



TO: Scott Harlicker

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

SUBJECT: Anoka-Hennepin School District Vehicle Storage and Maintenance Building
Proposed Site Development

DATE: January 11, 2016

The following comments are based on the Engineering Division review of the revised site plan dated December 30, 2015 (also received by the City on December 30) for a proposed Anoka-Hennepin School District vehicle storage and maintenance facility to be located east of and adjacent to Dogwood Street NW just north of Northdale Middle School. The site is to be located within the LDR2 zoning district. The civil engineer is Anderson-Johnson Associates.

C1.11 - Site Plan

- Truck turning templates shall be provided that show the largest vehicle anticipated to be accessing the proposed site.
- Proposed concrete driveway aprons shall be a minimum thickness of 8-inches (City standard for commercial driveway aprons).
- Documentation shall be provided showing the building is outside the existing utility easement. The plans do not clearly label the easement limits.
- The applicant shall address how sediment from the proposed granular storage bins will be contained and prevented from entering the infiltration basins.

C1.21 - Grading and Drainage Plan

- The Coon Creek Watershed District will require a post construction infiltration test on each proposed infiltration basin. A note to this effect should be added to the plans. Verify the wording of the note with the watershed district.
- The south infiltration basin location is a concern to the City due to its proximity to the drinking water aquifer accessed by City Well #9. The applicant shall provide documentation noting the chemical containment process, as well as spill response procedures for any vehicle maintenance that may involve the use of hazardous chemicals.
- The EOF of the southern infiltration pond (903.5) has a higher elevation than the lowest ribbon curb elevation (903.4). This should be adjusted so water will not back up into the parking lot.
- On the east side of the parking lot, there is a low spot shown in the proposed curb line. Elevations should be adjusted, or an outlet provided.
- Review the 899.9 contour note for the North Infiltration area – should this be 897.0?

C1.31 - Utility and Erosion and Sediment Control Plan

- Per the Fire Marshall, a total of two fire hydrants shall be placed near the north and south building corners on the proposed site plan.
- Revise all notes to state that slopes must be stabilized within 7 days of completion of grading activities.
- Sediment control logs shall be added at and downstream of the north infiltration pond EOF.
- Long term erosion control mat or a turf reinforcement mat shall be considered for all locations behind ribbon curb.
- Pre-treatment to intercept sediment and floatables shall be considered for storm water runoff to enter into before it gets to the infiltration basins. This may be done via an infiltration swale/forbay or sump manholes. Verify requirements with the Coon Creek Watershed District.

Landscape Plan

- Review percentages to verify they add up to 100%

General Comments

- Provide an updated Proposed Drainage Area Map and Storm Water Management Report.
- 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. This will be a requirement for release of the building permit.
- The project will require a permit from the Coon Creek Watershed District.
- The City is planning to reconstruct Dogwood Street this summer. If there is a way to coordinate construction of sewer and water services, it would be beneficial for both parties.
- A note needs to be made in the SWPPP that states that daily street sweeping is required during hauling activities, and could be required at the request of the City of Coon Rapids.
- Trunk and lateral assessments for new connections to City water and sewer will be required to be paid to the City at the time of building permit application. These assessments need to be computed and reviewed by City staff. The costs will be forwarded to the applicant as soon as the computation process is complete.

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