2
C7
CITY DETAIL
NOT TO SCALE

CONCRETE REACTION BACKING
(FOR BENDS)

UNDISTURBED SOIL
45°
4D MIN.
UNDISTURBED SOIL
6"
UNDISTURBED SOIL
45°
D
3D MIN.
PLAN
2500 PSI CONCRETE 28 DAY STRENGTH
SECTION
D/2
6" MIN.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	206
	LAKE ELMO

4
C7
CITY DETAIL
NOT TO SCALE

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPROVE WATER FLOW EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	600A
	LAKE ELMO

6
C7
CITY DETAIL
NOT TO SCALE

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILT TRAP SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION EQUIPMENT OCCUR.

17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

18. CONCRETE WASHOUT ON-SITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

MARCH 2017

THE CITY OF LAKE ELMO	STANDARD DRAWING NO.
CITY OF LAKE ELMO	600C
	LAKE ELMO

8
C7
CITY DETAIL
NOT TO SCALE

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (F) 651.481.9201
www.larsonengr.com

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STILLWATER AREA PUBLIC SCHOOLS
1875 SOUTH GREELEY STREET
STILLWATER, MINNESOTA 55082

2018 STILLWATER BUS FACILITY IMPROVEMENTS
STILLWATER AREA PUBLIC SCHOOLS
STILLWATER, MN 55082

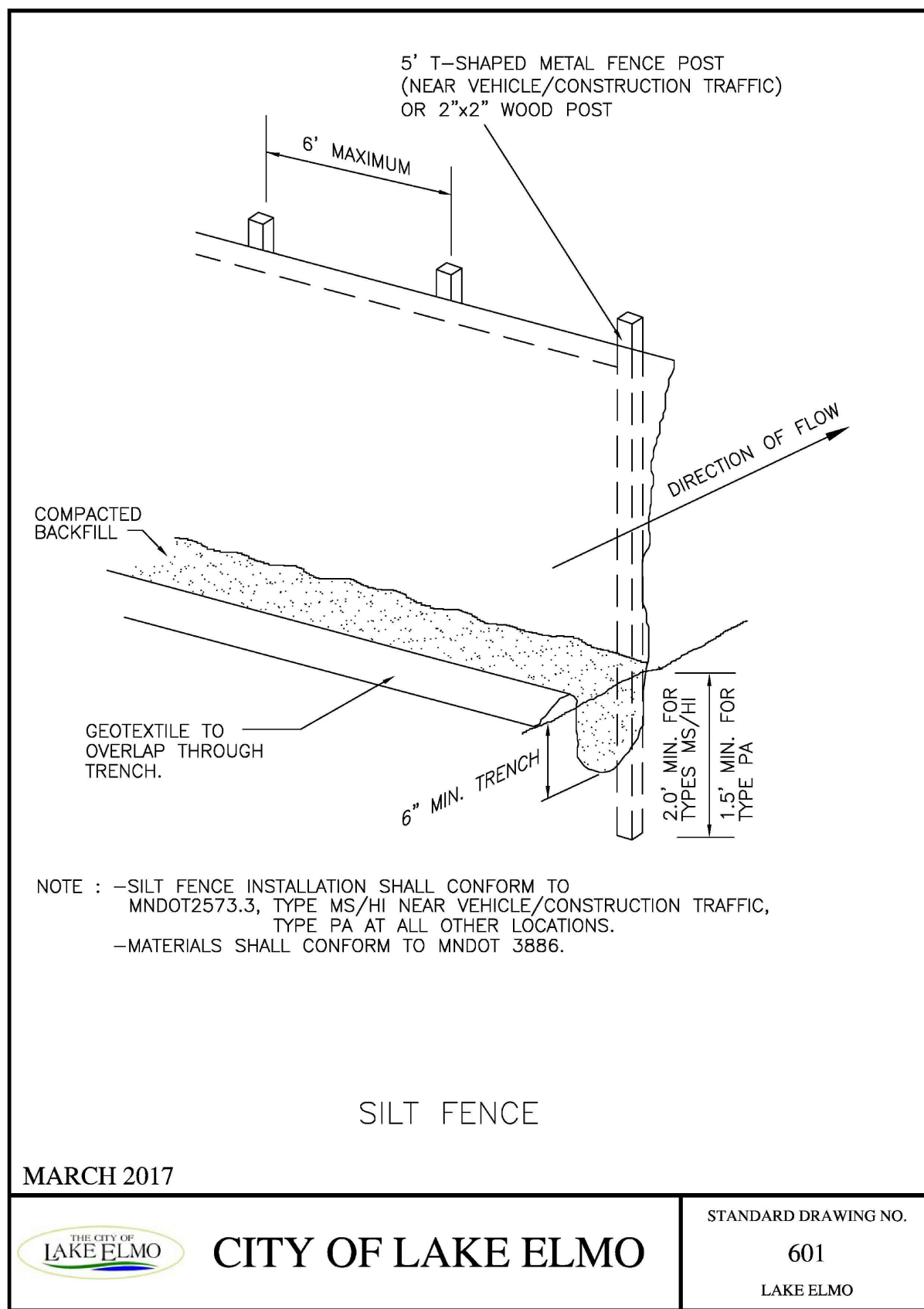
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Greg A. Buchal
Greg A. Buchal, P.E.
Date: 04.30.18 Reg. No.: 23793

