COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 8, 2017
AGENDA NUMBER: 16
FILE NUMBER: 16-177
ITEM: Rihm Kenworth - Kenworth Dealership

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Kari Rihm – Rihm Kenworth
2108 University Ave
St. Paul MN 55114

PURPOSE: 7.5 acres impervious on a 13.3-acre lot

LOCATION: Highway 610 NW and Evergreen Boulevard NW in Coon Rapids

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance
3. Shallow groundwater is present.
4. High infiltration soils
5. Highly erodible soils
EXHIBITS:
1. Construction Plan set (16 sheets); by Sambatek, dated 4-25-17, received 4-25-17.
2. Stormwater Management Report; by Sambatek, dated 3-14-17, received 3-14-17.
3. Hydraulics & Hydrology Models; by Sambatek, dated 4-25-17, received 4-25-17.

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.

Erosion and Sediment Control: Soils affected by the proposal are Seelyeville and Zimmerman.
- 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.
• 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 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 does require dewatering.

Floodplain: There is no floodplain on the property according to the District model.

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Coon Rapids 2 feet above the 100yr.

Groundwater: Geotechnical information collected in September of 2009 indicates long term groundwater elevation is present at 4 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 have been notified and acknowledge the changes proposed.
Maintenance: The Owner of the Stormwater Management features and treatment practices is Rihm Kenworth. 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>Filtration basin</td>
<td>1</td>
</tr>
<tr>
<td>Sump manhole</td>
<td>2</td>
</tr>
<tr>
<td>Edge of pavement sediment capture at EOF</td>
<td>5</td>
</tr>
</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of Rihm Kenworth. A maintenance agreement does not appear to have been executed.

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 not allowed within the project area due to the presence of groundwater. The 1-inch filtration is achieved. 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. 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. No on-site constructed storm water conveyance channels are proposed as part of the project.

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 and drains to an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for (Aquatic Life (Macro-invertebrates) / Aquatic Recreation (E. coli)). The major stressors are Total Suspended Solids (TSS) / Total Phosphorus (TP) / E.coli. There is not 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 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 November 18, 2016. The wetland boundary has been checked and approved by the TEP.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0.16 acre. The impact is through fill in 1 location as shown below:

The de minimis is 400 sf. The proposed project results in wetland impact smaller than 10,000 sf over the de minimis. TEP members have been notified with a complete plan and have not been requested to submit comments. The project is not wetland dependent. The project is not exempt.

The applicant does not need to contact the DNR area hydrologist. The applicant should contact the Corps of Engineers.

Three alternatives, plus the proposed project, have been submitted. On-site sequencing does apply. The avoidance alternatives are considered good faith efforts. None of the avoidance alternatives are considered feasible and prudent.

1. The applicant suggests that avoidance is not reasonable because there is no alternative. No alternative exists because:
   1) The basic purpose of the project can be accomplished by further design modification which would avoid wetland impacts; and
   2) The applicant has made a good faith attempt in pursuing alternatives;
   3) The applicant has demonstrated that the activity will minimize wetland impacts through:
      a. modifying the size, scope, configuration, and density of the project,
      b. attempted to remove or accommodate site constraints including zoning, infrastructure, access, or natural features, and c) otherwise minimize wetland impacts.

2. The applicant suggests that avoidance is not reasonable because sequencing flexibility applies citing that:
   1) The site where the wetland to be impacted has been degraded to the point where replacement of it would result in a certain gain in function and public value.

**Wetland Replacement Plan:**
A wetland replacement plan has been submitted. Replacement will be through purchase of credits from an approved wetland bank.

The TEP has approved the wetland mitigation plan.
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: $7,360.00 Paid
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>Stormwater &amp; Hydraulics: A post</td>
<td>1. The applicant must acknowledge that they will conduct a post</td>
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<tr>
<td>construction test on the filtration</td>
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<tr>
<td>basin will be required to verify the</td>
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<td></td>
<td>notified prior to the test to witness the results.</td>
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<td>Maintenance: A maintenance agreement</td>
<td>2. Provide an O&amp;M Agreement that meets District requirements including</td>
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<td>has not been executed. The applicant</td>
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<tr>
<td>has not submitted a Maintenance Plan</td>
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<td>for each Stormwater Treatment Practice.</td>
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RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin 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.
2. Provide an O&M Agreement that meets District requirements including observation and clean-up of sediment at the edge of pavement EOF’s.