COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 26, 2015
AGENDA NUMBER: 5
FILE NUMBER: 15 - 063
ITEM: Chrysler Dodge Jeep Ram Dealership

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Carousel Motor Group
TCA Real Estate, LLC
15802 Wayzata Blvd
Minnetonka MN 55391

PURPOSE: New 302 stall parking lot to serve existing car dealership.

LOCATION: SE of Egret Blvd and Woodcrest Drive in Coon Rapids, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Construction Plans by Elan Design; dated 05/01/2015, received 05/12/2015.
2. Stormwater Narrative by Elan Design; dated 05/01/2015, received 05/12/2015.

HISTORY & CONSIDERATIONS:
This item has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Woodcrest Creek. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 875.3 feet.

Groundwater: Surficial ground water is present at 869 feet. The site does not include groundwater sensitive areas. No buildings are proposed therefore there is no need to substantiate low floor elevations.

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 a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Kratka, Isanti and Seeleyville. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.
Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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: Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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.

Wetlands: Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. The delineation has been reviewed and approved by the TEP. No wetland impacts are proposed.

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: $3,550.00

ISSUES/CONCERNS:

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<tr>
<th>Maintenance: A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan.</th>
<th>1. Provide a drainage easement around the infiltration basins and storm water pond.</th>
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<tr>
<td>Stormwater &amp; Hydraulics: 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. 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 or another approved method to verify the infiltration rate. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
<td>2. 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 or another approved method to verify the infiltration rate. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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Watershed District shall be notified prior to the test to witness the results.

HydroCAD model and grading plan are inconsistent for overflow berm between forebay and infiltration basin. Grading plan berm elevation is 874.6' and model is at 874.1'.

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<th>3. Provide consistent information between grading plan and HydroCAD model for berm between forebay and infiltration basin.</th>
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**Soils & Erosion Control:** Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.

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<th>4. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</th>
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**Escrows:** $2,000 + (3.1 ac * $500/ac) = $3,550.00

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<th>5. Receipt of escrows.</th>
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**RECOMMENDATION:** Approve with 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. 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 or another approved method to verify the infiltration rate. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Provide consistent information between grading plan and HydroCAD model for berm between forebay and infiltration basin.
5. Provide a drainage easement around the infiltration basins and storm water pond.