COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 25, 2017
AGENDA NUMBER: 9
FILE NUMBER: 17-074
ITEM: Coon Rapids Chrysler Dodge Jeep Ram Dealership

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: TCA Real Estate, LLC
Attn: Wayne Pisinski
60 South Sixth Street 3900
Minneapolis, MN 55402

PURPOSE: 64,080 SQ FT Replacement Building on 12.7 Acre Lot

LOCATION: SW Corner of Egret Blvd and US 10, Coon Rapids, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses
3. One or more cumulative acres of land disturbance
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils

EXHIBITS:
1. Construction Plan set (4 sheets); by Elan Design Lab, dated 9/7/17, received 9/8/17.
3. Geotechnical Report; by Braun Intertec, dated 2/15/17, received 4/12/17.

PREVIOUS ACTION TAKEN: The application was tabled at the May 22, 2017 meeting with 7 stipulations:
1. Receipt of escrows.
2. Address the following needs:
   a. MSE-3 rainfall distribution needs to be used with Atlas 14 rainfall depths.
   b. Spot elevations on grading plan for Basin 3 are needed to clarify proposed elevations along southern and western edges.
   c. Drain tile clean outs need to be called out on plans.
   d. Riprap needs to be shown on construction plans at storm sewer outlets.
3. Drain tile must be utilized at Basins 3 and 4 due to 3 foot separation not being meet according to Geotechnical Report.
4. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
5. 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.

6. Provide pretreatment for infiltration/filtration basins. Sumps, Rain Guardians, Forebays are all acceptable methods of pretreatment. If Sumps are proposed, provide calculations (SHASM can be used) to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. A minimum of 4-foot depth is required to prevent resuspension.

7. Provide an O&M Agreement that meets District requirements.

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 Fill, Lino, Isanti, 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 not 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 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 does 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; 2 ft above highest anticipated water table, 2 ft over 100 yr)

Groundwater: Geotechnical information collected in February 2017 indicates long term
groundwater elevation is present at approximately 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.

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 have been notified and acknowledge the
changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment
practices is Carousel Motor Group. 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>Basins</td>
<td>4</td>
<td>Carousel Motor Group</td>
</tr>
<tr>
<td>Rain Guardians</td>
<td>4</td>
<td>Carousel Motor Group</td>
</tr>
<tr>
<td>Sumps</td>
<td>4</td>
<td>Carousel Motor Group</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed but a draft has been submitted. The
applicant has 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 provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration basins. 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. There are no 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 infiltration basins are pretreated. 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 Lower Coon Creek. Lower Coon Creek is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are 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:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey and there are no wetland impacts. The wetland is not a DNR protected water.

**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:** $4,263.50
**Wetland Escrow:** $N/A
There are not ditch liens on the property.
ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
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<td>Escrows: $2,000 + (4.53 ac * $500/ac) = $4,263.50</td>
<td>1. Receipt of escrows.</td>
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<td>Maintenance: A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>2. Provide an O&amp;M Agreement that meets District requirements.</td>
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