COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 8, 2017
AGENDA NUMBER: 11
FILE NUMBER: 17-049
ITEM: Adams Elementary School Parking Lot Expansion

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Anoka-Hennepin Public Schools
2727 Ferry Street North
Anoka, MN 55303

PURPOSE: Construction of a new parking lot

LOCATION: 8989 Sycamore Street NW Coon Rapids, MN
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance

EXHIBITS:
1. Construction Plan set (5 sheets); by Anderson-Johnson Associates, dated 4-12-17, received 4-12-17.
2. Stormwater Management Report; by Anderson-Johnson Associates, dated 4-12-17, received 4-12-17.
FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

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

Erosion and Sediment Control: Soils affected by the proposal are Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does not exist on site. The project does not require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed, no structures proposed.

Groundwater: Geotechnical information collected in March 2017 indicates long term groundwater elevation is present at greater than 10 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/ 10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Anoka-Hennepin County Schools. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
<td>Anoka-Hennepin County School</td>
</tr>
<tr>
<td>Rain Guardians</td>
<td>3</td>
<td>Anoka-Hennepin County School</td>
</tr>
</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of Anoka-Hennepin County School. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. Due to the existing soils and noted vegetation, it is advised to consider including drain tile in case the proposed basin does not meet the infiltration test. The stormwater management system uses an infiltration basin. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No proposed on-site constructed storm water conveyance channels are proposed as part of the project.

Water Quality: The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. 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.

Impairments: This project is within one (1) mile, but does not drain to an Impaired Water.

There are new impervious surfaces proposed as part of this project.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.
Wetland Replacement Plan:
A wetland replacement plan has not been submitted and is not needed.

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: $2,707.00
Wetland Escrow: N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.414 ac * $500/ac) = $2,707.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Dewatering note was added to erosion control plan.</td>
<td>2. Submit dewatering plan/permit to District.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: Geotechnical Report is consistent with the infiltration rate used in the HydroCAD model.</td>
<td>3. Due to presence of clay soils and noted vegetation on construction plans, it is recommended that drain tile be installed. Drain tile should be capped until infiltration test is conducted.</td>
</tr>
<tr>
<td>Maintenance: It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>4. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
</tbody>
</table>

RECOMMENDATION: Approve with 4 Stipulations

Stipulations:
1. Receipt of escrows.
2. Submit dewatering plan/permit to District if needed on site.
3. Due to presence of clay soils and noted vegetation on construction plans, it is recommended that drain tile be installed. Drain tile should be capped until infiltration test is conducted.
4. Provide an O&M Agreement that meets District requirements.