COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 14, 2016
AGENDA NUMBER: 15
FILE NUMBER: 16 – 021
ITEM: University Elementary School

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Anoka-Hennepin Schools
Attn: Steve Anderson

PURPOSE: Building addition and alterations

LOCATION: 9901 University Avenue NE
Blaine, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Any land alteration within 1 mile of an impaired water
3. Highly erodible soils
4. Endangered, Threatened or Special concern species, elements of communities.
EXHIBITS:

HISTORY & CONSIDERATIONS:

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

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

Erosion & Sediment Control: Soils affected by the proposal are Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition.

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 894.2 feet.

Groundwater: Ground water was not observed in any of the soil borings provided in the geotechnical report dated February 2011. Information has been provided to substantiate low floor elevations. Ground water is estimated to be at 840.00 ft. Proposed low floor elevations is 910.50 ft. Low floor elevations meet the criteria for the City of Blaine (2 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 no 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/infiltration pond shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Anoka-Hennepin Schools. It is not clear that Anoka-Hennepin Schools have agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
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</table>
The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice. It is not clear if the Maintenance Plan is consistent with District Maintenance standards for each STP.

It is not clear that the owner agrees to maintain in perpetuity the Stormwater Treatment Practices in accordance with the approved maintenance plans and in a manner that will permit the Practices to perform the purposes for which they were designed and constructed. The Owner has not signed a District Operations and Maintenance Agreement for Stormwater Facilities.

The party responsible for inspection and maintenance of stormwater facilities is not clear. A maintenance agreement has not been executed.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well-defined receiving channel (curb and gutter) 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.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. 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 and drains to an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS) and E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

The project does not propose site stabilization within 7 days after construction.

There are new impervious surfaces proposed as part of this project. New impervious surfaces total 6,490.4 square feet.

**Wetland:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey. There are no wetland impacts proposed for the project.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, Ground Water Dependent Ecosystems, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.
**Performance Escrow:** $2,600.00  
**Wetland Escrow:** $ N/A

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Issues</th>
<th>Needs</th>
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<tbody>
<tr>
<td><strong>Maintenance:</strong> The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice. It is not clear if the Maintenance Plan is consistent with District Maintenance standards for each STP.</td>
<td>1. Provide Operations and Maintenance agreement for Stormwater Treatment Practices.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
<td>2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
</tr>
<tr>
<td><strong>Water Quality:</strong> The project site does lie within 1.0 miles of an Impaired Water. Regulations require that exposed soils must be stabilized no later than 7 days after construction ceases.</td>
<td>3. Include statement on Erosion and Sediment Control plan sheet to include that exposed soils will be stabilized within 7 days.</td>
</tr>
</tbody>
</table>

**Escrows:** $2,000 + (1.20 ac * $500/ac) = $2,600.00  
4. Receipt of escrows.
RECOMMENDATION: Approve with 4 Stipulations

Stipulations:

2. Acknowledgement that the applicant will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Include statement on Erosion and Sediment Control plan sheet to include that exposed soils will be stabilized within 7 days.
4. Receipt of escrows.