COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 26, 2015
AGENDA NUMBER: 6
FILE NUMBER: 15-072
ITEM: Oak Park Plaza

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Tri-Land Properties, Inc.
One Westbrook corporate center
Suite 520
Westchester, IL 60154

PURPOSE: Demolition of an existing commercial building and construction of a new commercial building. Installation of underground infiltration system

LOCATION: Just east of the intersection of 109th and University Ave. in Blaine, MN

[Map of Oak Park Plaza]
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.

EXHIBITS:
1. Stormwater Management Report; by Sambatek; Dated 9/30/2015; Received 9/30/2015
2. Revised Plans; by Sambatek; Dated 9/22/2015; received 9/23/2015
3. Grading plan by Sambatek, dated 10/13/2015; received 10/14/2015.
4. Stormwater management report; by Sambatek; dated 10/12/2015; received 10/14/0215.

HISTORY & CONSIDERATIONS:

In August of 2015 it was determined that this site has contaminated soils due to a prior dry cleaning business on the site. This soil contamination was determined to be a prohibitive constraint against infiltrating the first inch of runoff from the site. Filtration and other water quality options are being proposed in place of infiltration.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 39. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, and underground storage.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for County Ditch 39 the subwatershed at 894.3 feet, but this elevation is irrelevant for the site as it is not near County Ditch 39. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Depth to groundwater has not been provided for this project, just the groundwater contamination data.

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 or stormwater operations and maintenance agreement is not clearly provided for the storm water/infiltration ponds shown on the drainage plan.
Soils & Erosion Control: Soils affected by the proposal are Sartell. 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 greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: This site is constrained by contaminated soils and infrastructure restrictions limiting the capability of treating up to the 1 inch event. After several discussions and iterations of the work plan, the District feels that all viable options to get more treatment have been exhausted and the site is treating to the maximum extent plausible. 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 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 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: $8,450.00

ISSUES/CONCERNS:

| Stormwater & Hydraulics: This site is constrained by contaminated soils and infrastructure restrictions limiting the capability of treating up to the 1 inch event. After several discussions and iterations of the work plan, the District concludes that all viable options for more treatment have been exhausted and the site is treating to the maximum extent plausible. | 1. Verify the inlet pipe sizes to CBMH202 and CBMH101A. Rerun SHSAM using only those pipe sizes |
| The modeler used the default pipe sizes in the model. All sump manholes in this system evaluation should be run using the |
exact inlet pipe size for CBMH 202 and CBMH 101A to accurately compare results and select the best BMP.

<table>
<thead>
<tr>
<th>Maintenance: A drainage and utility easement is not provided for the filtration pond shown on the drainage plan.</th>
<th>2. Provide drainage easement and operating and maintenance agreement for filtration basin</th>
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</thead>
<tbody>
<tr>
<td>The two foot sump manhole is too small from an operation and maintenance standpoint. Please upsize the 2 ft sump at CBMH 101A to a 3 ft sump.</td>
<td>3. Change the size of catch basin manhole CBMH101A to a 3 ft sump.</td>
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<tr>
<td>Escrows: $2,000 + (12.9 ac * $500/ac) = $8,450.00</td>
<td>4. Receipt of escrows.</td>
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</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Change the size of catch basin manhole CBMH101A to a 3 ft sump.
3. Provide drainage easement and operating and maintenance agreement for filtration basin
4. Verify the inlet pipe sizes to CBMH202 and CBMH101A and rerun SHSAM using only those pipe sizes and provide results.