



TO: Scott Harlicker, Planner

FROM: Alex Wiebe, Civil Engineer
Mark Hansen, Assistant City Engineer

SUBJECT: Mercy Hospital Building and Parking Lot Expansion

DATE: April 20, 2016

The following comments are based on the Engineering Division's review of the preliminary plans submitted for the Mercy Hospital Building Expansion and Parking Ramp addition. The plans are dated April 11, 2016, and were prepared by Loucks Associates.

Truck Turning Movements - C2-3

- Show truck turning movements to and from Dakota Street to the south parking lot area.

Utility Plan North Sanitary Sewer & Watermain – C4-1

- Verify the watermain from Dakota Street is drawn correctly on the plans. An as-built drawing is provided for reference. There appears to be less than 10-feet of horizontal separation between the new sanitary sewer, and the existing watermain pipe from Dakota Street.
- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.

Utility Plan North Storm Sewer – C4-2

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Difficult to tell what storm sewer pipe is proposed for removal. Revise plans to show this more clearly.
- The underground infiltration chamber is shown as CMP. HDPE pipe material would seem to provide a better long term product. Why is HDPE not being considered?

Utility Plan South Sanitary Sewer and Watermain – C4-3

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Add a 6" gate valve at the south watermain connection point.
- A hydrant for fire protection should be placed in the vicinity of the southeast corner of the building expansion.

Utility Plan South Storm Sewer – C4-4

- Verify filtration pond invert elevations shown. Rim elevation for drain tile clean out does not appear to be correct.

General Comments

- The applicant will be required to get a permit from the Coon Creek Watershed District. A

building permit will not be approved by the City until the applicant receives the required Watershed District permit.

- **The applicant shall be required to develop a comprehensive master plan that addresses long term future building and parking lot improvements, as well as the stormwater and water quality improvements that will be required to implement that plan. The goal of this plan will be to work toward bringing the entire site into compliance with watershed district rules, and City ordinances for surface water management.**
- The applicant shall provide calculations that show the downstream sanitary sewer pipe capacity is not exceeded based on the proposed improvements.
- Based on the amount of disturbed area, an NPDES permit and storm water pollution prevention plan will be required by the MPCA. The City of Coon Rapids will be using WSB & Associates to perform periodic erosion control inspections during the construction phase of this project. The costs of these inspections will be paid for by the property owner/developer/contractor. A building permit will not be released until the applicant has a contract with WSB for the required NPDES inspections.
- Add a note to the SWPPP stating that daily street sweeping is required during hauling activities, and could be required at the request of the City of Coon Rapids.
- A Storm Water Management report with HydroCAD computations needs to be provided to the City for review. The report should reflect the City's 1.1" volume management requirement.
- Include details for proposed outlet control structures.
- Provide a copy of the soil report to the City for review.
- Provide verification Anoka County has reviewed and agrees with the traffic impact study prepared by HDR.

Cc: Tim Himmer, Public Works Director
Grant Fernelius, Community Development Director
Rebecca Haug, Coon Creek Watershed District
Tim Kelly, Coon Creek Watershed District