COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 14, 2017
AGENDA NUMBER: 19
FILE NUMBER: 17-144
ITEM: Sutton Honda

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Nathaniel Sutton / Sutton Auto Team
21315 Central Ave
Matteson, IL  60443

PURPOSE: Construction of a car dealership on 10.8 Acres

LOCATION: Intersection of Highway 10 NW and Hanson Blvd. NW,
Coon Rapids. MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
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

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application.

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: Soils affected by the proposal are Nymore and Rifle.
- 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 passes through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• Stabilization adequate to prevent erosion has not 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 provides for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water may exist on site. It is unknown whether the project requires dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 857.8 feet. The project does not propose to place fill within the floodplain. The total floodplain impact is 0.00 acre-feet. There are no flooding concerns upstream and/or downstream.

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

Groundwater: Geotechnical information collected in July 2017, indicates groundwater elevation is present at 6.83 to 11 feet below the surface.

The site is within a Municipal Drinking Water Supply Area (DWSMA).

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

The proposal contains 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
- Chemical/pesticide/herbicide storage
- Storage and use of petroleum products exceeding fifty-five (55) gallons

The project does not propose a containment system.

It is unknown if underground storage tanks are proposed.

It is unknown if storage and use of petroleum products exceeding fifty-five (55) gallons will occur on site.

The project must provide an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur.

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Local Planning & Zoning:** The proposed project is not 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>
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<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
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<tbody>
<tr>
<td>Filtration Basins</td>
<td>3</td>
<td>Unknown</td>
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</table>

Inspection and maintenance of stormwater facilities will be the responsibility of unknown. 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 a ditch maintenance easement.

**Stormwater & Hydrology:** Currently filtration is proposed within the project area, although the basins are labeled infiltration. Due to the proximity of the wetland and height of ground water there will be more lateral flow than vertical infiltration. 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. No increases in the volume, velocity and peak water flow rates of stormwater runoff are expected. 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 are pretreated by a sediment basin/water quality pond, and are not designed correctly. Sediment capture is needed at the inlets into the filtration/infiltration basins. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The proposal will 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 County Ditch 57 (Coon Creek). County Ditch 57 (Coon Creek) is impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (E. coli). The major stressors are Total Phosphorus (TP) and 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.

**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:** $7,510.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

### ISSUES/CONCERNS:

<table>
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<th>ISSUE</th>
<th>NEED</th>
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<td><strong>Escrows:</strong> $2,000 + (11.02 ac * $500/ac) = $7,510.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> A sheet detailing the storm sewer system was not provided in the plan set.</td>
<td>2. Provide a utility sheet detailing the storm sewer system.</td>
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<tr>
<td><strong>Type II 24-hr rainfall distribution was used in the HydroCAD model.</strong></td>
<td>3. Coon Creek Watershed District specifies the use of the MSE3</td>
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</table>
The HydroCAD model does not include a representative subcatchment for the business along Gateway Drive that drain to regional pond 5P.

The HydroCAD model does not provide a normal water level (NWL) for regional pond 5P.

The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.

**Soils & Erosion Control:** Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.

It is unclear if dewatering is needed during the construction of the proposed project.

**Water Quality:** All discharges from the parking lot area into filtration/infiltration basins must have sediment capture at the inlet.

**Maintenance:** 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.

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<td>4.</td>
<td>Include the area along Gateway Drive draining to Pond 5P in the HydroCAD analysis.</td>
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<td>5.</td>
<td>Provide a normal/starting water level for regional pond 5P in the HydroCAD model.</td>
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<td>6.</td>
<td>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.</td>
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<td>7.</td>
<td>Provide a detail drawing showing rock quantity and size at the outlets of all storm sewer pipes.</td>
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<td>8.</td>
<td>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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<td>9.</td>
<td>Provide sediment capture at the filtration/infiltration basin inlets. Consider Rain Guardian or rock containment areas.</td>
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<td>Provide an O&amp;M Agreement that meets District requirements.</td>
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Table with 10 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide a utility sheet showing the storm sewer system.
3. Update the model using MSE3 rainfall distribution.
4. Include the area along Gateway Drive draining to Pond 5P in the HydroCAD analysis.
5. Provide a normal/starting water level for regional pond 5P in the HydroCAD model.
6. 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.
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10. Provide an O&M Agreement that meets District requirements.