COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 14, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14-041
ITEM: Metro Storage

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: Bob Heilman
Metro Storage LLC
13528 W Boulton Blvd
Lake Forest IL 60045

PURPOSE: Expansion of a former commercial car dealership. The project includes existing building and parking lot demolition, site grading and building, utility and parking lot construction.

LOCATION: 9941 Central Ave NE, 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:
2. Geotechnical Exploration Report, Dated 2/18/2014, Received 3/24/2014
3. Large Set of Plans Sheets C0-C5, L1, SW1.0-SW1.2, Dated 3/20/2014, Received 3/24/2014

HISTORY & CONSIDERATIONS:
A commercial car dealership is currently located on the site with parking lot and lawn area. The proposed project is an addition to the building and parking lot reconstruction.

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

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 899.1 as referenced to the NGVD29 vertical datum.

Groundwater: Ground water is present at 896.6 to 898.4 feet. The site does include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations and is not necessary since this is slab-on-grade construction. 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 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. 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 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 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 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:** $7,010.00

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<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<tr>
<td>Maintenance: A drainage and utility easement is not provided for the storm water infiltration trenches shown on the drainage plan.</td>
<td>1. Show a drainage and utility easement for the infiltration trenches.</td>
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<td>Soils &amp; Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Infiltration basins are not protected from erosion and sedimentation during construction.</td>
<td>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 a note that all disturbed areas shall be seeded and mulched within 14 days after completion of final grading or after 14 days of grading</td>
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inactivity.
4. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.

**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. All projects in the Coon Creek Watershed District must meet this requirement. If applicants cannot meet this requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met.

5. A portion of the stormwater volume leaves the site via the curb cut with elevation labeled 903.69 on the southwest corner of the project. Add a swale to direct this stormwater into infiltration trench #1.

**Escrows:**
$1,500 + (10.02 \text{ acres} \times \$500/\text{acre})
= \$7,010.00

6. Receipt of escrows

**RECOMMENDATION:** Table 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. Show a drainage and utility easement for the infiltration trenches.
4. Add a note that all disturbed areas shall be seeded and mulched within 14 days after completion of final grading or after 14 days of grading inactivity.
5. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
6. A portion of the stormwater volume leaves the site via the curb cut with elevation labeled 903.69 on the southwest corner of the project. Add a swale to direct this stormwater into infiltration trench #1.