COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 28, 2013
AGENDA NUMBER: 14
FILE NUMBER: 13 – 047
ITEM: Sentrum Corner

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Mike Brandt with MFRA, Inc.

PURPOSE: Redevelopment of the existing bank site

LOCATION: Northeast corner of the intersection of Main Street NW and Round Lake Blvd. NW in Coon Rapids, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Stormwater management plan, dated May 9, 2013, received May 14, 2013
3. Plan review drawing set (11x17), dated May 7, 2013, received May 14, 2013
4. Plan review drawing set (24x36), dated May 7, 2013, received May 14, 2013

HISTORY & CONSIDERATIONS: The proposed Sentrum Corner is a redevelopment of the existing bank located on a parcel within an existing shopping center development. This shopping center is currently being served by a large regional pond that ultimately discharges to 54-1. Rate control of the shopping center and the proposed redevelopment runoff is currently being provided by this existing regional pond.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 858.8 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water varies from 859.5 feet to 859.8 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 Coon Rapids (3 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.

Soils & Erosion Control: Soils affected by the proposal are Hubbard. Stabilizing vegetation is not 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 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 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 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.

**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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do not exist on-site according to the NWI or Soil Survey.

There are no jurisdictional wetlands on site.

There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1,500 + ($200 * 3 acres) = $2,100.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1,500 + ($200 * 3 acres) = $2,100.00</td>
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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.</td>
<td>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</strong> Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</td>
<td>Add note to erosion and sediment control plans C5.01 and C5.02 that within fourteen (14) days after final grading, permanent</td>
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The rain garden is not protected from erosion and sedimentation as shown on erosion and sediment control plan – phase II, C5.02. 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>Water Quality: Stormwater chamber detail #2 on C9.01 does not match the design in the HydroCAD chamber wizard. Detail shows 7.5” min inter-row spacing, chamber wizard says 12”. Detail shows 18” (6” of rock) cover over the chambers, chamber wizard says 24”. Because the model shows use of void space up to a peak elevation of 868.87’ with 24” cover, this should be corrected.</th>
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<td>Existing catch basin shown for removal on the demolition plan C2.01 shows up on other drawings (C4.01, C5.02, C6.01, L1.01) in the bottom of the rain garden. Denote the catch basin as removed or do not show the catch basin to prevent confusion.</td>
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CONCLUSIONS: This project does not meet District standards. Escrows, Stormwater & Hydraulics and Soils & Erosion Control items must be submitted prior to further Board review.

RECOMMENDATION: Table with 7 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. Add note to erosion and sediment control plans C5.01 and C5.02 that within fourteen (14) days after final grading, permanent vegetation shall be seeded or sodded on all exposed areas.
4. Show erosion control measures surrounding the infiltration basin (rain garden) on the erosion and sediment control plan – phase II, C5.02.

5. Existing catch basin shown for removal on the demolition plan C2.01 shows up on other drawings (C4.01, C5.02, C6.01, L1.01) in the bottom of the rain garden. Denote the catch basin as removed or do not show the catch basin to prevent confusion.

6. Correct the discrepancies between the HydroCAD chamber wizard and the detail on C9.01.

7. Provide clarification on outlet routing of infiltration basin (rain garden) and correct the outlet elevation discrepancies between the HydroCAD model and the grading plan, C4.01.