MEMORANDUM

To: Clark Schroeder, City Administrator, Lake Elmo

From: Paul Aplikowski | PA

Date: January 18, 2024
Revised February 5, 2024

Comm. No: 232224

Subject: Independent School District #834
Submittal to City of Lake Elmo on behalf of Stillwater Area Public Schools, for the proposed New Lake Elmo Elementary School project, located at the intersection of Lake Elmo Avenue North and Tenth Street North, Lake Elmo, Minnesota (Property ID #2602921440001)

Comprehensive Plan Amendment and Zoning Map Amendment Submittal Narrative:

On behalf of the Stillwater Area Public Schools, we are submitting for city staff review of a comprehensive plan amendment and zoning map amendment for the proposed new Lake Elmo Elementary School site. The proposed 1,100-student elementary school building would replace the current Lake Elmo Elementary School located at 11030 Stillwater Boulevard, Lake Elmo, Minnesota. The new building is proposed to be a total of 148,000 square feet and will likely be a two-story structure. At this time, the exact footprint size is unknown as the design of the building is still in progress.

The 47.6-acre site is currently zoned as Agricultural (A) and will require rezoning to Public Facilities (PF) to accommodate the proposed educational use. A Conditional Use Permit will be submitted after rezoning has been completed. In addition to rezoning the parcel, we understand that the Comprehensive Plan will need the future land use guidance for this site amended from Rural Area Development (RAD) to Institutional (INST). Based on comments received on the Sketch Plan Review submittal, we are continuing to show access to the site from both adjacent roads (Tenth Street North and Lake Elmo Avenue North). To help facilitate site safety, the District will endeavor to keep the bus and visitor traffic separate. The visitor entry will be designed to allow on-site stacking of waiting vehicles.

Aside from onsite parking and the school building itself, the site is proposed to include several other amenities that have the potential to be jointly used by the school and the City of Lake Elmo residents. Currently two ball fields, a greenspace field, and playground facilities are planned for the site. We are aware of the need for onsite stormwater control.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

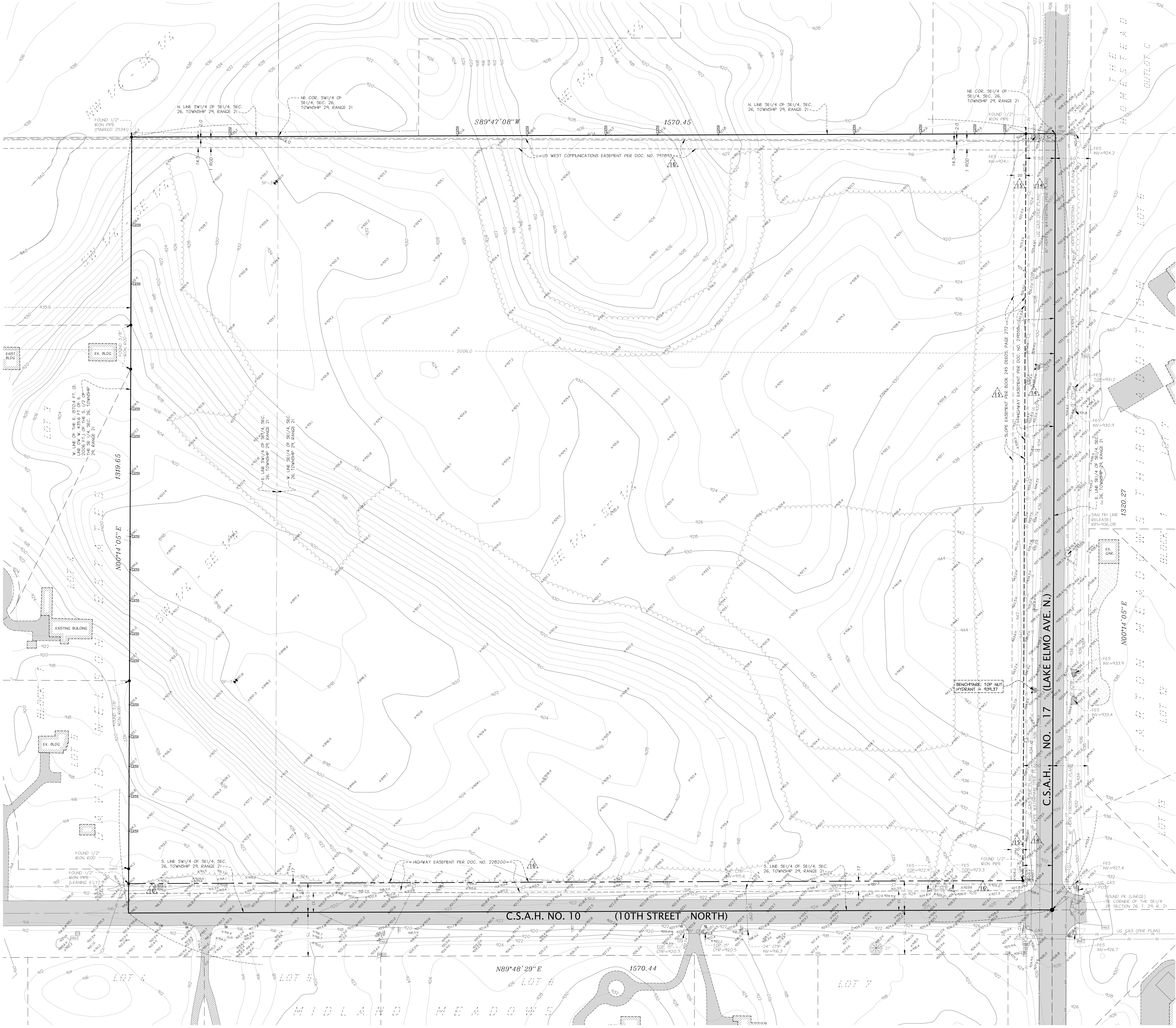
PLANNERS
ARCHITECTS
ENGINEERS

The District desires the new school building to be connected to the City's municipal sanitary sewer and drinking water supply. We understand that this will require an extension of the MUSA boundary to include this site. In the comments received on the previously submitted Sketch Plan Review from the Lake Elmo City engineering department, it was stated that all proposed uses on the property should be served by the City public drinking water supply due to the PFAS groundwater contamination in the surrounding area. This is in alignment with guidance received from the Minnesota Department of Natural Resources.

Through analysis of 12 months of utility bills from the District's newest facility (Brookview Elementary), our research indicates that 578,000 gallons of water were used over a 12-month period. This equates to an average of six gallons of water used per student per day. For the new facility, which will serve an estimated 1,100 students, this would extrapolate to 6,600 gallons of water per day.

Feel free to contact Wold Architects and Engineers or the District with any questions or concerns you may have.

AM/MN-EDU-ISD834/ES_New Lake Elmo/232224/_Admin/2024.02.05 Revised Memo to Clark Schroeder



LEGAL DESCRIPTION:

(LEGAL DESCRIPTION IS PER LAND TITLE, INC. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 683144 DATED AUG. 9, 2023.)

