COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 11, 2018
AGENDA NUMBER:      14
FILE NUMBER:        18-081
ITEM:               Andover Commercial

RECOMMENDATION:     Approve with 4 Stipulations

APPLICANT:          Greg Johnson, Bunker Lake Holdings, LLC
                    3300 Rice Street
                    St. Paul, MN 55126

PURPOSE:            New Commercial Building and Parking Lot
                    11,941 SQ FT Building on 1.42 Acre Lot

LOCATION:           13691 Grouse Street NW, Andover, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance
3. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (9 sheets); by Erickson Civil, dated 5/16/2018, received 5/24/2018.
3. Draft Operations and Maintenance Agreement, by Erickson Civil, undated, received 5/24/2018

PREVIOUS ACTION TAKEN: This application was initially submitted on 4/4/2018.

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 been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Andover; 3 ft above mottled soils/groundwater, 2 ft over 100 yr.

Groundwater: Geotechnical information was not provided.

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 should be notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is unknown. 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>UG Infiltration Chamber</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sumps</td>
<td>4</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice.

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 underground infiltration chambers and regional ponding.

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 wetlands are pretreated by a sediment basin/water quality pond, 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 an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for (Aquatic Life (Macro-invertebrates)/Aquatic Recreation (E. coli). The major stressors are TP and 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.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**Wildlife:** The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The endangered or threatened species, rare natural community is Blanding’s Turtle. The applicant will be provided a Blanding’s Turtle fact sheet.

**Performance Escrow:** $2,705.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.41 ac * $500/ac = $2,705.00</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>
| **Stormwater & Hydraulics:** CB MH5 has matching inverts going to the Underground storage chamber and to the existing storm sewer on the north. | 2. Invert into Underground storage chamber at CBMH5 should be lower (west) than outlet to the north to prevent short-circuiting  
3. The applicant must acknowledge on the plan set 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. |
| The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. | |
| **Maintenance:** It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not | 4. Provide an O&M Agreement that meets District requirements. |
submitted a Maintenance Plan for each Stormwater Treatment Practice.

RECOMMENDATION: Approve with 4 Stipulations

Stipulations:

1. Receipt of escrows.
2. Revise the pipe inverts at CBMH5 to have the primary flow into the underground storage chamber.
3. The applicant must acknowledge on the plan set 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.
4. Provide an O&M Agreement that meets District requirements.