COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 22, 2018
AGENDA NUMBER: 9
FILE NUMBER: 18-187
ITEM: Kwik Trip 1022 Blaine

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: Kwik Trip, Inc
1626 Oak Street
La Crosse, WI 54602

PURPOSE: Construction of Convenience Store and Fueling Station

LOCATION: 11736 Ulysses Lane NE, Blaine, MN

APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
EXHIBITS:
1. Construction Plan set (15 sheets); by Carlson McCain, dated 1/17/18, received 10/5/18.
2. Stormwater Management Report; by Carlson McCain, dated 1/17/18, received 10/5/18.

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 a public ditch on the property. The public ditch is County Ditch 41-8 according to the public drainage map. The ditch is currently piped.

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

Erosion and Sediment Control: Soil affected by the proposal is Rifle.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have 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 been provided.
- Stabilization adequate to prevent erosion has 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 clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project does 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 meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.
Groundwater: Geotechnical information collected in October 2017 indicates long term groundwater elevation is present at 7-9 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). Those uses include:
- Vehicle or equipment maintenance/fueling area
- Underground storage tanks
- Storage and use of petroleum products
- Storage and use of petroleum products exceeding fifty-five (55) gallons

It is unknown if the project proposes a containment system.

It is unknown if the project proposes a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.

Underground storage tanks are proposed, and it is unknown if they have double walls and inspectable sumps.

Storage and use of petroleum products exceeding fifty-five (55) gallons are proposed and it is unknown if they are to be elevated and have a secondary containment system.

It is unknown if the project has an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur.

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.

Maintenance: The owner of the Stormwater Management features and treatment practices is Kwik Trip. 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>Sumps</td>
<td>1</td>
<td>Kwik Trip</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 site activities. The stormwater management plan utilizes regional ponding.

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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. 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:** The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion.

**Impairments:** This project is not within one (1) mile of an Impaired Water.

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

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wetland Replacement Plan:** A wetland replacement plan 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. The applicant has not contacted the MDNR natural heritage or endangered species program and is not required to.

**Performance Escrow:** $2,550
**Wetland Escrow:** $N/A

There are not ditch liens on the property.
**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.1 \text{ ac} \times $500/\text{ac}) = $2,550</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven 7 days of rough grading or inactivity. Dewatering is required</td>
<td>2. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity. 3. Provide DNR dewatering Permit</td>
</tr>
<tr>
<td>Water Quality: The sump manhole with a SAFL Baffle (CBMH 101) does not effectively remove TSS. Inflows from the north will cause resuspension of sediment within the sump that will be discharged downstream. Manufacture states an inlet pipe cannot be located less than 90 degrees from the outlet pipe. The angle between the two inlet pipes cannot be greater than 110 degrees.</td>
<td>4. Remove SAFL Baffle from CBMH 101 and include a sump manhole with a SAFL Baffle downstream of CBMH 101 to effectively remove TSS. 5. Provide documentation of proposed containment system to ensure groundwater is protected from potential spills and/or leaks on site.</td>
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<td>Groundwater: It is unknown if the project has a containment system that meets District requirements.</td>
<td>6. Provide an O&amp;M Agreement that meets District requirements.</td>
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<td>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.</td>
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</table>

**RECOMMENDATION:** Table with 6 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.
3. Provide DNR dewatering Permit
4. Remove SAFL Baffle from CBMH 101 and include a sump manhole with a SAFL Baffle downstream of CBMH 101 to effectively remove TSS or provide manufacturers design calculations for the as shown system.
5. Provide documentation of proposed containment system to ensure groundwater is protected from potential spills and/or leaks on site.
6. Provide an O&M Agreement that meets District requirements.