COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 9, 2013
AGENDA NUMBER: 14
FILE NUMBER: 13 - 103
ITEM: McDonald's Coon Rapids

RECOMMENDATION: Table with 4 Stipulations

APPLICANT: Landform
105 South Fifth Avenue, Suite #513
Minneapolis, MN 55401

PURPOSE: Development of a McDonald’s

LOCATION: West side of the intersection of Hanson Boulevard NW and Northdale Boulevard NW, Coon Rapids, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Stormwater Narrative, Dated 8/28/2013, Received 8/28/2013
2. Plan Sheets C0.1, C1.1, C2.1-C2.6, C3.1,C4.1, C7.1-C7.3, EP2.1, L2.1, L7.1 and Alta/ACSM Land Title Survey, Dated 8/2/2013, Received 8/29/2013

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 54. The trend in land use for this drainage area is toward commercial and industrial. There are flooding concerns downstream. The public ditch was last inspected in 2013. The public ditch was last repaired in 1983. The ditch is not in need of immediate repair.

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 859.7 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water is present at 10 to 12.5 feet below the surface at elevations of 846 ft to 848 ft. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations 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 not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not 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: Soils affected by the proposal are Rifle. 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 down stream 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 not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not 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:** Wetland 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:** $1,810  
**Wetland Escrow:** $0  
There are not ditch liens on the property.

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEEDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan.</td>
<td>Include a drainage and utility easement around the infiltration pond.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> There are no pretreatment devices prior to runoff discharge from the storm sewer systems into the infiltration basin.</td>
<td>Sediment buildup will cause the infiltration basin to clog and not perform properly.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan.</td>
<td>Sediment buildup will cause the infiltration basin to clog and not perform properly.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> There are no pretreatment devices prior to runoff discharge from the storm sewer systems into the infiltration basin.</td>
<td>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.</td>
</tr>
</tbody>
</table>
**Water Quality:** All discharges into wetlands are not pretreated by a sediment basin/water quality pond and are designed correctly.

Include a pretreatment device prior to runoff discharge from the storm sewer systems into the infiltration basin.

**RECOMMENDATION:** Table with 4 Stipulations

**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. Include a drainage and utility easement around the infiltration pond.
4. Include a pretreatment device prior to runoff discharge from the storm sewer systems into the infiltration basin.