COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 28, 2014
AGENDA NUMBER: 12
FILE NUMBER: 14-089
ITEM: Stepping Stones Early Learning Center

RECOMMENDATION: Approve with 6 Stipulations

APPLICANT: Amy Wiechmann
Stepping Stones Early Learning Center
11253 Eagle View Blvd
Woodbury MN

PURPOSE: Proposed development of a learning center

LOCATION: Intersection of Main St. NE and N. Lake Blvd. in Blaine, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High infiltration soils.
5. Highly erodible soils
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Plan Set by Sambatek; dated 7/11/2014; received 7/16/2014
2. Stormwater Management Plan by Sambatek; dated 7/16/2014; received 7/16/2014

HISTORY & CONSIDERATIONS:
This project is part of the overall Preserve at Legacy Creek development. The receiving ponds are regional for the development and handle the rate control requirements of the District.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59-6-B under existing conditions and 59-7 under proposed conditions. The trend in land use for this drainage area is toward open space. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, 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 901.06 feet according to the NGVD-1929 vertical datum.

Groundwater: Ground water is present at elevations ranging from 895.1 to 898.6 feet over the site. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations do not 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 is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.
Soils & Erosion Control: Soils affected by the proposal are Lino and 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 greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: It is not clear whether 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 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 may include the protected species Sandhill Crane (Grus Canadensis). Preservation of open meadows and farm fields is recommended by the DNR.

Performance Escrow: $3,495.00

ISSUES/CONCERNS:

<p>| Stormwater &amp; Hydraulics: 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. | 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. |</p>
<table>
<thead>
<tr>
<th>The infiltration basins need to be clearly shown and labeled on the grading and utility plans and the rain gardens need to have utility easements.</th>
<th>2. Properly label rain gardens on plans and provide utility easements on utility plan.</th>
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<td>There were no details for or mention of curb cutouts and inlet protection for stormwater entering the basins. If using curb cutouts, Anoka County Conservation District’s “Rain Guardian” is one option that would offer pretreatment.</td>
<td>3. Provide locations of curb cutouts, details of curb cutouts, and inlet protection for the rain gardens.</td>
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<td>In and around the infiltration basin shown on the grading plan (labeled 5P on the proposed drainage map), it is not clear what the dashed lines represent. A note needs to be provided or it needs to be clear in the legend what the line work represents.</td>
<td>4. Provide clarity as to what the dashed lines represent in and around the south west rain garden.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> The erosion control practice proposed for CBMH2 (IP2) on the erosion and sediment control plan (sheet C5.02) should be shown over the catch basin.</td>
<td>5. Fix erosion control plan, sheet C5.02 to show inlet protection over CBMH2.</td>
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<td><strong>Escrow:</strong> $2,000 + (2.99 ac * $500/ac) = $3,495</td>
<td>6. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 6 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. Fix erosion control plan, sheet C5.02 to show inlet protection over CBMH2.
4. Provide locations of curb cutouts, details of curb cutouts, and inlet protection for the rain gardens.
5. Properly label rain gardens on plans and provide utility easements on utility plan.
6. Provide clarity as to what the dashed lines represent in and around the south west rain garden.