COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 13, 2016
AGENDA NUMBER: 15
FILE NUMBER: 16-079
ITEM: North Metro Storage Expansion

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Pine Ridge Capital - North Metro Storage
4530 West 77th St, Suite 345
Edina, MN 55435

PURPOSE: Expand existing storage facility

LOCATION: Southeast quadrant of Hwy 65 and 143rd Ave NE
APPLICABILITY:
1) Any building within the floodplain of any natural water course (1.07 sub 1)
2) Development of land not authorized by the municipal drainage plan (1.04)
3) Construction, removal or abandonment of a water impoundment (1.16 Sub 1)
4) Construction of 1 acre or greater of impervious surface, a NPDES permit is required.
5) Any land alteration within 1 mile of an impaired water

EXHIBITS:
1) Response Memo by Plowe Engineering, undated, received 6/1/2016
2) Construction Plan set by Plowe Engineering, dated 6/1/16, received 6/1/2016
3) Hydrology Report by Plowe Engineering, dated 6/1/16, received 6/1/2016
4) O&M Agreement for stormwater basins, undated, received 6/1/2016

HISTORY & CONSIDERATIONS: The application was taken to the May 23, 2016 board meeting. It was tabled with the following 9 stipulations:
1. Receipt of escrows.
2. Construction plans and associated documentation needs to be in NAVD 1988 datum.
3. The applicant must acknowledge that they will conduct a post construction test on the infiltration basins 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. Raise the bottom of the west basin to 3 feet above groundwater to meet infiltration separation requirements.

5. Erosion Control:
   a. Provide erosion control measures around construction site to protect adjacent property and ditches.
   b. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.

6. Southern Basin:
   a. Clarify edge of proposed bituminous at northern side
   b. Provide riprap at northern edge to contain sediment runoff from parking lot.

7. Maintenance:
   a. Provide 50 foot ditch easement centered along CD 59-1.
   b. Provide O&M agreement for proposed basins (three).

8. Floodplain is at 888.6 ft (NAVD 88). Provide calculations showing proposed fill volume impacts and compensatory storage if needed.

9. Clarify if dewatering will take place as part of the project.

FINDINGS:

Ditches: There is a public ditch on the property. The public ditch is County Ditch 59-1 according to the public drainage map. County ditch 59 was established in 1918. The ditch was last inspected in 2012. The ditch is in need of repair.

The approved elevations and grades at 143rd Ave 880.6 ft MSL and 0.3% slope. Existing elevations, slopes and condition of the ditch are 882.9 to 884.2 and represent a 1.6 to 2.1 foot variance from the approved elevations. Alternatives to repair and additional drainage have been considered and reviewed.

The ditch is a 2nd order stream. The ditch serves the primary role of storm water conveyance.

The ditch serves approximately 0 acres of agricultural land. Land use in the area is commercial, single family residential and vacant. There are flooding concerns upstream and downstream.

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

Erosion and Sediment Control: Soils affected by the proposal are Lino, Seeleyville and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within one week (7 days) of rough grading. Adjacent properties and stormwater ponds are not protected from sediment deposition. Project site is greater than 1 acre, an NPDES permit is required.

Floodplain: There is floodplain on the property according to the District model but not FEMA. The project does not propose to place fill within the floodplain. There are flooding concerns upstream and downstream.
Groundwater: Geotechnical information has been submitted. Geotechnical information collected in April 2016 indicates long term groundwater elevation is present at 4.5 to 6 feet below the surface.

The site is not within a Drinking Water Supply Management Area (DWSMA).

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

Dewatering: Dewatering is not proposed as part of this project.

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 have been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Pine Ridge Capital. Pine Ridge Capital has agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basins</td>
<td>1</td>
</tr>
<tr>
<td>Detention Basin</td>
<td>2</td>
</tr>
</tbody>
</table>

The owner has submitted a Maintenance Plan for each Stormwater Treatment Practice.

The owner has 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 signed a District Operations and Maintenance Agreement for Stormwater Facilities.

Easements: The proposed project does include ditch maintenance easement. A maintenance access to all storm water management features is provided.

Inspection and maintenance of stormwater facilities will be the responsibility of Pine Ridge Capital. A maintenance agreement has been executed.
**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved to the maximum extent practicable. The stormwater management system uses sedimentation basin, wet ponds. 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 not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**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 not designed correctly. 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.

**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 M-IBI and E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

The project does propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site to the maximum extent practicable.

There is new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland do 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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Performance Escrow:** $3,935.00

**Wetland Escrow:** N/A

There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

| Escrows: $2,000 + (3.87 ac * $500/ac) = $3,935.00 | 1. Receipt of escrows |
RECOMMENDATION: Approve with 1 Stipulation

Stipulation:

1. Receipt of escrows.