COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 8, 2019
AGENDA NUMBER: 17
FILE NUMBER: 19-050
ITEM: Metro Self Storage

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Bob Heilman, Metro Storage, LLC
3440 Federal Dr.
Suite 110
Eagan, MN  55122

PURPOSE: Construction of new building, parking lot and infiltration basin. The new construction will be on 3.27ac of a 6.38ac site.

LOCATION: 3021 124th Ave. NW, Coon Rapids,
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application which was previously found incomplete on 3/11/19.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application conference call.

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 urban.
  * 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 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 provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

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 and FEMA. 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 February 2019 indicates long term groundwater elevation is present at 20 feet below the surface.

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 unknown if it 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 unknown. 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>Basin</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sump</td>
<td>1</td>
<td>Unknown</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:** 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 infiltration. Calculations have been provided that illustrate the 1-inch infiltration volume is achieved below outlet.

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 the 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 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 Coon Creek. Coon Creek is impaired for Aquatic Life. The major stressors are Total Suspended Solids (TSS)/Total Phosphorus (TP)/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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated.

Wetland Replacement Plan: A wetland replacement plan has not been submitted and 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. The applicant has not contacted the MDNR natural heritage or endangered species program and is not required to.

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: $3,635
Wetland Escrow: $N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (3.27 ac * $500/ac) = $3,635</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Maintenance:</td>
<td>2. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

RECOMMENDATION: Approve with 2 Stipulations
Stipulations:
1. Receipt of escrows.
2. Provide an O&M Agreement that meets District requirements.