COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 14, 2017
AGENDA NUMBER: 20
FILE NUMBER: 17-135
ITEM: Magnum Trucking Warehouse

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Coon Rapids Evergreen 32 LLC
3000 7th Ave N
Fargo, ND  58102

PURPOSE: 103,576 SQ FT Building on 20 Acre Lot

LOCATION: North of the intersection of Evergreen Blvd. and 87th Ln. NW

APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High infiltration soils.
5. Highly erodible soils
EXHIBITS:
1. Construction Plan set (original); by Oliver Surveying and Engineering, Inc, dated 7/24/17, received 7/26/17.
2. Construction Plan set (Warehouse Details); by Oliver Surveying and Engineering, Inc, dated 7/11/17, received 7/26/17.
4. Project Schedule; by unknown, undated, received 7/26/17.
6. SWPPP; by Oliver Surveying and Engineering, Inc, dated 7/25/17, received 7/26/17.

PREVIOUS ACTION TAKEN: This is a new application. The proposed warehouse was originally permitted under 14-029 but was not built before the permit expired.

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

Ditches: There is a public ditch on the property. The public ditch is County Ditch 17 according to the public drainage map. The observed elevations at this property is 873.8 ft MSL. The ditch is a 4th order stream. The ditch serves the primary role of storm water conveyance and collector system. The ditch serves approximately 0 acres of agricultural land. Land use in the area is toward industrial. There are flooding concerns downstream. The ditch has been inspected. Existing elevations, slopes and condition of ditch are good.
The ditch is not in need of repair. Alternatives to repair and additional drainage have been considered and reviewed.

**Ditch Hydraulics:** A crossing of the ditch is not proposed.

**Erosion and Sediment Control:** Soils affected by the proposal are Isanti 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 not 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 may exist on site. Dewatering is not anticipated.

**Floodplain:** There is floodplain on the property according to the District model. The District’s floodplain elevation is at 875.7 feet. The project does not propose to place fill within the floodplain. The total floodplain impact is 0 acre-feet.

**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 was not provided and is not needed, slab on grade construction.
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 proposed project does not include any stormwater management features or treatment practices. The existing on-site features/practices were permitted under PAN 14-029.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes sedimentation basins. 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. 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 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 Springbrook. Springbrook 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 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:** $3655.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (3.31 ac * $500/ac) = $3655.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: Infiltration Area 2 not protected from construction activities.</td>
<td>2. Install sediment inlet capture at the Infiltration Area 2 inlets to prevent sedimentation of the existing infiltration area.</td>
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<tr>
<td>Maintenance: Buildup of vegetation at curb cuts appears to be higher than gutter grade which prevents stormwater from entering existing infiltration area 2.</td>
<td>3. Post construction maintenance will need to be performed at curb cuts to allow for drainage into infiltration area 2.</td>
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1. Receipt of escrows.
2. Install sediment inlet capture at the Infiltration Area 2 inlets to prevent sedimentation of the existing infiltration area.
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