COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 14, 2013
AGENDA NUMBER: 17
FILE NUMBER: 13-117
ITEM: White Pines Senior Living

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley MN 55432

PURPOSE: White Pines Senior Living construction

LOCATION: Near corner of Jamestown Street and 123rd Lane NE (in the Lakes Subdivision), Blaine MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High infiltration soils.

EXHIBITS:
1. Plan Set; Dated 9/6/2013; received 10/1/2013

HISTORY & CONSIDERATIONS:
This development is part of the Lakes subdivision in Blaine. Rate control is accounted for in the regional ponds for the Lakes.

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

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 898.3 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds 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

Groundwater: Groundwater is present at 890.9 to 894.7 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do not 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: A drainage and utility easement is not provided for the storm water pond shown on the drainage plan.

Soils & Erosion Control: Soils affected by the proposal are Isanti. 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 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 not include new impervious drainage areas greater than 1 acre.

Escrow: Performance= $2,575

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance: A drainage and utility easement is not provided for the storm water pond shown on the drainage plan.</td>
<td>An easement needs to be provided over the pond</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 898.3 feet.</td>
<td>The first floor needs to be 2 feet higher than the 100-year Atlas 14 elevation of the pond.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: There is no statement within the plan set that states that stabilizing vegetation is proposed within 14 days of rough graded areas.</td>
<td>Include a statement in the erosion control that all rough graded areas will be stabilized within 14 days.</td>
</tr>
</tbody>
</table>

RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Receipt of $2,575 escrows.
2. Raise the first floor elevation to be 2 feet or greater than the Atlas 14 elevation.
3. Include a statement in the erosion control that all rough graded areas will be stabilized within 14 days.