COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 26, 2019
AGENDA NUMBER: 9
FILE NUMBER: 19-155
ITEM: Port Riverwalk 1st Addition Streets and Utilities

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: City of Coon Rapids
Attn: Mark Hansen
11155 Robinson Drive
Coon Rapids, MN 55433

PURPOSE: Install underground utilities including storm sewer, sanitary sewer, watermain, and streets for 29 residential lots

LOCATION: Coon Rapids Blvd, Coon Rapids, MN
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work within or adjacent to a Public ditch within the Watershed District.
3. Any work in or adjacent to wetlands, lakes or water courses
4. One or more cumulative acres of land disturbance
5. The lands and waters that have been or may be covered by the regional flood.
6. High water table, outwash and organic soils
7. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (17 sheets); by Carlson McCain, dated 7/16/19, received 8/8/19.
2. Development Response Action Plan; by Carlson McCain, dated 7/19/19, received 8/8/19.
3. Drainage Map; by Carlson McCain, undated, received 8/8/19.
4. Stormwater/Drainage Calculations; by Carlson McCain, dated 1/9/19, received 8/8/19.
PREVIOUS ACTION TAKEN: This 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. Lower Coon Creek is a natural channel according to the public drainage map located on the property. There are no approved elevations for this channel.

The channel is a 5th order stream. The ditch serves the primary role of
a. Trunk drainage system

Ditch Hydraulics: The existing Lower Coon Creek crossing will remain in place with no proposed alterations.

Erosion and Sediment Control: Soils affected by the proposal are Hayden, Isanti, Nymore, and Zimmerman.

The Erosion and Sediment Control items listed below are in reference to permit 19-041 Port Riverwalk.
- 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 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 tracking 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 Preliminary Grading and Erosion 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 will likely require dewatering.

**Floodplain:** There is floodplain on the property according to the District model. The District’s floodplain elevation is at 842.6 feet. The project does not propose to place fill within the floodplain. Compensatory storage is not required. There are no flooding concerns upstream and/or downstream.

**High Water Flooding:** Low floor elevation information is not applicable.

**Groundwater:** Geotechnical information collected in March 2017 indicates long term groundwater elevation is present at 3 to 20.5 feet below the surface. Geotechnical information was collected under permit 19-041 Port Riverwalk.

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 Unknown. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sump</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

**Easements:** The proposed project does include ditch maintenance easement. A ditch maintenance easement is required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed on-site. The 1-inch filtration is achieved. The stormwater management system utilizes filtration basins and a pond proposed under permit 19-041 Port Riverwalk.

Drainage sensitive uses do not exist downstream from the proposed site. Based on current model, the rate of post-development runoff from the site does exceed predevelopment rates discharging to the west by 0.9 cfs for the 2-year, 1.3 cfs for the 10-year, and 1.0 cfs for the 25-year events. No adverse impacts are anticipated by the increase in rates. 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 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 discharges into wetlands/stormwater basins are pretreated by sumps which are designed correctly. 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 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. Wetlands have not been delineated.

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. The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

Performance Escrow: $19,500
Wetland Escrow: $ N/A

There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (35 ac * $500/ac) = $19,500</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils and Erosion Control: All disturbed areas are not protected with perimeter control.</td>
<td>2. Provided updated erosion control plan for the disturbed area near Zilla street with the driveway relocate.</td>
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<tr>
<td>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.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
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RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provided updated erosion control plan for the disturbed area near Zilla street with the driveway relocate.
3. Provide an O&M Agreement that meets District requirements.