COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 11, 2017
AGENDA NUMBER: 11
FILE NUMBER: 17-164
ITEM: Fasttrip Gas Station

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Masih Enterprises LLC
Attn: Paul and Alice Masih
1650 145th Lane NW
Andover, MN 55304

PURPOSE: 1621 SQ FT Building Addition on 1.4 Acre Lot

LOCATION: SW Corner of Polk St NE & 99th Ave NE, Blaine MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. High infiltration soils
3. Highly erodible soils
EXHIBITS:
1. Project Memo; by RFC Engineering, dated 8/30/17, received 8/30/17.
2. Construction Plan set (1 sheet); by RFC Engineering, dated 8/30/17, received 8/30/17.

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 Lino, and Zimmerman.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not 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 not been provided.
• Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• 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 not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have not 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 not 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 does not require dewatering.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**High Water Flooding:** Proposed structure will match existing 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 was not provided and is not needed. No infiltration proposed.

The site is within a Municipal Drinking Water Supply Area (DWSMA).

The project site is 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:
• Storage, production, disposal or treatment of hazardous materials
• 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 has a containment system or contingency plan.
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: No Stormwater Management features or treatment practices are proposed as part of the project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

Stormwater & Hydrology: Infiltration is not allowed within the project area. The stormwater management system utilizes overland flow. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site may exceed predevelopment rates. However, the rates are not expected to have an adverse impact on adjacent property. 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. No on-site constructed storm water conveyance channels are proposed as part of the project.

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. No work adjacent to wetlands, waterbodies and water conveyance systems is proposed. 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 and drains to an Impaired Water. The Impaired Water is Springbrook Creek. Springbrook 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 not 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 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.

Performance Escrow: $2,010.00
Wetland Escrow: $ N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

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<td>Escrows: $2,000 + (0.02 ac * $500/ac) = $2,010.00</td>
<td>1. Receipt of escrows.</td>
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Soils & Erosion Control: Erosion Control notes do not meet District requirements.

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2. Update Erosion Control Notes with the following:
   a. Stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Update Erosion Control Notes with the following:
   a. Stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
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