COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 12
FILE NUMBER: 15 - 101
ITEM: Coon Rapids Super America

RECOMMENDATION: Approve

APPLICANT: C-Store Partners, LLC
c/o: Craig Forgey
501 S Pennsylvania Pkwy
Indianapolis IN 46280

PURPOSE: Demolition of existing building and construction of a new Super America gas station

LOCATION: 1521 and 1531 Coon Rapids Blvd NW, Coon Rapids
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. The lands and water that have been, or may be covered by the regional flood.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
1. Drainage Analysis by Kimley Horn dated 8/10/2015, received 8/11/2015.
5. Drainage Analysis by Kimley Horn dated 8/28/2015, received 8/31/2015.
7. Plat Maps by E.G. Rud and Sons, Inc undated, received 8/31/2015.

HISTORY & CONSIDERATIONS:
This item has tabled at the August 24, 2015 CCWD board meeting with the following 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. Provide confirmation that adjacent property owners have been notified and acknowledge the changes proposed.
4. Provide easement for filtration pond shown on grading plans.
5. Provide consistent HydroCAD model and filtration pond outlet information to ensure stormwater requirements are being met.
6. Provide sumps designed to have a depth of 4x diameter of outlet pipe.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Lower Coon Creek. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include 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 843.9 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is not present within 19.5 feet of the surface. 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 Coon Rapids (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. A drainage and utility easement is provided for the storm water/infiltration pond shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil affected by the proposal is Nymore. 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 applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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 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 not designed correctly. The proposal will detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

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: $2,790.00 - PAID
**ISSUES/CONCERNS:**

| Escrows: $2,000 + (1.58 ac * $500/ac) = $2,790.00 | 1. Receipt of escrows. - PAID |

**RECOMMENDATION:** Approve