COON CREEK WATERSHED
DISTRICT PERMIT REVIEW

MEETING DATE:  August 14, 2017
AGENDA NUMBER:  17
FILE NUMBER:  17-071
ITEM:  10533 Foley Blvd Building and Parking Lot

RECOMMENDATION:  Approve with 1 Stipulation

APPLICANT:  Dennis Zhigars
Answer in Jesus Church
10533 Foley Blvd
Coon Rapids, MN 55448

PURPOSE:  1990 SQ FT New Building on 0.7 Acre Lot

LOCATION:  SE corner of 105th Ln NW and Foley Blvd NW, Coon Rapids, MN
APPLICABILITY:
1. Within 1 mile of an impaired waters.

EXHIBITS:
1. Construction Plan set (5 sheets); by EDS, dated 8/2/17, received 8/2/17.
2. HydroCAD models; by EDS, dated 7/7/17, received 7/12/17.

PREVIOUS ACTION TAKEN: The application was tabled at the May 22, 2017 meeting with 12 stipulations:
1. Receipt of escrows.
2. Model updates:
   a. Update models to use MSE-3 rainfall distribution which is associated with Atlas-14 depths.
   b. Use single flow path to calculate time of concentration.
   c. Include outlet rim elevation in outlet for rain garden. Include detail of OCS.
   d. Use consistent infiltration rate for Type ‘C’ soils.
   e. Provide consistent values between hardcover table and HydroCAD model.
3. 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.
4. Construction plans need to reference NAVD 88 Datum.
5. Provide details for how water will directed through grassway on northwest side of proposed basin.
6. Update Erosion Control Plan:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. After initial grading completely surround the proposed
infiltration basins with erosion control measures to prevent the basin from clogging.

c. Provide note on erosion control plan that provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.

d. Provide note on erosion control plan that provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.

7. 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.

8. Geotechnical report needed:
   a. To ensure 3 foot separation from groundwater from bottom of basin.
   b. Verify infiltration rate used in model.

9. Concrete spillway should be redesigned to provide sediment capture.

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

11. Provide 2 foot separation from HWL of rain garden or City approval.

12. Show EOF on grading plan for rain garden.

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: Soil affected by the proposal is Sartell.

- 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
Dewatering: Shallow ground water does not exist on site. The project does not require dewatering.

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

High Water Flooding: Low floor elevations do meet the criteria for the City of Coon Rapids; 2 ft above 100 yr

Groundwater: Geotechnical information was not submitted. Foley Blvd was reconstructed in 2014 (PAN 14-009) and indicated that groundwater is present at greater than 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.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Answer in Jesus Church. The Stormwater Treatment Practices (STPs) consisting of the following:

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<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
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<tbody>
<tr>
<td>Rain Garden</td>
<td>1</td>
<td>unknown</td>
</tr>
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<td>Rain Guardian</td>
<td>1</td>
<td>unknown</td>
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</tbody>
</table>

It is unknown who the inspection and maintenance of stormwater facilities will be the responsibility of Answer in Jesus Church. 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 is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes a rain garden. 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. 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 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 Lower Coon Creek. Lower Coon 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 do not 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.

**Performance Escrow:** $2,350.00  
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
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**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulation:**
1. Provide an O&M Agreement that meets District requirements.