COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:     June 8, 2015
AGENDA NUMBER:    17
FILE NUMBER:      15 – 041
ITEM:            Gary Carlson Equipment Co.

RECOMMENDATION:   Approve with 1 Stipulation

APPLICANT:        Gary Carlson Equipment Co.
                  1380 West County Road C
                  Roseville, MN 55113

PURPOSE:          Site improvements regarding infiltration basin

LOCATION:         10630 Nassau St NE, Blaine MN 55449
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils

EXHIBITS:
2. HydroCAD Model, dated 04/09/2015, received 04/15/2015.
3. Revised Plans by Bolton & Menk, dated 04/29/2015, received 04/29/2015.
4. Operations and Maintenance Agreement, dated 5/19/15, received 5/20/15

HISTORY & CONSIDERATIONS:
This item was tabled at the April 27, 2015 Board meeting with the following stipulations:
1. Receipt of escrows.
2. Provide clearly labeled easements for the infiltration basin on the drawings
3. Provide infiltration for the impervious surface draining towards the street. The applicant must consider all available options to meet the standard for new impervious.
4. 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.
5. Determine the appropriate drainage off site based on the approved National Sports Center grading and drainage plans.
6. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
7. Add a note to the grading plan/erosion control plan that states that contractor that the basin shall be constructed with methods to minimize compaction of the basin base material

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 open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include 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 896.4 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. No buildings proposed, information is not needed to substantiate low floor elevations.
**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 provided for the storm water/infiltration pond shown on the drainage plan. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Lino, Isanti, Rifle and Markey. 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.

**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:** $3,500

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (3 ac * $500/ac) = $3,500 | 1. Receipt of escrows. |
RECOMMENDATION: Approve with 1 Stipulation
Stipulations:
  1. Receipt of escrows of $3,500.00