# COON CREEK WATERSHED DISTRICT PERMIT REVIEW

**MEETING DATE:** October 26, 2015  
**AGENDA NUMBER:** 5  
**FILE NUMBER:** 15 - 131  
**ITEM:** Blaine Eye Clinic Parking Lot Expansion  

**RECOMMENDATION:** Approve with 5 Stipulations

**APPLICANT:** Blaine Eye Clinic  
12170 Aberdeen St. NE,  
Blaine, MN 55434

**PURPOSE:** Parking lot expansion

**LOCATION:** Northwest quadrant of 121<sup>st</sup> Ave NE and Central Ave, NE, Blaine

![Blaine Eye Clinic Parking Lot Expansion Map]
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.

EXHIBITS:

HISTORY & CONSIDERATIONS:
The Blaine Eye Clinic previous parking lot expansion was permitted under PAN 07-096 and included the installation of a rain garden to handle the additional runoff.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41-8. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream.

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

The applicant is required 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: The elevation of surficial ground water is not known and is not needed for this parking lot expansion. The site does not include groundwater sensitive areas.

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 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 Lino, Isanti, Rifle and Zimmerman. 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 protected from erosion and sedimentation. Project site is not 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 not 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 exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey. A wetland delineation was completed and approved by the TEP. No wetland impacts are proposed for this project.

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: $2,190.00

ISSUES/CONCERNS:

| Maintenance: A drainage easement is needed over the proposed ponding and filtration area. | 1. Provide an easement over the filtration basin and pond. |
| It is unknown if adjacent property owners are aware of the proposed project and potential changes in drainage. | 2. Demonstrate that adjacent property owners are aware of the proposed project. |
| A subwatershed delineation map was not included in the submittal showing the existing and proposed conditions. | 3. Provide subwatershed delineation maps for the existing and proposed conditions. |
| Stormwater & Hydraulics: The applicant | 4. The applicant must acknowledge |
is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. 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.

| Escrows: $2,000 + (0.38 ac * $500/ac) = $2,190.00 | 5. Receipt of escrows. |

**RECOMMENDATION:** Approve with 5 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. Provide an easement over the filtration basin and pond.
4. Demonstrate that adjacent property owners are aware of the proposed project.
5. Provide subwatershed delineation maps for the existing and proposed conditions.