COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 24, 2017
AGENDA NUMBER: 9
FILE NUMBER: 17-130
ITEM: Kwik Trip 925

RECOMMENDATION: Approve with 6 Stipulations

APPLICANT: Steven Lowe- Kwik Trip, Inc.
1626 Oak St
La Crosse, WI 54602

PURPOSE: Construction of convenience store with fueling canopy
10,280 SQ FT Building on 2.9 Acre Lot

LOCATION: 10500 Radisson Rd NE, Blaine, Minnesota

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High water table, outwash and organic soils
3. High infiltration soils
4. Highly erodible soils
EXHIBITS:
1. Construction Plan set (15 sheets); by Carlson McCain, dated 7/6/17, received 7/11/17.
4. Phase II Environmental Site Assessment; by Braun Intertec, dated 5/22/17, received 7/11/17.

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, Isanti, Rifle 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 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 may 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 Blaine; 2 ft above mottled, 2 ft above 100 yr

Groundwater: Geotechnical information collected in April 2017 indicates long term groundwater elevation is present at 7.5 to 10 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 contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). Those uses include:

• Vehicle or equipment maintenance/fueling area

• Underground storage tanks

• Storage and use of petroleum products
Storage and use of petroleum products exceeding fifty-five (55) gallons

The project does not propose a containment system.

The project does not propose a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.

It is unknown if proposed underground storage tanks have double walls and inspectable sumps.

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed to be elevated. A secondary containment system for drums is not needed.

The project does not have an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur.

**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>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filtration Basin</td>
<td>1</td>
<td>Unknown</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</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 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 not allowed within the project area due to site activities and soil contamination. The 1-inch filtration is achieved. The stormwater
management system uses filtration. 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 not 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 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 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 not within one (1) mile of an Impaired 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.

**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:** $3,450.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (2.9 ac * $500/ac) = $3,450.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Groundwater:</strong> The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).</td>
<td>2. Provide acceptable contingency plan and containment system details.</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> A post construction test on the filtration basin</td>
<td>3. The applicant must acknowledge that they will conduct a post</td>
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</table>
construction test on the filtration 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.

4. Update filtration basin detail to reflect correct depth of the basin and each layer.

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 an O&M Agreement that meets District requirements.

**RECOMMENDATION:** Approve with 6 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide an acceptable contingency plan and containment system details for the underground storage system.
3. 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.
4. Provide construction details for filtration basin that reflect varying depth above the soil media.
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 an O&M Agreement that meets District requirements.