COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2012
AGENDA NUMBER: 11
FILE NUMBER: 12 - 058
ITEM: Mercy Medical Office Building

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Mercy Hospital, Allina Hospitals and Clinics

PURPOSE: Construction of a medical office building, parking lot, utilities, and stormwater infrastructure.

LOCATION: Northwest corner of the intersection of Coon Rapids Blvd. and Black Foot Street in Coon Rapids, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Construction Plans (6 sheets) by Sunde Engineering dated 7-6-12, received 7-10-12.
2. Stormwater Management Calculations by Sunde Engineering dated 7-6-12, received 7-10-12.
3. Soil Boring Location Sketch and Soil Boring Logs by Braun Intertec dated 6-28-12 and 6-25-12, received 7-10-12.

HISTORY & CONSIDERATIONS: This project was tabled with 4 stipulations by the Board at its July 23, 2012 meeting.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site drains south to the Mississippi River. The trend in land use for this drainage area is toward residential & commercial. 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 total floodplain impact is zero acre-feet within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water was observed in one of the 18 soil borings at a depth of 25 feet below the ground surface at elevation 853 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 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 not include a ditch maintenance easement or utility line crossings. The applicant has acknowledged that they will enter into an O&M agreement with the District. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed. Public hearing was held on July 19, 2012.
Soils & Erosion Control: Soils affected by the proposal are 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 down stream 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 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 + (13 acre *200/acre) = $4,100.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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CONCLUSIONS: This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a Permit.
RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. An O&M agreement must be executed with the District prior to issuance of a CCWD Permit.