COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 13, 2018
AGENDA NUMBER: 11
FILE NUMBER: 17-172
ITEM: Andover Public Works Vehicle Maintenance and Cold Storage

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: City of Andover
1685 Crosstown Blvd. NW
Andover, MN 55304

PURPOSE: Construction of maintenance and storage facilities

LOCATION: Crosstown Blvd & Nightingale St NW, Andover, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.

EXHIBITS:
5. Response to comments by WSB; dated 10/19/2018, received 10/19/2018.
6. Fueling station trench drain hydraulic analysis by WSB, 10/31/18 received 10/31/18.
7. Fueling station detail and drainage calculation by WSB, no date, received 10/31/18.

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 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 Sartell and Lino.
- 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 does not 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 Andover; 3 ft above mottled soils/groundwater, 2 ft over 100 yr.

Groundwater: Geotechnical information collected in January 2018 indicates long term groundwater elevation is present at 8-19 feet below the surface. Geotechnical information collected in September 2018 indicates long term groundwater elevation is present at 12 feet below the surface in the location of the proposed infiltration basin.
The project site is within the 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

The project does propose a containment system. All runoff from the proposed fueling area will be collected in trench drains which will discharge into the sanitary sewer. All vehicle maintenance will be confined within the maintenance building.

**Historic Sites:** The proposed project does not include sites of known 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 the City of Andover. 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>
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<tbody>
<tr>
<td>Infiltration basin</td>
<td>1</td>
<td>City of Andover</td>
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A maintenance agreement has not been executed and is not needed since it is owned by the City. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice. The Maintenance Plan is consistent with District Maintenance standards for each STP.

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

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 not provided and is not needed since they are owned by the City.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The project area is within the DWSMA which requires runoff from impervious areas (excluding roofs) to be filtrated before infiltration. The 1-inch infiltration is achieved. The stormwater management system utilizes filtration prior to infiltration.

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. 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 the 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/overland flow, 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.

**Impairments:** This project is within one (1) mile of an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for Aquatic Life (Macro-invertebrates)/Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was approved on 11/07/2017. The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is identified. The impact is through drainage with the installation of the infiltration basin.

The de minimis is 2,008 sf (Type 2). The applicant has provided an application requesting a WCA exemption for the impacts. TEP members have not been notified with a complete plan and have not been requested to submit comments. The project is not wetland dependent.

Sequencing has not been addressed. The project is exempt.

The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted.

**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.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species.

**Performance Escrow:** $8,005  
**Wetland Escrow:** $ N/A  
There are ditch liens on the property.

### ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (12.01ac * $500/ac) = $8,005</td>
<td>1. Receipt of escrows.</td>
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### RECOMMENDATION: Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.