COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 27, 2020
AGENDA NUMBER: 12
FILE NUMBER: 19-216
ITEM: Northdale Blvd Commercial Development

RECOMMENDATION: Approve with 4 Conditions and 2 Stipulations

APPLICANT: Famous Dave’s of America Inc. (211 CRW LLC)
12701 Whitewater Drive Suite 180
Hopkins, MN 55343

PURPOSE: Redevelopment of an existing building and parking lot into two proposed new commercial buildings totaling approximately 10,850 SF

LOCATION: 3211 Northdale Blvd NW, Coon Rapids, MN
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance.
3. High infiltration soils
4. Highly erodible soils

EXHIBITS:
1. Construction Plan set (13 sheets); by Kimley Horn, dated 1/15/2020, received 1/15/2020.
5. O&M Agreement; Not dated, received 1/15/2020.
PREVIOUS ACTION TAKEN: This application was tabled at the November 25th meeting with 7 conditions:
   1. Receipt of escrows.
   2. The applicant must provide a note on the construction plans that a post construction test on the infiltration basin will be conducted 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. Update plans and/or model to reflect the correct pipe size for the OCS outlet pipe.
   4. Update all construction plans to stabilize vegetation and soil stockpiles within 7 days of rough grading or inactivity.
   5. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   6. Provide inputs and calculations (SHSAM can be used) to indicate sumps are appropriately sized to meet district removal rates of 80% TSS for OK110 particle size. A minimum of 4-foot depth is required to prevent resuspension.
   7. Provide an O&M Agreement that meets District requirements.

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 Hubbard.
   • Stabilizing vegetation is 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 and do not have a note to stabilize within seven (7) days of inactivity.
   • 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.
   • Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity and is not needed.
   • 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.
Work is not adjacent to water or related resources. Precautions to contain sediment, and stabilize the work area during construction are not needed.

Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking 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.

Details are provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

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 been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids; 3 feet above mottled, 2 feet above 100 year.

Groundwater: Geotechnical information collected in September 2019 indicates long term groundwater elevation is present at 13.3 feet below the surface.

The project site is not within the Emergency Response Area/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 have not been notified or acknowledged the changes proposed.
Maintenance: The owner of the Stormwater Management features and treatment practices is 211 CRW LLC according to the draft operation and maintenance agreement provided. 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>211 CRW LLC</td>
</tr>
<tr>
<td>Sump w/ SAFL Baffle</td>
<td>1</td>
<td>211 CRW LLC</td>
</tr>
</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of 211 CRW LLC. A maintenance agreement has not been executed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice. The Maintenance Plan is consistent with District Maintenance standards for each STP.

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 utilizes an infiltration basin. Calculations have been provided that illustrate the 1-inch infiltration volume is achieved below outlet.

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 a 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 sediment sump manhole with a SAFL Baffle 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 and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for (Aquatic Life
(Macroinvertebrates)/ 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and 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:** $2,725.00

**Wetland Escrow:** $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (1.45 ac * $500/ac = $2,725.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Stormwater and Hydraulics:</strong> It is not known whether the proposed infiltration basins provide 3 feet of separation from the seasonal high-water table. Based on lidar and information from the geotechnical report, it appears likely that the 3-foot separation is achieved.</td>
<td>2. Provide groundwater elevations relative to the datum used to confirm separation from the water table.</td>
</tr>
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<td><strong>Erosion and Sediment Control:</strong> Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.</td>
<td>3. Update all construction plans to stabilize soil stockpiles within 7 days of inactivity.</td>
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Maintenance: An operations and maintenance agreement has been provided for the project. The agreement has not been approved by the district and is not executed.

4. Finalize and execute the O&M Agreement with District approval.

RECOMMENDATION: Approve with 4 Conditions and 2 Stipulations

Conditions:
1. Receipt of escrows.
2. Provide groundwater elevations relative to the datum used to confirm separation from the water table.
3. Update all construction plans to stabilize soil stockpiles within 7 days of inactivity.
4. Finalize and execute the O&M Agreement with District approval.

Stipulations:
1. Submittal of as-builts for the infiltration basin, outlet control structure, and pre-treatment manhole.
2. Completion of a post construction infiltration test on the infiltration basin (BMP 1) by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or double ring infiltrometer tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.