The Southeast 1/4 of the Southeast 1/4 of Section 26, Township 29, Range 21, Washington County, Minnesota, and all that part of the Southwest 1/4 of the Southeast 1/4, lying Easterly of the West 435.6 feet of the East 2006 feet of the South 1/2 of the Southeast 1/4 of said Section, Washington County, Minnesota. Abstract Property

AREA:

GROSS PARCEL AREA = 2,072,858 SQ. FT. / 47.59 ACRES
10TH STREET ESMT. = 78,522 SQ. FT. / 1.80 ACRES
LAKE ELMO AVE ESMT. = 63,513 SQ. FT. / 1.46 ACRES

NET PARCEL AREA = 1,930,823 SQ. FT. / 44.33 ACRES

TITLE NOTES:

(THE FOLLOWING EXCEPTIONS APPEAR ON THE LAND TITLE, INC. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 683144 DATED AUG. 9, 2023.)

13. Easement for utility purposes per Book 118 of Deeds, page 551, as Document Number 101676, Book 135 of Deeds, pages 373-374 as Document Number 118648. Assignment per Document Number 471911. Quit Claim Deed conveyance to Northwestern Bell Telephone Company d/b/a US West Communications per Document Number 611259. Definition of Easement per Document Number 639079. Corrective Definition of Easements per Document Number 797893. (SHOWN GRAPHICALLY).
14. Highway Easement per Book 245 of Deeds, page 271, as Document Number 219558. (SHOWN GRAPHICALLY).
15. Slope Easement per Book 245 of Deeds, page 272. (SHOWN GRAPHICALLY).
16. Highway and Slope Easement per Book 256 of Deeds, page 159-160, as Document Number 228200. (SHOWN GRAPHICALLY).

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE TKDA WATERMAIN PLANS - SHEET C502 DATED 4/15/2014. TOP NUT HYDRANT 400 ' N. OF 10TH STREET. ELEVATION = 939.37

WETLAND NOTE:

NO WETLANDS PRESENT BASED ON AN SEPTEMBER 2023 EXAMINATION BY BOPRAY ENVIRONMENTAL AND A PREVIOUS 'NO WETLANDS PRESENT' DETERMINATION PER 'NOTICE OF DECISION' BY THE VALLEY BRANCH WATERSHED DISTRICT DATED 12/31/2020

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. LIDAR ELEVATION DATA RELIED UPON FOR INTERIOR TOPOGRAPHIC INFORMATION. CHECK SHOTS TO VERIFY LIDAR ACCURACY WERE TAKEN AS INDICATED BY THE SPOT ELEVATIONS NOTED IN THE GRAPHICS. SOME VARIATION FROM THE ACTUAL GROUND ELEVATIONS MAY OCCUR DUE TO OUR INABILITY TO VERIFY AREAS IN HEAVY TREE COVER. TOPOGRAPHY ON ALL ROAD SURFACES AND ROAD DITCHES WERE DEVELOPED BASED ON FIELD SURVEY SHOTS TAKEN IN OCTOBER 2023.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 232783758. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND:

● FOUND MONUMENT
○ SET 1/2" IRON PIPE MARKED RLS NO. 25718
TV CABLE TV PEDESTAL
AC AIR CONDITIONER
Ⓔ ELECTRIC MANHOLE
EM ELECTRIC METER
EP ELECTRIC PEDESTAL
ET ELECTRIC TRANSFORMER
☼ LIGHT POLE
← GUY WIRE
-○- POWER POLE
Ⓖ GAS MANHOLE
GM GAS METER
Ⓣ TELEPHONE MANHOLE
TP TELEPHONE PEDESTAL
CO SANITARY CLEANOUT
◎ SANITARY MANHOLE
or ▥ CATCH BASIN
⊕ or ▦ STORM DRAIN
⊳ FLARED END SECTION
◎ STORM MANHOLE
FIRE DEPT. CONNECTION
HYDRANT
CURB STOP
Ⓦ WATER WELL
Ⓦ WATER MANHOLE
WM WATER METER
⊗ POST INDICATOR VALVE
⋈ WATER VALVE
⊙ BOLLARD
FLAG POLE
MB MAIL BOX
TRAFFIC SIGN
Ⓤ UNKNOWN MANHOLE
◐ SOIL BORING
X 950.0 SPOT ELEVATION
TRAFFIC SIGNAL
CONIFEROUS TREE
DECIDUOUS TREE
—UE— UNDERGROUND ELECTRIC
—UTV— UNDERGROUND CABLE TV
—UF— UNDERGROUND FIBER OPTIC
—UT— UNDERGROUND TELEPHONE
—OU— OVERHEAD UTILITY
—UG— UNDERGROUND GAS
—>— SANITARY SEWER
—>>— STORM SEWER
—|— WATERMAIN
—x—x— FENCE
═ CURB [TYPICAL]
—1230— CONTOURS
⌒⌒⌒ TREELINE

STILLWATER SCHOOLS

LAKE ELMO SITE

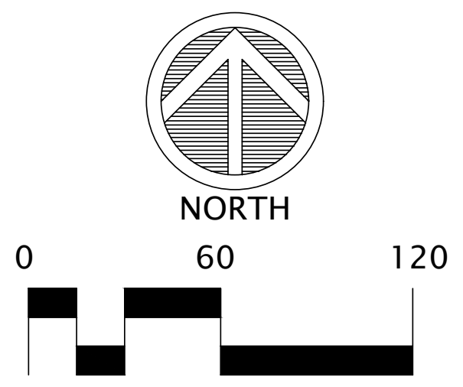
CONTACT:

Tony Willger
Stillwater Area Public Schools
1875 South Greeley St.
Stillwater, MN 55082
Phone: 651.351.8374
Email:willgert@stillwaterschools.org

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF LAKE ELMO



REVISIONS:

DATE	REVISION
10-11-2023	PRELIMINARY ISSUE
12-19-2023	INITIAL ISSUE

CERTIFICATION:

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

Dan Thurmes
Daniel L. Thurmes Registration Number: 25718

Date: 12-19-2023

PROJECT LOCATION:

