

**Permit Application Review Report**  
**Date: 4/22/2026**

**Board Meeting Date: 4/27/2026**  
**Agenda Item: 9**

Applicant/Landowner:

City of Coon Rapids  
Attn: Mark C. Hansen  
11155 Robinson Drive NW  
Coon Rapids, MN 55433

Contact:

Attn: Hafedh Hlel  
11155 Robinson Drive NW  
Coon Rapids, MN 55433

**Project Name:** City of Coon Rapids Project 26-1 Street Reconstruction

**Project PAN:** P-26-011

**Project Purpose:** street reconstruction and water main replacements

**Project Location:** various streets, Coon Rapids

**Site Size:** size of parcel - 19.88 acres; size of disturbed area - 19.88 acres; size of regulated impervious surface - 15.03 acres

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

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**Recommendation:** Approve with 2 Conditions and 3 Stipulations

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**Description:** The City of Coon Rapids is proposing the reconstruction of approximately 4 miles of city streets. Watermain services are also proposed to be replaced in most of the project area. Stormwater treatment is proposed through a 2027 regional pond project. The project will disturb 19.88 acres total (4.85 acres of boulevard disturbance) and create 15.03 acres of regulated impervious surface. Portions of the project drain to Lower Coon Creek, Pleasure Creek, and the Mississippi River. The relevant water resource concerns are Stormwater Management and Soil and Erosion Control, which are District Rules 3 and 4. See attached Figure 1: Project Location.

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$19,400.00.

Rule 4.0 – Soils and Erosion Control

2. Provide a construction plan sheet that shows locations of proposed erosion and sediment control devices.

**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:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).

2. 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.
3. Submittal of as-builts for the stormwater management practices and associated structures, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
SWPPP	City of Coon Rapids	02/2026	03/26/2026
Construction Plans	City of Coon Rapids	03/20/2026	03/26/2026
Project Narrative	City of Coon Rapids	03/20/2026	03/20/2026
SHSAM Calculations	City of Coon Rapids	03/20/2026	03/26/2026

**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 \$19,400.00. This corresponds to \$4,000/acre of disturbance (4.85 acres of boulevard 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 is not expected to increase as the project is not increasing impervious or changing existing drainage patterns.

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 654,707 ft<sup>2</sup>.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft <sup>2</sup> )	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft <sup>3</sup> )	Water Quality Volume Provided (ft <sup>3</sup> )
project total	654,707	none	0	27,279	0
<b>Totals:</b>	<b>654,707</b>			<b>27,279</b>	<b>0</b>

**Table 1.**

The volume control standard has not been met as shown in Table 1. However, the City of Coon Rapids is planning the construction of a regional stormwater treatment pond which may treat the runoff from this project.

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
Mississippi River (85th Ave Storm Sewer)	7
Pleasure Creek (87th Ln Storm Sewer)	5

Pleasure Creek (89th Ave Storm Sewer)	0
Private Ditch (89th Ave Storm Sewer)	24
existing pond	0
Moor Park ditch	1

**Table 2.**

The TSS removal standard is not met at each discharge point as shown in Table 2. Three sumps are proposed to obtain some pre-discharge point treatment, but the upstream drainage area is so large that the removals are quite low. The proposed structures are at the maximum size that the City can reasonably maintain and additional sumps do not increase removals significantly.

The full water quality volume cannot be cost-effectively treated on site because of limited open space. Offsite treatment locations have been identified. Offsite treatment is planned to be addressed through a 2027 regional pond project.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into wetlands.

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. The soils affected by the project include Sartell and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes inlet protection, perimeter control, and street sweeping. The erosion control narrative meets District Requirements, but a construction plan sheet indicating locations of erosion and sediment control devices has not been provided. The site does require an 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.

