

Permit Application Review Report
Date: 3/19/2025

Board Meeting Date: 3/24/2025
Agenda Item: 12

Applicant/Landowner:

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

Project Name: Street Reconstruction Project 25-1

Project PAN: P-25-006

Project Purpose: reclamation and reconstruction of various City streets

Project Location: Local streets north of 131st Avenue between Coon Creek Boulevard and Shenandoah Boulevard; Local streets south of Main Street (CSAH 14) and west of Shenandoah Boulevard generally around Thrush Park; Local streets in the Thousand Oaks neighborhood south of Main Street (CSAH 14) and west of Olive Street, Various City Streets in the City of Coon Rapids

Site Size: size of parcel - 28.4 acres; size of disturbed area - 19.4 acres; size of regulated impervious surface - 3.1 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4

Recommendation: Approve with 3 Conditions and 3 Stipulations

Description: The City of Coon Rapids is proposing the reclamation and reconstruction of various neighborhood streets. The project will disturb 19.4 acres and reconstruct 3.1 acres of regulated impervious surface. One portion of the project is within the County Ditch 57 subwatershed while the other 2 areas are within the County Ditch 54 subwatershed. The relevant water resource concerns are stormwater management and erosion and sediment control. This corresponds to District Rules 3 and 4. See attached Figure 1: Project Locations and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$11,700.00.

Rule 3.0 – Stormwater Management

2. A 6-foot diameter, 6-foot sump with a SAFL Baffle was added to the construction plans for CB 26. For documentation purposes, please update the permit narrative to reflect this and include the TSS removal efficiency of the structure in the SHSAM Results table.

Rule 4.0 – Soils and Erosion Control

- Update the erosion and sediment control plan to stabilize soils and soil stockpiles within 24 hours of inactivity.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

- The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
- If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
- Submittal of as-builts for the stormwater management practices and associated structures listed in Table 3, including critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
SHSAM Calculations	City of Coon Rapids	undated	02/18/2025
Construction Plans	City of Coon Rapids	12/05/2024	02/18/2025
Geotechnical and Pavement Evaluation Report	Braun Intertec	08/02/2024	02/18/2025
Revised Sheets 47&48	City of Coon Rapids	02/19/2025	03/04/2025
Permit Narrative	City of Coon Rapids	02/28/2025	03/04/2025
SWPPP	City of Coon Rapids	02/2025	02/18/2025

Findings

Fees and Escrows (Rule 2.7):

The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$11,700.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (19.4 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it is a public linear project where the sum of the new and fully reconstructed impervious surface equals one or more acres.

The Hydrologic Soil Group (HSG) of soils on site are HSG B.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition. The plan does not propose an increase in impervious or change in drainage patterns. Therefore, the rate control standard is considered met.

Volume Control: The plan does not propose any volume control or equivalent Stormwater Management Practices. The applicant has made a good faith effort to analyze all potential options for treatment and adequately demonstrated that a stormwater BMP is not feasible due to the following site constraints: fully developed area and lack of treatment space, narrow right of way areas, and utility conflicts. The volume control standard has been met to the maximum extent practicable.

Drainage Area	Impervious required to be treated (ft ²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft ³)	Water Quality Volume Provided (ft ³)
Thousand	111,078	none	0	4,628	0

Oaks Neighborhood					
Thrush Park	23,958	none	0	998	0
Shenandoah Neighborhood	0	none	0	0	0
Totals:				5,627	0

Table 2.

Water Quality: The total Water Quality Volume for the project has not been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
Thousand Oaks DP6	74
Thousand Oaks DP5	82
Thousand Oaks DP4	76
Thousand Oaks DP3	84
Thrush Park DP2	85
Thrush Park DP1	68

Table 4.

The TSS removal standard is not met at each discharge point as shown in Table 4. The applicant is proposing 6' diameter, 6' sumps with a SAFL Baffle. Larger sump structures are not feasible and would not significantly increase the removal provided.

