

MASTER SITE SPECIFIC
INVESTIGATION
AMENDMENT NUMBER 1
FOR THE LARAMIE COMMUNITY
RECREATION CENTER, FITNESS,
STEAM & SAUNA ADDITIONS

April 16, 2014

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1.0 INTRODUCTION

This amendment as Appendix F, supplements the Laramie Recreation Campus and Gateway Park Properties Master Site Specific Investigation (MSSI) as accepted by the City of Laramie in June of 2012. This amendment to the MSSI is intended to serve as the Site Specific Investigation for the Laramie Community Recreation Center, Fitness, Steam and Sauna Additions (LRC). This amendment is an abridged version compared to the exhaustive SSI as represented in the MSSI. The abridgment is meant to serve the reader to the very specific impacts the Recreational Facility expansion will have upon the Casper Aquifer. Where new information has been provided this amendment reflects such information presented in the format of the MSSI. The reader should refer to the MSSI for all other items not identified in this amendment.

The LRC addition will add approximately 3150 square feet. The primary function of the expansion is to provide additional space for patrons to exercise. The addition is comprised of two stories, the upper level will be used for group exercise, exercise bikes, steps and associated equipment. The lower level will be for stretching and circuit weight equipment. Included in the addition will be the installation of a sauna and stream room off of the leisure pool.

This Site Specific Investigation has determined that the proposed expansion of the LRC presents a low risk of pollutant contamination to the Casper Aquifer. Vulnerable features on the property have been identified in the Master Site Specific Investigation for the Recreation Campus Property (MSSI). Conclusions and recommendations are based in part on the information and recommendations provided in the MSSI.

This Site Specific Investigation has determined that the proposed expansion does not present a high risk of contamination to the Casper Aquifer. Actions and possible mitigations are presented and discussed in the SSI.

3.0 SITE PLAN

A site plan showing the proposed use and zoning of the property including existing and proposed ground contours accurate to a two-foot interval as referenced to the USGS contour map for the area or other specified elevation standard as required by the City, and for a distance of at least five hundred feet beyond any proposed development activity, existing and proposed structures, parking areas, driveways, landscaping areas, setbacks, surface and subsurface drainage facilities, potential contaminant storage locations and methods of storage, above ground storage tanks, best management practices, utilities, roads, stormwater management, and a vicinity map. Where necessary, specific construction details shall be provided to assure adequacy to accepted design standards.

Refer to Figure 1 for the proposed site plan which includes the building footprint of the proposed expansion and additional parking spaces. The proposed site alterations include the addition of 29 parking stalls and a building expansion of approximately 3150 square feet. The site plan does not include any major changes to natural drainage paths,

however, during construction some minor alterations to drainage paths may be required to accommodate the addition of the parking stalls. The storm water from the roof is diverted to the ground where it will enter the detention pond west of the Recreational Center where it eventually enters Spring Creek to the west as described in the MSSI.

This site plan only provides the area of the building expansion and parking spaces. Please refer to the site plan in the MSSI for the extended area as prescribed above.

4.0 CONTAINMENT IDENTIFICATION

Identification of potential contaminants and amounts stored, generated or handled on the subject property.

WWC requested information from the Recreational Center staff regarding potential contaminants and chemical used or stored in the addition. Scott Stevenson from the Recreation Center indicated to WWC in an email from March 31, 2014, that there would not be any chemicals used or stored in the addition that have not been identified in the MSSI.

8.0 RISK EVALUATION RELATED TO SEWERAGE AND WATER SUPPLY SYSTEMS

An evaluation of the water supply and sewage system that includes the potential effects or risks of the systems to the Casper Aquifer and its recharge area and the adequacy and safety of the systems. Items such as floor drains and plumbing schematics and the locations of potential contaminants, waste storage, and liquid transfer area locations shall be provided.

The addition does not increase the risk related to sewerage and water supply systems. There is no proposed sewer or water systems related to the addition.

10.0 SURFACE WATER RISK

Surface water risk assessment and mitigation plan for any impacts caused by storm water runoff, retention and/or detention basins on the City water supply and the Casper Aquifer.

Additional parking on the site will have a minimal increase in storm runoff. The runoff from the additional parking could have the potential to transport contaminants from the parking areas as identified in the MSSI. The surface runoff from the additional parking will be diverted to the detention pond via existing drainage channels.

12.0 GROUNDWATER RISK ASSESSMENT AND MITIGATION PLAN

A groundwater risk assessment and mitigation plan to respond to any evidence of contamination or vulnerability which is the result of the development. Such plan shall not limit the liability of any Person for impacts to the Casper Aquifer.

Data presented in this Amendment to the MSSSI and in conjunction with the MSSSI supports WWC's opinion of the risk of the project is low. A few site development and management recommendations follow.

1. Periodic inspections and cleaning of parking areas to identify any significant amounts of vehicle fluids that would be washed offsite and could pose a contamination risk to the aquifer.
2. Periodic inspection of locations where storm water discharges from the parking areas and repair riprap as necessary.