COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 11, 2016
AGENDA NUMBER: 20
FILE NUMBER: 15 - 168
ITEM: Lot 2 Appleseed 3rd Addition

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: BLK Properties
           Attn: Brian Kovar
           1622 93rd Ln NE
           Blaine MN 55449

PURPOSE: Construction of commercial building and parking lot

LOCATION: NE corner of Aberdeen and 122nd Ln NE
APPLICATION:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:

HISTORY & CONSIDERATIONS: This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: The project site is tributary to County Ditch 41-8. The trend in land use for this drainage area is toward residential, commercial, and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.

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 898.5 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 890.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations 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 not provided for the storm water/infiltration ponds shown on the drainage plan. No changes in drainage expected to adjacent properties.

Soils & Erosion Control: Soil affected by the proposal is Zimmerman. Stabilizing vegetation is proposed for disturbed areas within one week 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; a 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. It is unknown if the rate of post development runoff from the site does exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses, inconsistent information was provided between model and construction plans and details.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. The water quality pond and are not designed correctly, no pretreatment provided. 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 may include the threatened species Swamp Blackberry (*Rubus semisetosus*). Staff has contacted the DNR for additional information on options for the property to protect the Swamp Blackberry. The DNR indicated it is unlikely that the species exists on the site.

**Performance Escrow:** $2,510.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Maintenance: A drainage and utility easement and/or O&amp;M agreement is not provided for the storm water/infiltration ponds shown on the drainage plan.</th>
<th>1. Provide drainage easement and/or O&amp;M agreement for the infiltration basins.</th>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> 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.</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.</td>
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<tr>
<td>Update details to match model/plan set for basin outlets. Models and utility plan show 903.4/903.5’ for Basins #1 and #2. Details</td>
<td>3. Provide consistent information between model/utility plan sheet and basin outlet details.</td>
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</table>
show 905.4/905.5’ for basin outlets. Basin #2 should be at 903.5’ in model according to utility plan sheet, currently set at 904.0’. Soil compaction is expected on site due to construction activities.

| To account for this in the model, the pervious areas for proposed conditions should be reduced by one soil group (A to B CN). Also, since the proposed basins are infiltration basins and not wet basins, the surface area of the basins can be modeled using pervious CN, instead of the 98 associated with impervious surfaces. | 4. Update curve numbers:  
   a. Pervious curve numbers for proposed conditions.  
   b. Use pervious curve number for infiltration basin surface areas. |

| **Soils & Erosion Control:** Pretreatment needs to be provided for infiltration basins to ensure long term infiltration capabilities. Pretreatment can consist of but is not limited to settling basins, sumps or curb cut structures such as a Rain Guardian. | 5. Provide pretreatment for infiltration basins. |

| **Escrow:** $2,000 + (1.02 ac * $500/ac) = $2,510.00 | 6. Receipt of escrows |

**RECOMMENDATION:** Table with 6 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide drainage easement and/or O&M agreement for the infiltration basins.
3. 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.
4. Provide consistent information between model/utility plan sheet and basin outlet details.
5. Update curve numbers:  
   c. Pervious curve numbers for proposed conditions.  
   d. Use pervious curve number for infiltration basin surface areas.
6. Provide pretreatment for infiltration basins.