COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 9, 2013
AGENDA NUMBER: 19
FILE NUMBER: 13 - 105
ITEM: The Mother Baby Center

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Allina Health
2925 Chicago Ave.
Minneapolis, MN 55407

PURPOSE: Addition of a SAFL Baffle to one of the proposed CBs

LOCATION: Coon Rapids Blvd. and Dakota Street NW, Coon Rapids, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. The lands and water that have been, or may be covered by the regional flood.
4. High infiltration soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Letter from Todd W. McLouth at Loucks Associates; dated 11/14/2013; received 11/18/2013
2. Plan Set for Mother Baby Center dated 11/13/2013; received 11/18/2013
3. SHAZAM Report; No date provided; received 11/18/2013

HISTORY & CONSIDERATIONS:
We previously reviewed the proposed plans and approved with one stipulation, the payment of $2,900 in escrow. They are not meeting the infiltration standard, however, options were reviewed and discussed with the applicant’s engineer on 9/18/13 and due to location of utilities infiltration is not possible.

The applicant is proposing the addition of an additional SAFL baffle to Catch Basin 6 on the proposed plans. This is the only change to the plan set.

FINDINGS:

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

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model does not cover this area of Coon Rapids. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided.

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.

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 pond 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 are Hubbard. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent
properties are protected from sediment deposition. Project site is greater than 1 acre; an NPDES permit is 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 down stream from the proposed site. The rate of post development runoff from the site does 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. There are no discharges into wetlands. 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:** $2,900

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEEDS:</th>
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<tr>
<td><strong>Stormwater</strong></td>
<td>1. Consider using a 10’ diameter manhole with a 6’ sump configuration for the SAFL Baffle water quality unit at Catch Basin 6.</td>
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<tr>
<td>The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation because of practical difficulties.</td>
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| **Water Quality:** | 2. Consider using a 10’ diameter manhole with a 6’ sump configuration for the SAFL Baffle water quality unit at Catch Basin 6. |
| The applicant should consider using a 10’ diameter manhole and a 6’ sump with the SAFL Baffle for Catch Basin 6. The water quality benefits of using the larger size shows a 17% increase in water quality benefit from the proposed 5’ diameter by 6’ sump manhole according to the SHAZAM results provided. Additionally, it gets closer to 50 cu. ft. of treatment volume per acre of contributing area, an industry standard for similar water quality units. |
**Escrows:**  
$1,500 + (7 \text{ acres} \times \$200/\text{acre}) = \$2,900

3. Receipt of escrows.

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Consider using a 10’ diameter manhole with a 6’ sump configuration for the SAFL Baffle water quality unit at Catch Basin 6.