COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 27, 2012
AGENDA NUMBER: 6
FILE NUMBER: 12 - 067
ITEM: Autumn Glen Senior Living

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: CEI Engineering Associates, Inc
PURPOSE: Demolition and Construction
LOCATION: 3707 Coon Rapids Blvd, Coon Rapids MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 54-3. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 858.76 feet. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at approximately 850 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids (3 ft above mottled soil elevation, 2 ft above 100-year).

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.

Maintenance: The proposed project does include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration ponds shown on the drainage plan. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil affected by the proposal is Hubbard. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds,
infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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. It is unknown if the rate of post development runoff from the site exceeds predevelopment rates, or rates which would interfere with sensitive downstream land uses.

Water Quality: Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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.

Wildlife: The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Wetlands: Wetlands do not exist on-site according to the NWI, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

Escrows: Escrows have not been paid.

Performance Escrow; $1500 + (4 acre *200/acre) = $2,300.00

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow;</strong> $1500 + (4 acre *200/acre) = $2,300.00</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: It is unknown if the applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. The proposed volume reduction in the pond will not be allowed unless the outlet structure detail is provided. The detail must clearly show how the NWL is established with an outlet.</td>
<td>Provide a detail of the pond outlet control clearly showing how infiltration will occur or adjust the plans to obtain the District’s volume management requirement. Add the proposed infiltration rate to the HydroCAD model and update. The applicant must acknowledge that they</td>
</tr>
</tbody>
</table>
at 958 and how runoff can be held in the pond to infiltrate between 958.0 and 958.4. Also, all proposed infiltration rates must be included in the HydroCAD model and a post construction test on the infiltration basin(s) will be required to verify the assumed infiltration rates are obtained. Conduct the test 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.

It is unknown if the rate of post development runoff from the site exceeds predevelopment rates, or rates which would interfere with sensitive downstream land uses.

| Soils & Erosion Control: | Infiltration basins are not protected from erosion and sedimentation during construction. |
| After initial grading infiltration basins shall be completely surrounded by erosion control measures to prevent the basin from clogging. |

**CONCLUSIONS:** This project does not meet District standards. Issues and Needs identified above should be addressed prior to additional Board review.

**RECOMMENDATION:** Table with 7 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide a detail of the pond outlet control clearly showing how infiltration will occur or adjust the plans to obtain the District’s volume management requirement.
3. Add the proposed infiltration rate to the HydroCAD model and update
4. 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.
5. Provide updated HydroCAD model results for both existing and proposed conditions.
6. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
7. Provide Geotechnical report or equivalent to show that soils on site are suitable for infiltration rates proposed.