XXXX
LAKE ELMO AVE. N.
PID#2602921440001

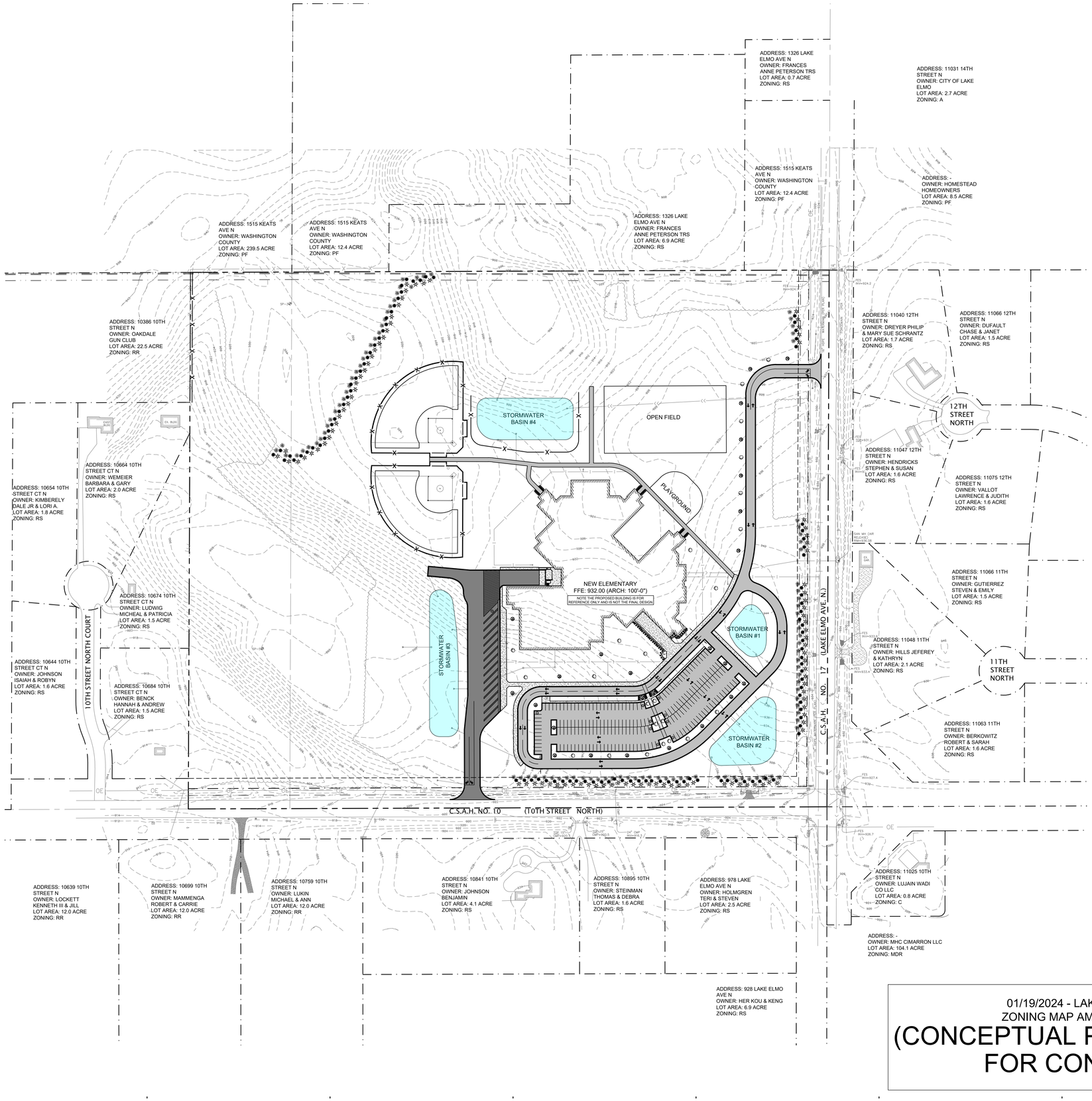
Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVLE147
PROJECT NO. LE23147

BOUNDARY/TOPOGRAPHIC
SURVEY

MN



SYMBOL LEGEND

- PROPOSED ROADWAY/TRAILS BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

PARCEL INFO

PID: 26.029.21.44.0001

LOT SIZE: 47.59 ACRES

ZONING: AGRICULTURAL (A)

LEGAL DESCRIPTION: PT OF S1/2 OF SE1/4 BEING E 1570.4 FT SECTION 26 TOWNSHIP 029 RANGE 021

01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION

(CONCEPTUAL PLAN - DO NOT USE FOR CONSTUCTION)

NORTH
0 50 100 200

NEW LAKE ELMO ELEMENTARY SCHOOL

Lake Elmo, MN 55042

Stillwater Area Public Schools ISD #834
1875 Greeley Street South
Stillwater, MN 55082

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
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Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

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, P.E.

Date: 01.19.2024 Lic. No.: 23793

Revisions		
Description	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

North

CONCEPTUAL - ZONING AND PROPERTY INFO PLAN

Scale:

C000

P:\Projects\Projects - 2023\12236128 - New Stillwater Elementary School - Wold\C. Design\Drawing Files - Lake Elmo\12236128 - C000 Overall Plan.dwg

MN

6' FENCE ADJACENT TO GUN RANGE

EX. BLDG

SB4 D

SB7 D

SB6 A

STUDENT DROP-OFF AND TEACHER PARKING ENTRANCE

STORMWATER BASIN #4

OPEN FIELD

SB3 D

2 LITTLE LEAGUE / SOFTBALL FIELDS

ADDITIONAL R.O.W. DEDICATION

PLAYGROUND

SB5 A

SB2 D

LOADING/UNLOADING ZONE

NEW ELEMENTARY
FFE: 932.00 (ARCH: 100'-0")

NOTE THE PROPOSED BUILDING IS FOR REFERENCE ONLY AND IS NOT THE FINAL DESIGN

MAIN ENTRANCE

SB9 B

EXISTING BUILDING

15 BUS PARKING STALLS

STORMWATER BASIN #3

STORMWATER BASIN #1

ONE-WAY STUDENT DROP OFF LANES

STORMWATER BASIN #2

SB1 C

206 PARKING STALLS, STALLS SHOWN ARE A TYPICAL OF 18' LONG X 9' WIDE

DRIVE LANES SHOWN ARE A TYPICAL OF 24' WIDE

ADDITIONAL R.O.W. DEDICATION

SB8 D

BUSES AND TRUCKS ENTRANCE ONLY

C.S.A.H. NO. 10 (10TH STREET NORTH)

C.S.A.H. NO. 17 (LAKE ELMO AVE. N.)

BLDG

SYMBOL LEGEND

- PROPOSED ROADWAY/TRAILS BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- SB1 — SOIL BORING MARKER
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

PROJECT AREA CALCULATIONS

TOTAL SITE AREA:	2,072,858 SF	(47.59 AC)	100%
IMPERVIOUS AREAS:			
NEW SCHOOL	148,000 SF	(3.40 AC)	7.14%
SIDEWALK/BIT. TRAILS	34,886 SF	(0.80 AC)	1.68%
PARKING/ROADWAYS	174,764 SF	(4.01 AC)	8.43%
SPORTFIELDS/PLAYGROUND	49,228 SF	(1.13 AC)	2.37%
TOTAL NEW IMPERVIOUS	406,878 SF	(9.34 AC)	19.63%
EXISTING ROADWAY (10 ST N & LAKE ELMO AVE N)	60,687 SF	(1.39 AC)	2.93%
TOTAL EXISTING IMPERVIOUS	60,687 SF	(1.39 AC)	2.93%
TOTAL SITE IMPERVIOUS	467,565 SF	(10.73 AC)	22.56%
STORMWATER BASINS:			
BASIN #1	8,668 SF	(0.20 AC)	0.42%
BASIN #2	18,649 SF	(0.43 AC)	0.90%
BASIN #3	23,648 SF	(0.54 AC)	1.14%
BASIN #4	23,347 SF	(0.54 AC)	1.13%
TOTAL BASIN AREA	74,312 SF	(1.71 AC)	3.59%
RIGHT OF WAY:			
EXISTING R.O.W.	142,035 SF	(3.26 AC)	6.85%
PROPOSED R.O.W.	211,177 SF	(4.85 AC)	10.19%
ADDITIONAL R.O.W DEDICATION	69,142 SF	(1.59 AC)	3.33%
OPEN SPACE:			
REMAINING OPEN SPACE	1,380,491 SF	(31.69 AC)	66.60%

