COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 25, 2018
AGENDA NUMBER: 8
FILE NUMBER: 18-117
ITEM: Coon Rapids High School Additions & Alterations

RECOMMENDATION: Approve with 5 Stipulations

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

PURPOSE: Building additions 38 Acre Lot

LOCATION: NW corner of Northdale Blvd NW and Raven St NW,
Coon Rapids

APPLICABILITY:
1. Within one mile of an impaired water.
2. One or more cumulative acres of land disturbance

EXHIBITS:
1. Construction Plan set (3 sheets); by AJA, dated 3/23/18, received 6/13/18.
PREVIOUS ACTION TAKEN: This is a new application.

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.

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

Erosion and Sediment Control: Soils affected by the proposal are Hubbard and Nymore.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not 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 not been provided.
• Stabilization adequate to prevent erosion has not 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 not clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does not 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 been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Coon Rapids; 3 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in April 2018 indicates long term groundwater elevation is present at 25 feet below the surface.

The project site is within the 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 any changes in drainage should be notified and acknowledge the changes proposed.
Maintenance: The Owner of the Stormwater Management features and treatment practices is Anoka-Hennepin Public Schools. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Dry Basin</td>
<td>1</td>
<td>Anoka-Hennepin Public Schools</td>
</tr>
<tr>
<td>Filtration Basin</td>
<td>1</td>
<td>Anoka-Hennepin Public Schools</td>
</tr>
<tr>
<td>RainGuardian</td>
<td>1</td>
<td>Anoka-Hennepin Public Schools</td>
</tr>
</tbody>
</table>

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 not allowed within the project area due to its location within a Wellhead Protection Area. The 1-inch filtration is achieved.

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. Increases in the volume, velocity and peak water flow rates of stormwater runoff are not expected as part of the project. 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.

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 and designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion.

Impairments: This project is within one (1) mile of and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for (Aquatic Life (Macro-invertebrates)/Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

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

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. Wetlands have not been delineated.

Wetland Replacement Plan: A wetland replacement plan has not been submitted and is not required.

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: $2,280.00
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><strong>Escrows:</strong> $2,000 + (0.56 ac * $500/ac = $2,280.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.</td>
<td>2. The applicant must acknowledge that they will conduct a post construction test on the filtration 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>Proposed building on the south will be constructed over existing stormwater CB, MH and culvert. Unclear on changes to stormwater to maintain existing drainage pattern.</td>
<td>3. Provide construction plans of entire plan with stormwater updates, scale and legend.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.</td>
<td>4. Update construction plans with the following erosion control comments: a. Soil stockpiles will be fitted with sediment-trapping measures to prevent soil loss.</td>
</tr>
<tr>
<td>Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have not been provided.</td>
<td>b. Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases</td>
</tr>
<tr>
<td>Construction entrance points are not clearly located on the erosion and</td>
<td>c. Clearly label construction entrance points</td>
</tr>
</tbody>
</table>
The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

d. Note that provides for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

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.

5. Provide an O&M Agreement that meets District requirements.

RECOMMENDATION: Approve with 5 Stipulations

Stipulations:
1. Receipt of escrows.
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.
3. Provide construction plans of entire plan with stormwater updates, scale and legend.
4. Update construction plans with the following erosion control comments:
   a. Soil stockpiles will be fitted with sediment-trapping measures to prevent soil loss.
   b. Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases
   c. Clearly label construction entrance points
   d. Note that provides for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
5. Provide an O&M Agreement that meets District requirements.