COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 8, 2018
AGENDA NUMBER: 22
FILE NUMBER: 17-237
ITEM: Riverdale Station Apartments

RECOMMENDATION: Table with 8 Stipulations

APPLICANT: Sherman Associates, Inc.
233 Park Ave S, Suite 100
Minneapolis, MN 55415

PURPOSE: 3 Multifamily Buildings on 8.9 Acre Lot

LOCATION: Northdale Blvd NW & 123rd Ave NW, Coon Rapids MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
EXHIBITS:
1. Construction Plan set; by Civil Site Group, dated 12/6/17, received 12/15/17.
2. Stormwater Management Report; by Civil Site Group, dated 7/17/17, received 12/15/17.

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 Hubbard and Nymore.
- 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 may 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 Coon Rapids; 3 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in November 2016 indicates long term groundwater elevation is present at 10 to 17 feet below the surface.

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.
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>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biofiltration Basin</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sumps</td>
<td>3</td>
<td>Unknown</td>
</tr>
<tr>
<td>Pump Stations</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

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 ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is not provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes filtration. 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 entire site does exceed predevelopment rates, or rates which may 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. No on-site constructed storm water conveyance channels are proposed as part of the project.

**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 basins are pretreated 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 but does not drain to 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 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.

**Performance Escrow:** $6,750.00  
**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>Escrows: $2,000 + (9.5 ac * $500/ac) = $6,750.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> There is an increase in rate being directed into City stormsewer. A post construction test on the filtration basin will be required to verify the assumed filtration rates are obtained.</td>
<td>2. Written permission from the City to allow for the increase in storm water runoff to the City storm sewer.</td>
</tr>
<tr>
<td>3. 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>
<td></td>
</tr>
<tr>
<td>Drainage area P2A-O:</td>
<td>4. Clarify drainage area P2A-O’s drainage pattern onto the northern side of the site and to the filtration basin.</td>
</tr>
<tr>
<td>a. Appears to have portions in the east that will drain south onto the project location.</td>
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<tr>
<td>b. Proposed grading appears to prevent overland flow to reach filtration basin.</td>
<td>5. Provide skimmer structure and detail for filtration basin outlet.</td>
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<tr>
<td>OS2 and FES for filtration basin does not prevent trash from being carried downstream. Suggest considering setting the pipe at an adverse slope.</td>
<td></td>
</tr>
<tr>
<td>Unclear if pump stations have been adequately sized.</td>
<td>6. Pump stations (3):</td>
</tr>
<tr>
<td>a. Provide information regarding the pump size, capacity, and efficiency.</td>
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</table>
**Soils & Erosion Control:** It is unclear if dewatering is needed during the construction of the proposed project.

**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.

Concern for continued wetting of basin for plant growth as planting mix for Seed Mix 1 not provided.

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<td>7.</td>
<td>Provide statement whether dewatering will be required for the construction of the proposed project.</td>
</tr>
<tr>
<td>8</td>
<td>a. Provide an O&amp;M Agreement that meets District requirements. b. Provide Seed Mix 1 plant mix.</td>
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</tbody>
</table>

**RECOMMENDATION:** Table with 8 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Written permission from the City to allow for the increase in storm water runoff to the City storm sewer.
3. The applicant must acknowledge that they will conduct a post construction test on the filtration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain or other proposed method to demonstrate the filtration capacity meets the design. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. Clarify drainage area P2A-O’s drainage pattern onto the northern side of the site and to the filtration basin.
5. Provide skimmer structure and detail for filtration basin outlet.
6. Pump stations (3):
   a. Provide information regarding the pump size, capacity, and efficiency.
   b. Backflow preventers, for example Tideflex.
7. Provide statement whether dewatering will be required for the construction of the proposed project.
8. Maintenance: a. Provide an O&M Agreement that meets District requirements and b. the plant mix for Seed Mix 1 showing the plants can withstand frequent wetting, submergence and drying.