COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 9, 2018
AGENDA NUMBER: 15
FILE NUMBER: 18-099
ITEM: Lone Ridge

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: BL Holdings
4920 173rd Ave. NE
Ham Lake, MN 55304

PURPOSE: Grading and Utility Installation
6 Lots on 6 Acres

LOCATION: 125th Lane NW, Coon Rapids, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters
2. Any work in or adjacent to wetlands, lakes or water courses
3. One or more cumulative acres of land disturbance
EXHIBITS:
6. Revised Figure 2, Wetland Boundary by Kjolhaug Environmental Services Co., undated, received 6/18/2018

PREVIOUS ACTION TAKEN: The application was tabled at the June 11, 2018 meeting with 7 stipulations:
1. Receipt of escrows.
2. Have contractor provide dewatering information as required and construction schedule.
3. Provide the following updates to the plans:
   a. Provide sediment protection for the two stormwater inlets on the west side of Shenandoah Boulevard.
   b. Provide two layers of perimeter control on the north side of the construction area, adjacent to the on-site wetland
4. Acquire city approval for increased discharge rates during the 100-Yr storm event.
5. Provide the following updates for Infiltration/Filtration basin:
   a. Updated HWL of basin to match HydroCAD model’s HWL of 893.0 (NAGD 29).
   b. Dimensions of EOF on construction plans.
6. Provide an O&M Agreement that meets District requirements.
7. Pending an approved delineation, TEP approval of the wetland impact de minimus request.

FINDINGS:
Pre-application Meeting: The project as submitted received a general review during a pre-application meeting on 5/11/2018.

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

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Sartell and Rifle.

- 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, except for the wetland and drainage ditch to the north.
- 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 may exist on site. The project may 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 ft above mottled, 2 ft above 100 yr.
Groundwater: Geotechnical information collected in April 2014 indicates long term groundwater elevation is present at 5.5-8 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 should be notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is BL Holdings, LLC. 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>Filtration Basin</td>
<td>1</td>
<td>BL Holdings LLC</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not 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 to the maximum extent practical. The stormwater management system utilizes infiltration/filtration basin.

Drainage sensitive uses do exist downstream from the proposed site. The rate of post-development runoff from the site exceeds predevelopment rates but is not expected to impact downstream properties. The City of Coon Rapids has approved the increase in discharge rate. 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 and drains to 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 Total Phosphorus (TP)/Total Suspended Solids (TSS)/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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on May 29, 2018. The wetland boundary has been checked. A Notice of Decision concurring with the revised wetland boundary will be issued July 13, 2018.

The wetland is not a DNR protected water.

The total proposed wetland impact is 1,615 square feet. The impact is through fill in one location as shown below:
The de minimis is 2,500 sf for type 2 wetlands. TEP members have been notified with a complete plan and have submitted comments. The project is not wetland dependent.

The project is exempt. The applicant does not need to contact the DNR area hydrologist and has contacted the Corps of Engineers.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted. and is not required, pending review of the wetland delineation line by the TEP.

**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:** $2,950.00  
**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>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.9 ac * $500/ac = $2,950.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Dewatering is needed during the construction of the proposed project.</td>
<td>2. Contractor to provide dewatering permit from the DNR prior to construction.</td>
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<td>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 submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
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### RECOMMENDATION: Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Contractor to provide dewatering permit from the DNR prior to construction.
3. Provide an O&M Agreement that meets District requirements.