COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 25, 2016
AGENDA NUMBER: 20
FILE NUMBER: 16-016
ITEM: Shops at Andover

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Klodt Companies
Attn: John Bell
50 Groveland Terrace
Minneapolis MN 55403

PURPOSE: Site redevelopment for commercial building

LOCATION: SW Corner of Bunker Lake Blvd NW & Hanson Blvd NW, Andover, Minnesota, 55304.
APPLICABILITY:
1) Construction of 1 acre or greater of impervious surface
2) Any land alteration within 1 mile of an impaired water
3) Project site is not greater than 5 acres, a NPDES permit (is) required

EXHIBITS:
3. Construction Plan set (17 sheets); dated 1/25/2016, received 1/26/2016.
5. Construction Plan set (20 sheets); dated 3/30/2016, received 3/30/2016.
8. Construction Plan set (20 sheets); dated 3/30/2016, received 3/30/2016.

HISTORY & CONSIDERATIONS: This application was initially submitted on January 13, 2016. The application was scheduled for the February 8, 2016 CCWD Board meeting but the applicant requested it to be pulled to provide time to work through issues.

The project was tabled at the April 11, 2016 CCWD Board meeting with the following stipulations:
1. Receipt of escrows.
2. 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.
3. Provide O&M agreement and drainage easement for stormwater systems. 
4. For underground storage chamber 2, remove baffle wall and increase sumps to 4 times diameter of outlet pipe to ensure pretreatment volume is meet.
5. The applicant must acknowledge that they will conduct a post construction test on the infiltrationfiltration 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.
6. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

Existing site is a closed Mobile gas station. Contaminated soils have been found on site, Phase I Environmental Assessment has been completed.

**FINDINGS:**

**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 Sartell. Stabilizing vegetation is proposed for disturbed areas within 7 days of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is greater than 1 acre, a NPDES permit is required.

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

**Groundwater:** Surficial ground water is present at approximately 880-882 feet. The site does not include groundwater sensitive areas. Proposed building is slab on grade; information is not needed to substantiate low floor elevations.

The site is not within a Drinking Water Supply Management Area (DWSMA).

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

The project is not within the 10 Year Well Head Protection Area.

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed on-site.
The project has 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.

High Water Flooding: Proposed building is slab on grade; information is not needed to substantiate low floor elevations.

Dewatering: It is unknown if the project requires dewatering.

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 have been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is the Shops at Andover. The owner agrees to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Underground infiltration systems</td>
<td>2</td>
</tr>
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</table>

The owner has submitted a Draft Maintenance Plan for each Stormwater Treatment Practice.

The owner agrees to maintain in perpetuity the Stormwater Treatment Practices in accordance with the approved maintenance plans and in a manner that will permit the Practices to perform the purposes for which they were designed and constructed. The Owner has provided a draft Operations and Maintenance Agreement for Stormwater Facilities.

Easements: The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is provided.

Inspection and maintenance of stormwater facilities will be the responsibility of the Shops at Andover. A maintenance agreement has not been executed.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes underground
infiltration systems. 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.

**Water Quality:** The proposed project does not cause an exceedence 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 and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for Aquatic Biota with major stressors of Suspended Solids and Turbidity. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

The project does propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland 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 needed.

**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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Public access to the significant resource is proposed to be controlled to minimize intrusion and impact upon the resource.

There are not Ground Water Dependent water resources on site.

The proposed project does not result in:
- Loss of any existing environmental value linked to receiving waters
- Pose a significant threat to aquatic fauna or flora, especially groundwater-dependent ecosystems,
- Soil erosion or local flooding
- Harm to native vegetation (via flooding or toxicity)
- Erosion of structures or services
- Sediment build-up in drains, waterways or wetlands
- Nuisance to the local community such as foul odors; harm to plants or property
- Hazard to human health or safety
- Loss or discernible reduction of flow in public or private water sources.

No Steps are proposed for avoiding or minimizing impacts or needed.

**Performance Escrow:** $2,825.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Maintenance: Provide O&amp;M agreement and drainage easement for stormwater systems.</td>
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<td>Groundwater: It is unclear if dewatering is needed during the construction of the proposed project.</td>
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<tr>
<td>Wildlife: The proposed project has the potential to include the threatened Blanding’s Turtle (Emydoidea blandingii) and the threatened Leonard’s Skipper (Hesperia leonardus leonardus).</td>
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<td>Escrows: $2,000 + (1.65 ac * $500/ac) = $2,825.00</td>
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