COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 13, 2020
AGENDA NUMBER: 16
FILE NUMBER: 19-226
ITEM: Port Riverwalk 2nd Addition Streets & Utilities

RECOMMENDATION: Approve with 3 Conditions and 2 Stipulations

APPLICANT: City of Coon Rapids
Mark Hansen
11155 Robinson Dr
Coon Rapids MN 55433

PURPOSE: Install underground utilities including storm sewer, sanitary sewer, watermain, including streets for 103 residential lots – Public Improvements Only

LOCATION: Coon Rapids Blvd
APPLICABILITY:
1. Within 1 mile of an impaired water
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
5. Appropriation and use of groundwater
6. High water table, outwash and organic soils
7. High infiltration soils
8. Highly erodible soils

EXHIBITS:
1. Sanitary Sewer, Water Main, Storm Sewer, and Street Construction Plan set (24 sheets); by Carlson McCain, dated 8/2/19, received 12/5/19.
2. Grading, Development, and Erosion Control Plan set (14 sheets); by Carlson McCain, dated 5/23/19, received 12/5/19.
3. Storm Sewer and Street Construction Plan set (9 sheets); by Carlson McCain, dated 8/2/19, received 12/5/19.
PREVIOUS ACTION TAKEN: This is a new application. This is the Streets and Utilities submittal for PAN 19-041 Port Riverwalk.

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 Nymore, Isanti, and Seelyeville.
- Stabilizing vegetation is 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 and do not have a note to stabilize within seven (7) days of inactivity.
- 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 not been provided.
• Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• 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 tracking 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 not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
• Details have been provided for ESC ( riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does 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: Low floor elevation information is not applicable to streets and utilities work. Information was provided under PAN 19-041 Port Riverwalk to substantiate low floor elevations associated with the development.

Groundwater: Geotechnical information collected in March 2017 indicates long term groundwater elevation is present at 3 to 20.5 feet below the surface. Geotechnical information referenced for this project was collected as part of PAN 19-041 Port Riverwalk.

The project site is within the 10 Year Well Head Protection Area and Drinking Water Supply Management Area, but not an Emergency Response 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 have not been notified nor acknowledged the changes proposed.

Maintenance: The owner of the Stormwater Management features and treatment practices is the City of Coon Rapids. 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>
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</thead>
<tbody>
<tr>
<td>Sumps</td>
<td>3</td>
<td>City of Coon Rapids</td>
</tr>
<tr>
<td>SAFL Baffle</td>
<td>1</td>
<td>City of Coon Rapids</td>
</tr>
</tbody>
</table>

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. Per information submitted under PAN 19-041 Port Riverwalk, the 1-inch filtration is achieved. The stormwater management system utilizes filtration basins and sedimentation ponds.

Drainage sensitive uses do not exist downstream from the proposed site. Post-development runoff rates approved under PAN 19-041 Port Riverwalk. No adverse impacts are anticipated due to the increase in rates. 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/stormwater basins are pretreated by sumps and a SAFL baffle, 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 Waters are Coon Creek and the Mississippi River. Coon Creek is impaired for (Aquatic Life (Macro-invertebrates)/Aquatic Recreation (E. coli) and the Mississippi River is impaired for aquatic recreation. The major stressors are Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli and fecal coliform. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for Coon Creek.

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

Wetlands: A de minimus exemption application has been submitted, reviewed, and approved in April 2019 under permit 2034 (PAN 19-041).

Wildlife: The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

The applicant has contacted the MDNR natural heritage or endangered species program for the site under PAN 19-041.

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: $19,500.00

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 + (35 ac * $500/ac = $19,500.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Erosion control plan does not meet District requirements.</td>
<td>2. Update the Erosion Control Plan with the following:</td>
</tr>
<tr>
<td></td>
<td>a. Update construction plans to stabilize soil stockpiles within 7 days of rough grading or inactivity.</td>
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<td></td>
<td>b. Provide schedules detailing when sediment trapping measures will occur.</td>
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<td>Dewatering will likely be required for deep utility installation.</td>
<td>3. 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.</td>
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Conditions:
1. Receipt of escrows.
2. Update the Erosion Control Plan with the following:
   a. Update construction plans to stabilize soil stockpiles within 7 days of rough grading or inactivity.
   b. Provide schedules detailing when sediment trapping measures will occur.
3. 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.

Stipulations:
1. Submittal of as-builts for sediment sump manholes (sump elevation, invert elevations).
2. Submittal of proof that SAFL baffle was installed.