COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 26, 2015
AGENDA NUMBER: 6
FILE NUMBER: 15 - 064
ITEM: Dominium Senior Housing

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Dominium Development and Acquisitions, LLC
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

PURPOSE: Construction of senior housing apartment with associated parking, utilities, landscape and hardscape.

LOCATION: SW quadrant of Coon Rapids Blvd and Crooked Lake Blvd NW in Coon Rapids, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Plan Set by Loucks Associates; dated 03/06/2015, received 05/13/2015.
2. Stormwater Management Plan by Loucks Associates; dated 03/05/2015, received 05/13/2015.

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

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to the Mississippi River. 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 storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. There is no District Atlas 14 model for this project area.

Groundwater: Surficial ground water was not found during soil borings down to 25 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 Coon Rapids (3 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 not 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. 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 Hubbard and Nymore. 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. 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 due to inconsistencies in the model and plan set.

**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 not designed correctly. It is not clear if the proposal will 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:** $4,360.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: The applicant 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 or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
<th>1. 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 or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</th>
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<td>It is unknown if the applicant is meeting rate control requirements due to plan set and HydroCAD inconsistencies. The following issues need to be addressed:</td>
<td>2. Pond 7P drains west to the Ice Rink Pond. Provide written permission from the owner that the pond has the capacity for the additional drainage.</td>
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</table>
2P
- Outlet should be modeled as a horizontal orifice grate.

3P
- 8” outlet pipe has different length and outlet invert in plan set and model

4P
- 8” outlet pipe has different length and outlet invert in plan set and model

5P
- 8” outlet pipe has different length and outlet inverts in plan set and model

7P
- Grading contours labels do not match contours used in model

20P
- DT pipe length in plan set and model
- 15” pipe length and inverts in plan set and model

21P
- DT pipe length and inverts in plan set and model
- 15” inverts in plan set and model

Tables 1.1 and 1.2 in the Stormwater Management Plan do not appear to be consistent with HydroCAD labels and outputs. Provide updated tables with names consistent with HydroCAD model and runoff values.

Provide consistent information between HydroCAD model, plan set and Tables 1.1 and 1.2 in Stormwater Management Plan.

Maintenance: A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Provide easements over the infiltration areas and outlets for the basins shown on the plan set.

Provide clearly labeled drainage and utility easements over the infiltration areas and outlets for proposed ponds.
### Soils & Erosion Control:
Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures at their NWLs to prevent the basin from clogging during construction.

5. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.

### Water Quality:
Sediment basin/water quality ponds are not designed correctly. To maintain functionality, drain tiles must have cleanouts shown on plan set.

6. Show clean outs on plan set.

### Escrows:
$2,000 + (4.72 \text{ ac} \times $500/\text{ac}) = $4,360.00

7. Receipt of escrows.

### RECOMMENDATION:
Table with 7 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 or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Show clean outs on plan set.
5. Provide consistent information between HydroCAD model, plan set and Tables 1.1 and 1.2 in Stormwater Management Plan.
6. Provide clearly labeled drainage and utility easements over the infiltration areas and outlets for proposed ponds.
7. Pond 7P drains west to the Ice Rink Pond. Provide written permission from the owner that the pond has the capacity for the additional drainage.