COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 15
FILE NUMBER: 18-120
ITEM: Brio Drive-Thru Modifications

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: BDT Holdings, LLC
Attn: Tom Roberts
11015 Bell Oaks Estates Rd
Eden Prairie, MN 55347

PURPOSE: 35,000 sq. ft. drive thru access and parking lot reconfiguration

LOCATION: New drive-thru for existing building

APPLICABILITY:
1. One or more cumulative acres of disturbance
2. High infiltration soils
3. Endangered, Threatened or Special concern species, elements or communities.
EXHIBITS:
1. Construction Plan set (9 sheets); by Elan Design, dated 6/15/18, received 7/24/18.

PREVIOUS ACTION TAKEN: This is a new application.

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 not 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.
- Adjacent properties and stormwater ponds are not 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 not 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 not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have not 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 not 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 not been provided to substantiate low floor elevations and is not needed, no structures proposed.

Groundwater: No geotechnical information was provided. Remote sensing data indicated groundwater is approximately at 892 feet.

The project site is within the 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 City of Andover. The Stormwater Treatment Practices (STPs) consisting of the following:
As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

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 but must be filtered first due to the project location within a WPA/DWSMA. The stormwater management system currently proposes an infiltration 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. Properties and waterways downstream from the project are not protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated stormwater leaving the site is not 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 not 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 basin/water quality pond, and are designed correctly due to the horizontal distance between the edge of pavement and edge of infiltration basin. All work adjacent to wetlands, waterbodies and water conveyance systems are not 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. Be advised: the plan as submitted meets the requirements of infiltrating in a DWSMA. However, should there be a direct connection or closer impervious surface the infiltration basin needs to be modified with a liner or installation of 6” of top soil and a vegetated surface.

**Impairments:** This project is not within one (1) mile of an Impaired 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 may 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 are Dry Barrens Prairie, Dry Barrens Oak Savanna, Oak subtype, Long-bearded hawkwee (*Hieracium longipilum*), and Rhombic evening primrose (*Oenothera rhombipetala*). The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,400.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

### ISSUES/CONCERNS:

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<th>ISSUE</th>
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<td>Escrows: $2,000 + (0.8 ac * $500/ac = $2,400.00)</td>
<td>1. Receipt of escrows.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> Landscape plans indicate future storm sewer lines within the proposed infiltration basin. Unclear what future plans are and the potential impacts to the basin. Project is within a Wellhead Protection Area of moderate vulnerability. Filtration prior to infiltration is required. The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. All projects in the Coon Creek Watershed District must meet this requirement. Calculations were not provided to illustrate that the 1-inch volume management requirement is achieved below the outlet of the stormwater feature. The October 2015 Landform infiltration basin design needs to be verified.</td>
<td>2. Provide information on future storm sewer proposed on northeastern side of infiltration basin. 3. Provide a plan or statement to adjust the infiltration basin to a filtration basin if and when a direct discharge enters the basin or an increase in impervious surface. Filtration can be provided either through soil amendments or drain tile. 4. Provide confirmation from the City of Andover that infiltration is allowed within this DWSMA. 5. If applicants cannot meet the volume management requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met. 6. Provide calculations that illustrate 1-inch infiltration volume requirement is meet below the outlet. 7. Provide the October 2015 Landform infiltration basin design data.</td>
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| **Soils & Erosion Control:** | 8. Update construction plans with the following information:  
   a. Provisions for cleaning road surfaces where sediment is transported by the end of the day.  
   b. Note for the repair and maintenance of all temporary and permanent erosion and sediment control practices. |
|-----------------------------|--------------------------------------------------------------------------------------------------|
Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.  
The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.  
It is unclear if dewatering is needed during the construction of the proposed project. | 9. Provide statement whether dewatering will be required for the construction of the proposed project.  
If yes, provide well-field location, rates, discharge location, schedule and quantities. |

| **Wildlife:** The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. | 10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors |

**RECOMMENDATION:** Table with 10 Stipulations  
**Stipulations:**  
1. Receipt of escrows.  
2. Provide information on future storm sewer proposed on northeastern side of infiltration basin.  
3. Provide a plan or statement to adjust the infiltration basin to a filtration basin if and when a direct discharge enters the basin or an increase in impervious surface. Filtration can be provided either through soil amendments or drain tile.  
4. Provide confirmation from the City of Andover that infiltration is allowed within this DWSMA.  
5. Meet the volume management requirement for the entire site or explain why it cannot be met.  
6. Provide calculations that illustrate 1-inch infiltration volume requirement is meet below the outlet.  
7. Provide the October 2015 Landform infiltration basin design data.  
8. Provide plan for cleaning adjacent road surfaces and repair and maintenance or temporary erosion control practices.
9. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.