COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 23, 2017
AGENDA NUMBER: 15
FILE NUMBER: 17-190
ITEM: Walser Nissan Coon Rapids

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Walser Automotive Group
7700 France Avenue South
Edina, MN 55435

PURPOSE: Car dealership on 10 acre lot

LOCATION: West of intersection of Highway 10 NW and Hanson Blvd.
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
4. The lands and waters that have been, or may be covered by the regional flood

EXHIBITS:
1. Preliminary Site Development Plans (9 Sheets); by Sambatek, dated 10/11/17, received 10/11/17.

PREVIOUS ACTION TAKEN: The application was tabled at the October 9, 2017 meeting with 8 stipulations:
1. Receipt of escrows.
2. Provide consistent information between HydroCAD and Construction plans that address issues noted in a. – h.
3. Provide details on walkways in 6P.
4. Clarify on grading on east will tie into adjacent proposed project.
5. 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.
6. Provide pretreatment at CBMH 101 and CBMH 301 to prevent sedimentation of existing basins
7. Provide an O&M Agreement that meets District requirements.
8. Update HWL of basins to be 858.2 ft.

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: Soils affected by the proposal are Nymore 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.
- 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 does exist on site. The project may require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 858.2 feet. However, at the time the project was graded, the floodplain was 857.8 which will be used to determine floodplain fill. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.
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 March 2016 indicates long term groundwater elevation is present at 4-10 feet below the surface.

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

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 Walser Nissan. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
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</thead>
<tbody>
<tr>
<td>Basins</td>
<td>4</td>
<td>Walser Nissan</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</td>
<td>Walser Nissan</td>
</tr>
<tr>
<td>RainGuardians</td>
<td>6</td>
<td>Walser Nissan</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has submitted a draft 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: Currently filtration is proposed within the project area, although the basins are labeled infiltration. Due to the proximity of the wetland and height of ground water there will be more lateral flow than vertical infiltration. 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. 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 and infiltration basins 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 County Ditch 57 (Coon Creek). County Ditch 57 (Coon Creek) is impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (E. coli). The major stressors are Total Phosphorus (TP) and 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. There are no wetland impacts as site has previously been graded.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**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:** $7,000.00  
**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>
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<tbody>
<tr>
<td>Escrows: $2,000 + (10 ac * $500/ac) = $7,000.00</td>
<td>1. Receipt of escrows.</td>
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</table>
### Soils & Erosion Control:

- Dewatering is anticipated during the construction of the proposed project.

| 2. Contractor must provide well-field location, rates, discharge location, schedule and quantities. |

### Maintenance:

- A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

| 3. Provide an O&M Agreement that meets District requirements. |

#### RECOMMENDATION:

Approve with 3 Stipulations

#### Stipulations:

1. Receipt of escrows.
2. Contractor must provide well-field location, rates, discharge location, schedule and quantities for dewatering activities.
3. Provide an O&M Agreement that meets District requirements.