

MEMORANDUM

TO: Beth Richmond, City Planner

CC: Jessica Rieland, Community Development Director

FROM: Shane Nelson, Assistant City Engineer

DATE: October 9, 2024

RE: Rum River Preserve

We have received and reviewed the preliminary Construction Plans, dated September 19, 2024, and the Stormwater Management Plan, dated September 29, 2024 prepared by Anderson Engineering of MN, LLC for the above-reference project and would offer the following:

1. The proposed drive access connection to Bridge Street (CSAH 24), the proposed sewer connection within the Bridge Street (CSAH 24) right-of-way, and the proposed stormwater discharge into the Bridge Street (CSAH 24) right-of-way are subject to the review and approval of the Anoka County Highway Department (ACHD).
2. In general, the proposed utility connections and stormwater management system are acceptable to City staff.
 - a. The sanitary sewer is proposed to connect to the existing manhole on the south side of Bridge Street (CSAH 24). We recommend that the Applicant's team review the proposed connection with ACHD staff to determine the construction method that will be acceptable to ACHD due to the high traffic volumes of Bridge Street.
 - b. The proposed watermain connection is on the north side of Bridge Street. The proposed connection location is acceptable to City staff.
 - c. The proposed stormwater management system consists of an underground treatment chamber system and one new infiltration basin. As shown in the Stormwater Calculations, this project will manage the stormwater runoff rates for the 2-year, 10-year, and 100-year return frequencies as required by City ordinances. This project will also provide volume control and water quality treatment as required by City ordinances and demonstrated in the Stormwater Management Plan.
3. The Stormwater Treatment System, once constructed, will be privately owned and the landowner will be responsible for the long-term operation and maintenance. In accordance with City ordinances, the Applicant must enter into a Stormwater Maintenance Agreement with the City to ensure the long-term operation and maintenance. (Section 10-93.5.H)

We recommend approval of the Site Plan subject to the above comments being addressed and subject to the City receiving final Construction Plans which are certified by the preparer.