Rev.	Date	Description
▲	06.06.18	Watershed Comments
▲	09.14.18	City Resubmittal
▲	10.12.18	City Resubmittal
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Project #: 12176010
Drawn By: KJA
Checked By: GAB
Issue Date: 04.30.18
Sheet Title:

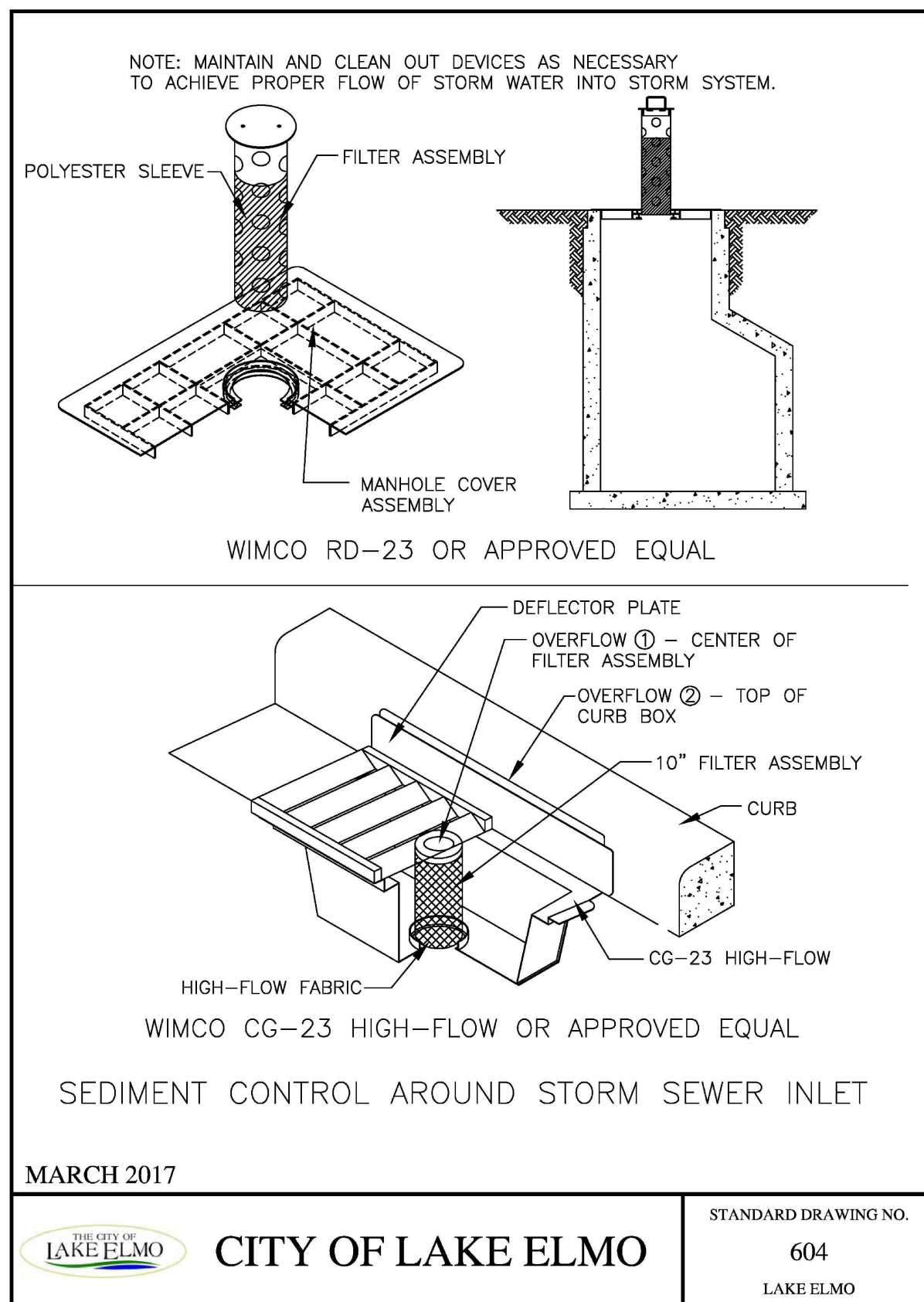
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C8