Discharges to Wetlands: Stormwater from the proposed project is being discharged into the following wetlands. Because the rate and volume have not changed as a result of this project, wetland discharge requirements are assumed to be met.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is not considered new development with buildings and habitable structures; therefore, this section does not apply.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Ditch 54 and Ditch 57. The soils affected by the project include Nymore, Zimmerman, Lino, Isanti and Sartell and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes street sweeping and inlet protection. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity. The site does require a NPDES permit.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

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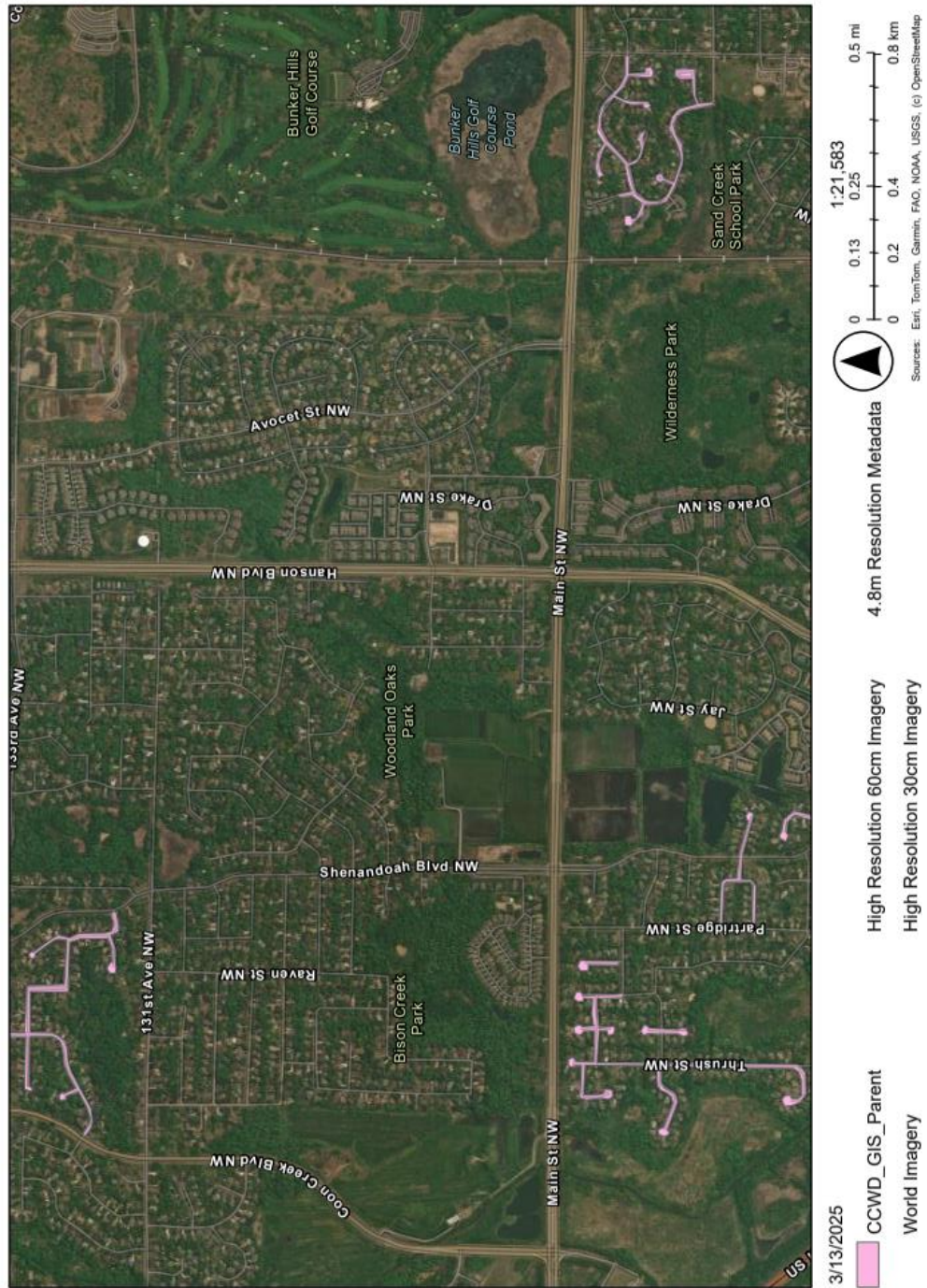


