COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 8, 2015
AGENDA NUMBER: 12
FILE NUMBER: 15 – 071
ITEM: Acapulco Restaurant

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Leon Properties Uno, LLC
2021 Broadway Street N
Stillwater, MN 55082

PURPOSE: New restaurant construction and associated parking lot.

LOCATION: NE corner of Ibis Street and Bunker Lake Blvd, Andover
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Highly erodible soils

EXHIBITS:

HISTORY & CONSIDERATIONS:
The site drains to a regional pond to the north before entering Ditch 57. Infiltration requirements have been waived by CCWD and the City of Andover for this site due to the need for a water supply to a wetland replacement.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Ditch 57. The trend in land use for this drainage area is toward open space and residential. There are flooding concerns downstream and this project was reviewed taking that into account. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 876 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 885.8 feet. The site does not include groundwater sensitive areas. 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 soil elevation, 2 ft above 100-year.)

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 proposed project does include a ditch maintenance easement or utility line crossings. No stormwater basins are proposed for this site; a drainage and utility easement is not needed. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Lino and Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading.
Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The City of Andover and CCWD have waived the infiltration requirements for this site due to a regional pond that was constructed as part of the Andover Station North development. 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 stormwater from the site is being routed to a regional stormwater pond that provides rate control. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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:** $2,700.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: The current site design has 2’ sumps at all proposed catch basins and manholes. For increased sediment capture the sumps should be a minimum 4’ deep. In order to reduce maintenance, one sump could be installed at CB #6. For sump sizing one recommended site is <a href="http://water.epa.gov/polwaste/npdes/swbmp/Catch-Basin-Inserts.cfm">http://water.epa.gov/polwaste/npdes/swbmp/Catch-Basin-Inserts.cfm</a></th>
<th>1. Construct each sump with a minimum 4’ depth or one sump at the most downstream collection point according to the EPA design guidance or other approved methodology.</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (1.4 ac * $500/ac) = $2,700.00</td>
<td>2. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows of $2,700.00.
2. Construct each sump with a minimum 4’ depth, or one sump at the most downstream collection point according to EPA design guidance or other approved methodology.