COON CREEK WATERSHED DISTRICT  
PERMIT REVIEW  

MEETING DATE: August 12, 2019  
AGENDA NUMBER:  
FILE NUMBER: 19-040  
ITEM: Mercy Hospital Comprehensive Storm System  

RECOMMENDATION: Approve with 1 Stipulation  

APPLICANT: Allina Health  
Attn: Bob Hill  
550 Osborne Road NE  
Fridley, MN 55432  

PURPOSE: Additional parking, removal of sedimentation pond, and installation of underground infiltration system on the southern portion of the site  

LOCATION: 4050 Coon Rapids Blvd, Coon Rapids, MN 55433
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance

EXHIBITS:
1. Construction Plan set (10 sheets); by Loucks, dated 5/20/19, received 7/30/19.
2. Comprehensive Stormwater Management Plan Hydrology Report (including boring logs); by Loucks, dated 7/30/19, received 7/30/19.
3. Stormwater Best Management Practice Operations and Maintenance Plan, no author and no date, received 7/30/19.
4. Special Provisions for the Mercy Hospital Comprehensive Stormwater System, by Loucks, 5/20/19 received 7/30/19.

PREVIOUS ACTION TAKEN: The application was noted as incomplete with 4 items for the 7/22/19 meeting:
   1. Receipt of escrows.
   2. Provide bore logs within the location of the infiltration practice.
   3. Revise HydroCAD Model or Utility Plan to provide consistent invert elevation for Device 3 18” outlet pipe.
   4. Update O&M Agreement to match current proposed project.

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 Hubbard.
- 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 and have a note to stabilize within seven (7) days of inactivity.
- 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 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.
- Details provided for ESC (construction entrance, perimeter control, inlet protection, etc.)

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.

High Water Flooding: Information to substantiate low floor elevations is not required as no new structures are proposed.

Groundwater: Geotechnical information collected in June 2019 indicates long term groundwater elevation is present at 13-20 feet below the surface.

The project site is not within the Emergency Response Area, 10 Year Well Head Protection Area, or 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 owner of the Stormwater Management features and treatment practices is Allina Health. 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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<tbody>
<tr>
<td>84” CMP Underground Infiltration System</td>
<td>1</td>
<td>Allina Health</td>
</tr>
<tr>
<td>Contech CDS sediment trap system</td>
<td>3</td>
<td>Allina Health</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed for updated plans. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. 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 proposed for the current phase of construction uses an 84” perforated CMP underground infiltration basin. Pretreatment will be handled by three CDS, sediment trap systems. In addition, at all inlets within the infiltration system perforated weirs will be added to help isolate sediment and dissipate flow. 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. No on-site constructed storm water conveyance channels are proposed.

**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 the underground infiltration system are pretreated by Contech CDS systems 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 the Mississippi River. The Mississippi River is impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (Fecal coliform). The major stressors are Mercury and PCB. There is an EPA approved Total Maximum Daily Load (TMDL) for the Mercury Impairment but not for PCB. There is not a Waste Load Allocation (WLA) for this water.

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

Wetlands: Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated. The NWI wetland is not jurisdictional.

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: $2,685 [$2,000 + (1.37 ac * $500/ac) = $2,685] Received 8/6/19
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>Maintenance: A maintenance agreement has not been executed.</td>
<td>1. Provide an O&amp;M Agreement that meets the District requirements.</td>
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RECOMMENDATION: Approve with 1 Stipulation

Stipulations:
1. Provide an O&M Agreement that meets the District requirements.