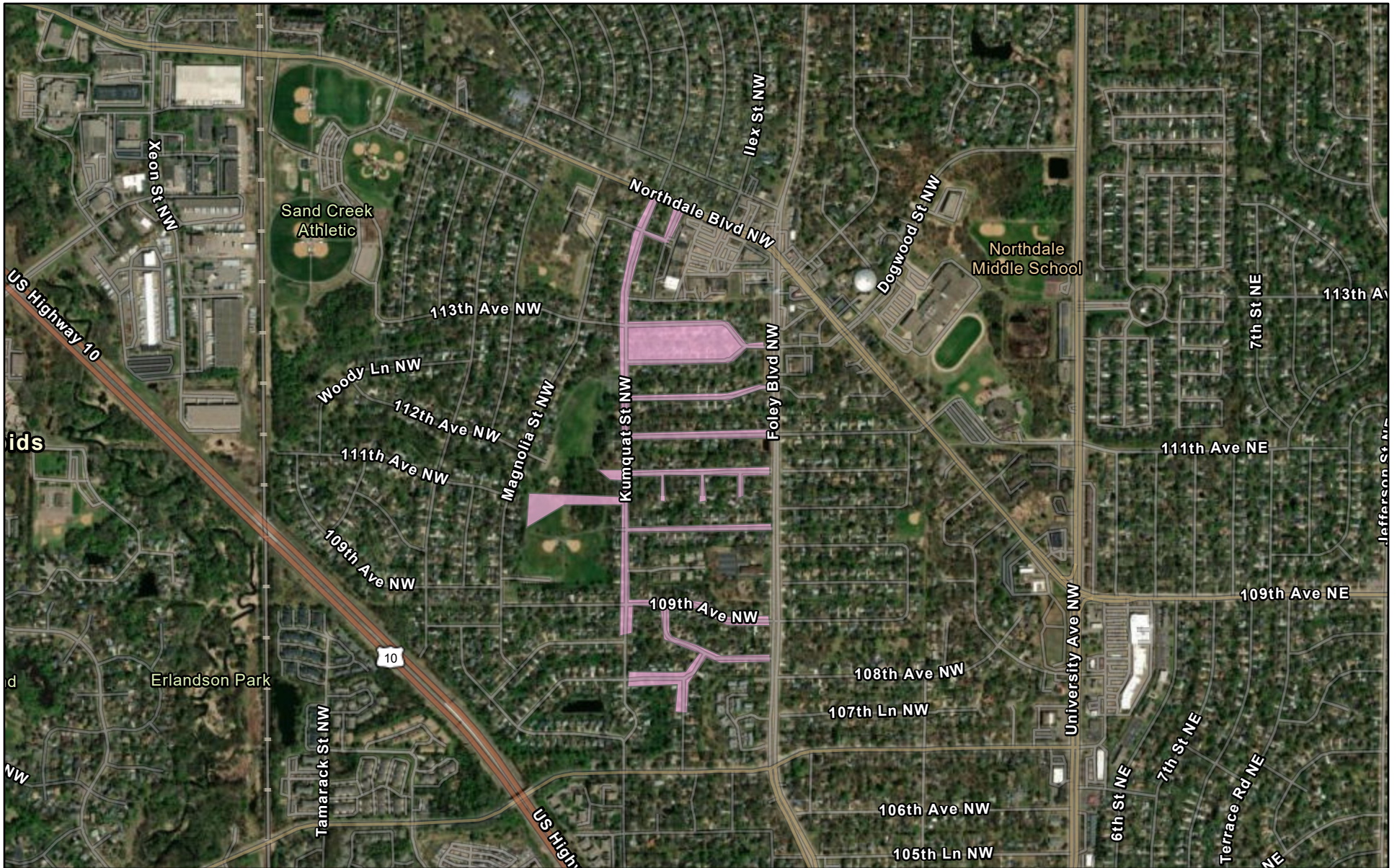
**Buffers (Rule 8.0)**

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.

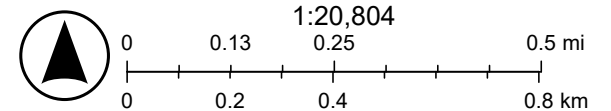
**Variances (Rule 10.2)**

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

Figure 1: Coon Rapids 26-1 Street Reconstruction Location



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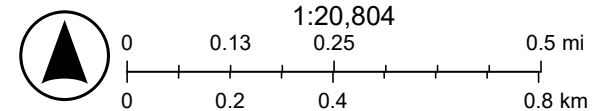


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

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