01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION
(CONCEPTUAL PLAN - DO NOT USE FOR CONSTUCTION)

NORTH
0 30 60 120

NEW LAKE ELMO ELEMENTARY SCHOOL
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Greg A. Buchal, P.E.
Date: 01.19.2024 Lic. No.: 23793

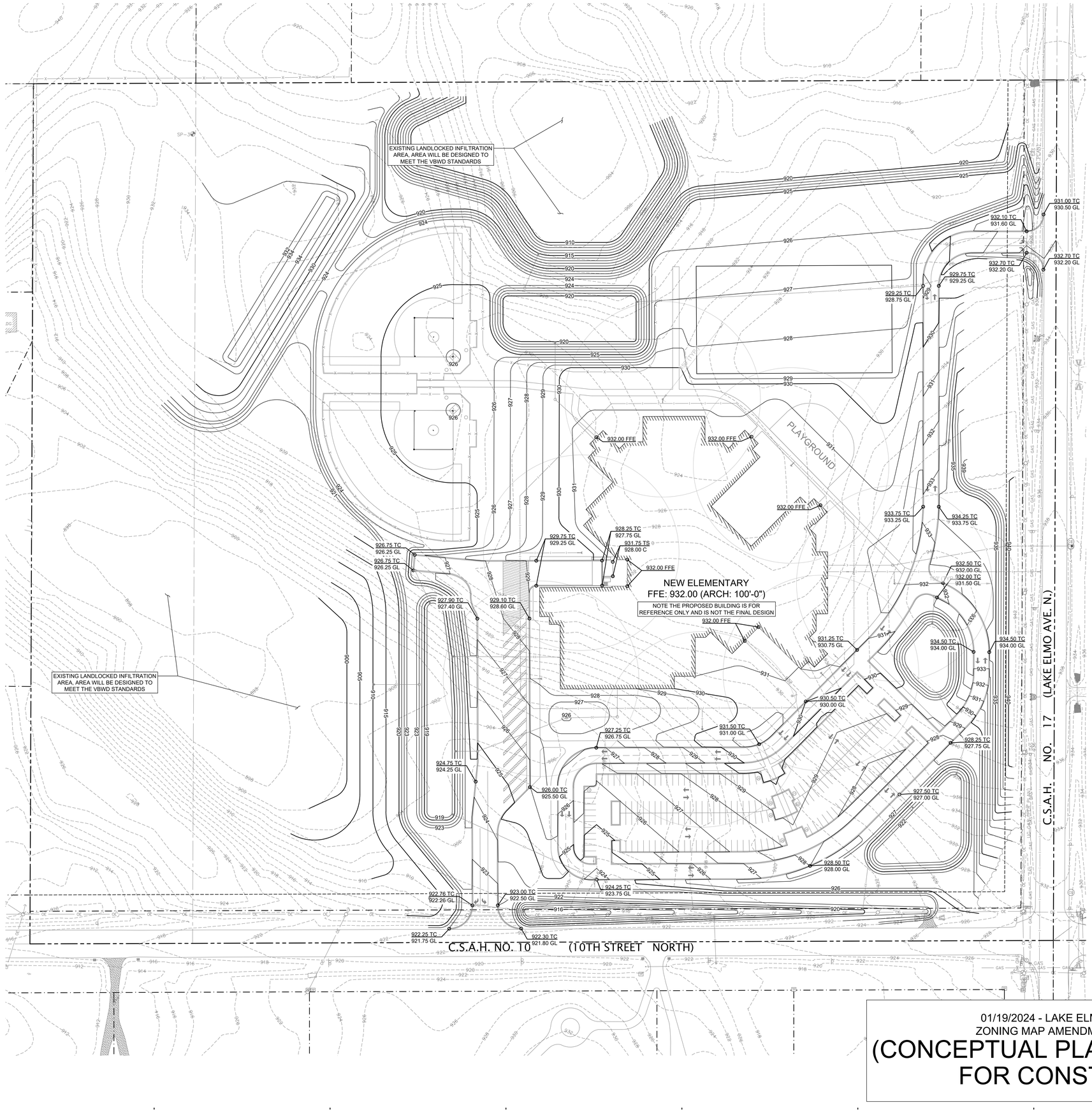
Revisions		
Description	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

CONCEPTUAL - SITE PLAN

Scale:

C100



SYMBOL LEGEND

950	EXISTING CONTOURS
950	PROPOSED CONTOURS - MAJOR INTERVAL
949	PROPOSED CONTOURS - MINOR INTERVAL
	GRADE BREAK LINE
2.0%	GRADE SLOPE

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

TC - TOP OF CURB	EO - EMERGENCY OVERFLOW
GL - GUTTER LINE	TW - TOP OF WALL
B - BITUMUNOUS	BW - BOTTOM OF WALL (F/G)
C - CONCRETE	(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. 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.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All construction shall be performed in accordance with state and local standard specifications for construction.
5. Permittees must not excavate infiltration systems to final grade, or within three (3) feet of final grade, until the contributing drainage area has been constructed and fully stabilized unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the infiltration area.

CITY OF LAKE ELMO SITE RESTORATION PLAN NOTES

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

CITY OF LAKE ELMO GRADING AND EROSION STANDARD PLAN NOTES

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 IMPOUND WATER FOR 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 SCRAPED 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 REQUIRE ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
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, FLOATATION 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 THERWISE 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 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. 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.
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 SILTS ALONG 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 TRAFFIC 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 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.

01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION

(CONCEPTUAL PLAN - DO NOT USE FOR CONSTUCTION)

NORTH
0 30 60 120

NEW LAKE ELMO ELEMENTARY SCHOOL

Lake Elmo, MN 55042

Stillwater Area Public Schools ISD #834
1875 Greeley Street South
Stillwater, MN 55082

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldac.com | 651 227 7773

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

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, P.E.

