COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:    July 9, 2012
AGENDA NUMBER:  11
FILE NUMBER:    12 - 055
ITEM:        93rd Lane Industrial Park Street improvement

RECOMMENDATION:  Approve with 2 Stipulations

APPLICANT:   City of Blaine

PURPOSE:     Street mill and overlay, culvert replacements, and road side ditch grading

LOCATION:    Davenport Street from 91st Ave to 93rd Ln
             Isanti St. NE between 93rd Ln and Radisson Rd NE

0 500 1,000 2,000 Feet
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Construction Plans (20 sheets) by the City of Blaine dated 5-3-12, received 6-27-12.
2. CCWD Permit Submittal Narrative by the City of Blaine dated 6-20-12, received 6-27-12.

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 41-1. The trend in land use for this drainage area is toward commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage were not considered.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the portion of the project on Davenport Street to be 905.4 feet, and the portion of the project on Isanti Street to be 901.7 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 an unknown elevation. The site does include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no new 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 required. No changes in drainage are proposed.

Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti and Zimmerman. 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 protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.
Stormwater & Hydraulics: The applicant is not required to meet the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation, no new impervious area is proposed. 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, 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 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 + (10 acre *200/acre) = $3,500.00

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<th>ISSUES/CONCERNS</th>
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<td>Soils &amp; Erosion Control: Project site is greater than 1 acre; an NPDES permit is required. Ditch 41-1 is an impaired water. Per NPDES requirements land disturbed within 200 feet of an impaired water must be stabilized within 24 hours.</td>
<td>Stabilize all disturbed land within 200 feet of Ditch 41-1 within 24 hours.</td>
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CONCLUSIONS: This project does meet District standards. Performance Escrows and Soils & Erosion Control items must be submitted prior to issuance of a Permit.
**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Stabilize all disturbed land within 200 feet of Ditch 41-1 within 24 hours.