COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 22, 2016
AGENDA NUMBER: 8
FILE NUMBER: 16-127
ITEM: Coon Rapids Honda- Goldenrod St. NW

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Carousel Motor Group
60 South Sixth Street #3900
Minneapolis, MN 55402

PURPOSE: Construction of automobile dealership and associated parking.

LOCATION: Goldenrod St. NW, Coon Rapids
APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses
3. One or more cumulative acres of land disturbance
4. The lands and waters that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils
6. High infiltration soils
7. Highly erodible soils

EXHIBITS:
1) Plan set; by Elan Design Lab; Dated 08/08/2016; Received 08/10/16
2) Stormwater management report; by Elan Design Lab; Dated 08/08/2016; Received 08/10/16
3) Geotechnical evaluation report; by Braun Intertec; Dated 08/08/2016; Received 08/10/16
4) No wetland memo; by Kjolhaug Environmental Services Company; Dated 7/25/16; Received 7/27/16

PREVIOUS ACTION TAKEN:
This application was initially submitted on August 10, 2016.
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, Markey, Sartell and Zimmerman.
   - Stabilizing vegetation is not 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 does pass 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 not 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 not 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 does require dewatering.
An assessment of risks to other water and related resources has not been conducted.
The proposed dewatering technique has not been identified.
The intended commencement date for dewatering is unknown.
The cone of depression is unknown.
**Floodplain:** There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. The total floodplain impact is 0 acre-feet. The proposed impact is within the flood fringe. There are no flooding concerns upstream and/or downstream.

**Groundwater:** Geotechnical information collected in July, 2016 indicates long term groundwater elevation is present at 5 to 7.5 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.

**Hydraulics:** A crossing of the ditch is not proposed.

**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 have been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is City of Coon Rapids. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basins</td>
<td>3</td>
</tr>
<tr>
<td>Settling Pond</td>
<td>1</td>
</tr>
<tr>
<td>Rain Guardians</td>
<td>8</td>
</tr>
</tbody>
</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

**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 does utilize sedimentation basin, filtration, and wet ponds. 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.

**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 wetlands are not pretreated by a sediment basin/water quality pond, and are not designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are not 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 and drains to an Impaired Water. The Impaired Water is Unnamed ditch. Unnamed ditch is impaired for (Aquatic Life (Macro-invertebrates) / Aquatic Recreation (E. coli)). The major stressors of Total Suspended Solids (TSS) / Total Phosphorus (TP) / E.coli. 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:** Wetland do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A review was completed on July 19, 2016 and no wetland memo was provided by Kjolhaug Environmental Services Company on July 27, 2016.

**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.

**Performance Escrow:** $4,965.00
**Wetland Escrow:** N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (5.93 ac * $500/ac) = $4,965.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
</tr>
<tr>
<td>It is unclear if inlets on 102nd Ave. will be protected with inlet protections.</td>
<td>3. Provide statement to verify the protection of downstream inlets on 102nd Ave.</td>
</tr>
</tbody>
</table>
It is not clear whether road surfaces are to be maintained by the end of day.

4. Provide statement in SWPPP notes to have road surfaces cleared by the end of day.

The geotechnical report suggests that dewatering is recommended and no dewatering plan has been submitted.

5. Provide well-field locations, rates, discharge locations, schedule and quantities for dewatering.

**Maintenance:** A stormwater management operations and maintenance agreement acceptable to the District and the City is needed for all private stormwater features on the site.

6. Provide stormwater operations and maintenance agreement.

**Stormwater & Hydrology:** The ultimate discharge from the site to the northeast goes off the property into MnDOT right of way and no written permission or approval from MnDOT has been provided.

7. Provide written permission from MnDOT for installation of point discharge pipe into MnDOT right of way

**RECOMMENDATION:** Table with 7 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
3. Provide statement to verify the protection of downstream inlets on 102nd Ave.
4. Provide statement in SWPPP notes to have road surfaces cleared by the end of day.
5. Provide well-field locations, rates, discharge locations, schedule and quantities for dewatering.
6. Provide stormwater operations and maintenance agreement.
7. Provide written permission from MnDOT for installation of point discharge pipe into MnDOT right of way