COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 8, 2016
AGENDA NUMBER: 8
FILE NUMBER: 15 - 168
ITEM: Lot 2 Appleseed 3rd Addition

RECOMMENDATION: Table with 5 Stipulations

APPLICANT: BLK Properties
Attn: Brian Kovar
1622 93rd Ln NE
Blaine MN 55449

PURPOSE: Construction of commercial building and parking lot

LOCATION: NE corner of Aberdeen and 122nd Ln NE
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
3. Construction plans by Pioneer Engineering, revised 1/14/2016, received 1/20/2016.

HISTORY & CONSIDERATIONS: This item was tabled by the CCWD Board on January 11, 2016 with the following stipulations:
1. Receipt of escrows.
2. Provide drainage easement and/or O&M Agreement for the infiltration basins.
3. 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.

4. Provide consistent information between model/utility plan sheet and basin outlet details.

5. Update curve numbers:
   a. Pervious curve numbers for proposed conditions.
   b. Use pervious curve number for infiltration basin surface areas.

6. Provide pretreatment for infiltration basins.

FINDINGS:

Ditches and Drainage: The project site is tributary to County Ditch 41-8. The trend in land use for this drainage area is toward residential, commercial, and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 898.5 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 890.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Blaine (2 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 not provided for the storm water/infiltration ponds shown on the drainage plan. No changes in drainage expected to adjacent properties.

Soils & Erosion Control: Soil affected by the proposal is Zimmerman. Stabilizing vegetation is proposed for disturbed areas within one week of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; a 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. The water quality pond is 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.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey.

**Wildlife:** The proposed project may include the threatened species Swamp Blackberry (*Rubus semisetosus*). Staff has contacted the DNR for additional information on options for the property to protect the Swamp Blackberry. The DNR indicated it is unlikely that the species exists on the site.

**Performance Escrow:** $2,510.00

**ISSUES/CONCERNS:**

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<thead>
<tr>
<th>Maintenance: A drainage and utility easement was provided for the infiltration pond shown on the drainage plan. However, Part C-2(1) states that the basin will be cleaned out to maintain at least two feet of dead storage. Given the design of the basin, the statement should read “Remove accumulated sediment from the pre-treatment area when volume is at 50% capacity.”</th>
<th>1. Correct verbiage in O&amp;M Agreement.</th>
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<tbody>
<tr>
<td>Provide drainage easement for infiltration basins if required by the City.</td>
<td>2. Provide drainage easement in addition to O&amp;M Agreement for infiltration basins if required by the City.</td>
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<tr>
<td><strong>Soil &amp; Erosion Control:</strong> Extend pretreatment area for Basin 1 to provide approximately 200 CF of pretreatment.</td>
<td>3. Pretreatment volume should be increased to 200 CF for Basin 1.</td>
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| Escrow: $2,000 + (1.02 ac * $500/ac) = $2,510.00 | 5. Receipt of escrows |

**RECOMMENDATION:** Table with 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide drainage easement in addition to O&M Agreement for infiltration basins if required by the City.
3. Acknowledge that an infiltration test is required and CCWD must be present during testing.
4. Pretreatment volume should be increased to 200 CF for Basin 1.
5. Correct verbiage in O&M agreement.