CITY DETAIL

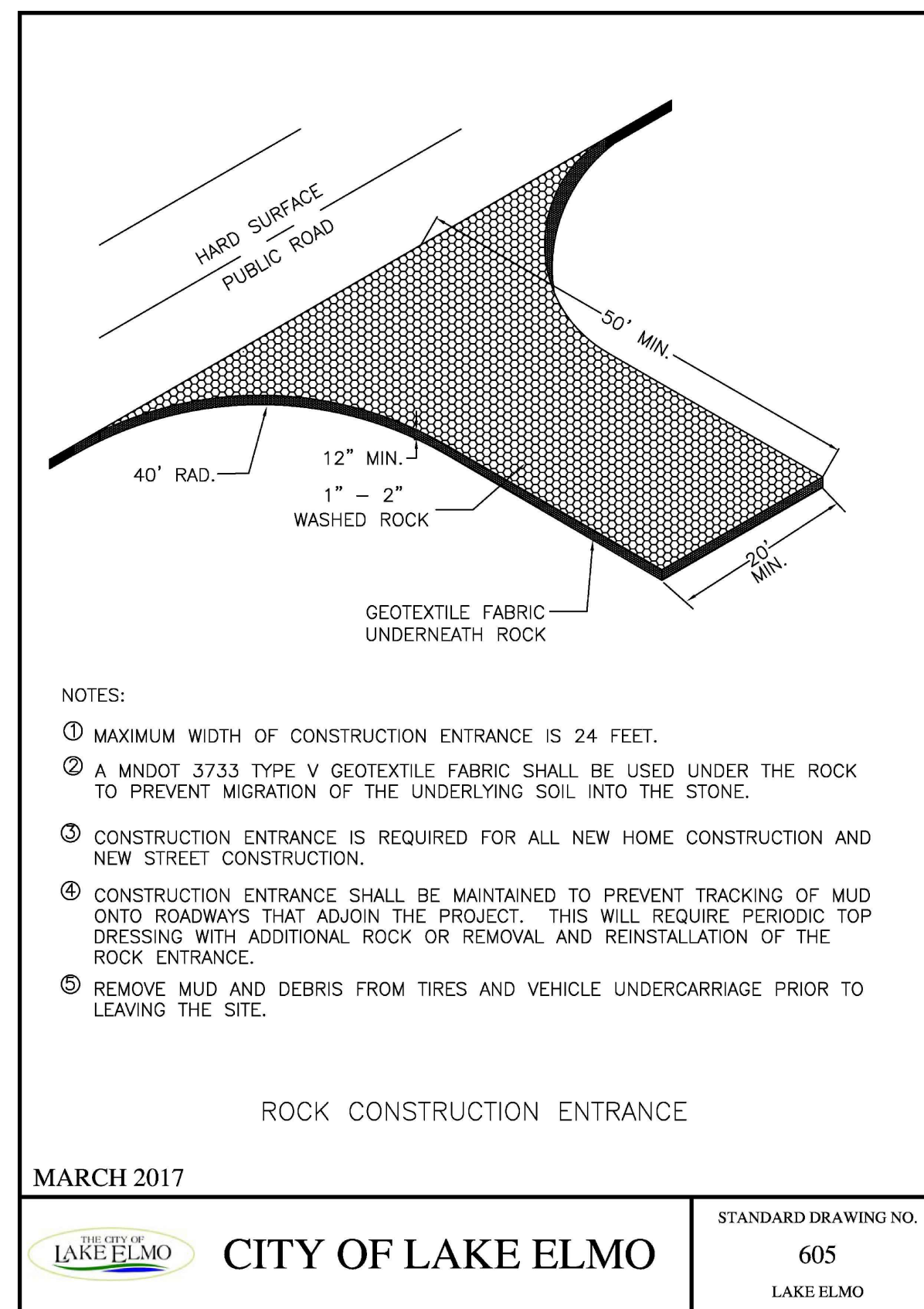
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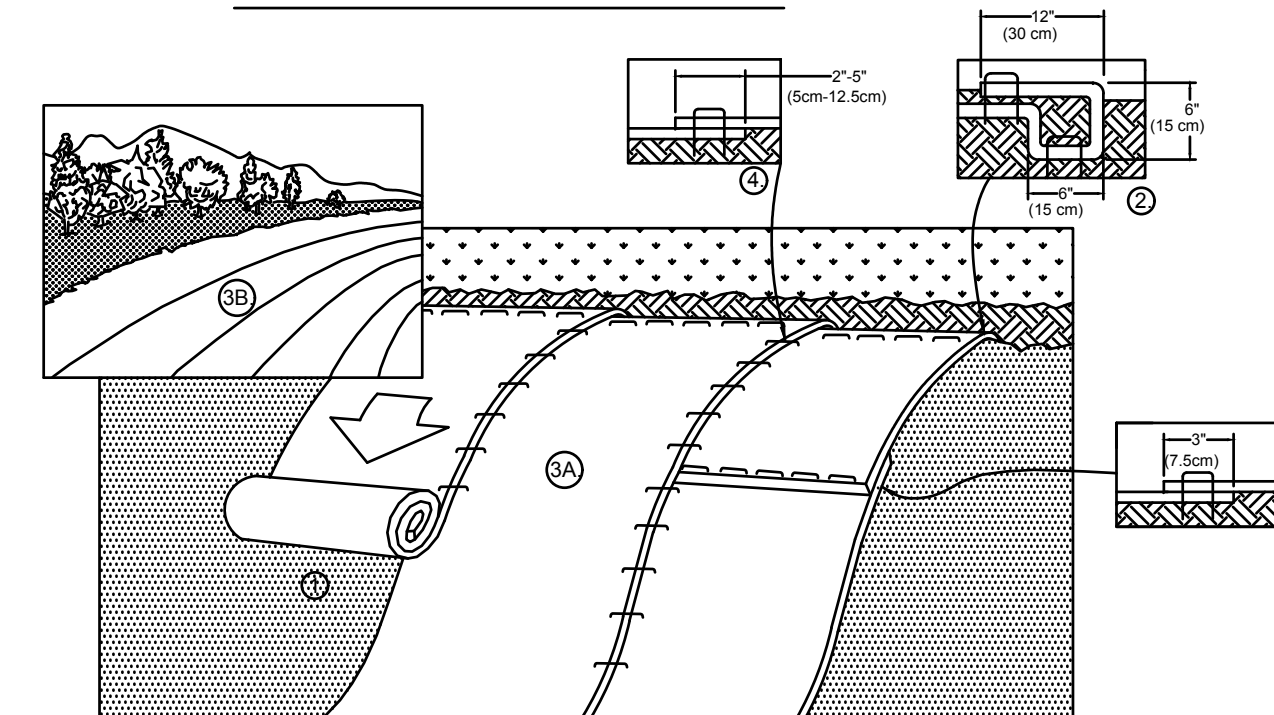


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CITY DETAIL

NOT TO SCALE

SLOPE INSTALLATION



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

Category 4 Erosion Control Blanket:
North American Green S150 erosion control blanket or approved equal.

Top Net Polypropylene 1.5 lbs/1,000 ft ² (0.73 kg/100 m ²) approx. wt.	Bottom Net Polypropylene 1.5 lbs/1,000 ft ² (0.73 kg/100 m ²) approx. wt.
Straw Fiber 0.50 LBS/YD ² (0.27 KG/M ²)	Thread Photodegradable

Staples/Anchors:
The type of anchors used to secure the blanket to the ground shall be Steel wire 11 Gauge 1" wide x 8" long.

