COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 23, 2015
AGENDA NUMBER: 08
FILE NUMBER: 15 - 145
ITEM: Anoka-Hennepin Schools Vehicle Storage Building

RECOMMENDATION: Table with 6 Stipulations

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:

HISTORY & CONSIDERATIONS:
This project has not been before the CCWD Board. This site is within the Drinking Water Supply Management Area (DWSMA) and Wellhead Protection Area for the City of Coon Rapids.

FINDINGS:
Ditches and Drainage: The project site is tributary to County Ditch 39. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. The public ditch was inspected in 2015. The ditch is not in need of repair.

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 890.2 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 20 feet below the surface. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
**Soils & Erosion Control:** Soils affected by the proposal are Lino, Isanti, Sartell and Zimmerman. Stabilizing vegetation is 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 is not meeting the volume management requirement equivalent to filtrating runoff from the first inch of precipitation. Stormwater leaving the site is not 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.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. Stormwater is not pretreated before entering infiltration basins. 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:** $4,500.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Maintenance: A drainage and utility easement and/or O&amp;M agreement is not provided for the infiltration ponds shown on the drainage plan.</th>
<th>1. Provide a drainage and utility easement and/or O&amp;M agreement for the basins shown on the drainage plan.</th>
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<td>The building is proposed to be constructed over a utility easement. It is unclear as to if the applicant is allowed to construct a building over the easement.</td>
<td>2. Provide documentation allowing the building to be constructed over the utility easement.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is not meeting the volume management requirement equivalent to filtrating runoff from the first inch of precipitation. Project area is within a Wellhead</td>
<td>3. Due to site location located within and WHPA, redesign infiltration as filtration basins to meet district volume management requirements.</td>
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Protection Area (WHP) and Drinking Water Management Area (DWMA). Due to site activities including vehicle maintenance and high aquifer sensitivity, infiltration is not allowed on-site. The proposed basins should be designed for filtration only to meet District volume management requirements.

**Water Quality:** Stormwater discharging into basins are not pretreated which will cause sedimentation and prevent long term filtration capabilities. The grading and drainage plan indicates that the stormwater will flow over the curbs and into the basins. Type of curb needs to be clarified (ribbon or standard). Stormwater discharging into the basins needs to be concentrated so that curb cuts with pretreatment can be added. Pretreatment needs to be specifically added to drainage areas directed south and west where the overland flow to the basins is minimal.

Due to site activities including vehicle maintenance, a Spill Prevention Control, and Countermeasure (SPCC) plan is required for the site.

**Escrows:** $2,000 + (5 ac * $500/ac) = $4,500.00

**RECOMMENDATION:** Table with 6 Stipulations

**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.