COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 27, 2012
AGENDA NUMBER: 8
FILE NUMBER: 12 - 071
ITEM: Fairview Clinic of Andover Addition.

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Clark Engineering Corporation for Fairview Health Services

PURPOSE: Building addition to Fairview Andover Clinic

LOCATION: 13819 Hanson Blvd NW, Andover MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.

EXHIBITS:
1. Construction Plans, 3 sheets, by BDH & Young, dated 8/15/2012, received 8/15/2012.
2. Stormwater Management Calculations by Clark Engineering Corp, dated 8/14/2012, received 8/15/2012.

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 57. The trend in land use for this drainage area is toward commercial. 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 876.06 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 has not been provided to substantiate low floor elevations. Proposed floor elevation matches elevation of existing building and meets and proposes no site change.

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 not provided for the bioinfiltration pond 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: Soils affected by the proposal are Isanti and Sartell. 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 not 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. 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.

Water Quality: Project does not 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 + (2 acre *200/acre) = $1,900.00

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<th>ISSUES/CONCERNS</th>
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<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (2 acre *200/acre) = $1,900.00</td>
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<td>Stormwater &amp; Hydraulics: The applicant is meeting the volume management requirement equivalent to the greatest extent practicable.</td>
<td>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. Provide elevations on detail for bio-infiltration basin to ensure infiltration requirements are met.</td>
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CONCLUSIONS: This project does meet District standards. Performance Escrows, Stormwater & Hydraulics items must be submitted prior to issuance of a Permit.

RECOMMENDATION: Approve with 3 Stipulations:

1. Receipt of escrows.
2. 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.
3. Provide elevations on detail for bio-infiltration basin to ensure proper construction based on the model information provided.