COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 25, 2019
AGENDA NUMBER: 12
FILE NUMBER: 18-120
ITEM: Brio Drive-Thru Modifications

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: BDT Holdings, LLC
Attn: Tom Roberts
11015 Bell Oaks Estates Rd
Eden Prairie, MN 55347

PURPOSE: 35,000 sq. ft. drive thru access and parking lot reconfiguration. Review does not include future building.

LOCATION: NE corner of Hanson Blvd NW and Crosstown Blvd NW, Andover, MN

APPLICABILITY:
1. One or more cumulative acres of disturbance
2. High infiltration soils  
3. Endangered, Threatened or Special concern species, elements or communities.

**EXHIBITS:**
1. Construction Plan set (12 sheets); by Elan Design, dated 2/12/19, received 2/13/19.  
2. Stormwater Management Plan; by Elan Design, dated 2/13/19, received 2/13/19.  
4. Transmittal letter, by Elan Design, 2/12/19, received 2/13/19.  
5. Operations and Maintenance Agreement, unsigned, undated, received 2/13/19.

**PREVIOUS ACTION TAKEN:** This application remained tabled at the January 28, 2019 board meeting with 9 stipulations:  
1. Receipt of escrows.  
2. Update the erosion control plan with the following:  
   a. Extend silt fence further north or uphill to prevent runoff into Hanson Blvd. roadside ditch.  
   b. Provide silt fence or filter log around grassed swale during construction.  
3. Clarify how runoff will be directed from CB3 to infiltration basin prior to discharging to Hamilton Square Regional Basin.  
4. Update CY quantity at FES 3 to match required value listed in detail.  
5. Update Full development HydroCAD model to match CN used in interim plan for pervious surfaces.
6. Remove volume in HydroCAD from infiltration basin to reflect potential grading for future building to estimate the future HWL.
7. Provide additional information that indicates the regional basin and 30-inch pipe have capacity to take flow from proposed project.
8. Provide O&M agreement that meets District requirements for the grass swale and sump or documentation from the City that they will inspect and maintain the grass swale and sump.
9. Acknowledge DNR recommendations regarding the Blanding’s Turtle.

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: Soil affected by the proposal is Sartell.
- 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 does not require dewatering.
**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**High Water Flooding:** Information has not been provided to substantiate low floor elevations and is not needed, no structures proposed.

**Groundwater:** Geotechnical information collected in June 1997 indicates seasonal groundwater elevation is present at 893.5’ MSL.

The project site is within the 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 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 BDT Holdings LLC. 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>Infiltration Basin</td>
<td>1</td>
<td>BDT Holdings LLC</td>
</tr>
<tr>
<td>Grass Swale</td>
<td>1</td>
<td>BDT Holdings LLC</td>
</tr>
<tr>
<td>Sump with Preserver</td>
<td>1</td>
<td>BDT Holdings LLC</td>
</tr>
</tbody>
</table>

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 proposes an infiltration basin.

The discharge from the regional basin on the northeast increases from 96.9 cfs to 98.3 cfs for the 100yr event. A 1.4% increase resulting in a 0.1’ stage increase in the regional
pond. In viewing Anoka County GIS topographic map the increase in stage will stay on the north lot line which has a drainage and utility easement. The 1, 10 and 25 year events show no discharge.

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 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 the infiltration basin are pretreated by a sump/overland flow. 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 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 may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

There are multiple endangered or threatened species, rare natural community at the project site.

The applicant has contacted the MDNR natural heritage or endangered species program.

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,700.00
**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 + (1.4 ac * $500/ac = $2,700.00</td>
<td>1. Receipt of escrows.</td>
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<td>Wildlife: Required changes to Operations and Maintenance Agreement have not been made.</td>
<td>2. Provide O&amp;M agreement that meets District requirements for the infiltration basin, grass swale and sump.</td>
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RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide O&M agreement that meets District requirements for the infiltration basin, grass swale and sump.