COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 13, 2014
AGENDA NUMBER: 10
FILE NUMBER: 14 - 115
ITEM: Club West Commons, Building 2

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: H.C. Development, LLC
11074 Radisson Road
P.O. Box 49785
Blaine, MN 55449

PURPOSE: Construction of a new commercial building (13,111 sq. ft.) with a parking lot

LOCATION: Club West Parkway NE and 109th Ave NE, Blaine, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils

EXHIBITS:
1. Plan Set Sheets C1 & C2; by Plowe Engineering; dated 9/25/2014; received 10/1/2014
2. Geotechnical Evaluation Report; by Braun Intertec; dated 03/25/2005; Received 10/1/2014
3. Clubwest Commons Plat map by Pioneer Engineering; No Date provided; received 10/1/2014
4. Clubwest Commons Proposed Drainage areas; by Plowe Engineering; dated 9/29/2014; received 10/1/2014
5. Site drainage narrative and calculations; by Plowe engineering; dated 9/30/2014; received 10/1/2014

HISTORY & CONSIDERATIONS:
The building site is part of the overall Club West development. Ponding/rate control are accounted for in a regional pond for this development.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. 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, retention, and infiltration.

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 894.9 feet as referenced to the NAVD 88 Vertical Datum.

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Ground water is present at 887 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 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 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. Property owners affected by changes in drainage have not been notified and do not need to for this development as it is part of the overall Club West Commons.

Soils & Erosion Control: Soils affected by the proposal are Rifle. Stabilizing vegetation is not 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 not 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. 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. There are no discharges to wetlands. 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 or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

Performance Escrow: $2,632.50

ISSUES/CONCERNS:

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<tr>
<th>Stormwater &amp; Hydraulics</th>
<th>1. Provide stormwater runoff calculations that show the entire site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</th>
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<tbody>
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<td>The calculations submitted provide treatment for only a fraction of the site.</td>
<td>1. Provide stormwater runoff calculations that show the entire site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</td>
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proposed impervious area. Therefore, the applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation over new impervious areas. All projects in the Coon Creek Watershed District must meet this requirement. If applicants cannot meet this requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met.

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<th>Requirement equivalent to infiltrating runoff from the first inch of precipitation. If this cannot be achieved, then an explanation as to why it cannot be achieved must be provided.</th>
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The applicant must provide a statement that states 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.

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<th>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.</th>
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**Soils & Erosion Control:** Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.

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<th>After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</th>
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There is no statement on the grading/erosion control plan that states that stabilizing vegetation is proposed within 14 days of rough grading. This statement must be provided on the plan.

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The curb cut drainage into the infiltration basin needs to be linked to some pretreatment in order to trap sediments prior to discharging into the basin. This will greatly increase the performance and functional life of the basin.

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<th>Provide pretreatment for stormwater runoff discharging into the infiltration basin. One example of pretreatment would be to use Anoka Conservation District’s Rain Guardian.</th>
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### Maintenance:
There is no identifiable utility easement for the proposed infiltration basin. A utility easement must be provided.

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<th>Escrows: $2,000 + (1.27 * $500) = $2,632.50</th>
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<td>6. Provide an identifiable easement for the infiltration basin on the plans.</td>
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<td>7. Receipt of escrows.</td>
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**RECOMMENDATION:** Table with 7 stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide stormwater runoff calculations that show the entire site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. If this cannot be achieved, then an explanation as to why it cannot be achieved must be provided.
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. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
5. Provide a statement on the grading/erosion control plan that states that stabilizing vegetation is proposed within 14 days of rough grading.
6. Provide pretreatment for stormwater runoff discharging into the infiltration basin. One example of pretreatment would be to use Anoka Conservation District’s Rain Guardian.
7. Provide an identifiable easement for the infiltration basin on the plans.