COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 10, 2014
AGENDA NUMBER: 12
FILE NUMBER: 13-097
ITEM: Camila Rose Care Center Parking Lot Expansion

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Grant Brandon, Administrator
11800 Xeon Blvd NW
Coon Rapids MN 55448

PURPOSE: Parking Lot Improvement and Expansion

LOCATION: 11800 Xeon Blvd NW, located in the City of Coon Rapids, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Work within 1 mile of an Impaired Water
3. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Geotechnical Evaluation Report, Dated 8/14/2013, Received 2/25/2014
2. HydroCAD Report, Dated 2/20/2014, Received 2/25/2014
3. Partial Topographic Survey, Dated 8/19/2013, Received 2/25/2014
4. Plan Sheets C1.1, C1.2, C2, C3.1, C3.2, Dated 8/19/2013, Received 2/25/2014

HISTORY & CONSIDERATIONS:
The Camila Rose Care Center is proposing to expand their parking lot and make improvements to their existing lot.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 54. 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 infiltration.

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 860.6 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Ground water is present at 10 feet below the surface at an elevation of 864.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations.

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 Zimmerman and Isanti. Stabilizing vegetation is proposed for disturbed areas as soon as possible, and no later than 7 days 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 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 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 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 includes the special concern Leonard’s Skipper (*Hesperia leonardus*) and the threatened Blanding’s Turtle (*Emydoidea blandingii*). It is recommended that native prairie restoration and/or a butterfly garden be established on the property.

**Performance escrow:** $2,625.00

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<th>ISSUES/CONCERNS:</th>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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>
<td>1. 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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<td><strong>Soils &amp; Erosion Control:</strong> Adjacent</td>
<td>2. After initial grading completely</td>
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properties are not protected from sediment deposition. There are sections around the perimeter of the proposed construction which do not have silt fence and the grade shows drainage to be away from the proposed construction.

All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. The two Pre-treatment cells are 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.

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<th>3.</th>
<th>Install silt fence around the perimeter of the proposed construction area.</th>
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<td>a.</td>
<td>Add silt fence from the northwest corner of the existing building around the proposed parking lot and tie into the silt fence which is already proposed on the northwest corner of the infiltration basin.</td>
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**Wildlife:** The proposed project does include the threatened species Leonard’s Skipper (*Hesperia leonardus*) and the threatened Blanding’s Turtle (*Emydoidea blandingii*).

| 4. | Provide habitat such as native prairie restoration and/or a butterfly garden. |

**Escrows:**

\[
\$1,500 + (1.25 \text{ acres} \times \$500/\text{acre}) = \$2,625
\]

5. Receipt of escrows

**RECOMMENDATION:** Approve with 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. 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.
3. After initial grading completely surrounded the proposed pre-treatment cells with erosion control measures (silt fence) to prevent the basin from clogging.
4. Install silt fence around the perimeter of the proposed construction area.
   a. Add silt fence from the northwest corner of the existing building around the proposed parking lot and tie into the silt fence which is already proposed on the northwest corner of the infiltration basin.
5. Provide habitat such as native prairie restoration and/or a butterfly garden.