COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 9, 2018
AGENDA NUMBER: 11
FILE NUMBER: 18-118
ITEM: ABRA Auto Body

RECOMMENDATION: Table with 12 Stipulations

APPLICANT: Paul Tucci
KTJ 314, LLC
Blaine, MN 55449

PURPOSE: 18,000 SQ FT Building on 2.5 acre lot

LOCATION: NW quadrant of the intersection of MN State highway 65/Central Ave NE and 85th Ave NE Blaine, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance
3. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
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 not a public ditch on the property.

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

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Zimmerman.

- Stabilizing vegetation is 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 may exist on site. The project may 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 do meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in April 2018 indicates long term groundwater elevation is present at 8-10 feet below the surface.

The project site is within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Historic land use included petroleum fueling operations. Hydrocarbon contamination of soil and groundwater may be present.

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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.
**Maintenance:** The owner of the Stormwater Management features and treatment practices is unknown. 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>Stormwater Pond</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
<td>Unknown</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 allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes a sedimentation and infiltration basin.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site may exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses. Also, increases in runoff volumes may adversely impact the downstream infiltration basin. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

Historic land use included petroleum fueling operations. Hydrocarbon contamination of soil and groundwater may be present.

**Impairments:** This project is within one (1) mile of an Impaired Water. The Impaired Water is County Ditch 17. County Ditch 17 is impaired for Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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 has not been submitted and is not required.

**Wildlife:** The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The endangered or threatened species, rare natural community is the Blanding’s Turtle. The applicant has not contacted the MDNR natural heritage or endangered species program.

**Performance Escrow:** $3,250.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (2.50 ac * $500/ac = $3,250.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
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</table>
| **Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. Proposed runoff rates in rate control table do not match HydroCAD model. All discharge points (storm sewer, off-site) are not included in rate control table, only single discharge point. Rate control may be met, however, increases in runoff volumes may impact downstream infiltration basin located on the south side of Ulysses Street where storm sewer is directed. | 2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.  
3. Update rate control table to include all discharge points (i.e. to City storm sewer or off-site) instead of using single discharge point. Ensure proposed runoff rates in table match model.  
4. Include downstream infiltration basin in HydroCAD model to clarify impacts due to increases in runoff volumes. |
<table>
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<tr>
<th>Drainage area 3 includes part of stormwater pond on proposed drainage map.</th>
<th>5. Update drainage area 3 to exclude stormwater pond.</th>
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<td>Detail not provided on infiltration basin emergency overflow (EOF).</td>
<td>6. Provide detail and dimensions on infiltration basin EOF.</td>
</tr>
<tr>
<td>Short circuiting may occur between the inlet and outlet of stormwater pond.</td>
<td>7. Re-route inlet of stormwater pond to prevent short circuiting.</td>
</tr>
<tr>
<td><strong>Groundwater &amp; Water Quality:</strong> Historic land uses included a petroleum fueling station. Hydrocarbon of contamination of soil and groundwater may be present.</td>
<td>8. Clarify how stormwater will be managed to prevent mobilization of subsurface contaminants.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Silt fence does not completely surround stormwater pond.</td>
<td>9. Update erosion control plan to completely surround stormwater pond with silt fence.</td>
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<td>It is unclear if dewatering is needed during the construction of the proposed project.</td>
<td>10. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.</td>
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<td><strong>Maintenance:</strong> 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>
<td>11. Provide an O&amp;M Agreement that meets District requirements.</td>
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<td><strong>Wildlife:</strong> The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.</td>
<td>12. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.</td>
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**RECOMMENDATION:** Table with 12 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Update rate control table to include all discharge points (i.e. to City storm sewer or off-site) instead of using single discharge point. Ensure proposed runoff rates in table match model.
4. Include downstream infiltration basin in HydroCAD model to clarify impacts due to increases in runoff volumes.
5. Update drainage area 3 to exclude stormwater pond.
6. Provide detail and dimensions on infiltration basin EOF.
7. Re-route inlet of stormwater pond to prevent short circuiting.
8. Clarify how stormwater will be managed to prevent mobilization of subsurface contaminants.
9. Update erosion control plan to completely surround stormwater pond with silt fence.
10. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
11. Provide an O&M Agreement that meets District requirements.
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