COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 28, 2014
AGENDA NUMBER: 10
FILE NUMBER: 14 - 020
ITEM: Coon Rapids Middle School

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Steve Anderson
Anoka-Hennepin School District
2727 N Ferry Street
Anoka MN 55303

PURPOSE: Building alteration and addition

LOCATION: 1160 Raven St NW, located in the City of Coon Rapids, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Work within a Wellhead Protection Area
4. Work within 1 mile of an Impaired Water

EXHIBITS:
1. Permit application, Dated January 29, 2014, Received
4. Grading and Drainage Plan (C1.3) and Storm Water Pollution Prevention Plan (SWPPP) by Anderson-Johnson Assoc., Inc 12-22-13, received 2-25-14.
5. Revised Storm Water Management Report by Anderson-Johnson Assoc, Inc, Dated April 10, 2014, Received April 11, 2014
6. Revised Grading and Drainage Plan (C2.0) by Anderson-Johnson Assoc., Inc., Dated April 10, 2014, Received April 11, 2014

HISTORY & CONSIDERATIONS:
The Anoka-Hennepin School District is proposing a building alteration and addition to the Coon Rapids Middle School as well as improvements to the storm sewer, sanitary sewer, water main relocation, pavements and walks.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 859.7 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water was not observed within 20 ft of the ground according to the boring logs. The site does include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations but is not needed since the construction is slab-on-grade. Low floor elevations do meet the criteria for the Coon Rapids (3 ft above mottled soil elevation, 2 ft above 100-year).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.
**Maintenance:** The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water underground infiltration system shown on the drainage plan.

**Soils & Erosion Control:** Soils affected by the proposal are Hubbard. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant appears to be meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation but there are no details of the underground storage device to verify the calculations. The modeling was completed using TP-40 and should be run with Atlas 14. Also, there is no subwatershed boundary map to verify areas.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance escrow:** $3,295.00

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<tr>
<th>ISSUEs/CONCERNS</th>
<th>NEED:</th>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong></td>
<td>1. Update the detail of the underground storage unit without the clay liner.</td>
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<tr>
<td>Details of the underground storage unit show a 1’ clay liner.</td>
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<tr>
<td><strong>Escrows:</strong></td>
<td>2. Receipt of Escrows</td>
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<tr>
<td>$2,000 + (2.59 x $500/acre) = $3,295.00</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Update the detail of the underground storage unit without the clay liner.