4
C8

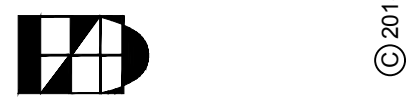
EROSION CONTROL BLANKET

NOT TO SCALE

ADDITIONAL UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
- Where 7 1/2' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

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STILLWATER AREA
PUBLIC SCHOOLS
1875 SOUTH GREELEY STREET
STILLWATER, MINNESOTA 55082

Client:

2018 STILLWATER
BUS FACILITY
IMPROVEMENTS
STILLWATER AREA PUBLIC SCHOOLS
STILLWATER, MN 55082

Project Title:

I hereby certify that this plan, specifications 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.

Greg A. Buchal
Greg A. Buchal, P.E.

Date: 04.30.18 Reg. No.: 23793

Rev.	Date	Description
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Project #: 12176010
Drawn By: KJA
Checked By: GAB
Issue Date: 04.30.18

Sheet Title:

DETAILS

C8

Sheet:



January 2, 2020

Mayor and City Council
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

RE: Stillwater Area Schools Amended CUP Application

Dear Mayor and City Council:

At the December 17, 2019 City Council meeting, the Council discussed at length the issues with the incomplete requirements of the Four Corners project and the frustrations that it is causing. As the Council is aware, the City has a Development Agreement with the developer, EN Properties, LLC that required the developer to install *at its sole expense* sanitary sewer and water system improvements by October 31, 2019. If the developer failed to complete such improvements, then the City has the ability to install them and draw upon the security deposit, to bill the developer directly for any extra costs not covered by the security deposit and to specially assess the properties he owns for any unpaid expenses incurred by the City. In addition, the City has the power to assess any properties who receive a special benefit from the improvements, which is not something that the School District or the developer can do.

Similarly, the School District has an agreement with the developer that obligated the developer to install the sanitary sewer and water and bring it to the School District's property prior to operations being conducted at the site. It is clear to all parties that the developer is obligated to pay for and install these improvements and that he is in default of his Development Agreement as well as his agreement with the School District. In other words, the party to be blamed for the lack of performance is the developer, not the School District.

There were questions raised about what the School District had been doing to prod performance by the developer and the response from City Staff was that the City was unaware of any activity from the School District.

Respectfully, that question seems to suggest the School District has the power to make the developer honor its agreement. The School District obviously can, and may if necessary, sue the developer for breaching its agreement. But the developer is very well represented and already knows what legal actions loom over its head. Starting a lawsuit that may take years does not make the sewer and water lines appear tomorrow. We would much rather work through a solution than chase parties into their bunkers. Here is a sample of the communications we've had to engage with the developer and the City:

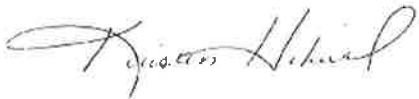
- I spoke with Kristina Handt on October 3, 2018, *before* the School District purchased the property. Kristina informed me that the City's focus was on getting the developer to complete the details for installation of the road, water and sewer. I expressed concern about closing on a \$5 million piece of property only to have it rendered useless because the School District could not meet the terms and conditions of the CUP. Kristina said she assumed the sewer and water hookup would be completed by the end of 2019.
- I received an update from the developer on January 10, 2019 that his team had met with the City staff and Council Member Bloyer that day to review the sewer/water extension. He reassured me that "everyone is on the same page now in terms of who needs to do what and regarding the timeline... I believe Christina (sic) is much more comfortable as well."
- On April 16, 2019, Kristina informed me that the City would allow us to work under the Interim Use Permit, which allowed us to use septic and well temporarily, at least through the end of 2019.
- On May 1, 2019, after requesting an update on the status of the project, the developer informed me that he was "100% committed to installing sewer and water along with the frontage road THIS YEAR." He stated that the City had \$410,000 on deposit and a letter of credit in excess of \$1 million for the improvements. He assured me that they were making progress on the easement agreements with the property owners. When I questioned him further about the easement status, I repeated my concern about the timelines for installation of sewer and water so that we could meet our obligations. The developer promised to get more information from his team.
- When I did not hear a response from the developer, I again prompted him for information on May 7, 2019. He responded on May 9 and stated that the engineer submitted everything needed for final approval of the Four Corners 2nd Addition and that while the property owners to the west were agreeable to the easements needed, they did not want to pay for the improvements.
- On May 13, 2019, this information from the developer was forwarded to Kristina and Ken Roberts to confirm that the 2nd Addition was moving ahead. Ken responded that the developer was "close" to having everything submitted to deem the application complete.
- After hearing no updates, on June 14, 2019, I asked the City for a status update. Ken replied that "Mr. Emerson has been working to put all the pieces together to complete the Four Corners 1st and 2nd Addition projects. I have heard that he wants to start utility construction mid-July... I need copies of the documentation from Terry (all the signed agreements and/or easements) before I schedule the Four Corners Second Addition final plat with the City Council." This led me to believe that City Staff would only move forward with the 2nd Addition if they had all of the easements for the 1st Addition as well.
- On June 19, 2019, I asked the developer for an update. His response was that they were not getting any help/support from the City.
- On July 19, 2019, after speaking with 3 people from the City, I again expressed my frustration and concern to the developer that there were significant components that had to be resolved and the ramifications that would ensue if the developer failed to meet the utility obligations.

