COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 23, 2013
AGENDA NUMBER: 11
FILE NUMBER: 13 - 102
ITEM: Blaine Retail Site

RECOMMENDATION: Table with 3 Stipulations

APPLICANT: WIN Development
2165 Louisa Dr
Bellair, FL 33786

PURPOSE: Proposed demolition of existing site and reconstruction of new retail commercial buildings with associated parking

LOCATION: Southwest Corner of Highway 65 and 109th Avenue Northeast in Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
3. Geotechnical Report by WIN Development; Dated 8/29/13; received 9/11/13

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property.

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 893.7 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

The applicant is advised 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: Groundwater is observed at 7 – 10 feet below the surface.

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.

Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti, and Rifle. 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 greater than 1 acre; an NPDES permit is 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 not 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. 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.

Performance Escrow: $2,000.00
Wetland Escrow: $0

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED</th>
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<tr>
<td>Stormwater &amp; Hydraulics</td>
<td>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. Runoff from 3P needs to be directed towards the rain gardens or a reason must be stated as to why it is not possible.</td>
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Performance Escrow: $2,000
Receipt of escrows

RECOMMENDATION: Table with 3 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide stormwater runoff calculations that show the site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation or provide a statement as to why it is not possible.
3. Provide written confirmation from MnDOT that you have permission to grade in their right of way to the west.