COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 8, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14 - 140
ITEM: Blaine Alzheimer’s Special Care Center

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Pierce, Pini & Associates, Inc.
9298 Central Ave NE,
Blaine, MN 55434

PURPOSE: Construction of a new building, parking lot and plaza.

LOCATION: Ulysses Ct on the south, Ulysses Lane on the east and Ulysses Street on northwest of Blaine.
APPLICABILITY:
  1. One or more cumulative acres of land disturbance.

EXHIBITS:

HISTORY & CONSIDERATIONS:
This site is part of the North Central Commons Addition (PAN #2007-34).

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. 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 infiltration.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 893.3 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 888 feet. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do 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 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 is 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 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. The eastern portion of the site discharges to a previously constructed pond that was designed to include this property as a commercial development and meets the water quality requirements.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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.

**Performance Escrow:** $3,950.00

**ISSUES/CONCERNS:**

| Maintenance: A sump is needed at catch basin T6 to treat runoff from the northeast area of drainage area 4. | 1. Provide sump at catch basin T6 to treat runoff from the northeast area of drainage area 4. |
| Escrows: $2,000 + (3.9 ac * $500/ac) = $3,950.00 | 2. Receipt of escrows. |

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide sump at catch basin T6 to treat runoff from the northeast area of drainage area 4.