COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:October 14, 2013
AGENDA NUMBER:14
FILE NUMBER:13 - 102
ITEM:Blaine Retail Site

RECOMMENDATION:Approve with 1 Stipulation

APPLICANT:WIN Development
2165 Louisa Dr
Bellair, FL 33786

PURPOSE:Proposed demolition of existing site and reconstruction of new retail commercial buildings with associated parking

LOCATION:Southwest Corner of Highway 65 and 109th Avenue Northeast in Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
3. Geotechnical Report by WIN Development; Dated 8/29/13; received 9/11/13

HISTORY & CONSIDERATIONS:

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property.

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

The rain garden Emergency Overflow (EOF) is 903.0. The 100-year rain garden elevations were set using TP-40. The applicant is advised to run the 100-year elevation for interior rain gardens using the NOAA Atlas 14 information as shown in the following web link: http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

However, by observation the Atlas 14 high water elevation will be higher than TP-40 but since there is a reliable EOF the buildings with low floors at 904.5 have protection even in the event of complete plugging of the rain garden outlet.

Groundwater: Ground water is present at 7 to 10 feet below the surface at elevations from 893 ft to 896 ft. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. 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 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 Lino, Isanti, and Rifle. 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 not 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 not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond or storm water quality unit. The rain gardens are proposed for the water quality ponds and are designed correctly. A SAFL baffle storm water quality unit is proposed for the north side drainage but details are lacking. 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.

Performance Escrow: $2,000.00
Wetland Escrow: $0

**ISSUES/CONCERNS:**

| Performance Escrow: $2,000 | NEED | Receipt of escrows |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**
1. Provide additional details on the dimensions for the sump with Safl baffle which is located at STMH 4 on the plans to include the diameter and depth of sump and update the Storm Sewer Casting Schedule of plan sheet 6.