COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 10, 2018
AGENDA NUMBER: 18
FILE NUMBER: 18-129
ITEM: Pro Courier

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Pro Courier Inc.
8375 Sunset Rd NE
Spring Lake Park, MN 55432

PURPOSE: Parking Lot and maintenance building construction
2,680 sq ft building on 1.8 acre lot

LOCATION: 8370 Sunset Road NE, Spring Lake Park, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (8 sheets); by Hakanson Anderson, dated 8/28/18, received 8/29/18.
3. Geotechnical Report; by Element Materials Technology, dated 8/6/18, received 8/14/18

PREVIOUS ACTION TAKEN: The project was tabled at the August 27, 2018 meetings with stipulations.
   1. Receipt of escrows.
   2. Project should be redesigned to meet water quality and rate control requirements.
   3. Update HydroCAD model using MSE-3 rainfall distribution.
   4. Clarify drainage to basin 1B.
   5. Sumps must be a minimum of 4 feet deep to prevent resuspension.
   6. Update Paving and Restoration plan to exclude stormwater features from fertilizer application.
   7. Update construction plans to include the following:
      a. Stabilize vegetation within 7 days of rough grading or inactivity.
      b. Clearly locate construction entrance points on the erosion and sediment control plan.
      c. Provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
8. 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.

9. Provide information regarding containment system and contingency plan for on-site tanks.

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

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 Lino 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.
- 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 and FEMA.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Spring Lake Park.

**Groundwater:** Geotechnical information collected in June 2018 indicates long term groundwater elevation is present at 7-9 feet below the surface.

The project site is within the 10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). Those uses include:
- Storage, production, disposal or treatment of hazardous materials
- Vehicle or equipment maintenance/fueling area
- Underground storage tanks
- Storage and use of petroleum products
- Storage and use of petroleum products exceeding fifty-five (55) gallons

It is unknown if a containment system or contingency plans exists.

**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 Pro Courier. 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>Basins</td>
<td>2</td>
<td>Pro Courier</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</td>
<td>Pro Courier</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice which is under review.
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 of runoff from paved areas is not allowed within the project area due to the location within a WHP/DWSMA and general infiltration is not allowed on the project site due to site activities (vehicle fueling/maintenance). The stormwater management system proposes retention basins.

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 are pretreated 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 not within one (1) mile of an Impaired 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.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.

**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 endangered or threatened species, rare natural community is Gophersnake (last observed in 1942).
The applicant has not contacted the MDNR natural heritage or endangered species program and contact is not required.
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:** $2,850.00  
**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><strong>Escrows:</strong> $2,000 + (1.70 ac * $500/ac = $2,850.00</td>
<td>1. Receipt of escrows.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> Due to the nature of the project including fueling tanks and vehicle maintenance along with the location within a DWSMA, infiltration is not allowed.</td>
<td>2. Wet basins need to be lined to ensure no infiltration on-site.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Dewatering is needed during the construction of the proposed project.</td>
<td>3. Provide permit from DNR for temporary dewatering activities.</td>
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<td><strong>Groundwater:</strong> Construction plans note storage tanks on-site. However, it is unclear if there is a containment system or contingency plan. Regardless of MPCA requirements, District requires additional information to ensure protection of downstream receiving waters ensure from potential spills/leaks.</td>
<td>4. Provide information regarding final tank locations, containment system and/or contingency plan for on-site tanks to ensure potential leaks/spills will not impact downstream receiving waters.</td>
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<td><strong>Maintenance:</strong> 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>
<td>5. Provide an O&amp;M Agreement that meets District requirements.</td>
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5. Provide an O&M Agreement that meets District requirements.