COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 25, 2016
AGENDA NUMBER: 7
FILE NUMBER: 16-014
ITEM: RE/MAX Results-Andover

RECOMMENDATION: Table with 5 Stipulations

APPLICANT: RE/MAX Results
7135 5th Ave NE
Sauk Rapids MN 55401

PURPOSE: Construction of new commercial building and parking lot

LOCATION: NW Corner of CSAH 116 and Crosstown Blvd
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils.

EXHIBITS:
1. Stormwater Management Plan by LHB, dated 01/13/2016, received 01/13/2016.
2. Construction Plan Set by LHB, dated 01/13/2016, received 01/13/2016.

HISTORY & CONSIDERATIONS: Pre-demolition site conditions consisted of gas station which resulted in contamination soil. Gas station has been demolished and site is currently an open lot with poor vegetation and exposed soil.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57. The public ditch was last inspected in 2014. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention. The public ditch was last repaired in 1973. The ditch is not in need of repair.
**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 866.7 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at approximately 865 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Andover (3 ft above mottled soil elevation, 2 ft above 100-year) for proposed buildings. However, the low floor requirements would not be met for the future building based on current construction plans.

**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 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. No changes in drainage proposed, adjacent property owners will not be affected.

**Soils & Erosion Control:** Soils affected by the proposal are Lino and Zimmerman. 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; a NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation to the maximum extent possible. 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 exceed post-demolition rates but does not exceed rates from when the site existed as a gas station. Rates will not interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into basins are not 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 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:** $2,790.00

### ISSUES/CONCERNS:

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<tr>
<th><strong>Stormwater &amp; Hydraulics:</strong> The site is currently an open lot with poor vegetation and exposed soils due to demolition of a previous gas station. The proposed rates exceed the site runoff for current conditions but show an improvement compared to when the site was a gas station. Therefore, the proposed rates meet District requirements.</th>
<th>1. Provide sump details</th>
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<tr>
<td>Due to site constraints, a portion of the site is not directed to a biofiltration basin but will be directed to a sump before entering City storm sewer. Details were not provided for sump.</td>
<td>2. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> 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.</td>
<td>3. Provide drainage/utility easement and O&amp;M agreement for proposed infiltration basin.</td>
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<td><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan.</td>
<td>4. Provide pretreatment for infiltration basins.</td>
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<td><strong>Water Quality:</strong> Biofiltration basins need to have pretreatment to ensure long term filtration capabilities. Pretreatment can consist of but is not limited to rock entrance, curb cut structures such as a Rain Guardian or sump manholes at curb cuts.</td>
<td>5. Receipt of escrows.</td>
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**Escrows:** $2,000 + (1.58 ac * $500/ac) = $2,790.00
RECOMMENDATION: Table with 5 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide sump details.
3. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Provide drainage/utility easement and O&M agreement for proposed infiltration basin.
5. Provide pretreatment for infiltration basins.