COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 13, 2016
AGENDA NUMBER:      12
FILE NUMBER:        15-145
ITEM:              Anoka-Hennepin Schools Vehicle Storage Building

RECOMMENDATION:    Approve with 1 Stipulation

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

PURPOSE:            Construction of new garage and parking lot

LOCATION:           Corner of Dogwood and 115th Ave NW, Coon Rapids
APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High infiltration soils
3. Highly erodible soils
4. Drinking Water Supply Management Area (DWSMA)
5. Wellhead Protection Area

EXHIBITS:
1) Construction Plan set by AJA, Inc; dated 11/9/2015, received 11/10/2015.
3) Construction plan set by AJA, Inc; dated 5/20/2016, received 5/19/2016.

PREVIOUS ACTION TAKEN: This application was initially submitted on 11/10/2015. The application was tabled at the 11/23/2015 meeting with the following 6 stipulations:
1. Receipt of escrows.
2. Provide a drainage and utility easement and/or O&M agreement for the basins shown on the drainage plan.
3. Provide documentation allowing the building to be constructed over the easement.
4. Due to site location located within and WHPA, redesign infiltration as filtration basins to meet district volume management requirements.
5. Curb type and curb cuts with pretreatment need to be included in the design to reduce sedimentation of the basins.
6. Provide Spill Prevention, Control and Countermeasure (SPCC) Plan for the site.

**FINDINGS:**

**Pre-application Meeting:** The project as submitted has received a general review during a pre-application meeting.

**Ditches:** There is not a public ditch on the property. The project site is tributary to County Ditch 39.

**Ditch Hydraulics:** A crossing of the ditch is not proposed.

**Erosion and Sediment Control:** Soils affected by the proposal are Lino, Isanti, Sartell and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- 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 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 or FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream. Any change in the 100-year floodplain
resides on the school district and city owned property as shown by the pink (WSE increase) in the following figure.

High Water Flooding:
Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids (3 ft above mottled soil elevation, 2 ft above 100-year).
Groundwater: Geotechnical information collected in September 2015 indicates long term groundwater elevation is present at 20 feet below the surface.

The site is within a Municipal Drinking Water Supply Area (DWSMA).

The project site is within the Emergency Response Area/ 10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). That use is:
- Storage, production, disposal or treatment of hazardous materials
- Dry cleaning, dyeing, printing, photo processing or any other uses of hazardous materials
- Vehicle or equipment maintenance/fueling area
- Storage and use of petroleum products
- Chemical/pesticide/herbicide storage

The project does propose a containment system.

The project does propose a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.

Underground storage tanks are not proposed.

Storage and use of petroleum products exceeding fifty-five (55) gallons are proposed to be elevated and does have a secondary containment system.

The project does have an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur.

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

Hydraulics: A crossing of the ditch is not proposed.

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 the Anoka-Hennepin School District. The Stormwater Treatment Practices (STPs) consisting of the following:
### Stormwater Treatment Practices (all within building)

<table>
<thead>
<tr>
<th>Practice</th>
<th>Number</th>
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<tbody>
<tr>
<td>78 gal solids interceptor w/ discharge to sanitary sewer</td>
<td>1</td>
</tr>
<tr>
<td>Trench drains within the building with flow to sanitary</td>
<td>5</td>
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</tbody>
</table>

Inspection and maintenance of stormwater (spill collection) facilities will be the responsibility of the Anoka-Hennepin School District. A maintenance agreement has not been executed and is not needed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment (spill containment) Practice. The Maintenance Plan (Spill Prevention & Response Plan) is consistent with District Maintenance standards for each STP.

**Easements:**
The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is not allowed within the project area. The 1-inch infiltration is not achieved. The stormwater management system does not utilize on-site BMP’s. 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. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

Because of the use of this land as vehicle storage fueling and maintenance, infiltration within the well head protection area isn’t allowed. The applicant is capturing and directing stormwater into two regional basins along University Avenue. Therefore, although volume management isn’t being met the land use and stormwater practices are meeting District rules to protect against contamination of the ground water.

**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. All discharges into wetlands are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.
Because the project is within the well head area of a municipal well the design is to route all storm water to regional ponds with no infiltration on the VSB site.

**Impairments:** This project is within one (1) mile and drains to an Impaired Water. The Impaired Water is Sand Creek. Sand Creek is impaired for (Aquatic Life (Macro-invertebrates)). There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

**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:** $4,500.00  
**Wetland Escrow:** N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (5 ac * $500/ac) = $4,500.00</td>
<td>1. Receipt of Escrows</td>
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</tbody>
</table>

**RECOMMENDATION:** Approve with 1 Stipulations

**Stipulations:**

1. Receipt of escrows.