COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 28, 2015
AGENDA NUMBER: 11
FILE NUMBER: 15 - 111
ITEM: Northern Force Dance Studio

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Northern Force Dance Studio
12303 Aberdeen St NE
Blaine MN 55434

PURPOSE: Building additions and new parking lot

LOCATION: 12303 Aberdeen St NE, Blaine
APPLICABILITY:
1. High infiltration soils.
2. Highly erodible soils

EXHIBITS:
1. Site Drainage Narrative, Calculations and HydroCAD model by Plowe Engineering; dated 8/31/2015, received 9/1/2015.
2. Grading, Drainage and EC and Details construction sheet by Plowe Engineering; dated 8/25/2015, received 9/1/2015.
3. Geotechnical Report by Braun Intertec; dated 8/18/2015, received 9/1/2015.
4. Site Drainage Narrative, Calculations and HydroCAD model by Plowe Engineering; dated 9/16/2015, received 9/16/2015.
5. Grading, Drainage and EC and Details construction sheet by Plowe Engineering; dated 9/16/2015, received 9/16/2015.

HISTORY & CONSIDERATIONS:
This project was tabled at the September 14, 2015 CCWD Board meeting with the following stipulations:
1. Receipt of escrows.
2. Provide drainage easement and operating and maintenance agreement for infiltration basin
3. Provide confirmation that affected property owners are aware of and have acknowledged changes in drainage.
4. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
5. Provide stormwater runoff calculations that show the site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.
6. Provide stormwater runoff calculations that show the site is meeting rate control requirements.
7. Update HydroCAD model to:
   i. include entire site, not just area that is draining to proposed infiltration basin
   ii. Reflect current site conditions with respect to soil type (C not B)
8. Provide additional information regarding how drainage to the south will be directed into public storm system and not affected adjacent property owners.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 60. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.
**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 901.2 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at approximately 894 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 and operating and maintenance agreement is not provided for the storm water/infiltration pond shown on the drainage plan. It is unknown if 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 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 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 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. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are not 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.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.
**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:** $2,240.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Maintenance: It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.</th>
<th>1. Provide confirmation that affected property owners are aware of and have acknowledged changes in drainage.</th>
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<tr>
<td>A drainage and utility easement is not provided for the infiltration pond shown on the drainage plan.</td>
<td>2. Provide drainage easement and operating and maintenance agreement for infiltration basin.</td>
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<tr>
<td>Escrows: $2,000 + (.48 ac * $500) = $2,240.00</td>
<td>3. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide drainage easement and operating and maintenance agreement for infiltration basin
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