Date: 01.19.2024 Lic. No.: 23793

Revisions

Description	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

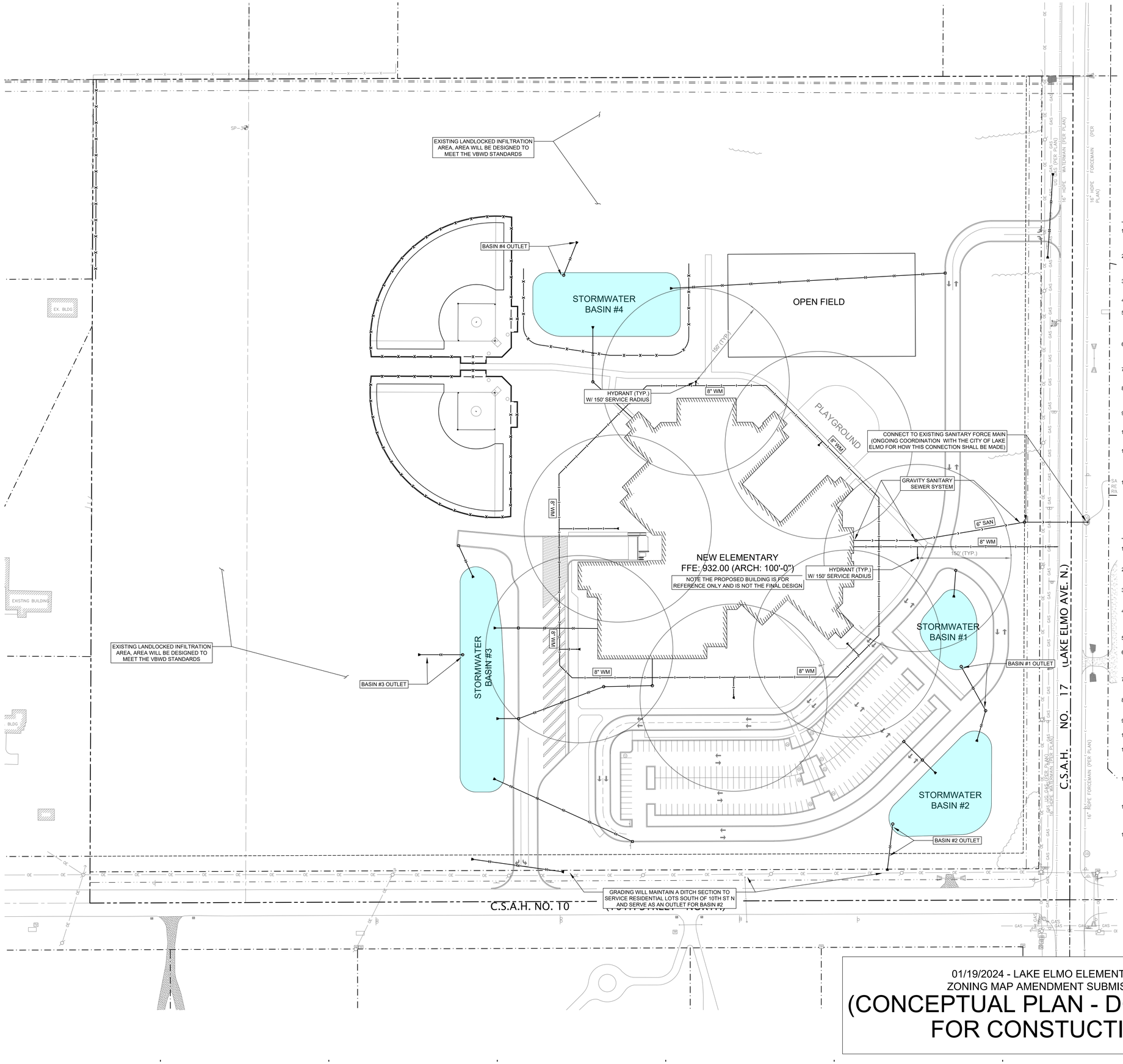
North

CONCEPTUAL - GRADING PLAN

Scale:

C200

P:\Projects\Projects - 2023\12236128 - New Stillwater Elementary School - Wold\C Design\Drawing Files - Lake Elmo\12236128 - C200 Grading.dwg



SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- G — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

CITY OF LAKE ELMO'S STANDARD PLAN NOTES FOR SANITARY SEWER PLANS

1. ALL SANITARY SEWER AND ACCESORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED IN ACCORDING TO CITY OF STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD" (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMETRIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATION (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALL DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE 2" x 2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MARKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
12. ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

CITY OF LAKE ELMO'S STANDARD PLAN NOTES FOR WATERMAIN PLANS

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 LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 26 11.2.CA.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAIN LESS 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 FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-½ (1. D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB--67) AND PENTAGON NUT END CAP.
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.

01/19/2024 - LAKE ELMO ELEMENTARY
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0 30 60 120

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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, P.E.
Date: 01.19.2024 Lic. No.: 23793

