COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 23, 2015
AGENDA NUMBER: 11
FILE NUMBER: 15 - 142
ITEM: Prairie River Home Care

RECOMMENDATION: Table with 8 Stipulations

APPLICANT: Prairie River Home Care
Attn: Scott Adams
25 1st Ave NE, Suite 200
Buffalo MN 55313

PURPOSE: Construction of a new commercial building and parking lot

LOCATION: East of University between 102nd Ln and 101st Ave NE, Blaine
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Project Schedule by Civil Site Group, undated, received 10/28/2015.

HISTORY & CONSIDERATIONS:
This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: The project site is tributary to Pleasure Creek. The trend in land use for this drainage area is toward open space, residential, commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. The public ditch was inspected in 2012. The ditch is not in need of repair.

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

Groundwater: Ground water is present at 894.7 to 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations and ensure three foot separation from bottom of infiltration basin. Low floor elevations 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement 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: Soils affected by the proposal are Markey and Sartell. 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 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 exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses for drainage to the east of the site.

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 not designed correctly. The proposal will 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 has the potential to include the special concern Beach-heather (*Hudsonia tomentosa*). The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

Performance Escrow: $2,950.00

**ISSUES/CONCERNS:**

<p>| Maintenance: A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan. | 1. Provide drainage/utility easement and O&amp;M agreement for proposed infiltration basin. |
| It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed. | 2. Provide documentation that adjacent property owners have been notified and accept the changes in drainage. |</p>
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<th><strong>Stormwater &amp; Hydraulics:</strong></th>
<th><strong>3. Northern Drainage:</strong></th>
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| The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. The proposed drainage map and the grading plan are not consistent for the northern area of the project site. Also, proposed contours do not tie into existing contours north of the proposed infiltration basin. In order to meet infiltration requirements, the area to the north of the infiltration basin should be graded such that stormwater is directed into the infiltration basin and not the existing basin. | a. Provide consistent drainage map and grading plan.  
b. Tie proposed contours into existing contours.  
c. Provide drainage into proposed infiltration instead of existing basin.  
d. Update HydroCAD model to account for drainage that is directed into existing basin through storm sewer (EX1 and PR1A) |

The Stormwater Report states that the western half of the site ultimately ends up in the pond on the north side of the site. However, the HydroCAD model does not have a drainage network that indicates that statement. The existing subcatchment EX1 and proposed catchment PR1A will drain to the existing basin on site based on topology and storm sewer. The HydroCAD model should be updated to account for this.

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<th><strong>3. Northern Drainage:</strong></th>
<th><strong>4.</strong> The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
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<td>A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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<th><strong>Soils &amp; Erosion Control:</strong></th>
<th><strong>5.</strong> After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</th>
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<td>Infiltration basin is not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.</td>
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**Water Quality:** Sump depth provided is 3 feet. EPA requires a sump depth of 1.5x the diameter of the catch basin to provide adequate sediment capture to be considered a pretreatment device.

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<td>Provide sump depth that is 1.5 times the diameter of the manhole to meet EPA requirements.</td>
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**Wildlife:** The proposed project has the potential to include the special concern Beach-heather (*Hudsonia tomentosa*).

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<td>The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.</td>
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**Escrows:** $2,000 + (1.9 ac * $500/ac) = $2,950.00

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**RECOMMENDATION:** Table with 8 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide drainage/utility easement and O&M agreement for proposed infiltration basin.
3. Provide documentation that adjacent property owners have been notified and accept the changes in drainage.
4. Northern Drainage:
   a. Provide consistent drainage map and grading plan.
   b. Tie proposed contours into existing contours.
   c. Provide drainage into proposed infiltration instead of existing basin.
   d. Update HydroCAD model to account for drainage that is directed into existing basin through storm sewer (EX1 and PR1A)
5. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
6. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
7. Provide sump depth that is 1.5 times the diameter of the manhole to meet EPA requirements.
8. The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.