COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 28, 2017
AGENDA NUMBER: 8
FILE NUMBER: 17-152
ITEM: 55 – 77th Ave. Site Improvements

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: American Masonry - Mike Hart
7701 East River Road
Fridley, MN 55432

PURPOSE: 0.56 Acres of additional impervious area on a 2.05 Acre lot

LOCATION: Intersection of 77th Ave. NE and Beech St. NE, Fridley, Minnesota

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance

EXHIBITS:
1. Site Improvement Plans (7 sheets); by Carlson McCain, Inc., dated July 12, 2017, received August 09, 2017.

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 Lino and Zimmerman
- 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.
• Stormwater runoff passes through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• 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 may exist on site. It is unknown whether the project requires dewatering.

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

Groundwater: Geotechnical information collected in March 2017, indicates groundwater elevation is present at 9.0 to 13.3 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.

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 American Masonry. The Stormwater Treatment Practices (STPs) consisting of the following:
Inspection and maintenance of stormwater facilities will be the responsibility of American Masonry. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes an infiltration basin. 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. 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. All on-site constructed storm water conveyance channels are not constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 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). The major stressors are PCBD. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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:** $2,625.00  
**Wetland Escrow:** $N/A  
There are not ditch liens on the property.

### ISSUES/CONCERNS:

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<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td><strong>Escrows:</strong> $2,000 + (1.25 ac * $500/ac) = $2,625.00</td>
<td>1. Receipt of escrows.</td>
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| **Stormwater & 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. Stormwater will likely overtop the curb at CBMH101 during large storm events and cause erosion along flow path. | 2. Erosion Control  
   a. 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.  
   b. Provide Enkamat (or similar product) along flow path from CBMH101 to bottom of basin to prevent erosion. |
| **Soils & Erosion Control:** It is unclear if dewatering is needed during the construction of the proposed project. | 3. 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. |
| **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. | 4. Provide an O&M Agreement that meets District requirements. |

**RECOMMENDATION:** Approve with 4 Stipulations
Stipulations:
1. Receipt of escrows.
2. Stormwater & Hydraulics:
   a. 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.
   b. Provide Enkamat (or similar product) along flow path from CBMH101 to bottom of basin to prevent erosion during larger storm events.
3. 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.
4. Provide an O&M Agreement that meets District requirements.