Figure 1: Project Locations

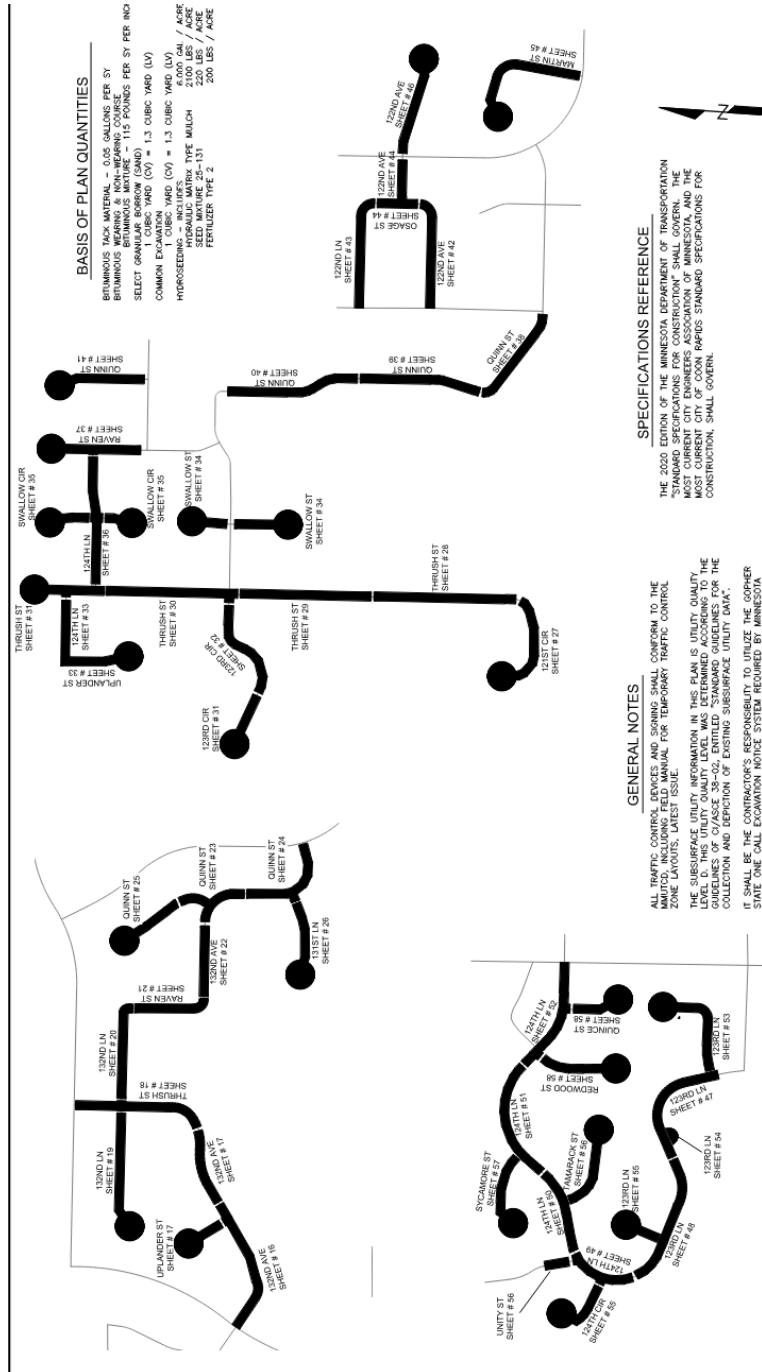


Figure 2: Site Plan