COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 23, 2012
AGENDA NUMBER: 7
FILE NUMBER: 12 - 033
ITEM: United Trailer Leasing

RECOMMENDATION: Table with 4 Stipulations

APPLICANT: United Trailer Leasing
10250 Xytile Street
Blaine, MN 55449

PURPOSE: Parking lot paving and stormwater infrastructure construction

LOCATION: 10250 Xylite St. Blaine, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. 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 41-3-A. The trend in land use for this drainage area is toward open space and industrial. 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 901.8 feet. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: It is unknown if surficial ground water is present at the site. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no structures are proposed.

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 not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. The proposed project is decreasing net discharge from the site. There are no adverse changes in drainage.

Soils & Erosion Control: Soils affected by the proposal are Markey, Lino and Isanti. 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 meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation to the maximum extent practicable. 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 exist downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates for the 10 and 100-Yr storm events, or rates which would interfere with sensitive downstream land uses. In addition to decreased discharge rates for the 10 and 100-Yr events the site is routed through nearly 4000 linear feet and over 100 acre wetland complex which attenuates flows.

**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 exist on-site according to the NWI, Soil Survey and the 1987 Manual and its NC/NE Regional Supplement. The wetland boundary has been reviewed and approved.

This project proposes no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow;** $1500 + (6 acres *200/acre) = $2,700.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow;</strong> $1500 + (6 acres *200/acre) = $2,700.00</td>
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<td><strong>Maintenance:</strong> A drainage and utility easement is not 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.</td>
<td>Provide a drainage and utility easement for the storm water/infiltration ponds or the property owner must acknowledge that they intend to enter into an operations and maintenance agreement with the CCWD.</td>
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<td><strong>Soil &amp; Erosion Control:</strong> All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Place silt fence on the east side of retention pond and filtration pond after rough grading to protect basins from sedimentation.</td>
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filtration pond after rough grading to protect basins from sedimentation.

| **Stormwater & Hydraulics:** Filtration rate is not included in filtration pond in the HydroCAD model. Rate control for 1-Yr and 25-Yr storm events not included in model. | Update HydroCAD model to include filtration rate and also model 1-Yr and 25-Yr storm events for rate control. |

**CONCLUSIONS:** This project does not meet District standards. Performance Escrows Maintenance, and Soils & Erosion Control, Stormwater & Hydraulics and Wetland items must be submitted prior to additional CCWD Board review.

**RECOMMENDATION:** Table with 4 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide a drainage and utility easement for the storm water/infiltration ponds or the property owner must acknowledge that they intend to enter into an operations and maintenance agreement with the CCWD.
3. Place silt fence on the east side of retention pond and filtration pond after rough grading to protect basins from sedimentation.
4. Update HydroCAD model to include filtration rate and also model 1-Yr and 25-Yr storm events for rate control.