COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 14, 2016
AGENDA NUMBER: 14
FILE NUMBER: 16 – 014
ITEM: RE/MAX Results-Andover

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: RE/MAX Results
7135 5th Ave NE
Sauk Rapids MN 55401

PURPOSE: Construction of new commercial building and parking lot

LOCATION: NW Corner of CSAH 116 and Crosstown Blvd, Andover
APPLICABILITY:
1. Land alteration within 1 mile of an impaired water
2. One or more cumulative acres of land disturbance.
3. High infiltration soils.
4. Highly erodible soils.

EXHIBITS:
1. Stormwater Management Plan by LHB, dated 01/13/2016, received 01/13/2016.
2. Construction Plan Set by LHB, dated 01/13/2016, received 01/13/2016.
3. Stormwater Management Plan by LHB, dated 02/17/16, received 02/26/16.
4. Construction Plan Set by LHB, dated 02/25/16, received 02/26/16.

HISTORY & CONSIDERATIONS: Pre-demolition site conditions consisted of gas station which resulted in contamination soil. Gas station has been demolished and site is currently an open lot with poor vegetation and exposed soil.
FINDINGS:

Ditches and Drainage: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of a public ditch is not proposed.

Erosion & Sediment Control: Soils affected by the proposal are Lino and Zimmerman. 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.

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 866.7 feet. Proposed low floor elevations are 883.5. Low floor elevations do meet the criteria for the City of Andover (2 ft above 100-year) for the proposed buildings.

Groundwater: Surficial ground water is present at approximately 865 feet. The site is not within a Municipal Drinking Water Supply Area (DWSMA). Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Andover (3 ft above mottled soil elevation) for proposed buildings.

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 not provided for the storm water/infiltration ponds shown on the drainage plan. No changes in drainage proposed, adjacent property owners will not be affected.

Maintenance: The Owner of the Stormwater Management features and treatment practices is RE/MAX Results. RE/MAX Results agrees to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Bio-filtration Basin</td>
<td>2</td>
</tr>
<tr>
<td>Curb Catch Basin</td>
<td>1</td>
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</tbody>
</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice. The Maintenance Plans is not consistent with District Maintenance standards for each STP.
The owner has not agreed to maintain in perpetuity the Stormwater Treatment Practices in accordance with the approved maintenance plans and in a manner that will permit the Practices to perform the purposes for which they were designed and constructed. The Owner has not signed a District Operations and Maintenance Agreement for Stormwater Facilities.

Easements: The Stormwater Treatment Practices will be operated and maintained privately and therefore no easement is required.

Inspection and maintenance of stormwater facilities will be the responsibility of RE/MAX Results. A maintenance agreement has not been executed.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation to the maximum extent possible. 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 exceed post-demolition rates but does not exceed rates from when the site existed as a gas station. Rates will not interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into basins 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:** Wetlands 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, groundwater dependent ecosystems, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,790.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Issue</th>
<th>Need</th>
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<tr>
<td><strong>Maintenance:</strong> The Maintenance Plans is not consistent with District Maintenance standards for each STP.</td>
<td>1. The maintenance plan needs to clearly outline symptoms or indicators of dysfunction and monthly and annual inspection and maintenance activities.</td>
</tr>
<tr>
<td>The owner has not agreed to maintain in perpetuity the Stormwater Treatment</td>
<td>2. Provide a fully executed Operations and Maintenance Agreement.</td>
</tr>
</tbody>
</table>
Practices in accordance with the approved maintenance plans and in a manner that will permit the Practices to perform the purposes for which they were designed and constructed. The Owner has not signed a District Operations and Maintenance Agreement for Stormwater Facilities.

**Escrows:** $2,000 + (1.58 ac * $500/ac) = $2,790.00

3. Receipt of escrows.

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provision of a maintenance plan that clearly outlines symptoms or indicators of dysfunction and monthly and annual inspection and maintenance activities.
3. Fully executed Operations and Maintenance Agreement.