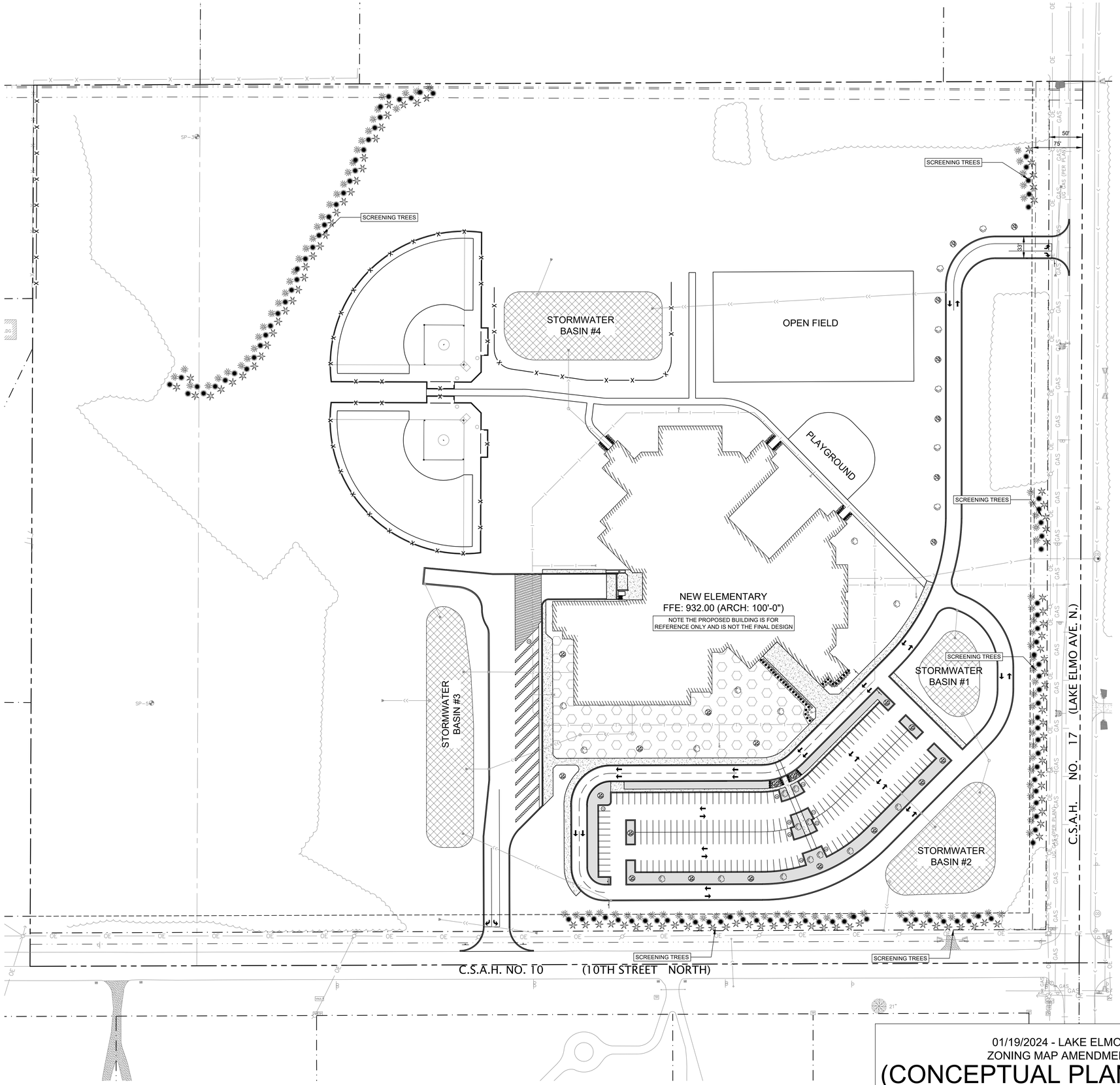
Revisions		
Description	Date	Num

Comm: 12236128
Date: 01.19.2024
Drawn: MTH
Check: GAB

CONCEPTUAL - UTILITY PLAN

Scale:

C300



GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

SYMBOL LEGEND

- STORMWATER SEED MIX
- LANDSCAPE AREA
- SOD

LANDSCAPING NOTES

1. Landscape areas to have 4" colored hardwood wood mulch over weed barrier fabric and 6" black steel edging as needed.
2. All trees not planted in landscaped areas shall have shredded hardwood mulch placed around the tree at 4' diameter and 6" deep.
3. All disturbed areas to receive 6" of good quality topsoil and seed or sod as indicated. See Landscape Plan.
4. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
5. Plant size and species substitutions must be approved in writing prior to acceptance in the field.
6. Landscape Contractor is responsible for ongoing maintenance of all newly installed material 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 limited to, pruning, fertilization and disease/pest control.
7. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
8. Landscape Contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
9. There will be no site irrigation until the summer of 2024, any watering prior to summer 2024 will be the responsibility of the contractor. Contractor to work with the District on irrigation install at time of final grade, but prior to site restoration.

PLANTING SCHEDULE

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES, SEE DETAIL 6/C602					
	24	American Elm	Ulmus Americana	2-1/2" Cal	B & B
	25	Bur Oak	Quercus Macrocarpa	2-1/2" Cal	B & B
CONIFEROUS TREES, SEE DETAIL 6/C602					
	101	American Larch	Larix Laricina	6' Ht	B & B
	100	Northern White Cedar	Thuja Occidentallis	6' Ht	B & B
	96	Eastern White Pine	Pinus Strobus	6' Ht	B & B
SHRUBS, SEE DETAIL X/CX00					
	35	Roundleaf Serviceberry	Amelanchier Sanguinea	24"	Pot
	87	Bush Cinquefoil	Potentilla Fruticosa	24"	Pot
	52	Crisp Leaf Spirea	Spirea x Bumalda (Crispa)	24"	Pot

Note: The landscape plan has not been developed in accordance with the City of Lake Elmos Standards. This landscape plan is conceptual and ongoing coordination will be had with the City of Lake Elmo to bring this plan in accordance with their standards.

01/19/2024 - LAKE ELMO ELEMENTARY
ZONING MAP AMENDMENT SUBMISSION
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CONCEPTUAL - LANDSCAPING PLAN

Scale:

C400

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MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. **651.300.4261**
Jack Griffin, P.E. **651.300.4264**
Chad Isakson, P.E. **651.300.4285**

Date: January 31, 2024

To: Sophia Jensen, City Planner
Cc: Nathan Fuerst, Planning Consultant
Marty Powers, Public Works Director
Chad Isakson, PE, Assistant City Engineer
From: Jack Griffin, PE, City Engineer

Re: ISD 834 Lake Elmo Elementary School
PID 26-029-21-44-0001
Comprehensive Plan Amendment/Rezoning

Engineering has reviewed the ISD 834 Lake Elmo Elementary School Site Plans to be located at the corner of Lake Elmo Avenue (CSAH 17) and 10 Street (CSAH 10). The review consisted of the following documentation received on January 24, 2024:

- Comprehensive Plan Amendment/Rezoning Narrative dated January 18, 2024.
- Site Survey dated December 19, 2023.
- Conceptual Site Plans, Sheets C000, C100, C200, C300, and C400, dated January 19, 2024.

APPLICATION NARRATIVE AND SITE PLAN SUMMARY

1. 1,100-student elementary school building. 148,000 SF 2-story building.
2. Located on 47.6 acres at northwest corner of Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10).
3. Request to rezone parcel to Public Facilities and expand MUSA for public sewer service.
4. Request to connect to city water.
5. Replaces current Lake Elmo elementary school building at 11030 Stillwater Boulevard.
6. Access requested from Lake Elmo Avenue (CSAH 17) and 10th street (CSAH 10) for separated bus and visitor entry/egress. Visitor entry will be designed to allow on-site stacking of waiting vehicles.
7. Site to include elementary school, bus access and parking lot, visitor access and parking lot, ballfields, open fields, playground, greenspace, and stormwater management.

TRANSPORTATION IMPROVMENTS, ACCESS AND COLLECTOR STREETS

1. County Roadway Right-of-way Dedication. Additional right-of-way dedication has been shown along both Lake Elmo Avenue (CSAH 17) and 10th Street North (CSAH 10) to provide a total of 75-feet from the roadway centerline. The additional right-of-way dedication must be verified that the measurements are provided from the physical roadway centerline and not a survey Section line.
2. Small/Dry Utility Corridor Preservation. Minimum 10-ft wide drainage and utility easement must be dedicated along all the full frontage of the public right-of-way, including Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10). The 10-ft. easement corridor must be preserved for the installation of small/dry utilities and remain free from all encroachments, including trees, retaining walls, storm sewer, and stormwater BMPs. Grading within the easement areas must be less than 4:1 slope. The required 10-ft drainage and utility easements have not been shown on the site plans and the proposed grading plan shows both steep slope and landscaping encroachments.
3. Access Management. The proposed access location along both Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10) must be approved by Washington County. An access management plan must be submitted that provides the offset distances from the proposed access locations to all adjacent intersections and driveways.

4. Turn Lane Improvements. As part of the site improvements, dedicated right and left turn lanes must be constructed along Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10) at both access locations. The required turn lanes have not been shown on the proposed site plans. Turn lanes must be constructed meeting Washington County standards.
5. Secondary Access. The site shows a single access for busing and a single access for all other vehicles. Internal connectivity between the two access locations is not provided. Emergency vehicle access requirements must be reviewed and approved by the Lake Elmo Fire Department.
6. Traffic Signal Improvements. The installation of a traffic signal at the intersection of Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10) should also be included as part of the site improvements to provide additional traffic control for peak demands as well as provide safe pedestrian crossings at the intersection.
7. Bituminous Trails. The site improvements must include and show on the site plans the construction of a bituminous trail along the full length both Lake Elmo Avenue (CSAH 17) and 10th Street (CSAH 10). Pedestrian connectivity should be planned as part of the school site, including internal pedestrian connections, connection to the County Park Preserve, and safe pedestrian crossings for each County roadway at each access location.