- On August 9, 2019, Kristina copied me on an email she sent to the developer and 2 council members that the Four Corners 2nd Additional Final Plat would be on the August 20, 2019 City Council agenda for final approval. Based on previous communications, I assumed that the utility issues had been resolved to the City's satisfaction. As the Council is aware, the Final Plat for the 2nd Addition was approved on August 20, 2019, with a condition that the developer install sewer and water to all adjacent properties, which includes the School District's property.
- In September, I asked the developer for an update and he responded with an update on the Four Corners 2nd Addition project, which was stalled due to Xcel Energy's gas line.
- On October 4, 2019, Ken Roberts contacted me and suggested that the School District apply for an extension of the Interim Use Permit to allow the School District to continue to operate on septic and well until such time as sewer and water connections could be made.
- We received conditional approval of the temporary septic system on October 25, 2019, which requires the City's consent to the temporary system until sewer and water is available and provides a timeline for such availability. On October 28, 2019, the well passed inspection by the State.
- I spoke with the developer on October 28, 2019 and confirmed that he would be meeting with the City Staff within a couple of weeks to resolve the outstanding issues with the utility installation and to document that he agreed to start construction in the spring of 2020 and have the utilities delivered by July 1, 2020.
- On October 31, 2019, I, along with my facilities manager and legal counsel met with City Staff and the City Attorney at City Hall to discuss the outstanding issues with the installation of sewer and water. It was understood by City Staff that the IUP had expired upon the rezoning of the property in 2018 and therefore an extension of the IUP was not an option. Instead, it was agreed that the alternative to an extension of the IUP (which had been suggested by City Staff in early October) was an amendment to the CUP with the same type of conditions as were contained in the IUP.
- The School District submitted its application for an amendment to the CUP on November 5, 2019, to allow the School District to operate (just like the IUP) for an additional 12 months, or until connection could be made to sewer and water, whichever occurred first.
- On November 15, 2019, the developer provided a detailed list of financing options that the City Attorney had provided in order to pay for the utility costs for the 1st and 2nd Additions. The developer again reassured the School District that he was working with City Staff to resolve the utility issues.

As you can see, the School District has not been idly sitting by and waiting for the sewer and water to magically appear at its doorstep. We have been poking, prodding, asking questions, getting reassurances from both the City and the developer that the utilities would be resolved, first prior to the end of 2019, and then with the extension of the CUP until sewer and water is available. To now tell the School District that the City is unwilling to amend the CUP would be completely unfair. All of the parties involved – the City, the developer and the School District – know that the installation of sewer and water is not the School District's responsibility nor within its power. Everyone is aware that it is the developer's duty. The City has a substantial escrow as security to enforce that duty. To deny the School District an extension of the CUP would punish us for matters that are beyond our control; it would be unjustified and unfair.

One of the School District's critical missions is to provide busing for its students. The School District has invested millions of dollars to fulfill that mission. We respectfully request that you approve the modest adjustment to the CUP and allow the School District the ability to operate until sewer and water are available at the site.

Sincerely,



Kristen Hoheisel
Executive Director of Finance and Operations

Cc: Kristina Handt
Ken Roberts
Sarah Sonsalla