COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 10, 2012
AGENDA NUMBER: 11
FILE NUMBER: 12 - 067
ITEM: Autumn Glen Senior Living

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: CEI Engineering Associates, Inc.
PURPOSE: Demolition and Construction
LOCATION: 3707 Coon Rapids Blvd, Coon Rapids MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
4. Response Letter, Dated 8/31/12, received 9/4/12

HISTORY & CONSIDERATIONS: This project was Tabled at the 8/27/2012 Board Meeting.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 54-3. 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 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 858.76 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 approximately 850 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 Coon Rapids (3 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 provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
**Soils & Erosion Control:** Soil affected by the proposal is Hubbard. 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 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 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 + (4 acre *200/acre) = $2,300.00

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: Escrows have not been paid.</td>
<td>Performance Escrow; $1500 + (4 acre *200/acre) = $2,300.00</td>
</tr>
</tbody>
</table>

**CONCLUSIONS:** This project does meet District standards. Performance Escrows must be submitted prior to issuance of a Permit.
RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. At a minimum provide 4 foot sump manholes in the structures directly upstream of discharge points to the infiltration basin which are not pretreated by a fore bay prior to entering the infiltration basin.