STORMWATER MANAGEMENT

1. The site plan is subject to a storm water management plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) and City rules. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance to City Engineering Design Standards dated January 2022, even though the facilities will remain privately owned.
2. The stormwater management mitigation must be provided for all required site improvements, including the County roadway and intersection improvements, County roadway turn lanes, and all bituminous trails. If any of these improvements are not constructed as part of the site development, then the stormwater management should be oversized to preserve capacity for these improvements to be constructed by others.
3. All stormwater facilities and BMPs will be privately owned and maintained by the school district. The school district will be required to provide a Stormwater Maintenance and Easement Agreement in accordance with the City's standard form of agreement.
4. All storm water basins must be placed in easements in accordance with the Stormwater Maintenance and Easement Agreement. The easements must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads. Maintenance access roads meeting city standards must be provided for all storm water facilities and structures.
5. The SWMP will be required to verify that rate control and volume control requirements are met for all points of discharge from the site. The existing and proposed drainage exhibits must clearly show and label all points of discharge from the site, including any required public improvements and turn lanes. The SWMP rate control tables must reference each discharge location independently and combined.
6. Overland emergency overflows or outlets will be required as part of the site plan.
7. All wetlands and wetland buffers must be delineated and protected by easement.
8. Minimum floor elevations must be at least 2 feet higher than the adjacent 100-year HWL elevation. Also, all low opening elevations for all buildings must be at least 1-ft higher than any adjacent emergency overflow elevation (EOF).
9. All localized low points must be protected within a drainage easement.

MUNICIPAL WATER SUPPLY

1. Due to the PFAS groundwater contamination in the surrounding area, all proposed uses on the property should be served by the City public drinking water supply.
2. Connection to the municipal water system is available to the existing trunk watermain running along Lake Elmo Avenue (CSAH 17). The applicant will be responsible for connecting to the existing 16-inch trunk watermain located near the proposed Lake Elmo Avenue (CSAH 17) driveway entrance and running a

minimum 8-inch ductile iron watermain internal to the site and throughout the property as necessary to provide connection to all proposed uses.

3. A second watermain connection will be required to create a looped network by extending the watermain south through the proposed 10th Street (CSAH 10) entrance, then east along 10th Street (CSAH 10) to connect back to the existing trunk watermain at the intersection with Lake Elmo Avenue (CSAH 17).
4. Watermain oversizing may be required to ensure adequate water supply and fire suppression once the site development water demands are known.
5. The project will require the placement of fire hydrants and water system valves internal to the site as determined by the Lake Elmo Public Works Director and Fire Department.
6. Minimum 30-foot easements centered over the pipe/hydrant will be required when not located within the public right-of-way. Easements must be free from all encroachments, including retaining walls, trees, fences, small/dry utilities, or storm water management BMPs. Easements must be dedicated to the city as part of the project.

SANITARY SEWER SYSTEM

1. The proposed site is located outside of the city designated Municipal Urban Service Area (MUSA) for sanitary sewer service. The Comprehensive Plan Amendment application requests the expansion of the city designated MUSA to allow the proposed elementary school to be served by public sanitary sewer.
2. The public sanitary sewer system is not readily available to serve this property. The applicant will be required to extend sanitary sewer service to the site as part of the site improvements. The discharge or connection manhole location to the city sewer system is at the intersection of Lake Elmo Avenue (CSAH 17) and 5th Street North, roughly 3,500 to 3,800 feet from the proposed school location.
3. Sewer System Extension to be privately owned. Since there are no other benefitting properties to be served by sewer between the connection manhole and the school site, the sewer extension would be considered a sewer service rather than a public sewer main line, and would be owned and operated privately by the school district.
4. Sanitary Lift Station and Forcemain. The sewer extension improvements would likely require the construction of a new sanitary lift station to be installed near the new school building. The school sewer service would discharge by gravity to the new lift station with a 3,500 ft. to 3,800 ft. long forcemain installed along the Lake Elmo Avenue right-of-way, and discharging to the proposed connection manhole.
5. No sanitary sewer oversizing is anticipated for these improvements.

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education

October 24, 2023

Sophia Jensen, Planner
City of Lake Elmo

Re: Comprehensive Plan Amendment PID 2602921440001.

Prepared by: Anthony Svoboda, Fire Marshal
Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

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

Fire Department Comments:

1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.

2) Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments. In accordance with MSFC D104.2, two fire apparatus access roads shall be maintained at all times.

3) Project construction phasing shall accommodate emergency access to the entire construction zone at all times, generally meaning two separate means of entrance/exit as defined in the code. Phasing plan to be approved by the fire department prior to construction.

4) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. On-street parking shall be provided in approved locations following review by Engineering and Public Works. Parking shall be prohibited on both sides of private drive lanes.

5) Street names and addressing shall be consistent with the Washington County Uniform Street Naming and Property Numbering System.

6) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works.

7) Building address numbers shall be plainly visible from the street fronting the property and shall be contrasting color from the background. Size and placement of address numbers shall be approved by the fire and planning departments.

8) A fire sprinkler system shall be installed in commercial buildings in accordance with the Minnesota State Fire Code and Chapter 1306 of the Minnesota State Building Code. A permit is required prior to work.
    a. *Fire Department sprinkler connection locations shall be approved prior to installation*.

9) A fire alarm system shall be installed in commercial buildings in accordance with the Minnesota State Fire Code (907.2.3) and Lake Elmo Ordinances. A permit is required prior to work.

10) An emergency responder radio coverage amplifier shall be installed throughout the building if the fire department determines that signal strength is not reliable.

11) An exterior door numbering system shall be utilized to determine exterior doors on all sides of the building. Door numbering convention shall be approved by the fire department prior to installation.

12) A KNOX rapid access lockbox shall be installed *in an approved location*, on all commercial buildings.
    a. Multiple KNOX rapid access lockboxes may be required as determined by the fire department.

13) KNOX locking Fire Department Connection Caps shall be installed on all fire department connections.

14) All gates, whether manual or electric, shall be accompanied by either a KNOX lock or KNOX gate control switch for rapid access.

15) All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

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

Respectfully,

Anthony Svoboda

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

Nathan Fuerst

From: John P. Hanson <jhanson@barr.com>
Sent: Wednesday, January 24, 2024 1:25 PM
To: Sophia Jensen
Subject: RE: Lake Elmo Land Use Review - January 2nd Batch

Hi Sophia,

The project will require a Valley Branch Watershed District (VBWD) permit. Once a complete VBWD permit application is submitted, we will review it for conformance to VBWD rules and regulations.

The site includes two landlocked depressions and another depression. Two more depressions that are mostly off the site, extend onto the site. While the proposed school building appears to be more than 2 feet higher than the ultimate overflows of the depressions, the conceptual plan shows filling below the 100-year flood levels of some of the depressions. Compensatory storage will be needed for any fill below the 100-year flood levels of any depression.

