COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 27, 2018
AGENDA NUMBER: 15
FILE NUMBER: 18-129
ITEM: Pro Courier

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Pro Courier Inc.
8375 Sunset Rd NE
Spring Lake Park, MN 55432

PURPOSE: Parking Lot and maintenance building construction
2,680 sq. ft. building on 1.8 acre lot

LOCATION: 8370 Sunset Road NE, Spring Lake Park, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. Endangered, Threatened or Special concern species, elements or communities
3. High infiltration soil type

EXHIBITS:
1. Construction Plan set (8 sheets); by Hakanson Anderson, dated 7/30/18, received 8/14/18.
PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has 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: Soils affected by the proposal are Lino and Zimmerman.
  • Stabilizing vegetation is not 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.
• 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 not 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 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 Spring Lake Park.

**Groundwater:** Geotechnical information collected in June 2018 indicates long term groundwater elevation is present at 7-9 feet below the surface.

The project site is within the 10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). Those uses include:
• Storage, production, disposal or treatment of hazardous materials
• Vehicle or equipment maintenance/fueling area
• Underground storage tanks
• Storage and use of petroleum products
• Storage and use of petroleum products exceeding fifty-five (55) gallons

It is unknown if a containment system or contingency plans exists.

**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 Pro Courier. 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>Infiltration Basins</td>
<td>2</td>
<td>Pro Courier</td>
</tr>
<tr>
<td>Infiltration Trenches</td>
<td>7</td>
<td>Pro Courier</td>
</tr>
<tr>
<td>Sumps</td>
<td>8</td>
<td>Pro Courier</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 of runoff from paved areas is not allowed within the project area due to the location within a WHP/DWSMA and general infiltration is not allowed on the project site due to site activities (vehicle fueling/maintenance). The stormwater management system currently proposes infiltration basins/trenches.

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 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 and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The proposal may detrimentally affect the existing water quality of the receiving water due to fertilizer
application within infiltration basins. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**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 has not been submitted and 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 is Gophersnake (last observed in 1942).

The applicant has not contacted the MDNR natural heritage or endangered species program and contact is no required.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,850.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (1.70 ac * $500/ac = $2,850.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> Due to the nature of the project including fueling tanks and vehicle maintenance along with the location within a DWSMA, infiltration is not allowed.</td>
<td>2. Project should be redesigned to meet water quality and rate control requirements. No infiltration is allowed on site.</td>
</tr>
<tr>
<td>SCS Type II rainfall distribution used in HydroCAD model.</td>
<td>3. Update HydroCAD model using MSE-3 rainfall distribution.</td>
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<tr>
<td>It does not appear that any of the site drains to basin 1B.</td>
<td>4. Clarify drainage to basin 1B.</td>
</tr>
<tr>
<td></td>
<td>5. Sumps must be a minimum of 4-feet deep to prevent resuspension.</td>
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</tbody>
</table>
Proposed sumps meet TSS removal, however District requires sumps to be at least 4-feet deep to prevent resuspension.

**Water Quality:** Fertilizer is proposed to be added to infiltration basins. This may result in direct discharge of fertilizer to receiving waters.

6. Update Paving and Restoration plan to exclude stormwater features from fertilizer application.

**Soils & Erosion Control:** District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.

Construction entrance points are not 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.

It is unclear if dewatering is needed during the construction of the proposed project.

7. Update construction plans to include the following:
   a. Stabilize vegetation within 7 days of rough grading or inactivity.
   b. Clearly locate construction entrance points on the erosion and sediment control plan.
   c. Provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

8. 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.

**Groundwater:** Construction plans note storage tanks on-site. However, it is unclear if there is a containment system or contingency plan.

9. Provide information regarding containment system and contingency plan for on-site tanks.

**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.

10. Provide an O&M Agreement that meets District requirements.

**RECOMMENDATION:** Table with 10 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Project should be redesigned to meet water quality and rate control requirements.
3. Update HydroCAD model using MSE-3 rainfall distribution.
4. Clarify drainage to basin 1B.
5. Sumps must be a minimum of 4 feet deep to prevent resuspension.
6. Update Paving and Restoration plan to exclude stormwater features from fertilizer application.
7. Update construction plans to include the following:
   a. Stabilize vegetation within 7 days of rough grading or inactivity.
   b. Clearly locate construction entrance points on the erosion and sediment control plan.
   c. Provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
8. 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.
9. Provide information regarding containment system and contingency plan for on-site tanks.
10. Provide an O&M Agreement that meets District requirements.