John

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

ADMINISTRATION
Kevin Corbid, County Administrator
Jan Lucke, Deputy County Administrator
Jennifer Wagenius, Deputy County Administrator

February 5, 2024

Sophia Jensen
City Planner
City of Lake Elmo

RE: Lake Elmo – Stillwater Schools Comprehensive Plan Amendment

City Planner Jensen:

Washington County has received and reviewed the City's Comprehensive Plan Amendment to alter the property guidance from Rural Area Development to Institutional and be included into the MUSA boundary and the additional zoning map amendment. Washington County does not oppose the proposed Comprehensive Plan Amendment. Attached are general comments related to the site plan provided by the Stillwater Area Public Schools that have been shared previously with both the City of Lake Elmo and the school district.

Thank you for the opportunity to comment.

Sincerely,

Kelli Matzek
Senior Planner

Cc: Gary Kreisel, Washington County Commissioner – District 3
Jennifer Wagenius, Washington County Deputy County Administrator
Wayne Sandberg, Washington County Public Works Director
Emily Jorgensen, Washington County Administration Planning Manager
Dr. Michael Funk, Stillwater Area Public Schools Superintendent
Mark Drommerhausen, Stillwater Area Public Schools Executive Director of Operations

Washington County Public Works

The location of the proposed school is adjacent to the intersection of two busy county highways. There are some specific site development challenges and concerns that the county believes the city council should be made aware of as they consider this planning amendment.

These comments were previously shared with Stillwater Area Public Schools on April 17, 2023, and the City of Lake Elmo on October 24, 2023.

Washington County 2040 Comprehensive Plan – Chapter 5: Transportation

a. *Functional Classification* - Per the Washington County 2040 Comprehensive Plan, Chapter 5 – Figure 3 shows the functional classification of both roadways. County 17 is a Collector. County 10 is an A-minor Arterial Reliever – serving east west regional trips. Both highways are on the County State Aid Highway System and serve as important commuter routes and are the designated truck routes in the area.

b. *Traffic Volume Forecast and Concerns* - Washington County 2040 Comprehensive Plan Chapter 5: Figure 7 shows current traffic volumes on County 10 in this area range from 4,200 to 6,066 vehicles per day. On County 17 traffic volumes are in the range of 3,500 vehicles per day currently.

   Additionally, Figure 25 shows traffic volumes are forecasted to increase significantly, with or without the school development. Traffic on County 10 is expected to increase to 13,800 by 2040, and traffic on County 17 will increase to a range of 5,800 to 6,900 vehicles per day by 2040. These increases indicate a need, especially on County 10, for additional capacity improvements including the possibility of additional through lanes. This roadway expansion should be accounted for in proposed site plans to ensure the school site can accommodate the forecasted growth.

   Figure 26 shows the future volume to capacity ratio on county highways expected by 2040. This is a measure of congestion and an indication of where highway expansion will be needed in the future. Note that County 10 in this area shows traffic volume exceeding roadway capacity – further reinforcing the future need for expansion of this roadway. Given this analysis, it can be foreshadowed that not only will the roadway need an increase in capacity, but that the intersection of County 10 and County 17 will need significant upgrades, including intersection control such as a roundabout or stoplight.

   The roadway type, volume, speed and character of traffic on these highways will not change as a result of a school nearby. History tells us that the volume and conflicts related to school uses will likely increase over and above the existing county comprehensive plan forecasts. This is due to the nature of school traffic as well as the increased sensitivity of the community around school safety and traffic conflicts. This is especially important to note as schools tend to be traffic generators throughout the days and on weekends.

c. *Right of Way Dedication* - Washington County 2040 Comprehensive Plan Chapter 5: Figure 27 indicates a need for 150 foot right of way on both County 10 and County 17. Thus, a minimum of 75 feet of right-of-

way from the centerline should be secured at the time of development along both County 10 and County 17. The city will be responsible for the costs of future right-of-way acquisition if not secured at the time of development, in accordance with Washington County Cost Participation Policy #8001 as previously referenced.

d. *Access*- All access will need to come off the county highway system for this proposed school site. This presents some additional challenges that will need to be addressed in design.

School sites typically generate significant traffic volume and queuing; therefore, the County would require a traffic study to better understand the anticipated traffic operations at the proposed access locations and affected nearby intersections as part of the County's access permitting process. It should be noted that queuing of traffic on the county highway system presents significant safety issues. The design of the site must accommodate all expected queuing at peak operating times.

Site sketches shared with the county propose two entrances: a bus entrance on County 10 and a visitor entrance on County 17. The county anticipates that the proposed bus cul-de-sac driveway from County 10 would be particularly problematic with respect to safety and operations. The close spacing from this proposed driveway to the arterial intersection of County 10 and County 17 creates a risk that traffic queues will sometimes obstruct the bus driveway or lead to a shortage of available gaps for buses to exit the site, particularly when the intersection experiences a surge of other school traffic. This will be exacerbated when this intersection is improved. The location of this access will need to be evaluated further.

e. *Turn Lanes* -Any access from this property should be planned to include the construction of turn lanes on the county highway. Lane geometry should be developed such that intersection control such as a stop light can be added in the future.

f. *Internal circulation* -The school should plan for internal circulation from all access points on the site. The site plan should never use the county highway system as a circulator route to access various points of the property.

g. *Future Sport Fields* -The county is not likely to permit an additional street to accommodate future expansion. Access to future site expansion should be planned and considered during initial site planning.

h. *Pedestrian and Bike Access* – The County will want to collaborate with the city and the school district to consider and plan for pedestrian infrastructure within walking distance of the school, notwithstanding any current policies related to bus transportation. The pedestrian routes should connect with nearby neighborhoods, both existing and planned, and should provide reasonably direct access into the school site itself. The construction of sidewalks and trails is a public benefit that will improve the community. The County will want to work with the City and the School to determine when and where these trails are constructed. Washington County Cost Participation Policy #8001 will provide guidance on cost share.

i. *Site Drainage* - All site drainage features will need to be addressed on the school property. No ponding or site drainage appurtenances will be allowed in the current or future county right of way.

j. *Landscaping*- No landscaping or screening of the property will be allowed in the current or future county right of way. All landscaping should be included on the school property.

k. *Noise and Lighting*- County highway traffic produces noise that should be considered in the site design. Similarly – lighting can be a key safety element and lighting should be considered as part of the site planning.

Washington County Public Health and Environment

- Any sewage tank(s), drywells/cesspools, or SSTS component(s) located during land altering or construction phases shall be properly abandoned. A County permit for septic system abandonment shall be submitted to the Washington County Department of Public Health and Environment.

- Any water supply wells located during land altering or construction phases need to be sealed according to Minnesota Department of Health regulations to mitigate potential groundwater contamination.

- All solid and hazardous waste, including waste from historic dumping, must be removed from the property and managed at an appropriately permitted waste disposal facility.

- The planning considerations taken towards PFAS on the proposed school site is aligned with the Washington County Groundwater Plan. Full awareness of the scope and impact of the PFAS contamination and a full dedication towards safety must be adhered to when developing or populating the site.